

## MIRACLE BUILDING CAPITAL PLAN BID OPPORTUNITY

**SIGNATURE PROJECT: Jackson North Medical Center**

Construction Manager	<b>OHL-Arellano Construction Company</b>
Cost of Work SBE	SBE-C: 32.77%
Subcontracting Goals	SBE-G/S: 0.25%

### PROJECT DETAILS

Bid Package	<b>Bid Package 01</b>
Project Scope Values	<b>Various – Estimated Project Scopes range from \$1,000 to \$5M</b>
Location	160 NW 170th Street, North Miami Beach, FL 33169
Construction Environment	The work is being performed in the currently unoccupied shell adjacent to the active ICU. The space is empty but all adjacent areas and access is active.
Description	The Basic Scope will consist of door, casework and other cosmetic upgrades to various areas of Jackson North Medical Center, along with mechanical/electrical/plumbing upgrades. Additionally there will be a waterline (plumbing) replacement.
Scope of Work Includes	Demolition; Miscellaneous Concrete; Carpentry; Casework; Miscellaneous Metals; Waterproofing & Roofing; Doors & Glazing; Drywall; Tile; Resilient Flooring; Painting; Acoustical Ceilings; Specialties; HVAC; Fire Protection; Plumbing; Electrical
Pre-Bid Meetings	Jackson North Medical Center – Main Entrance Lobby Front Desk, First Floor – Roofing Replacements: Tuesday, August 15, 2017, 8:30am – Waterline Replacements: Wednesday, August 16, 2017, 8:30am – General Interior Renovations: Thursday, August 17, 2017, 8:30am

### BID SUBMITTAL

<b>Due Date</b>	<b>Thursday, September 7, 2017</b>
<b>Time</b>	<b>2:00pm</b>
Location	<b>All bids must be delivered in a sealed envelope either by hand delivery or courier service (i.e. USPS, FedEx, etc.) no later than 2:00pm (ET) to OHL-Arellano Construction Co. – Main Office.</b>  OHL-Arellano Construction Company (Main Office) Attn: Damaris Gonzalez or Anntonela Raffaele 7051 SW 12 <sup>th</sup> Street Miami, FL 33144

- Subcontractors who have not been pre-qualified with OHL Arellano please contact Anntonela Raffaele via email at [araffaele@arellanogc.com](mailto:araffaele@arellanogc.com) .
- RFI's regarding scopes of work must be received no later than **Monday, August 21, 2017 at 2:00 PM.**
- **All bid documents, i.e. plans, specifications, addenda, RFIs, etc. will be distributed via OHL- Arellano's FTP site, [www.SmartBidNet.com](http://www.SmartBidNet.com) - <https://secure.smartbidnet.com/External/PublicPlanRoom.aspx?Id=316067&i=1> .**
- OHL-Arellano is committed to supporting the economic development of certified Miami-Dade county small business enterprise – construction (SBE-C) firms.

DATE: 08/07/2017

## **SEALED BID PROPOSALS**

### **JACKSON NORTH MEDICAL CENTER – BID PACKAGE 01 – 100% CD** **160 NW 170<sup>TH</sup> STREET, NORTH MIAMI BEACH, FL**

#### **IMPORTANT DATES**

RFI DUE DATE: **MONDAY, AUGUST 21, 2017 AT 2:00 PM**

**PRICING DUE DATE: THURSDAY, SEPTEMBER 7, 2017 AT 2:00 PM (SEALED BID)**

SITE VISIT: **(DATES ARE TENTATIVE: TO BE CONFIRMED)**

- **ROOFING REPLACEMENTS: TUESDAY 8/15/2017**
- **WATERLINE REPLACEMENTS: WEDNESDAY 8/16/2017**
- **GENERAL INTERIOR RENOVATIONS: THURSDAY 8/17/2017**

#### **OHL | ACC TEAM**

Project Coordinator: **Damaris Gonzalez**, [dgonzalez@arellanogc.com](mailto:dgonzalez@arellanogc.com)  
Prequalification/SBE Coordinator: **Anntonela Raffaele**, [araffaele@arellanogc.com](mailto:araffaele@arellanogc.com)  
Pre-Con Manager Div. 2-3 & 5: **Rey Viquez**, [rviquez@arellanogc.com](mailto:rviquez@arellanogc.com)  
Pre-Con Manager Div. 6: **Robert Herold**, [rherold@arellanogc.com](mailto:rherold@arellanogc.com)  
Pre-Con Manager Div. 7, 9, 10-12: **Dennis C. Smith**, [sdennis@arellanogc.com](mailto:sdennis@arellanogc.com)  
Pre-Con Manager Div. 8: **Alex Ponce**, [aponce@arellanogc.com](mailto:aponce@arellanogc.com)  
Pre-Con Manager Div. 15-17: **Anthony Jaworski**, [ajaworski@arellanogc.com](mailto:ajaworski@arellanogc.com)

