

Jackson Health System Miracle Building Plan Outreach Roundtable



June 15, 2017

Miracles made daily.

\$1.5 billion

Expanded Footprint

Improved Patient Experience

World-Class Facilities

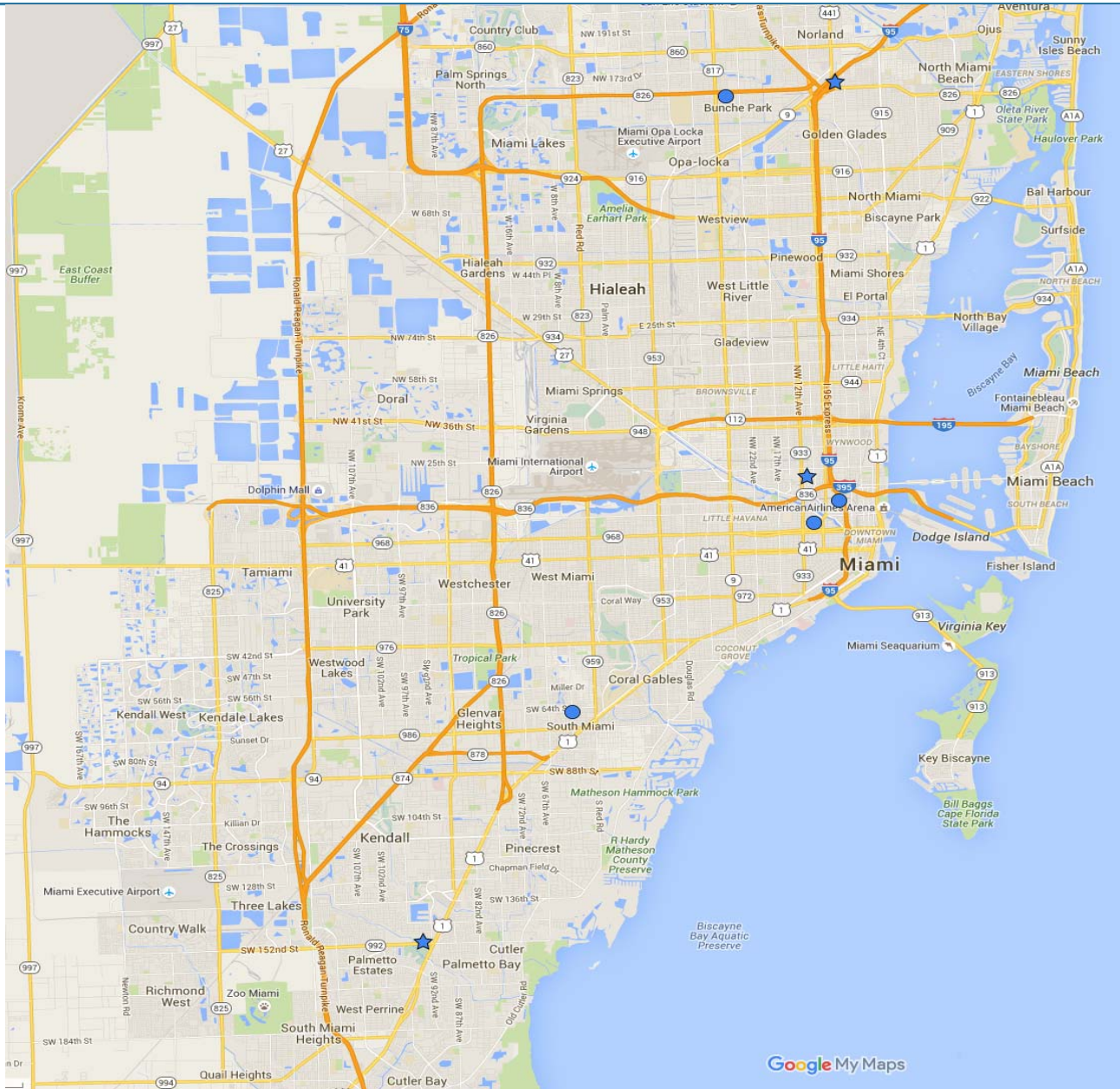
