Jackson Health System
Miracle Building Plan
Outreach Roundtable

May 16, 2017
$1.5 billion

Expanded Footprint
 Improved Patient Experience
 World-Class Facilities
 Innovative, Leading-Edge Care
 A Stronger, More Competitive Public Health System
Jackson Miracle Building Plan

Management Team

• William Seed
  Senior Vice President, Facilities, Design & Construction

• Isa Núñez, P.E., MBA
  Vice President, Facilities, Design & Construction

• David Clark, MBA, LEED AP
  Associate Vice President, Facilities, Design & Construction

• Tom Koulouris, Certified General Contractor, MBA
  Senior Program Manager - AECOM
Jackson Miracle Building Plan
Procurement and Small Business

- Kenneth Robertson, M.M., CPPO, CPPB
  Director of Procurement, Construction Services, Procurement Management

- Amber Lawhorn
  Small Business Program Manager, Procurement Management

- Charesse Chester
  SBE Outreach and Advocacy Manager – AECOM/Creativision MEDIA
Miracle Building Plan

6 Signature Projects
6+ Urgent Care Centers

5 Architectural & Engineering Consultants
4 Construction Management Firms
7 SBE Protégé Firms
Jackson North Medical Center

$85 million total budget

Emergency department expansion and renovation

Surgery consolidation and upgrades

Modernization of floors 3, 4, 5, and 6

Exterior façade and entrance modernization

HVAC, plumbing, and electrical systems

Parking expansion
Jackson North Medical Center
OHL-Arelllano

- Design Consultant: Gresham, Smith, and Partners
  - SBE-A/E Goal: 18.60%
  - SBE-G/S Goal: 0.50%

- Construction Manager: OHL-Arelllano Construction
  - SBE-C Protégé: Messam Construction

- GMP: $58,852,003
  - SBE-C Goal: 32.77%
  - SBE-G/S Goal: 0.25%
  - SBE-C Protégé Goal: 6.31%
Jackson North Medical Center
OHL-Arellano

PROJECT UPDATE

• Jackson Health System undergoing major scope revisions to Project A, to be concluded prior to end of May.

• (GS&P) Architect on file to re-design on major scope revisions, and release drawings/specifications for Project A once concluded by Owner.

• Package 1 Bid documents expected to be released for subcontractor pricing July 2017. Package 1 includes Divisions 2 (Demolition), 6, 8-10, 12 & 15-17.

• Package 2 Bid documents expected to be released for subcontractor pricing – TBD. Package 2 will include all scope division (2 through 17), with remaining work from Bid Package 1.

• Currently pre-qualifying subcontractors (SBE & Non-SBE).
## Jackson North Medical Center
### OHL-Arellano

### CONSTRUCTION PACKAGES – SIX MONTH FORECAST

<table>
<thead>
<tr>
<th>Bid Package</th>
<th>Package Description</th>
<th>Target Buyout Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Complete Renovation and Gutting of Floors 6th &amp; 7th</td>
<td>July 2017</td>
</tr>
</tbody>
</table>
Jackson North Medical Center
OHL-Arellano

UPCOMING OUTREACH EVENT

• TBD 2017

Jackson North Medical Center - Subcontractor’s Bidder Workshop
Time: TBD
Location: TBD
Skanska USA Building, Inc.
Jackson Memorial Medical Center
Floor Modernizations

$123 million total budget

Fulfills campaign commitments

Expanded list of renovations

East Tower floors 4A, 4B, 6A, and 7A

West Wing floors 5 and 7

South Wing floors 5, 6, 7, and 8
JMMC Floor Modernizations
Skanska USA

- **Design Consultant**: Perkins & Will Architects
  - SBE-A/E Goal: 17.67%
  - SBE-G/S Goal: 0.50%

- **Construction Manager**: Skanska USA Building
  - SBE-C Protégé: SAGOMA Construction Services

- **GMP**: $78,193,770
  - SBE-C Goal: 32.77%
  - SBE-G/S Goal: 0.25%
  - SBE-C Protégé Goal: 6.31%
PROJECT UPDATE

• **Holtz 6B Pediatric Inpatient** – Currently 50% complete, 100% bought out.
• Construction – Framing / Rough-in

• **East Tower 3A Maternity Unit** – Currently 5% complete, 90% bought out.
• Owner – Abatement in Progress
# JMMC Floor Modernizations