#### **BID DOCUMENTS**

##### **1. PLANS & SPECIFICATIONS**

- Jackson North Medical Center – 1<sup>st</sup> – 6<sup>th</sup> Floor Cosmetic Upgrade Pricing Set dated 07/20/2017
- Jackson North Medical Center – Cosmetic Upgrade Alteration Specifications dated 7/20/2017
- Jackson North Medical Center – CD – Re-Roofing Alteration dated 07/20/2017
- Jackson North Medical Center – CD – Domestic Water Riser Replacement dated 7/20/2017
- Jackson North Medical Center – Addendum No. 01 – Clarifications dated 7/20/2017

##### **2. ADDITIONAL ITB DOCUMENTS**

- Miami Dade County, Florida – Responsible Wages & Benefits 2017
- OCIP Insurance Manual
- SBE-C & SBE-G/S Guidelines and Requirement Forms
- Bid Instructions
- General Scope Checklist
- Required Subcontractor Bid Form
- Phasing Plan

**NOTE: All CONTRACTED Subcontractors are required to participate with TEXTURA. Subcontractors are responsible for the fee associated with this service, please see TEXTURA brochure that has been made available on the FTP site and attached to these instructions.**

Subcontractors who have not been pre-qualified with OHL Arellano please contact Anntonela Raffaele via email at [araffaele@arellanogc.com](mailto:araffaele@arellanogc.com)



# INVITATION TO BID & INSTRUCTIONS

All subcontractors are required to review all the documents made available on the ftp site (SmartBidNet). Be sure to submit RFI's regarding your scope of work by **08/21/2017 at 2:00 PM**. Scope of work Proposal and required Bid Form must be sent as a Sealed Bid Proposal no later than 09/07/2017 at 2:00 PM, to the following location:

**OHL Arellano Construction Co. (Main Office)**  
**Attention: Mrs. Damaris Gonzalez or Mrs. Anntonela Raffaele**  
**7051 SW 12<sup>th</sup> Street, Miami, FL 33144**

*\*\*Please indicate the following on your sealed bid proposal envelope: Company Name, Name of Project, and Scope of work\*\**

# INVITATION TO BID & INSTRUCTIONS

## STANDARD BID INSTRUCTIONS

1. All bid documents, i.e. plans, specifications, addenda, RFIs, etc. will be distributed via OHL | Arellano's FTP site, [www.SmartBidNet.com](http://www.SmartBidNet.com). Should you have any issues accessing said documents please be sure to contact the Project Coordinator or Subcontractor Support at (888) 808-8319.
2. **CONTRACT DOCUMENTS** should be examined thoroughly. You are responsible for reviewing all documents in their entirety regardless of your scope. Your signature, date and number of Addenda's and all Revisions must be listed on your proposal and bid form. Bidder agrees that he/she has familiarized himself/herself with them, and that the submitted bid includes all work described in construction project manual and related documents. Failure to include all requirements listed above shall result in rejection of the bid. Any omissions and/or discrepancies may be listed on separate sheet as an attachment.
3. Where applicable your proposal should be inclusive of all AHCA Requirements and local Codes and Ordinances that fall under your scope of work.
4. Pricing should include all necessary material, labor, tax, freight, equipment, supervision and permits (when applicable) associated with your discipline. Provide any Unit Cost or Alternates indicated on Bid Form.
5. It is recommended that you VISIT THE SITE and investigate existing conditions, which might affect your scope of work. Failure to make such investigation shall not relieve the successful bidder from fulfilling all terms of the contract.
6. By providing a bid for this project, subcontractor acknowledges and agrees with OHL Arellano Construction's Standard Subcontract Agreement and its terms. Please note that we can modify or clarify the Scope, however, we cannot change the boilerplate elements of the Subcontract Agreement.
7. Your proposal may NOT be submitted as an EMAIL. ALL Proposals must be submitted in PDF format on your company letterhead as an attachment and sent via EMAIL. ANY PROPOSALS SENT AS A JPEG, EXCEL, WORD or any other format will NOT be accepted. Subcontractors who are providing pricing for multiple scopes must also provide an individual bid form and price breakdown for each. Potential savings for award of multiple scopes can be addressed in a letter separate from Bid Form.
8. All contents on Bid Form are required; IF any items are not applicable enter N/A on given line.
9. For preliminary projects with undefined scopes please provide an itemized list and unit cost/estimate for suggested items. These Items should not be listed within your BASE BID and should be submitted as Alternates. Further clarification may be provided by the Pre-Con manager responsible for your respective scope.
10. Address all items pertinent to your scope of work on the attached Bid Form based on the documents provided. Include any Qualifications/Alternates that may be applicable to your proposal. Provide any VE suggestions that you feel are appropriate to the project.

