

Memorandum



Date: December 22, 2016

To: Gary Hartfield, Division Director
Internal Services Department, Small Business Development Division

From: Kenneth Robertson, Director
Jackson Health System, Procurement Construction Department

Subject: Review Item: Construction Management Services for Jackson Memorial Hospital (JMH) DTC 3rd Floor Hybrid Operating Room (O.R) Project: RFP 16-14523-JE (The Miracle Bond Program)

It is recommended that the Small Business Development division of the Internal Services Department review the attached request for Small Business Enterprise – Construction (SBE-C) measures for the above-mentioned solicitation, in order to proceed with the advertisement and subsequent construction manager selection for this project.

JHS intends to award one Construction Manager (CM) agreement from the above-referenced solicitation.

The scope of services includes the renovation of two existing operating rooms (#23 and #24) to be combined into a single Hybrid Operating Room to accommodate a new radiographic imaging system and surgical equipment. The project encompasses approximately 1,325 square feet of area on the third floor of the DTC Building. This renovation will include upgraded finishes to the adjacent Corridor and the Scrub Station Area. The project includes the following spaces: O.R, Control Room, UPS Room, Equipment Room and Scrub Station Area along the Clean Corridor. The estimated construction cost is \$1,800,000.

The desired **Minimum Qualifications** for responding firms, to be evaluated qualitatively, are as follows:

The Prime construction management firm should demonstrate the following program-specific qualifications:

- 1) **General Capability:** Demonstrate firm ability to perform the required construction management, scheduling, cost estimating and other relevant services to support the scope requested.
- 2) **References:** Provide a list of verifiable references and examples of construction projects worked on within the past ten (10) years (healthcare experience preferred; completed projects preferred).
- 3) **Similar Projects:** Demonstrate firm experience and key personnel experience in projects of a similar size, scope and complexity within the past 10 years. Documented experience should include projects similar to the project listed above (healthcare facilities including new, replacement, and or additions and renovations preferred). Documented experience with similar project above preferred.
- 4) **Medical/Healthcare Experience:** Demonstrate firm ability and experience within the past 10 years with any construction projects involving medical and/or healthcare facilities.
- 5) **Key Personnel:** Demonstrate key personnel's professional experience, background and expertise in similar services, including healthcare experience, project familiarity, etc. Additionally, include key personnel's availability for the proposed Project.

- 6) Experience with Authorities Having Jurisdiction: Demonstrate and document an understanding, knowledge, and working ability of the Project's requirements with the Florida Agency for Healthcare Administration (AHCA), and knowledge and understanding of City of Miami, Miami-Dade County, and other relevant state permitting agencies.
- 7) Experience with Hospital Environment ICRA and ILSM Requirements: Demonstrate experience within the past 10 years with established industry standards within a hospital environment specific to Level IV Infection Control Risk Assessment (ICRA) precautions and Interim Life Safety Measures (ILSM).

Recommendation:

It is the Trusts' recommendation that the Construction Review Committee (RC) approve the Small Business Enterprise Construction (SBE-C) measure of 19.06% for the above references project.

If you have any questions, please contact Kenneth Robertson, Director of Procurement, Construction Services, Jackson Health System, at kenneth.robertson@jhsmiami.org or (305) 585-7415. Thank you.

DEPARTMENTAL INPUT
CONTRACT/PROJECT MEASURE ANALYSIS AND RECOMMENDATION

Project Title: JMH DTC 3rd Floor Hybrid OR

Contract/Project No. 51016032

DESCRIPTION: Scope of the project includes the renovation of two existing OR's to be combined into a single Hybrid OR to accommodate a new radiographic imaging system and surgical equipment. The project encompasses approximately 1,325 SF of area on the third floor of the DTC Building. This renovation will include upgraded finishes to the adjacent Corridor and the Scrub Station Area. The project includes the following spaces: OR, Control Room, UPS Room, Equipment Room and Scrub Station Area along the Clean Corridor.

