

Date: January 29, 2021

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

From: Kenneth Robertson, M.M., CPPO, CPPB, Director *Kenneth Robertson*  
Jackson Health System, Procurement Construction Department

Subject: Review Item: Jackson Memorial Freestanding Emergency Department, ITB 21-20057-TC

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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 contractor selection for this project.

JHS intends to award one (1) general contractor lump sum construction agreement from the above-referenced solicitation. The Project scope is as follows:

Jackson Memorial Freestanding Emergency Department is a 24-hour fully functioning emergency department, licensed and operated under the Jackson Memorial Medical Center hospital leadership. This freestanding emergency department will house 10 exam rooms, two resuscitation rooms, a CT and a Radiation/Fluoroscopy treatment space. Directly adjacent and under the same roof, a Jackson Medical Group primary care office containing three exam rooms and three fast track rooms will serve non-emergent patient care.

This facility will be built to full inpatient hospital standards and will require certification from Agency for Health Care Administration as well as County building and other local authorities.

The building will be LEED certified, is one story, approximately 9,000 square feet, and will include demolition of existing structure, parking, landscape, and underground utilities. The site is on the edge of residential properties and commercial businesses. The property location abuts a state road and coordination with the Florida Department of Transportation will be required for certain project elements. Estimated construction cost is \$7,700,000.

Regarding qualifications, responding firms will be required to meet the following minimum qualifications in order for bids to be considered responsive and responsible:

- 5.01 Bidders (General Contractors) shall hold a current Certificate of Competency and/or license from the State of Florida as either a RGC or CGC (Registered or State Certified General Contractor). The General Contractor shall have experience of successfully completing a minimum of two (2) similar healthcare construction projects within the last seven (7) years where a minimum of 7,500 square feet of new building space was constructed per each project reference. Bidders shall also have knowledge, experience, and familiarity with current codes and requirements of authorities having jurisdiction, Agency for Health Care Administration (AHCA), Florida Department of Transportation, Miami-Dade County Building Department, and knowledge and experience of providing and connecting local utility services for a new structure.
- 5.02 Mechanical and electrical sub-contractors shall hold a current Certificate of Competency and/or applicable license from the State of Florida in order to complete the required scope of work, and shall have experience of successfully completing a minimum of two (2) projects within the last seven (7)

years in an inpatient acute care hospital facility that required AHCA review. The mechanical sub-contractor shall also provide evidence of successfully completing a minimum of two (2) projects within the last seven (7) years of providing welding, brazing, medical gas, and potable water scope of work in a healthcare facility, and the electrical sub-contractor shall also provide evidence of successfully completing a minimum of two (2) projects within the last seven (7) years in a healthcare facility that required knowledge of National Electrical Code (NEC) (2020), Article 517, and NFPA 99 (2018) Chapter 4.

5.03 Key Personnel: General Contractor (superintendent and project manager), mechanical, electrical, plumbing and drywall sub-contractors must provide a resume of individual(s) that have completed ACHA-regulated construction projects and that those individuals will be committed to a key personnel onsite role for the project as follows. Full Time Equivalent (FTE) means on-site full-time leadership during performance of individual trade work:

General Contractor: 1.5 equivalent FTE (superintendent and project manager)  
 Mechanical, Electrical, Plumbing, and Drywall: 1.0 equivalent FTE per each trade

5.04 At a minimum, project description, location, point of contact, value of project, project duration (estimated and actual) and status/outcome of the above mentioned projects shall be provided. The outcome of those projects shall be substantiated with supportive references from their respective clients. Include client name and contact information.

An analysis of the required scope elements by trade was performed and reviewed against SBE-C eligibility in determining the SBE-C subcontractor goal recommendation. Please review the following table in support of the requested 23.20% SBE-C subcontractor goal. Please also see the attached Excel file in support of these numbers as well.

Jackson Health System	Freestanding ED	
Description	Total %	SBE%
<b>Fence (Brick)</b>	<b>0.97%</b>	<b>0.97%</b>
<b>Fence (Chain link)</b>	<b>0.19%</b>	<b>0.19%</b>
<b>Landscaping</b>	<b>1.45%</b>	<b>1.45%</b>
<b>Signs (Exterior)</b>	<b>0.48%</b>	<b>0.48%</b>
Site Utilities	4.84%	0.00%
Canopy	0.88%	0.00%
Carpentry (Cabinets)	1.12%	0.00%
<b>Caulking (Sealants)</b>	<b>0.87%</b>	<b>0.87%</b>
Ceiling (Acoustical)	1.35%	0.00%
Concrete Building	5.86%	0.00%
Doors (Automatic)	0.77%	0.00%
<b>Doors (Hollow metal)</b>	<b>0.74%</b>	<b>0.74%</b>
<b>Doors (Wood)</b>	<b>1.59%</b>	<b>1.59%</b>
<b>Drywall Partitions (50%)</b>	<b>2.28%</b>	<b>2.28%</b>
Drywall Partitions (50%)	2.28%	0.00%
Electrical (Conduit)	9.95%	0.00%
Elevators	0.00%	0.00%

Fire Alarm	1.10%	0.00%
Fire Sprinklers	1.10%	0.00%
<b>Flooring (Vinyl)</b>	<b>1.39%</b>	<b>1.39%</b>
<b>Flooring (Carpet)</b>	<b>1.05%</b>	<b>1.05%</b>
<b>Flooring (Stone &amp; Ceramic)</b>	<b>1.15%</b>	<b>1.15%</b>
Generator (Emergency)	4.30%	0.00%
HVAC (Centrifugal)	4.38%	0.00%
<b>HVAC (Piping)</b>	<b>2.56%</b>	<b>2.56%</b>
HVAC (Cooling Tower)	2.94%	0.00%
HVAC (Duct Work)	1.22%	0.00%
<b>Light Fixtures</b>	<b>1.70%</b>	<b>1.70%</b>
Lockers, built-in	0.74%	0.00%
Masonry Building	7.66%	0.00%
Medical Gases	1.70%	0.00%
Millwork	1.44%	0.00%
Nurse Call System	0.74%	0.00%
<b>Paint</b>	<b>1.09%</b>	<b>1.09%</b>
<b>Plumbing (Piping)</b>	<b>3.27%</b>	<b>3.27%</b>
Plumbing (Pump)	0.79%	0.00%
Plumbing Fixtures	0.75%	0.00%
Pneumatic Tube System	0.00%	0.00%
<b>Roof</b>	<b>2.42%</b>	<b>2.42%</b>
Signs (Interior )	0.24%	0.00%
Storefront Construction	2.91%	0.00%
Telecommunication System	1.94%	0.00%
X-Ray/MRI Protection	0.80%	0.00%
ITB General Conditions**	15.00%	0.00%
<b>TOTALS</b>	<b>100%</b>	<b>23.20%</b>
<b>SBE-Cons. Total</b>	<b>\$7,700,000</b>	

\*\* The project's total construction cost is likely too large for SBE-C contractors to bond and service as a Prime. **The remaining 23.20% SBE-C percentage is requested to be the SBE-C subcontractor goal for the project.** In support of reaching this SBE-C subcontractor goal, it is requested that SBE-C subcontractors be eligible for participation at Tiers 1 and 2 to the selected prime general contractor.

It should be noted that the total dollars to SBE-C's represented in this table equals \$1,786,400.00.

**This project will also be assigned a SBE-G/S goal by Ms. Amber Lawhorn, Small Business Program Director, Jackson Health System.**

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