Skanska USA

## CONSTRUCTION PACKAGES – SIX MONTH FORECAST

### Upcoming Bid Packages

<table>
<thead>
<tr>
<th>Bid Package</th>
<th>Package Description</th>
<th>Target Buyout Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Pediatric Cardiology</td>
<td>June 2017</td>
</tr>
<tr>
<td>2</td>
<td>Central 7</td>
<td>August 2017</td>
</tr>
<tr>
<td>3</td>
<td>West Wing 12</td>
<td>August 2017</td>
</tr>
<tr>
<td>4</td>
<td>HPB Diagnostics</td>
<td>September 2017</td>
</tr>
<tr>
<td>5</td>
<td>ACC West 1</td>
<td>October 2017</td>
</tr>
<tr>
<td>6</td>
<td>ACC West 2</td>
<td>October 2017</td>
</tr>
<tr>
<td>7</td>
<td>West Wing 11</td>
<td>Q1 2018</td>
</tr>
<tr>
<td>8</td>
<td>Central 6</td>
<td>Q1 2018</td>
</tr>
<tr>
<td>9</td>
<td>West Wing 9</td>
<td>Q1 2018</td>
</tr>
<tr>
<td>10</td>
<td>ACC West 3</td>
<td>Q1 2018</td>
</tr>
<tr>
<td>11</td>
<td>ACC West 4</td>
<td>Q1 2018</td>
</tr>
<tr>
<td>12</td>
<td>ACC West 5</td>
<td>Q1 2018</td>
</tr>
</tbody>
</table>
Jackson Memorial Medical Center
Emergency Department

$200 million total budget

Emergency department expansion

Central energy plant

Operating and central sterile room modernization

Imaging department modernization
JMMC Emergency Department
Skanska

- Design Consultant
  - SBE-A/E Goal: 27.03%
  - SBE-G/S Goal: 0.45%

- Construction Manager
  - SBE-C Protégé
  - Skanska USA Building
  - IGWT Construction

- GMP:
  - SBE-C Goal: 32.77%
  - SBE-G/S Goal: 0.25%
  - SBE-C Protégé Goal: 6.31%

GMP: $107,237,990
JMMC Emergency Department
Skanska

PROJECT UPDATE
CENTRAL ENERGY PLANT UPGRADES

• Replace two 1100 KW essential generators with 2500 KW units.
• Relocate the 1600 KW portable generator to the chiller stand by system.
• A new dedicated fuel oil system to serve existing and new generators.
• New generator ventilation louvers.
• One new 1500 ton chiller to replace an existing 900 ton unit.
• Two new PCHP pumps for existing chillers D & E.
• Ten (10) new Automatic Transfer Switches in existing buildings.
JMMC Emergency Department
Skanska

PROJECT UPDATE
EMERGENCY DEPARTMENT PROGRAM

• 92 Adult ED exam rooms
• 24 PEDs ED exam rooms
• 50 observation rooms
• Imaging
• Total New Construction: BGSF 114,300
• Total Renovation: BGSF 47,564
# JMMC Emergency Department

## Skanska

## CONSTRUCTION PACKAGES – SIX MONTH FORECAST

### Upcoming Design Activities and Bid Packages

<table>
<thead>
<tr>
<th>Activities</th>
<th>Description</th>
<th>Target Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>CEP Design completed</td>
<td>July 2017</td>
</tr>
<tr>
<td>2</td>
<td>A/E Design started on new ED</td>
<td>May 2017-May 2018</td>
</tr>
<tr>
<td>3</td>
<td>Design starts on site utilities</td>
<td>July 2017</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Bid Package</th>
<th>Package Description</th>
<th>Target Buyout Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>CEP Electrical</td>
<td>July 2017</td>
</tr>
<tr>
<td>2</td>
<td>Roofing Package</td>
<td>August 2017</td>
</tr>
<tr>
<td>3</td>
<td>HVAC</td>
<td>August 2017</td>
</tr>
<tr>
<td>4</td>
<td>Plumbing /fuel system</td>
<td>September 2017</td>
</tr>
<tr>
<td>5</td>
<td>Structure /Foundations</td>
<td>September 2017</td>
</tr>
<tr>
<td>6</td>
<td>Exterior Enclosures</td>
<td>October 2017</td>
</tr>
<tr>
<td>7</td>
<td>Interior Construction</td>
<td>October 2017</td>
</tr>
<tr>
<td>8</td>
<td>Fire Protection</td>
<td>October 2017</td>
</tr>
</tbody>
</table>
Christine E. Lynn Rehabilitation Hospital for the Miami Project to Cure Paralysis at UHealth/Jackson

$173.4 million total budget

Specialty sub contractors assisting design

First phase in permitting

Site work starts in June

Demolition of Institute/Annex in Fall 2017
New Rehab Hospital
Turner Construction

