

**South Broward Hospital District
Board Building Committee
Construction Progress Report
September-24**

Project	Status	Contractor	Architect	Budget LTD	Prior Years Expenses	Current FY25	Obligations	Funds Remaining	Approved Contractor Bid Amount	Approved Contingency Amount	On Budget	Contract Type	Board Approval Date	Construction Start Date	Original Construction Completion Date	On Schedule?	Comments
Joe DiMaggio Children's Hospital - 46																	
CT Replacement	Design	TBD	TBD	\$ 4,600,000.00	-	-	\$ 79,589.00	\$ 4,520,411.00	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
JDCH CS MRI Magnet Upgrade	Design	TBD	TBD	\$ 1,560,000.00	-	-	\$ 61,527.00	\$ 1,498,473.00	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Memorial Healthcare System - 10																	
Primary Care Plantation	Construction	THORNTON CONSTRUCTION COMPANY	SALTZ MICHELSON ARCHITECTS	\$ 1,500,000.00	\$ 151,753.00	\$ 111,485.00	\$ 908,033.00	\$ 328,729.00	\$ 924,278.00	\$ 138,000.00	Yes	Lump Sum	10/27/2023			Yes	None
UCC 10175 Pines Blvd	Permitting/Bidding	LEE Construction	SALTZ MICHELSON ARCHITECTS	\$ 4,000,000.00	\$ 152,817.12	-	\$ 195,254.46	\$ 3,651,928.00	\$ 2,188,200.00	\$ 227,500.00	Yes	Lump Sum	07/24/2024	TBD	TBD	Yes	None
Memorial Hospital Miramar - 45																	
Monument Sign Replacements	Permitting/Bidding	LEE Construction	HARVARD JOLLY INC	\$ 2,092,000.00	\$ 131,332.50	\$ 3,415.90	\$ 1,531,190.82	\$ 426,061.00	\$ 1,728,615.00	\$ 259,000.00	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Memorial Hospital Pembroke - 44																	
MHP 300 T Chiller/CEP Upgrade	Planning	TBD	TBD	\$ 2,500,000.00	-	-	-	\$ 2,500,000.00	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Red Road Free Standing ED	Permitting/Bidding	DPR Construction	HKS Architects Inc.	\$ 17,002,300.00	\$ 1,616,932.05	\$ 59,276.94	\$ 2,116,954.72	\$ 13,209,136.00	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MHP MRI Replace with Modular	Planning	TBD	TBD	\$ 3,000,000.00	-	-	-	\$ 3,000,000.00	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
OR Cysto Room	Construction	Lee Construction	SALTZ MICHELSON ARCHITECTS	\$ 2,791,000.00	\$ 247,044.66	\$ 104,688.10	\$ 1,923,230.11	\$ 516,037.00	\$ 1,747,842.00	\$ 262,000.00	Yes	Lump Sum	09/27/2023	09/09/2024	03/14/2025	Yes	None
MHP Exterior Envelope/Roof Repair	Permitting/Bidding	TBD	TBD	\$ 1,350,000.00	-	-	\$ 2,105.53	\$ 1,347,894.00	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Free Standing ED	Permitting/Bidding	DPR	HKS Architects Inc.	\$ 18,176,100.00	\$ 201,343.72	\$ 706,453.49	\$ 1,759,434.79	\$ 15,508,968.00	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Memorial Hospital West - 43																	
2nd Floor Labor & Delivery	Construction	Lee Construction	HKS Architects Inc.	\$ 10,779,700.00	\$ 139,211.32	\$ 312,259.44	\$ 3,866,403.81	\$ 6,461,825.00	\$2,668,050.00	\$415,200.00	Yes	Lump Sum	01/30/2024	08/12/2024	03/27/2025	Yes	None
MHW MCI Shell Space Renovation	Design	TBD	HKS Architects Inc.	\$ 2,685,600.00	-	-	\$ 369,398.00	\$ 2,316,202.00	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MHW Xray Fluoroscopy Room Equipment Replacement	Design	TBD	TBD	\$ 1,502,400.00	-	-	\$ 52,877.00	\$ 1,449,523.00	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MHW MRI Upgrade	Permitting/Bidding	TBD	Harvard Jolly Inc.	\$ 2,887,800.00	-	\$ 68,999.28	\$ 43,960.00	\$ 2,774,841.00	\$912,030.00	\$136,804.00	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MCI Conversion to MCVI	Design	TBD	Harvard Jolly Inc.	\$ 10,300,000.00	\$ 4,727.18	\$ 74,158.25	\$ 727,103.57	\$ 9,494,011.00	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Envelope Repairs	Permitting/Bidding	TBD	Harvard Jolly Inc.	\$ 3,487,700.00	\$ 182,196.00	-	\$ 197,589.95	\$ 3,107,914.00	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MHW CVI #2 Equipment Replacement	Planning	TBD	TBD	\$ 2,526,300.00	-	-	-	\$ 2,526,300.00	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MHW CT Scan Room	Planning	TBD	TBD	\$ 2,186,500.00	-	-	-	\$ 2,186,500.00	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Memorial Manor - 20																	