DEPARTMENT: JMH-Capital Projects CONTACT: Mari C. Lopez PHONE : (305) 585-7737


ESTIMATED CONSTRUCTION PROJECT BUDGET COST: \$1,800,000 FUNDING SOURCE: PHT GOB
ANALYSIS

Commodity/Service No. _____		SIC: _____	
Trade/Commodity/Service Opportunities			
<u>Contract/Project History of Previous Purchases for Previous Three (3) Years</u> Check Here if this is a New Contract/Purchase with no Previous History			
	Existing	<input checked="" type="checkbox"/>	2 nd Year
			1 st Year
Contractor	_____	_____	_____
Ethnicity/Race	_____	_____	_____
Gender	_____	_____	_____
Contract Value	_____	_____	_____
COMMENTS: _____			

RECOMMENDATIONS

<u>CSBE GOAL</u> 19.06 %	<u>BID PREFERENCE</u> N/A	<u>NO MEASURE</u>	<u>Analysis for Goal Recommendation</u>	
Sub-Trade	Est. Cost	% of Item to base Bid	Availability	
Demolition	\$9,540	0.53%		
Mechanical/Plumbing	\$292,000	16.22%		
Structural	\$93,960	5.22%		
Electrical	\$385,000	21.38%		
Fire Protection	\$30,500	1.69%		
Fire Alarm	\$12,500	0.69%		
Doors/Frames/Hardware	\$61,200	3.40%		
• Drywall/Metal/Studs	\$92,700	5.15%		
Acoustical Ceilings	\$2,340	0.13%		
Misc. Firestopping/Fireproofing	\$14,220	0.79%		
• Flooring	\$78,120	4.34%		
• Painting & Wallcovering	\$8,460	0.47%		
• Casework/Millwork	\$14,040	0.78%		
• Glazing	\$32,040	1.78%		
General Conditions/General Requirements	\$673,380.00	37.41%		
> TOTAL CSBE Recommendation	\$343,160.00	19.06 %		
TOTAL Project Budget	\$1,800,000.00	100%		

Basis for Recommendation: Demolition, Fire Protection, Doors/Frames/Hardware, Acoustical Ceilings, Firestopping/Fireproofing



 Jorge L. Garcia, Project Manager

 Date: Small Business Development

Project Title: Jackson Memorial Hospital - JMH DTC 3rd Floor Hybrid OR

Contract/Project No. 51016032

DESCRIPTION: Scope of the project includes the renovation of two existing OR's to be combined into a single Hybrid OR to accommodate a new radiographic imaging system and surgical equipment. The project encompasses approximately 1,325 SF of area on the third floor of the DTC Building. This renovation will include upgraded finishes to the adjacent Corridor and the Scrub Station Area. The project includes the following spaces: OR, Control Room, UPS Room, Equipment Room and Scrub Station Area along the Clean Corridor.

DEPARTMENT: JMH-Capital Projects **CONTACT:** Mari C Lopez **PHONE :** (305) 585-7737

ESTIMATED CONSTRUCTION PROJECT

FUNDING SOURCE: PHT GOB

BUDGET COST: \$1,800,000.00

Trades/Skills Required	Est. # of workforce required per trade	Est. # of total days to complete job
Bricklayers & Allied Craftsmen		
Carpenters	2	70
Carpet Workers		
Interior Specialists	1	45
Drywall Finishers	1	30
Electrical Workers	3	60
Elevator Construction		
Glazers		
Architectural Metal & Glass Workers	1	15
Insulators & Asbestos Workers		
Ironworkers	1	20
Laborers	2	160
Millrights, Machinery Erectors & Divers		
Operating Engineers, Building Work		
Painters & Allied Trades	2	15
Pipefitters, AC & Refrigeration	3	60
Plumbers	2	30
Roofers, Waterproofers & Allied Workers		
Sheetmetal Workers		
Sign/ Display & Allied Trades	1	10
Sprinkler Fitters	2	30
Teamsters, Trucking		
Welders	1	20
Pre-Cast / GRFC panels Erectors		