Innovative, Leading-Edge Care

A Stronger, More Competitive Public Health System

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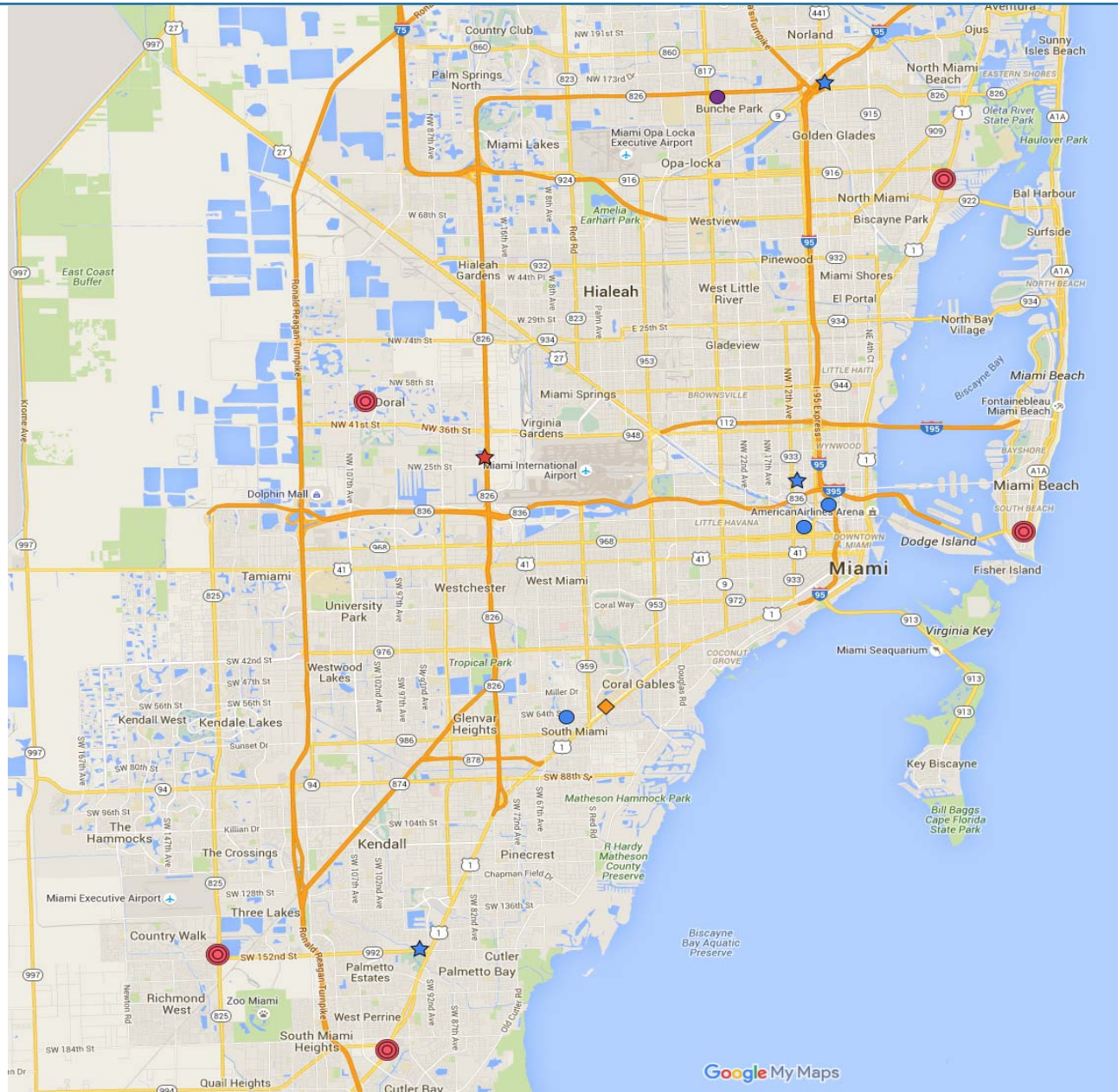
Jackson
HEALTH SYSTEM





Today

Miracles made daily.