Manor Piped-in O2	Design	TBD	HKS Architects Inc.	\$ 352,267.98	-	-	\$ 62,201.00	\$ 290,067.00	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Manor FEMA Hardening	Permitting/Bidding	TBD	SALTZ MICHELSON ARCHITECTS	\$ 3,250,000.00	\$ 165,843.43	\$ 74,662.10	\$ 121,111.92	\$ 2,888,383.00	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Manor Generator/ATS Replacement	Planning	TBD	TBD	\$ 500,000.00	-	-	-	\$ 500,000.00	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Memorial Physicians Group - 80																	
MRH MOB Site 345 OB & MFM	Planning	TBD	TBD	\$ 2,246,500.00	-	-	\$ 106,275.00	\$ 2,140,225.00	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Memorial Primary Care Regional - 640																	
Buildout Dania Beach Center	Construction	LEE Construction	SALTZ MICHELSON ARCHITECTS	\$ 3,121,300.00	\$ 69,743.50	\$ 28,947.50	\$ 2,120,068.59	\$ 902,540.00	\$1,915,242.00	\$287,000.00	Yes	Lump Sum	03/27/2024	09/09/2024	05/09/2025	Yes	None
Memorial Regional Hospital - 40																	
MCI Hallandale Expansion	Design	TBD	Harvard Jolly Inc.	\$ 4,337,400.00	-	-	\$ 183,945.00	\$ 4,153,455.00	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Family Birthplace 4FL	Construction	Turner Construction	HKS Architects Inc.	\$ 71,482,200.00	\$ 26,499,521.40	\$ 8,717,687.35	\$ 14,435,779.98	\$ 21,829,211.27	\$43,850,159.00	\$4,299,431.00	Yes	GMP	10/26/2022	01/09/2023	01/31/2025	Yes	Ahead of Schedule by 2 months
MRH Therapy Room #1 Linac Replacement	Planning	TBD	TBD	\$ 5,085,100.00	\$ 271,999.73	\$ 3,750,465.04	\$ 170,002.49	\$ 892,632.74	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
ER Renovation	Construction	Turner Construction	Harvard Jolly Inc.	\$ 20,759,500.00	\$ 9,660,510.88	\$ 1,816,630.09	\$ 6,459,185.49	\$ 2,823,173.54	\$16,401,716.00	\$1,922,604.00	Yes	GMP	05/25/2022	01/09/2023	05/16/2025	Yes	None
Master Plan Surgery & Tower	Design	Robins & Morton	HKS Architects Inc.	\$ 37,417,100.00	\$ 9,360,463.75	\$ 2,180,024.60	\$ 4,172,783.18	\$ 21,703,828.00	TBD	TBD	Yes	GMP	TBD	TBD	TBD	Yes	None
Memorial Regional Hospital South - 41																	
HVAC AHU 3	Design	TBD	SALTZ MICHELSON ARCHITECTS	\$ 2,198,400.00	\$ 2,340.00	N/A	\$ 66,456.00	\$ 2,129,604.00	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
FEMA Wind Retrofit	Construction	THORNTON CONSTRUCTION COMPANY	SALTZ MICHELSON ARCHITECTS	\$ 20,985,000.00	\$ 14,971,607.97	\$ 3,200,000.00	\$ 957,349.31	\$ 5,056,042.72	\$13,613,113.00	\$699,802.00	No	GMP	TBD	07/26/2021	10/31/2024	Yes	Remediation
MRHS Pedestrian Bridge Restoration	Design	TBD	Other	\$ 500,000.00	-	-	\$ 54,000.00	\$ 446,000.00	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Chiller 3 Replacement	Construction	Lee Construction	SALTZ MICHELSON ARCHITECTS	\$ 2,430,000.00	\$ 173,453.37	\$ 460.00	\$ 1,489,383.63	\$ 767,163.00	\$1,456,277.00	\$218,000.00	Yes	Lump Sum	04/26/2023	11/05/2024	05/30/2025	Yes	None
MRHS CT Imaging Suite Addition	Design	TBD	Harvard Jolly Inc.	\$ 1,250,000.00	-	\$ 2,000.00	-	\$ 1,248,000.00	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
MHS Property Management - 83																	
MHM 1971 Dr L Davis Blue Water	Construction	THORNTON CONSTRUCTION COMPANY	HKS Architects Inc.	\$ 3,800,000.00	\$ 101,898.56	\$ 732,154.49	\$ 2,011,616.25	\$ 954,330.70	\$2,671,339.00	\$97,217.00	Yes	Lump Sum	TBD	06/24/2024	12/20/2024	Yes	None