# INVITATION TO BID & INSTRUCTIONS

## PROJECT SPECIFIC BID INSTRUCTIONS

### ***Project requirements and Descriptions:***

The Basic Scope will consist Door, Casework and other Cosmetic Upgrades to the above mentioned areas of the hospital, along with the MEP Upgrades. Additionally there will be a Waterline (Plumbing) Replacement, Please follow the Bid Documents closely, reviewing all pertinent notes and Drawings. Please note that this project will require adherence to the Miami- Dade – Responsible Wages and Benefits Guidelines. Please refer to the appropriate section to find your category and Wage Scale. Additionally being a Public Facility there will be Requirements and Goals that need to be met towards the employ of SBE's (Small Business Enterprises). If your firm is currently registered as a SBE, or feels that they qualify as a potential SBE participant, you should definitely consider enrolling. This project will also utilize an OCIP Insurance program, whereby the Owner - Jackson Health Systems.

A Buck Hoist will be installed on the West Wing of the Patient Tower to provide access for Personnel and Materials to the Hospital Tower. Additionally a Trash Chute will also be located here for debris Disposal – Any Debris which is too large for the Chute will need to be brought down on the Buck hoist.

### **Please follow the Plans and the basic description below of the Areas of work that are to be addressed:**

- 1. FIRST FLOOR** - Cosmetic upgrade to Main Lobby and adjacent Corridor and Elevator Lobby areas. Includes refurbishment of two Visitor Toilets off of Elevator Lobby. Scope includes Misc. Demolition of existing Finishes (See AD (Demolition) Drawings for details) DW Modifications to Ceiling Soffits and some Wall Repairs; new Terrazzo Flooring at Lobby portion, Resilient at Corridors, new ACT Ceilings, Painting of all walls and existing Hollow Metal Frames; New Doors and Hardware; new Reception Desk; New Tile and Plumbing Fixtures at Restroom, New Light Fixtures; New A/C Grilles; Q/R Sprinkler Heads; Misc. Toilet Accessories in Restrooms; Corner Guards where noted. Provide New Signage where noted.
- 2. SECOND FLOOR** - Cosmetic upgrade to Second Floor LDR (Labor and Delivery) Suite, including the adjacent Corridor and Elevator Lobby areas. Includes refurbishment of two Visitor Toilets off of Elevator Lobby. Overall LDR Scope includes Misc. Demolition of existing Finishes and Light Fixtures ( See AD – Demolition Drawings for details; LDR Scope includes minor DW modifications to Ceiling Soffits and some Wall Repairs; new Resilient Flooring, new ACT Ceilings, Painting of all walls and existing Hollow Metal Frames; New Doors and Hardware; Re-laminate the two existing Nurse Stations (See Notes) and new casework at Other Treatment Rooms; New Casework vanities and faucets at Patient Room Toilets; New Tile Floor at Bathrooms;; New Light Fixtures, Clean existing A/C Grilles, Q/R Sprinkler Heads; Misc. Toilet Accessories in patient Toilets.. Wall Protection to remain in portions of Suite. See Page A3.42.2 for Wall Protection ADD ALT where new HR-1 is being installed. Provide New Signage where noted
- 3. THIRD FLOOR** – Cosmetic upgrade to complete Third Floor Patient Rooms on entire Floor, including all Corridors and Elevator Lobby Areas. Includes refurbishment of Visitor and Staff Toilets. Scope includes Misc. Demolition of existing Finishes (See AD (Demolition) Drawings for