Tomorrow

Miracles made daily.

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

Jackson Procurement Opportunities

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JHS Procurement Opportunities

Construction Services:

CMs: Pre-Qualification and Design Assist Trades RFP (Ongoing)
Pre-Qualified Pool of General Contractors RFQ (Future)
Window Cleaning Services Pre-Qualified Pool ITB (Future)
Elevator Modernizations Pre-Qualified Pool ITB (Future)
LTCC Shower Renovations (SBE Set-Aside) (Due June 19)
LTCC Rooftop AHU Replacement (SBE Set-Aside) (Due June 19)

JHS Procurement Opportunities

Architectural and Engineering (A/E) Services:

Equitable Distribution Program (EDP)	(Ongoing Usage)
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

Miracle Building Plan

6 Signature Projects
6+ Urgent Care Centers

5 Architectural & Engineering Consultants
4 Construction Management Firms
7 SBE Protégé Firms



OHL
Arellano


MESSAM
CONSTRUCTION

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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

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Jackson North Medical Center

OHL-Arellano

- Design Consultant **Gresham, Smith, and Partners**
 - SBE-A/E Goal **18.60%**
 - SBE-G/S Goal **0.50%**
- Construction Manager **OHL-Arellano 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

- Proposed revised budget submitted to JHS & GS&P (6/12/2017), final scope & project schedule to be concluded.
- (GS&P) Architect on file to re-design on major scope revisions, and release drawings/specifications for Project A (Target Date: July 20, 2017).
- Package 1 Bid documents inclusive but not limited to Divisions 2 (Demolition), 6, 8-10, 12 & 15-17.
- Package 2 Bid documents inclusive but not limited to remaining work from Bid Package 1.
- Publication Advertising & Outreach event to be concurrent with Bid Package release (Date TBD).
- Currently pre-qualifying subcontractors (SBE Certified & Non-SBE Certified).

Jackson North Medical Center OHL-Arellano

CONSTRUCTION PACKAGES – SIX MONTH FORECAST

<u>Bid Package</u>	<u>Package Description</u>	<u>Target Bid Date</u>
1	Complete Renovation and Gutting of Floors 6 th & 7 th	Late July 2017

Jackson North Medical Center OHL-Arellano

UPCOMING OUTREACH EVENT

- TBD 2017 – Will be concurrent to release of Bid Package

Jackson North Medical Center - Subcontractor's Bidder Workshop

Time: TBD

Location: TBD

Skanska USA Building, Inc.

SKANSKA



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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



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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%**

JMMC Floor Modernizations

Skanska USA

PROJECT UPDATE

- Holtz ET 6B Pediatric Inpatient – Currently 60% complete. Construction – Overhead Rough and Drywall Installation and finishing
- Holtz ET 3A Maternity Unit – Currently 20% complete. Construction – Demolition, Space layout and Overhead Coordination
- Hybrid OR - Current projected start date = 06/16/17
- Telemetry - Current projected start date = 06/16/17
- Rape Treatment Center - Current projected start date = 06/12/17
- PPE - Current projected start date = 06/12/17
- Poison Control - Current projected start date = 06/12/17
- Mobile MRI – Pending Permit
- North Dade HC – Pending Permit