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MEMORIAL HOSPITAL WEST · MEMORIAL HOSPITAL MIRAMAR · MEMORIAL HOSPITAL PEMBROKE · MEMORIAL MANOR

TO: Shane Strum, Interim President & Chief Executive Officer

FROM: Mark Greenspan, Vice President
Construction and Property Management

SUBJECT: Guaranteed Maximum Price (GMP) – Douglas Road
Freestanding Emergency Department

DATE: October 11, 2024

On September 27, 2023, the Board of Commissioners approved the selection of DPR Construction as the construction manager for the Douglas Road & Red Road Free Standing Emergency Departments. DPR has completed pre-construction services for the project and submitted the attached Guaranteed Maximum Price (GMP) proposal in the amount of \$38,449,952.

Vermeulens, a cost estimating firm retained by MHS, provided an independent construction cost estimate for the project at \$38,859,160.

In accordance with standard practice, the MHS Construction Services Department validated the GMP proposal utilizing the following steps:

- (1) All subcontractor bids were received directly by the Memorial Healthcare System Construction Services staff;
- (2) Bids were opened in a controlled manner with direct oversight by MHS Construction Services and MHS Office of the General Counsel.
- (3) DPR Construction then compiled and validated the bids resulting in the submitted GMP proposal, which was reviewed by both MHS staff and the project architect.
- (4) MHS Construction Services engaged a third-party cost estimator to provide an independent cost estimate for the project.
- (5) MHS Construction Services staff, along with our architects, engineers and estimator met with DPR in order to analyze the results of the bids and to compare those figures against those provided by the independent cost estimate.

Utilizing these procedures, we have validated the GMP proposal provided by DPR Construction and will present it at the next regularly scheduled Board Building Committee meeting for consideration.

ATTACHMENTS

Memorial Healthcare System
3501 Johnson Street
Hollywood, FL 33021

8.26.2024

Attention: Mark Greenspan – Director of Construction Services

Re: Memorial Regional Hospital – Douglas Road FSED

Dear Mark,

Please find enclosed our independent cost estimate for the above project based on contract documents. Based on our analysis, the estimated cost of construction should not exceed: \$38,859,160.

This estimate includes all direct construction costs, general contractor's overhead, and profit and contractor's contingencies.

Excluded from the estimate are hazardous waste removal, loose furnishings, and equipment, moving, administrative and financing costs.

This estimate is based on an analysis of comparable projects and adjustments for local market conditions.

If you have any questions or require further analysis, please do not hesitate to contact us.

