

# Jackson Health System Miracle Building Plan Outreach Roundtable



July 11, 2017

# \$1.5 billion

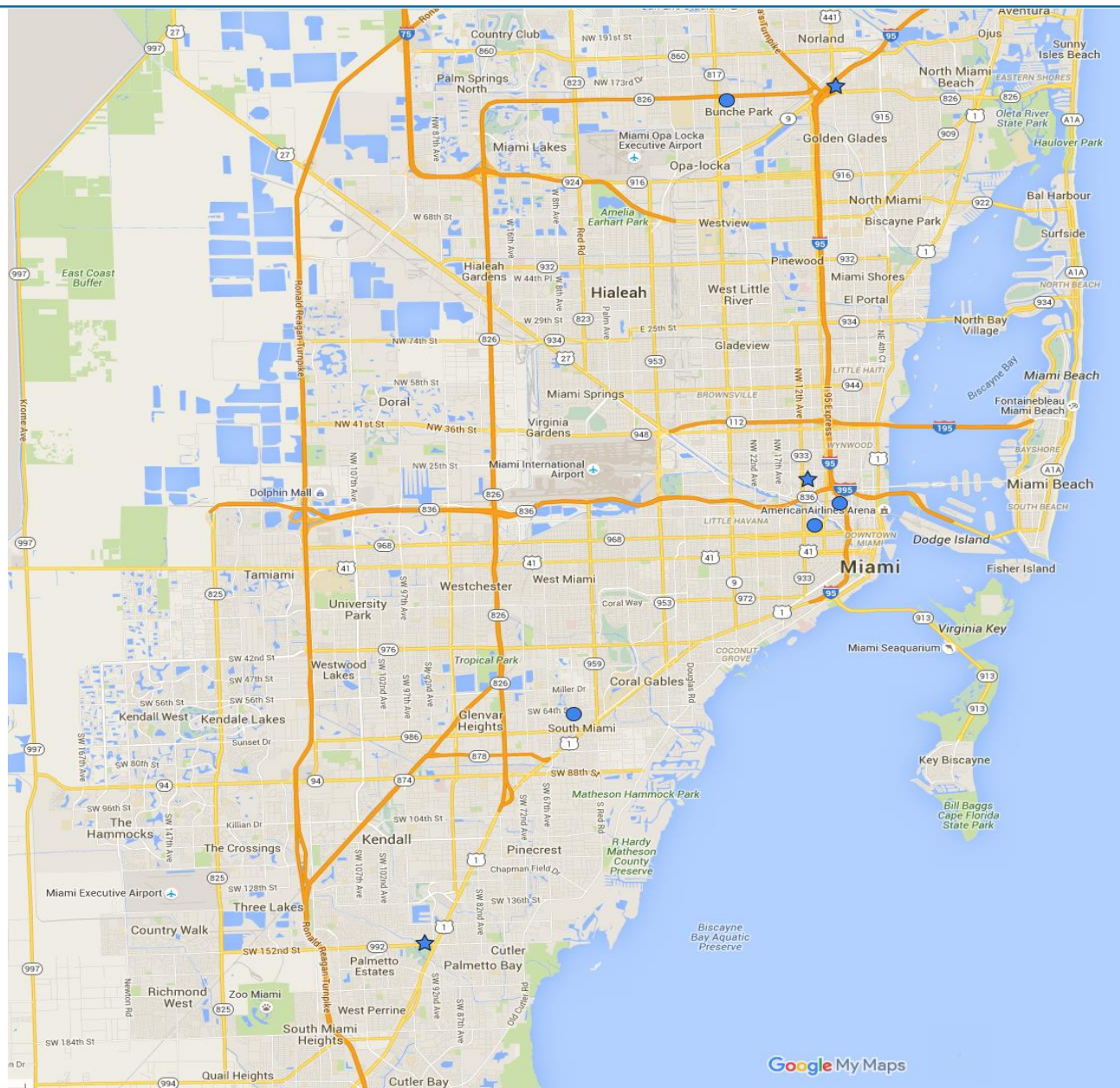
Expanded Footprint

Improved Patient Experience

World-Class Facilities

Innovative, Leading-Edge Care

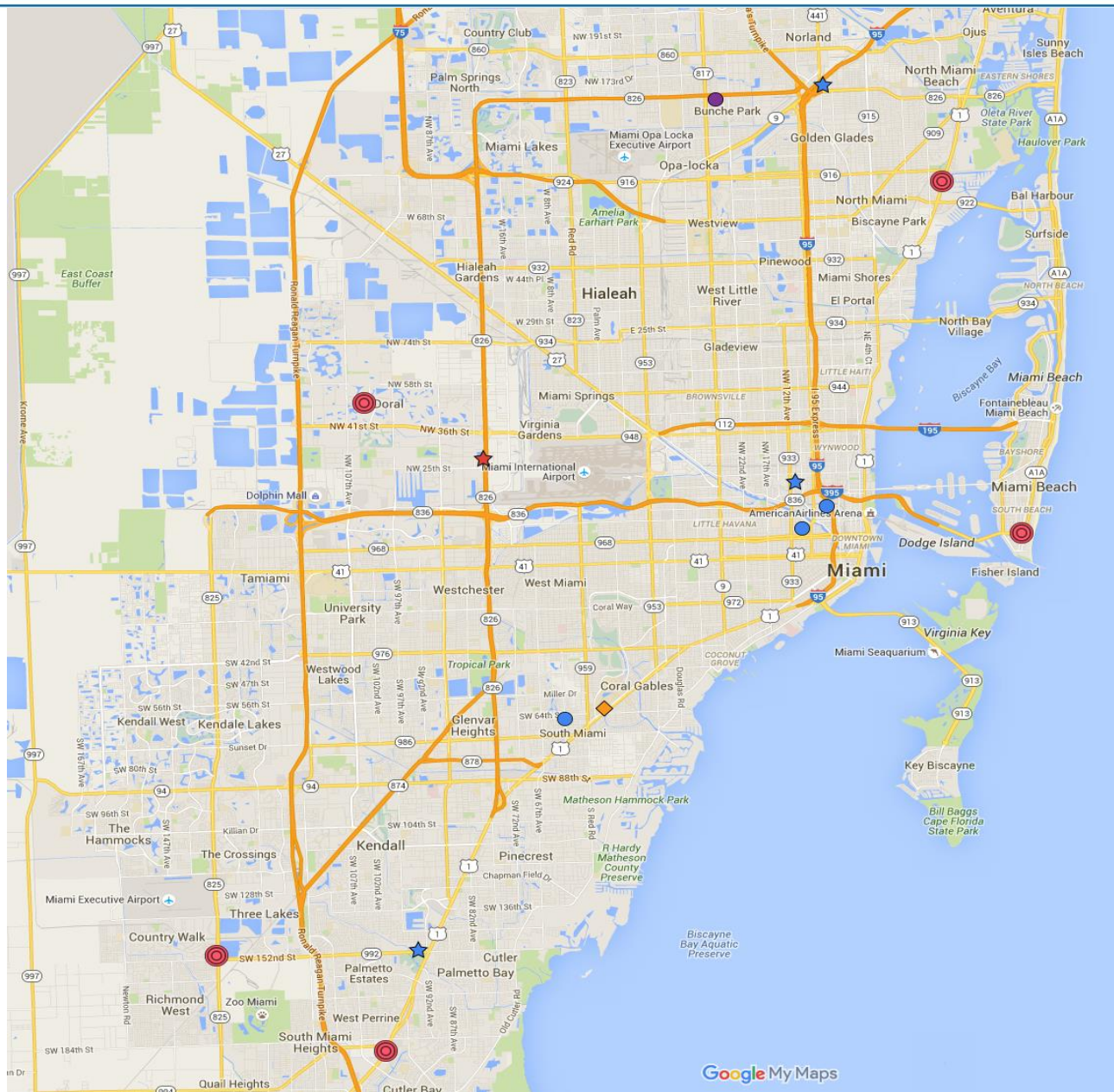
A Stronger, More Competitive Public Health System



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  
Director, Small Business Enterprise Program, Procurement Management
- Charesse Chester  
SBE Outreach and Advocacy Manager – AECOM/Creativision MEDIA

# Jackson Procurement Opportunities



# JHS Procurement Opportunities

## Construction Services:

CMs: Pre-Qualification and Design Assist Trades RFP (Ongoing)

Pre-Qualified Pool of General Contractors RFP (Future)

Window Cleaning Services Pre-Qualified Pool ITB (Future)

Elevator Modernizations Pre-Qualified Pool ITB (Future)

Variable Frequency Drives (SBE Bid Preference) (Due July 14)

# JHS Procurement Opportunities

Architectural and Engineering (A/E) Services:

Equitable Distribution Program (EDP) (Ongoing Usage)