## INVITATION TO BID & INSTRUCTIONS

details) DW Modifications to Ceiling Soffits and some Wall Repairs – Where existing Wallcovering occurs – Remove W/C and apply a Skim Coat as needed; New Resilient Flooring throughout, including Rubber Cove Base. Flooring contractors should include separate costs for the following Items with their Flooring Price: Moisture Tests based on manufacturer's recommendations; Cost/ SF for Moisture Remediation; Floor Coverings to Protect Floors. Includes new ACT Grid and Tiles; Painting of all Walls and existing Hollow Metal Frames; New PVC Type Impact Doors and Finish Hardware on existing Hollow Metal frames – Provide a cost to Premeasure Frames and Install new Doors; New Nurse Stations and Back of House Casework; At Patient Rooms - New Headboards behind Beds and replacement of existing Door and Drawer Fronts at vestibule Wardrobes; New Tile at Bathroom- including Floors and Wet Walls, including Shower Floor and Walls; New Plumbing Fixtures and trim at bathrooms; New Light Fixtures; New A/C Grilles; Q/R Sprinkler Heads; Misc. Specialties at Restrooms; New Grab Bar and Corner Guards at Corridors; An ADD ALT for applying a PVC Wainscot ( IWP-1) below handrails; At Patient Rooms provide a Crash Rail along Footwall and a Corner Guard as Shown. An ADD ALT for applying a PVC Wainscot (IWP-1) below Footwall Crash Rail; Provide New Signage where Noted.

- 4. FOURTH FLOOR-** Scope includes complete Cosmetic Upgrades of the entire floor similar to the description of the Third Floor Scope above.
- 5. SIXTH FLOOR** - Scope includes Cosmetic upgrades of only Two Thirds of the Floor - Excludes West Wing – Scope at the North and East Wings is similar to the description of the Third Floor Scope above.
- 6. FIFTH FLOOR** – The fifth floor will receive an overall repainting of all Walls, Door Frames and Opaque finished Doors, throughout the floor. In addition existing doors will be refurbished to Repair the marring and scratches. Other existing doors inside approx. 10 patient rooms will be replaced to match the rest of the floor.
- 7. WATERLINE REPLACEMENT** – The Hot, Cold and RE-Circulation Water Lines servicing the Patient and Staff Bathrooms located on Floors 3,4 5,6 and 7 of the Patient Tower will need to be replaced. Work will occur consecutively, at each Vertical Stack, serving the Five Floors and up to 10 back to back bathrooms. Portions of the wall will be opened at each bathroom to allow the running of the new water lines. Valves for each line will be installed at each side of the chase wall of each bathroom. Subsequently new water lines from the valves will connect to the replaced bathroom fixtures. The Walls will be patched and a rated Access Panel installed to provide permanent valve access. This work will need to commence before the work on the first patient Floor refurbishment occurs, in order to be able to finish the entire Water Line Replacement Scope by the time the first patient Floor Refurbishment is completed.
- 8. ROOFING REPLACEMENTS** – Portions of the existing roof have been deemed unsalvageable and will need to be torn off and replaced, including the Insulation. Other portions of the roof will need miscellaneous repairs, such as lowering of Roof Drains to allow for proper drainage. See the Roofing plans for specific locations and details of what is required.

# INVITATION TO BID & INSTRUCTIONS

## **TENTATIVE PROJECT PHASING SCHEDULE: Tentative Start of Construction – Package One: October 23, 2017**

- 1) The WATERLINE REPLACEMENT RISER Work will be the first “project” started, and it will be done a Vertical Stack of Ten Rooms at a Time. There are a total of 19 Riser Stacks and they are scheduled to take approximately one week each.
- 2) The Roofing Work should commence near the beginning of the Project.
- 3) Work on the SIXTH FLOOR and will commence a couple weeks after starting the Water Risers. The intent is that by the time bathroom renovations of the Sixth Floor need to be finalized, that all the WATERLINE Replacements have been completed.
- 4) The FIFTH Floor repaint will commence 3 Months into the work of the SIXTH Floor. Work will also commence on the MAIN FLOOR Lobby. This should take approx. 2 Months. Upon completion of Lobby work on the adjacent Corridor and Elevator Lobby will occur; this will be phased. Simultaneously the renovations at the Second Floor LDR will commence. It too will be phased along with the Corridor and Elevator Lobby. Once the Sixth Floor is complete, the SEVENTH Floor (Plans will be out in early October) will be done converting it into a MED SURG Floor. Upon completion of SEVEN, work will commence on the THIRD Floor Refurbishment, followed by the FOURTH Floor.