

Date: July 14, 2017

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: RFP 17-14995-TC - Pre-Qualified Pool of General Contractors

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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 construction manager selection for these projects.

There are two project tiers proposed for this pre-qualification pool. Tier 1 (SBE-C Set-aside): JHS intends to pre-qualify a SBE-C general contractor with knowledge and experience in providing sustainable construction management and/or general construction services for a tier of business occupancy projects and low-risk hospital projects reviewable by the Florida Agency for Healthcare Administration (AHCA). Tier 2 (Open Market, SBE-C Subcontractor Goal): JHS also intends to pre-qualify general contractors with knowledge and experience in providing sustainable construction management and/or general construction services for high risk hospital projects regulated by AHCA and for high-risk business occupancy projects.

## **Scope of Work:**

The Scope of Work for each project consists of functioning as the general contractor, and furnishing all management, materials, labor, equipment and incidental services necessary to complete projects which may include but are not limited to new general construction, repairs, renovations in JHS facilities. Work may also include, without limitation, all associated improvements and infrastructure required or related thereto, such as civil and site work, upgrades to mechanical, electrical, plumbing and fire protection systems, life safety upgrades, other ancillary work related to these projects including utilities, landscaping, lighting, walkways, pedestrian bridges, parking, renovations/expansions to central energy systems, medical gas delivery systems, building automation, low voltage and communications systems, security and access control systems, and interior design upgrades.

These projects cover a wide range of specific types of projects, including, but not limited to

- Replacement of Diagnostic Imaging equipment and room upgrades generally include room finishes, lighting, power fire protection, equipment coordination, etc. in a functioning department:
- CT Scanner
- MRI
- Interventional Radiology
- Nuclear Medicine
- Linear Accelerator
- Cath Lab
- Rad/Fluoroscopy
- Surgical Suite Improvements: Room finish upgrades; technology installations, lights, booms, integration, Audio/Visual; air handler/temperature and humidity control improvements; locker rooms, bathrooms, support space finishes and minor reconfigurations

- Patient Care Refurbishments: New finishes, lighting, millwork, headwall repair/upgrades, and data Systems
- Miscellaneous Functional Area Upgrades: Finishes, lighting, millwork, and data Systems
- HVAC Replacement: Mechanical systems, sprinkler systems, room refinish, temporary systems, and ICRA compliance
- Exterior Restoration: Painting, waterproofing, landscape/hardscape, security and access control systems, lighting, irrigation, parking lot restoration, and fencing
- Business Office Reconfigurations: Walls, floors, ceiling, lighting, fire protection, plumbing, HVAC, data systems, and kitchen/cafeteria

#### **Minimum Qualifications:**

The desired minimum qualifications for responding firms, to be evaluated qualitatively, are as follows:

All proposers should demonstrate the following program-specific qualifications, regardless of project tier:

- Proposer(s) shall hold a current Class A General Contractor license from the State of Florida.
- Proposer(s) shall have been in business under the current vendor name for a minimum of five (5) years.
- Proposer(s) shall have performance & payment bonding capacity minimum of \$1,000,000 (each) per single project and \$3,000,000 in the aggregate.
- General Capability: Proposer(s) shall demonstrate firm ability to provide sustainable preconstruction/construction management and/or general construction services.
- References: Provide a list of verifiable references and examples of similar construction projects listed in Appendix A worked on within the past ten (10) years (healthcare experience preferred; completed projects preferred).
- Similar Projects: Demonstrate documented firm experience and key personnel experience in projects of a similar size, scope and complexity listed in Appendix A within the past ten (10) years.
- Medical/Healthcare Experience: Demonstrate firm ability and experience within the past ten (10) years with any construction projects involving medical and/or healthcare facilities (AHCA healthcare experience preferred; completed projects preferred).
- Key Personnel: Demonstrate key personnel's professional experience, background and expertise in similar services, including healthcare experience, project familiarity, etc.
- Proposer(s) shall demonstrate experience with Authorities Having Jurisdiction: Demonstrate and document an understanding, knowledge, and working ability of the Project's requirements with Cities of Doral, Miami, and North Miami Beach and Miami-Dade County and other relevant state permitting agencies.