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.JacksonSupplierPortal.org](http://www.JacksonSupplierPortal.org)



# Miracle Building Plan

6 Signature Projects  
6+ Urgent Care Centers

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



OHL  

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Arellano

  
MESSAM  

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CONSTRUCTION

# Jackson North Medical Center



Renovation of Ground floor lobby,  
corridors & elevator lobby

Emergency department expansion  
and renovation

Surgery consolidation and upgrades

Modernization of floors 3,4,5, and 6

Refurbishment of LDR Suite

HVAC, plumbing, and electrical  
systems

Parking expansion





# 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

- 100% Construction Documents for JNMC - Bid Package 1 to be received 7/20/2017 & released for bidding/advertising on 7/24/2017
- Bid Package 1 inclusive, but not limited to:
  - Refurbishment of floors 3, 4, 6 (partial)
  - Refurbishment of LDR suite
  - Refurbishment of Corridors and elevator lobby
  - Renovation of Ground floor lobby, corridors & elevator lobby
- Package 2 Bid documents to be released 10/2/2017
- Package 3 & 4 Bid documents to be released early 2018.
- 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	<ul style="list-style-type: none"><li>• Refurbishment of floors 3, 4, 6 (partial)</li><li>• Refurbishment of LDR suite</li><li>• Refurbishment of Corridors and elevator lobby</li><li>• Renovation of Ground floor lobby, corridors &amp; elevator lobby</li></ul>	7/24/2017
2	<ul style="list-style-type: none"><li>• New PT Suite at 2nd floor</li><li>• Med Gas Tank Farm</li><li>• Renovation of 7th floor Surgery Room(s)</li><li>• Renovation/Expansion of ED</li><li>• Renovation of existing OR</li></ul>	10/5/2017



# Jackson North Medical Center OHL-Arellano

## UPCOMING OUTREACH EVENT

- Thursday, July 13, 2017

### **Jackson North Medical Center – Construction Connection**

Location: DTC – 1611 NW 12 Avenue, Miami, FL 33136  
(Room 259)

Time: 4:30 – 7:00 PM

RSVP to [ARAFFAELE@ARELLANOGC.COM](mailto:ARAFFAELE@ARELLANOGC.COM)

*Space is limited.*

# Skanska USA Building, Inc.

# SKANSKA



Miracles  
*made daily.*



# 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

*Miracles made daily.*

# 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 65% complete. Construction – Overhead Rough and Drywall Installation and finishing
- Holtz ET 3A Maternity Unit – Currently 25% complete. Construction – Demolition, Space layout and Overhead Coordination
- Hybrid OR – Currently 5% complete. Construction – ICRA setup in progress
- Telemetry – Construction – ICRA setup in progress
- Rape Treatment Center – Currently 10% complete. Construction – ICRA setup and demolition complete for phase 1.



# JMMC Floor Modernizations

## Skanska USA

### PROJECT UPDATE

- PPE – Currently 10% complete. Construction – Demolition complete, wall framing and in wall rough will start next week.
- Poison Control – Currently 10% complete. Construction – demolition in progress.
- North Dade HC – Construction – Enabling work and ICRA setup in progress.
- Mobile MRI – Pending permit.
- PPW –Pending permit.

# JMMC Floor Modernizations

## Skanska USA

### CONSTRUCTION PACKAGES –FORECAST

#### Upcoming Bid Packages

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

# 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

*Miracles made daily.*

# 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	September 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

# 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

- Design Team has started the Construction Document Phase for the ICU Build-out with completion slated for July 25<sup>th</sup>, 2017.
- Balance of Renovation Scope is in the Design Document Phase with CD's scheduled to be complete by October 23<sup>rd</sup>, 2017.
- Renovation Work Packages will include the following:
  - 12 Bed ICU Unit Fit-out of existing Shell Space
  - Central Energy Plant upgrades
  - 1<sup>st</sup> Floor Behavioral Health Unit Renovation
  - 2<sup>nd</sup> Floor – Maternity Unit Renovation
  - 2<sup>nd</sup> Floor – 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



*Miracles made daily.*

# 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

Enabling first phase in  
permitting

Site work starts in July

Demolition of  
Institute/Annex  
in Fall 2017



*Miracles made daily.*

# 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 (SBE 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 work is scheduled to begin on July 24<sup>th</sup>, 2017.
- 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
  - Site Work – Parking Lot Modifications
  - Existing Utility Relocations
- A separate Landscape bid package required for the Enabling Work was issued for bidding on June 28<sup>th</sup> and bids are due on July 21<sup>st</sup>.