JMMC Floor Modernizations

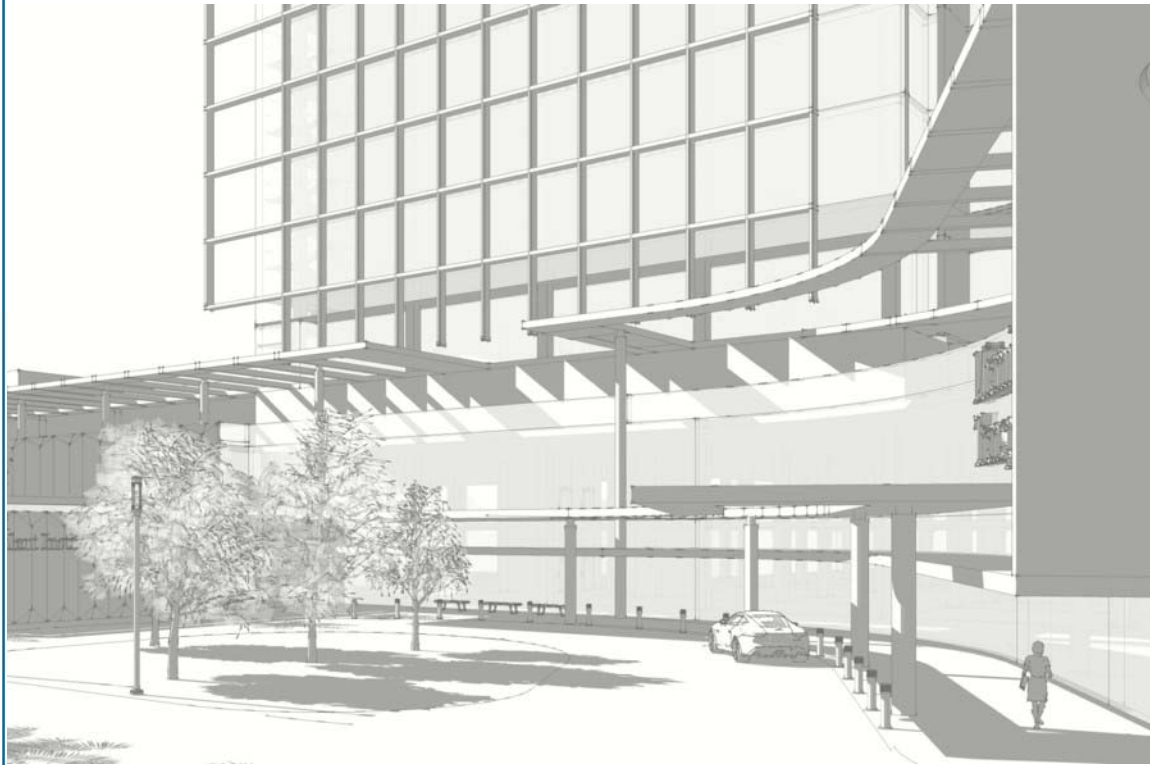
Skanska USA

CONSTRUCTION PACKAGES –FORECAST

Upcoming Bid Packages

<u>Bid Package</u>	<u>Package Description</u>	<u>Target Buyout Date</u>
1	Pediatric Cardiology	August 2017
2	Central 7	August 2017
3	West Wing 12	August 2017
4	HPB Diagnostics	September 2017
5	ACC West 1	October 2017
6	ACC West 2	October 2017
7	East Tower 4A	November 2018

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

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JMMC Emergency Department Skanska

- Design Consultant **HKS Architects**
 - SBE-A/E Goal **27.03%**
 - SBE-G/S Goal **0.45%**
- Construction Manager **Skanska USA Building**
SBE-C Protégé **IGWT Construction**
- GMP: **\$107,237,990**
 - SBE-C Goal **32.77%**
 - SBE-G/S Goal **0.25%**
 - SBE-C Protégé Goal **6.31%**