Yours very truly,

James Vermeulen, PQS
Managing Partner





September 9, 2024

Mr. Mark Greenspan
Vice President Construction & Property Management
Memorial Healthcare System
3501 Johnson Street
Hollywood, FL 33021

Re: Memorial Healthcare System Free Standing Emergency Department – Douglas Road

Dear Mr. Greenspan

DPR is pleased to present this letter as confirmation of our Guaranteed Maximum Price for the Memorial Healthcare System Free Standing Emergency Department – Douglas Road Project, for the amount of \$38,449,952.

We appreciate the opportunity and looking forward to working again with The Memorial Healthcare Systems.

Sincerely,

DPR Construction

A handwritten signature in blue ink, appearing to read 'A. Barrios', is written over a faint blue line.

Adrian Barrios
Business Unit Leader



MHS FSED DOUGLAS ROAD

September 9, 2024

BID PACKAGE	TOTAL	TRADE PARTNER
02300 - Earthwork	\$ 3,893,737	American Engineering and Development Corp
02900 - Landscaping	\$ 697,680	Visualscape, Inc
03300 - Concrete	\$ 1,580,656	Ron Kendall Masonry, Inc
03450 - Precast Architectural	\$ 703,183	Premier Precast
04000 - Masonry	\$ 35,000	High Line Costruction
05120 - Structural Steel	\$ 1,761,165	Steel Fabricators, LLC
05400 - Exterior Framing	\$ 565,452	CJW
05450 - Channel Fram Strut	\$ 30,750	Strut technologies Inc.
06220 - Casework & Millwork	\$ 559,570	Baron Manufacturing
07250 - Fireproofing	\$ 75,010	Santa Rosa Insulation and Fireproofing
07410 - Metal Panels	\$ 401,700	Alasur Interior Copr
07500 - Roofing	\$ 737,620	Atlas Apex Roofing, LLC
08100 - Doors Frames Hardware	\$ 617,711	DH Pace Company, Inc
08800 - Glass & Glazing	\$ 1,821,635	Crawford Tracey Corp
09200 - Plaster	\$ 202,798	Starsouth Stucco Systems
09260 - Drywall	\$ 986,526	CJW
09300 - Tile	\$ 78,200	O'Neill Brothers Flooring
09510 - Acoustical Ceilings	\$ 190,224	Acousti Engineering Company fo Florida
09680 - Flooring	\$ 732,568	TSI Commercial Floor Covering
09900 - Painting & WC	\$ 96,990	Done By Dunne
09960 - Special Coatings	\$ 51,615	Stonehard
10000 - Specialties	\$ 739,518	DPR Construction
10400 - Signage	\$ 127,138	Image Resource
12490 - Window Treatment	\$ 50,298	Contexture, Inc
15300 - Fire Protection	\$ 137,845	Summers Fire Sprinklers, Inc
15400 - Plumbing	\$ 2,470,020	Douglas Orr Plumbing
15500 - HVAC	\$ 4,225,250	Tropic Mechanical Contractors
16000 - Electrical	\$ 6,655,795	Pomeroy Electric
19200 - General Requirements	\$ 868,282	
01742 - Final Cleaning Allowance	\$ 84,540	
02220 - Demolition Allowance	\$ 232,543	
02500 - Dewatering Allowance	\$ 60,000	
18000 - Visual Mockup Allowances	\$ 40,120	
21510 - Temporary Utility Allowance	\$ 60,000	
21512-Temporary Signage and Sidewalk Allowance	\$ 30,000	
21514-Plaster Patch at CEP Allowance	\$ 5,000	
21515-Cap and Paint CEP Facade Allowance	\$ 15,000	
21516-Removal/Replacement of Arch System to Remove Equipment Allowance	\$ 20,000	
21517-Roofing Protection Allowance	\$ 34,204	
21518-Temporary Doors and Hardware Allowance	\$ 15,500	
GRAND TOTAL	\$ 31,690,843	
Fee 2.9%	\$ 919,034	
SDI Insurance 1.2%	\$ 380,290	
Contractors Insurance 1.3%	\$ 411,981	
Permits and Fees 2%	\$ 633,817	
General Conditions 5.52%	\$ 1,749,640	
Preconstruction 0.22%	\$ 69,000	
SUBTOTAL	\$ 35,854,606	
Escalation 0.30%	\$ 107,564	
Private Provider 0.38%	\$ 119,120	
P&P Bond 0.5%	\$ 192,250	
Construction Contingency 3%	\$ 1,088,206	
Owner Contingency 3%	\$ 1,088,206	
GRAND TOTAL	\$ 38,449,952	