# New Rehab Hospital Turner Construction

## CONSTRUCTION PACKAGES – SIX MONTH FORECAST

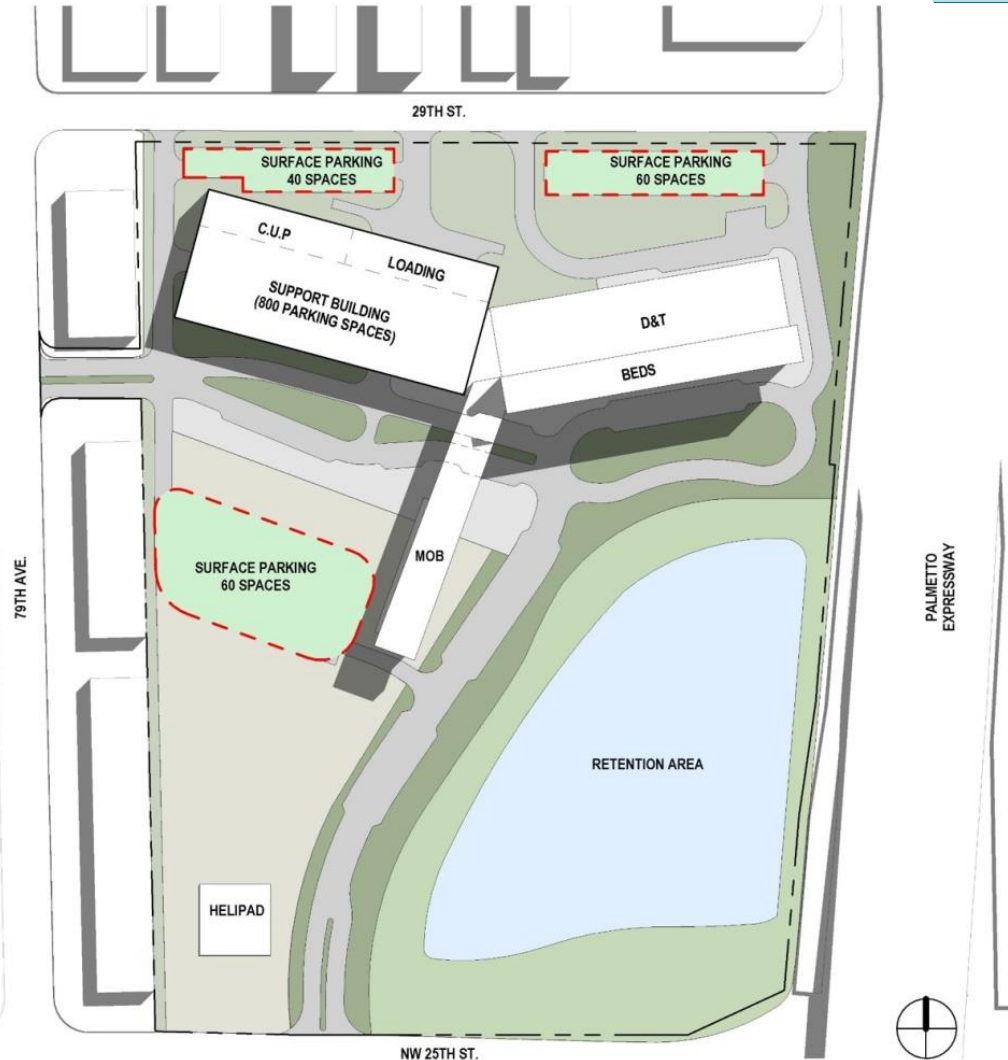
<u>Bid Package</u>	<u>Package Description</u>	<u>Target Buyout Date</u>
5E	Enabling Work - Landscape & Irrigation	July 2017
9	Surveying	November 2017
10	Site Piped Utilities & Storm Drainage	November 2017
11	Soil Stabilization	November 2017
12	Augercast Piles	November 2017
13	General Requirements	November 2017



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*made daily.*



# 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

*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%**



# 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 1<sup>st</sup> Quarter of 2018**
  - **Hospital Anticipated 2<sup>st</sup> 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

# Jackson Protégé Spotlight



# Jackson Protégé: Sagoma Construction

## COMPANY BACKGROUND

- Construction Manager/General Contractor
- Incorporated in August 2010
- Insurance -\$5M (GL/Auto/WC)
- Bond -\$4M
- Certifications –FDOT, CSBE, MBE, LEED