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

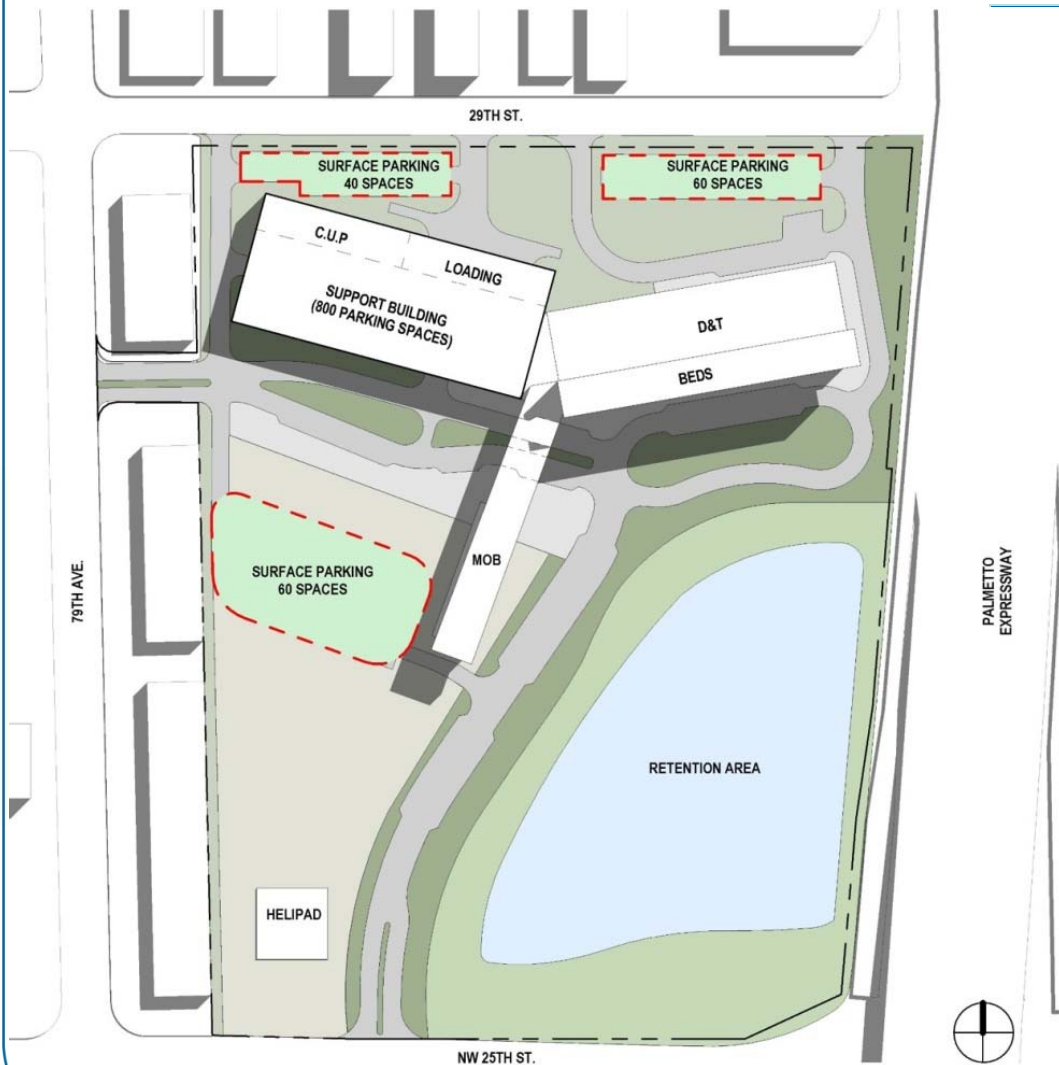
<u>Activities</u>	<u>Description</u>	<u>Target Date</u>
1	CEP Design completed	July 2017
2	A/E Design started on new ED	May 2017-May 2018
3	Design starts on site utilities	July 2017
<u>Bid Package</u>	<u>Package Description</u>	<u>Target Buyout Date</u>
1	CEP Electrical	August 2017
2	Roofing Package	August 2017
3	HVAC	August 2017
4	Plumbing /fuel system	September 2017
5	Structure /Foundations	September 2017
6	Exterior Enclosures	October 2017
7	Interior Construction	October 2017
8	Fire Protection	October 2017