- Design Consultant: HDR Architecture
  - SBE-A/E Goal: 18.00%

- Construction Manager: Turner Construction Company
  - SBE-C Protégé: Foster Construction of South FL

- GMP: $121,305,314
  - SBE-C Goal: 34.05%
  - SBE-G/S Goal: 0.25%
  - SBE-C Protégé Goal: 6.31%
New Rehab Hospital
Turner Construction

PROJECT UPDATE

• Project team has started the Design Development Document Phase for the new Rehab Hospital. The following Design Assist packages were bid in April to provide preconstruction services during the balance of the design phase. Pre-Qualification and Design Assist RFP are currently underway.

  o BP-01 Structural Steel (to be awarded to an SBE Firm)
  o BP-02 Precast Concrete
  o BP-03 Curtain Wall
  o BP-04 Drywall, Framing & Ceilings
  o BP-05 Fire Protection
  o BP-06/07 – HVAC/Plumbing
  o BP-08 Electric & Fire Alarm
New Rehab Hospital
Turner Construction

PROJECT UPDATE

• Early Enabling Bid Packages were issued for advertisement on May 10th and Bids are due on June 2nd.

• Early Enabling Work Packages includes the following:
  
  o Construction of a temporary Staff/Patient Corridor and a temporary Egress Stair (SBE Set-Aside)
  
  o Relocation of existing utilities feeding the current Rehab Hospital
  
  o Demolition of the existing Institute & Annex Building

• A separate Sitework and Landscape bid package required for the Enabling Work will be issued for bidding in late May.
## Construction Packages – Six Month Forecast

<table>
<thead>
<tr>
<th>Bid Package</th>
<th>Package Description</th>
<th>Target Buyout Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1E</td>
<td>Enabling Work - Temp Corridor &amp; Stair Tower (SBE Set-Aside)</td>
<td>June 2017</td>
</tr>
<tr>
<td>2E</td>
<td>Sitework – Earthwork, Utilities and Hardscape</td>
<td>June 2017</td>
</tr>
<tr>
<td>3E</td>
<td>Site Demolition</td>
<td>June 2017</td>
</tr>
<tr>
<td>4E</td>
<td>Foundation Shoring – Design Build</td>
<td>June 2017</td>
</tr>
<tr>
<td>5E</td>
<td>Dewatering</td>
<td>June 2017</td>
</tr>
<tr>
<td>6E</td>
<td>Landscape &amp; Irrigation (SBE Set-Aside)</td>
<td>June 2017</td>
</tr>
<tr>
<td>9</td>
<td>Surveying</td>
<td>October 2017</td>
</tr>
<tr>
<td>10</td>
<td>Site Piped Utilities &amp; Storm Drainage</td>
<td>October 2017</td>
</tr>
<tr>
<td>11</td>
<td>Soil Stabilization</td>
<td>October 2017</td>
</tr>
<tr>
<td>12</td>
<td>Augercast Piles</td>
<td>October 2017</td>
</tr>
<tr>
<td>13</td>
<td>General Requirements</td>
<td>October 2017</td>
</tr>
</tbody>
</table>
Jackson South Medical Center

$48.6 million total budget

Intensive care unit buildout

Second floor modernization

New pediatric emergency department

Behavioral health unit renovation

Infrastructure updates

Medical office building improvement
Jackson South Medical Center
Turner Construction

- Design Consultant: Bermello Ajamil & Partners
  - SBE-A/E Goal: 13.02%

- Construction Manager: Turner Construction
  - SBE-C Protégé: MCO Construction

- GMP: $27,354,651
  - SBE-C Goal: 32.77%
  - SBE-G/S Goal: 0.25%
  - SBE-C Protégé Goal: 6.31%
Jackson South Medical Center
Turner Construction

PROJECT UPDATE

• Project Team has started the Design Development Document Phase
• Currently doing phasing studies with the User Groups and budget updates.
• Renovation Work Packages will include the following:
  o Central Energy Plant upgrades
  o 12 Bed ICU Unit Fit-out of existing Shell Space
  o 1st Floor Behavioral Health Unit Renovation
  o 2nd Floor – Maternity Unit Renovation
  o 2nd Floor – South Med Surg Unit Renovation
  o Re-Roofing
  o Elevator Upgrades
## CONSTRUCTION PACKAGES – SIX MONTH FORECAST