In addition, for those proposing for the AHCA-reviewable and High-Risk Business Occupancy or Patient Safety Projects Tier 2, firms should demonstrate the following program-specific qualifications:

- Proposer(s) shall show evidence of significant healthcare AHCA projects by at least one of the owners of the proposing firm.
- Proposer(s) shall provide evidence of basic understanding of healthcare construction and regulatory requirements to working in a healthcare environment (i.e. ICRA, ILSM, OSHA, etc.).

- Proposer(s) shall provide evidence of three (3) successfully completed AHCA projects, and two (2) successfully completed projects that demonstrate knowledge and experience of TYPE D and High-Risk Group precautions in the past five (5) years.
- Proposer(s) shall demonstrate 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 Cities of Doral, Miami, and North Miami Beach and Miami-Dade County and other relevant state permitting agencies.
- General Capability: Proposer(s) shall demonstrate firm ability to provide sustainable preconstruction/construction management and/or general construction services for AHCA reviewable projects.
- Experience with Hospital Environment ICRA and ILSM Requirements: Demonstrate experience within the past ten (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).
- Proposer(s) shall have performance & payment bonding capacity minimum of \$1,000,000 (each) per single project and \$6,000,000 in the aggregate.

#### **Contract SBE Measures:**

Separate requests for measures are being submitted for each project tier. For Tier 1, each project may be valued up to \$3,000,000. The total contract value of this tier is \$15,000,000 over three (3) years and two (2) annual options to renew. For this tier, the Trust is recommending a 100% set aside with certain trade exceptions. For Tier 2, each project may be valued up to \$6,000,000. The total contract value of this tier is \$45,000,000 over three (3) years and two (2) annual options to renew. For this tier, the Trust is recommending a SBE-C subcontractor master measure of 23.75% based on the following trades and estimated percentages:

5428 Drywall Partitions	4.72%
5440 Fire Sprinklers	1.13%
5446 Flooring (Vinyl)	1.43%
5448 Flooring (Carpet)	1.08%
5450 Flooring (Stone & Ceramic)	1.19%
5486 Light Fixtures	1.75%
5490 Masonry building	7.91%
5494 Millwork	1.49%
5500 Paint	1.12%
5514 Roof	1.93%
<b>Total</b>	<b>23.75%</b>

In addition, the Trust is requesting that the following be exempt from SBE consideration given the specialty trades involved:

5434 Elevators	1.54%
5438 Fire Alarm	1.13%
5498 Nurse Call System	0.76%
5510 Pneumatic Tube System	0.96%
<b>Total</b>	<b>4.39%</b>

**Community Workforce Program:**

All projects with estimated construction duration equal to or greater than thirty (30) days and located in a Designated Target Area, the Community Workforce Program (CWP) shall apply as per Miami-Dade County Ordinance 03-237. For projects subject to the CWP, the Contractor shall aspire to meet the goal that ten percent (10%) of their labor force is from the DTA in which the public improvement is located, or from another DTA within Miami-Dade County.

**Responsible Wages and Benefits:**

Pursuant to Miami-Dade County Ordinance 90-143, all Contractors who enter into this contract agree to pay all laborers and mechanics employed the full amount of wages and fringe benefits (or Cash Equivalent thereof) computed at rates not less than those contained in the Miami-Dade County Responsible Wages and Benefits published and in effect at the time each respective project is issued to the Contractor, regardless of any contractual relationship which may be alleged to exist between the contractor and such laborers and mechanics. Laborers and mechanics shall be paid the appropriate wage rate and fringe benefits on the wage determination (i.e., building construction or highway) for the classification of work actually performed without regard to skill. In the event of an underpayment of the required wage rates, the contractor shall be liable to the underpaid employee for the amount of such underpayment. Underpayment by a contractor or subcontractor of the stipulated wages constitutes a wage violation pursuant to Ordinance 90-143. The Contractor shall also submit all payroll records or other documentation, as the Trust requests, to allow the Trust or Miami-Dade County representatives to monitor compliance with this requirement.

**Recommendation:**

For Tier 1, it is the Trust's recommendation that the Construction Review Committee (RC) approve the Small Business Enterprise Construction (SBE-C) measure of 100% SBE-C Set-aside (with 4.39% standardization trade exceptions) and Community Workforce Program goal of 10% for the above-referenced solicitation.

For Tier 2, it is the Trust's recommendation that the Construction Review Committee (RC) approve the Small Business Enterprise Construction (SBE-C) measure of 23.75% subcontractor goal and Community Workforce Program goal of 10% for the above-referenced solicitation.

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.