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Jackson West Medical Center



\$252 million total budget

Initial construction to include outpatient facilities and parking

Emergency department
Diagnostic center
Outpatient clinics

Flexible design can expand

Specialty subcontractors assisting design

Phased construction

Soil remediation begins next month
Site work and demolition begin in August

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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%**

Jackson West W. G. Yates Construction

PROJECT UPDATE

- **Currently in the Design Development Stage**
- 100% Construction Documents **potentially phased out:**
 - **Garage & MOB 100% CD Anticipated 1st Quarter of 2018**
 - **Hospital Anticipated 2nd Quarter of 2018**
- Project schedule is being developed. Currently pre-qualifying all subcontractors. Go to <http://jhs.wgyates.net> for more information on Pre-Qualification with Yates Construction.
- 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.

Jackson West W. G. Yates Construction

CONSTRUCTION PACKAGES – THREE MONTH FORECAST

<u>Bid Package</u>	<u>Package Description</u>	<u>Target Buyout Date</u>
1	Vibro Flow Rock Piers	September 2017
2	Foundation Package	October 2017

Turner

Construction Company



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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

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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:
 - Central Energy Plant upgrades
 - 12 Bed ICU Unit Fit-out of existing Shell Space
 - 1st Floor Behavioral Health Unit Renovation
 - 2nd Floor – Maternity Unit Renovation
 - 2nd Floor – South Med Surg Unit Renovation
 - Re-Roofing
 - Elevator Upgrades

Jackson South Medical Center Turner Construction

CONSTRUCTION PACKAGES – SIX MONTH FORECAST

<u>Bid Package</u>	<u>Package Description</u>	<u>Target Buyout Date</u>
1	Mechanical Design Assist Precon Services	July 2017
2	Electrical Design Assist Precon Services	July 2017
3	ICU – Drywall Framing, Ceilings	October 2017
4	ICU – Flooring (<i>SBE Set-Aside</i>)	October 2017
5	ICU – Painting (<i>SBE Set-Aside</i>)	October 2017
6	ICU – Doors/Frames/Hardware	October 2017
7	ICU – Millwork	October 2017
8	ICU – Specialties (<i>SBE Set-Aside</i>)	October 2017
9	ICU – Fire Protection	October 2017

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 July

Demolition of Institute/Annex in Fall 2017

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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 awarded in May to provide preconstruction services during the balance of the design phase.
 - BP-01 Structural Steel - George's Welding (CSBE Firm)
 - BP-02 Precast Concrete – Stabil Concrete
 - BP-03 Curtain Wall – Crawford Tracey
 - BP-04 Drywall, Framing & Ceilings – Titus Drywall
 - BP-05 Fire Protection - Spinklermatic
 - BP-06/07 HVAC/Plumbing – B and I Mechanical
 - BP-08 Electric & Fire Alarm – Tri-City Electric

New Rehab Hospital Turner Construction

PROJECT UPDATE

- Early Enabling Bid Packages were issued for advertisement on May 10th and Bids were received on June 8th.
- Early Enabling Work Packages includes the following:
 - Construction of a temporary Staff/Patient Corridor and a temporary Egress Stair (SBE Set-Aside)
 - Demolition of the existing Institute & Annex Building
 - Dewatering
- A separate Sitework and Landscape bid package required for the Enabling Work will be issued for bidding in late May and bids are due on June 12th.

New Rehab Hospital Turner Construction

CONSTRUCTION PACKAGES – SIX MONTH FORECAST

<u>Bid Package</u>	<u>Package Description</u>	<u>Target Buyout Date</u>
1E	Enabling Work - Temp Corridor & Stair Tower (SBE Set-Aside)	June 2017
2E	Sitework – Earthwork, Utilities and Hardscape	June 2017
3E	Site Demolition	June 2017
4E	Dewatering	June 2017
5E	Landscape & Irrigation (SBE Set-Aside)	June 2017
9	Surveying	November 2017
10	Site Piped Utilities & Storm Drainage	November 2017
11	Soil Stabilization	November 2017
12	Augercast Piles	November 2017
13	General Requirements	November 2017