<table>
<thead>
<tr>
<th>Bid Package</th>
<th>Package Description</th>
<th>Target Buyout Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Mechanical Design Assist Precon Services</td>
<td>June 2017</td>
</tr>
<tr>
<td>2</td>
<td>Electrical Design Assist Precon Services</td>
<td>June 2017</td>
</tr>
<tr>
<td>3</td>
<td>ICU – Drywall Framing, Ceilings</td>
<td>October 2017</td>
</tr>
<tr>
<td>4</td>
<td>ICU - Flooring</td>
<td>October 2017</td>
</tr>
<tr>
<td>5</td>
<td>ICU - Painting</td>
<td>October 2017</td>
</tr>
<tr>
<td>6</td>
<td>ICU – Doors/Frames/Hardware</td>
<td>October 2017</td>
</tr>
<tr>
<td>7</td>
<td>ICU - Millwork</td>
<td>October 2017</td>
</tr>
<tr>
<td>8</td>
<td>ICU – Specialties</td>
<td>October 2017</td>
</tr>
<tr>
<td>9</td>
<td>ICU – Fire Protection</td>
<td>October 2017</td>
</tr>
</tbody>
</table>
Jackson West Medical Center

$252 million total budget

Initial construction to include outpatient facilities and parking

Flexible design can expand

Specialty subcontractors assisting design

Phased construction

- Emergency department
- Diagnostic center
- Outpatient clinics
- Soil remediation begins next month
- Site work and demolition begin in August

Miracles made daily.
Jackson West
W. G. Yates Construction

- Design Consultant: Perkins & Will Architects
  - SBE-A/E Goal: 24.02%
  - SBE-G/S Goal: 0.50%

- Construction Manager: W. G. Yates Construction
  SBE-C Protégés
  Lunacon Construction / LEGO Construction

- GMP: $140,459,681
  - SBE-C Goal: 34.05%
  - SBE-G/S Goal: 0.25%
  - SBE-C Protégé Goal: 12.62%
PROJECT UPDATE

- **Received**: Schematic Design documents
- 100% Construction Documents **potentially phased out**:
  a. Garage & MOB 100% CD Anticipated 1st Quarter of 2018
  b. Hospital Anticipated 2nd Quarter of 2018
- Project schedule is being developed. Currently pre-qualifying all subcontractors.
- Bid packages will include all trades typical of a green field hospital commencing in 2017.
- Currently permitting with agencies in conceptual/preliminary stages. Doral has approved the Master Site Plan.
<table>
<thead>
<tr>
<th>Bid Package</th>
<th>Package Description</th>
<th>Target Buyout Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Building Demolition</td>
<td>July 2017</td>
</tr>
<tr>
<td>2</td>
<td>Temporary Fencing</td>
<td>July 2017</td>
</tr>
<tr>
<td>3</td>
<td>Temporary Office Trailers</td>
<td>July 2017</td>
</tr>
<tr>
<td>4</td>
<td>Surveying</td>
<td>July 2017</td>
</tr>
<tr>
<td>5</td>
<td>Site work Package</td>
<td>August 2017</td>
</tr>
</tbody>
</table>
JHS Procurement Opportunities

Construction Services:

CMs: Pre-Qualification and Design Assist Trades RFP (Ongoing)
Pre-Qualified Tiered Pool of General Contractors RFQ (Future)
Window Cleaning Services Pre-Qualified Pool ITB (Future)
South Wing Air Duct Cleaning AHU #20 (May 2017)
Elevator Modernizations Pre-Qualified Pool ITB (May 2017)
JHS Procurement Opportunities

Architectural and Engineering (A/E) Services:

Equitable Distribution Program (EDP) (Ongoing Usage)
Threshold Inspection Services (EDP) (May 2017)
AHU Assessment Services (EDP) (May 2017)
Materials Testing (Miami-Dade County Pool) (Future)
Arch/MEP/FP Continuing Term Contracts RFQ (Future)
How To Do Business With JHS

Supplier Portal

• An online procurement system which allows vendors to:
  • Receive notification of upcoming procurement opportunities
  • View solicitation documents
  • Submit responses to solicitations

• To access Supplier Portal:
  • Visit www.jacksonhealth.org
  • Select Vendors and Businesses
  • Click on link for Supplier Portal
Business Services

- CSSFL is the local workforce board in charge of Miami Dade County & Monroe
- We connect employers with talent and offer incentives
- Part of the Employ Miami Dade initiative, CWP (Community Workforce Program) & JCH (Job Clearing House)
- Once projects are awarded, we work with you to fulfill the % of local hire mandated in your contract
- You can also contact us before and use our incentives to help offset your costs and present a more attractive bid.
Next Roundtable Meeting
Thursday, June 15, 2017
9:00 a.m.

Capital Projects Outreach Roundtable Documents
www.jacksonhealth.org/capital-projects-outreach-roundtable.asp

Jackson Health System Social Media

Instagram: @JacksonHealth
Twitter: @JacksonHealth
Facebook: Jackson Health System