# Jackson Protégé: Sagoma Construction

## COMPANY BACKGROUND

- Combined 90 years of Team Experience
- Experience w/Active Sites & High Security Areas such as Schools, Airports & Hospitals
- 80% of our Work is Interior Renovations
- Self Perform –Demolition, Concrete, Rough/Finish Carpentry
- Target Markets –Healthcare, Commercial –Retail, Restaurants & Aviation

# Jackson Protégé: Sagoma Construction Floor Mods: North Dade Health Center

- Project Location: 16555 NW 25th Ave, Miami Gardens
- Interior Build out & Cosmetic Upgrades
- Size – 19,371 Sq Ft
- GMP Value - \$3M
- Project Team
  - Project Managers – Andrew Smith (Mentor) / Chris Silburn (Protégé)
  - Project Engineer – Veronica Waisberg
  - MEP Superintendent – Terry Byrd (Protégé)
  - Arch. Superintendent – Dale Striker (Mentor)



# Jackson Protégé: Sagoma Construction Floor Mods: North Dade Health Center

- **Phases**

- 1: Urgent Care Center (UCC)      X-Ray Room, Public Restroom & Lobby
- 2: Cosmetic Upgrades
- 3: Pharmacy Renovation

- **Schedule**

- Phase 1: Six (6) Months
- Phase 2: Four (4) Months
- Phase 3: Three (3) Months

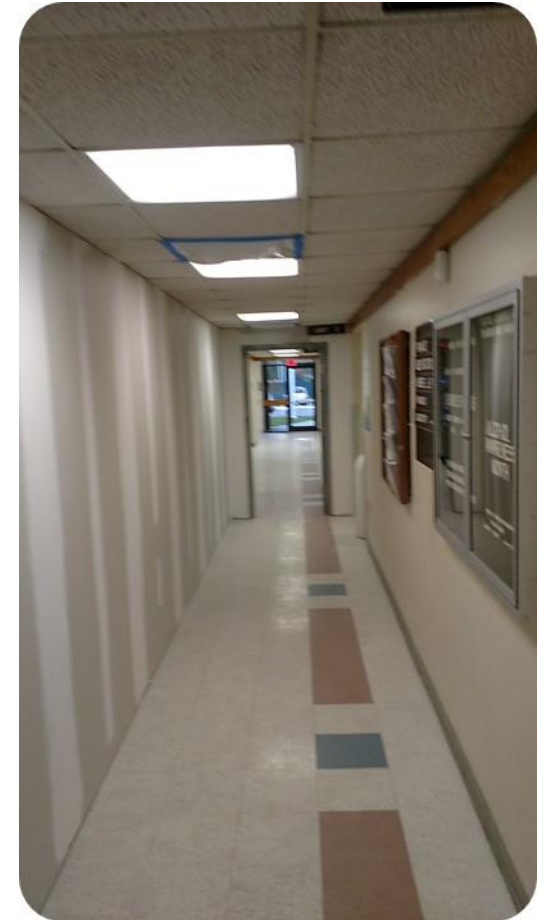
# Jackson Protégé: Sagoma Construction Floor Mods: North Dade Health Center

**Enabling Item:** ADA Sidewalk for alternate route to the building.  
Pressure washing & painting alternate entry. Both, 100% complete



# Jackson Protégé: Sagoma Construction Floor Mods: North Dade Health Center

**Contract Item:** ICRA Partitions. 100% complete



# Jackson Protégé: Sagoma Construction Floor Mods: North Dade Health Center

## CONSTRUCTION UPDATE

- Permit Issued – June 26th 2017
- Enabling Items:
  - ADA Sidewalk for Alternate route to the building – 100% Complete
  - Temporary Signage for new means of egress – In progress
  - Furnish & Install additional lighting at new temporary entry – 100% Complete
- Contract Items:
  - ICRA Partitions – 100% Complete



# Miami-Dade County Small Business Development

For more information, please visit  
[www.miamidade.gov/smallbusiness](http://www.miamidade.gov/smallbusiness)

or call 305-375-3111





# 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

TBD

## Capital Projects Outreach Roundtable Documents

[www.jacksonhealth.org/capital-projects-outreach-roundtable.asp](http://www.jacksonhealth.org/capital-projects-outreach-roundtable.asp)

## Jackson Health System Social Media



Instagram: @JacksonHealth



Twitter: @JacksonHealth



Facebook: Jackson Health System