Jackson Protégé Spotlight



ENGINEERING FOR A BETTER TOMORROW



FOSTER

CONSTRUCTION



Jackson Protégé: Foster Construction

TASKS ASSIGNED THROUGHOUT THE PROJECT

- Participated in the outreach of SBE contractors to partner with prime contractors selected for the Jackson Health Christine E. Lynn Rehabilitation Center.
- Reviewing the requirements of a Design Assistant partner on a project and the benefits and cost savings it can bring.
- Contacting potential Design Assist partners and discussing their cost to ensure their numbers are inclusive of everything needed on the project.
- Writing the scope of work for various enabling contracts.
- Job walks with enabling subcontractors before bid submittal.
- Foster has worked closely with Turner in developing outreach and marketing strategies to maximize certified firms' participation.

Jackson Protégé: Foster Construction

TASKS ASSIGNED THROUGHOUT THE PROJECT (cont'd)

- Meeting with Jackson staff and engineering to review the project drawings, schedule, and potential cost impacts.
- Worked with A/E, Owner, and Turner to finalize package strategy. Learned which packages needed to go out and when to complete the critical paths. Assigned tasks to each participant.
- Reviewed permitting issues and solutions to meet the start date. Discussed the critical paths that will need approval by the city: plans, surveys, AHCA, DERM, water/sewer, etc.
- Onboarding with the Structural and Building Envelope partners teaching them how the DA partnership will proceed.

Jackson Protégé: Foster Construction Rehab Project: Annex Building



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Jackson Protégé: Foster Construction Rehab Project: Annex Building – East Side



Jackson Protégé: Foster Construction Rehab Project: Annex Building - Courtyard



Jackson Protégé: Foster Construction Rehab Project: 2nd Floor between Annex & Rehab Building



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Miami-Dade County Small Business Development

For more information, please visit
www.miamidade.gov/smallbusiness

or call 305-375-3111



Prompt Payment Requirement

- Billings from prime vendors on contracts with an SBE subcontractor goal shall be promptly reviewed and payment made by the County or Jackson Health System (JHS) on those amounts not in dispute within 14 calendar days of receipt of a completed invoice.
- Prime must pay SBE firms meeting a goal, all undisputed funds within **two days** of receipt of payment from the County or Jackson Health Systems (JHS) on a requisition that includes work invoiced by the SBE firm.
- Prime vendors that are not SBEs, but have billings for SBEs, are encourage to label their invoices “**SBE Billings Included**”

Common Issues

- Not submitting Monthly Utilization reports
- Not meeting subcontractor goals
- Failure to enter into a subcontract with the SBE-Construction firm for the price and scope on the Schedule of Intent submitted with the bid
- Deviating from the Schedule of Intent without prior approval from SBD
- SBE-Construction firm not performing a commercially useful function
- Failing to promptly pay SBE-Construction Firms
- The use of a non-certified SBE-Construction firms to perform SBE-Construction work
- Not maintaining SBE-Construction certification throughout project duration

Penalties & Sanctions

- Suspension of payment
- Work stoppage
- Termination, suspension, or cancellation of the contract in whole or part
- Debarment
- Decertification
- Penalty of \$75.00 per day for each employee found without a 10 hour OSHA card
- \$1,500 per CWP position not met

Penalties & Sanctions

- Make-up of double the amount of any deficit in SBE-Construction participation as a condition of any future award with an SBE-Construction goal and penalty:
 - 10% - First Violation
 - 20% - Second Violation
 - 30% -Third Violation
 - Debarment – Fourth violation

Questions & Answers

- If you need additional information please call us or visit our website:
 - www.miamidade.gov/smallbusiness
 - Vivian Walters – 305-375-3160
 - Lawanda Wright-Robinson – 305-375-3186



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 Scheduled Roundtable Meeting

Tuesday, July 11, 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

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