MHS FSED DOUGLAS ROAD

September 9, 2024

ALLOWANCE REPORT	TOTAL
01742 - Final Cleaning Allowance	\$ 84,540
02220 - Demolition Allowance	\$ 232,543
02500 - Dewatering Allowance	\$ 60,000
18000 - Visual Mockup Allowances	\$ 40,120
21510 - Temporary Utility Allowance	\$ 60,000
21512-Temporary Signage and Sidewalk Allowance	\$ 30,000
21514-Plaster Patch at CEP Allowance	\$ 5,000
21515-Cap and Paint CEP Facade Allowance	\$ 15,000
21516-Removal/Replacement of Arch System to Remove Equipment Allowance	\$ 20,000
21517-Roofing Protection Allowance	\$ 34,204
21518-Temporary Doors and Hardware Allowance	\$ 15,500
TOTAL ALLOWANCES	\$ 596,907



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Vermeulens, a cost estimating firm retained by MHS, provided an independent construction cost estimate for the project at \$24,404,064.

In accordance with standard practice, the MHS Construction Services Department validated the GMP proposal utilizing the following steps:

- (1) All subcontractor bids were received directly by the Memorial Healthcare System Construction Services staff.
- (2) Bids were opened in a controlled manner with direct oversight by MHS Construction Services and MHS Office of the General Counsel.
- (3) DPR Construction then compiled and validated the bids resulting in the submitted GMP proposal, which was reviewed by both MHS staff and the project architect.
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8.26.2024

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Re: Memorial Regional Hospital – Red Road FSED

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This estimate includes all direct construction costs, general contractor's overhead, and profit and contractor's contingencies.

Excluded from the estimate are hazardous waste removal, loose furnishings, and equipment, moving, administrative and financing costs.

This estimate is based on an analysis of comparable projects and adjustments for local market conditions.

If you have any questions or require further analysis, please do not hesitate to contact us.

Yours very truly,

James Vermeulen, PQS
Managing Partner





September 09, 2024

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Vice President Construction & Property Management
Memorial Healthcare System
3501 Johnson Street
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We appreciate the opportunity and looking forward to working again with The Memorial Healthcare Systems.

Sincerely,

DPR Construction

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Adrian Barrios
Business Unit Leader



MHS FSED RED ROAD

September 09, 2024

BID PACKAGE	TOTAL	TRADE PARTNER
02300 - Earthwork	\$ 2,129,461	American Engineering & Development Corp
02900 - Landscaping	\$ 276,889	Visualscape, Inc
03300 - Concrete	\$ 669,750	Ron Kendall Masonry, Inc
04000 - Masonry	\$ 327,000	High Line Construction
05120 - Structural Steel	\$ 1,502,365	Steel Fabricators, LLC
05400 - Exterior Framing	\$ 411,210	CJW
05450 - Channel Fram Strut	\$ 30,050	Strut Technologies Inc
06220 - Casework & Millwork	\$ 427,189	Baron Manufacturing
07410 - Metal Panels	\$ 67,980	Alasur interior Corp
07500 - Roofing	\$ 685,934	Crown Roofing and Waterproofing
08100 - Doors Frames Hardware	\$ 390,587	DH Pace Company
08800 - Glass & Glazing	\$ 1,331,400	Crawford-Tracey Corp
09200 - Plaster	\$ 363,335	Starsouth Stucco Systems
09260 - Drywall	\$ 695,880	Gyp Rocka
09300 - Tile	\$ 47,482	TSI Commercial Floor Covering
09510 - Acoustical Ceilings	\$ 133,022	Acousti Engineering Company of Florida
09680 - Flooring	\$ 383,215	TSI Commercial Floor Covering
09900 - Painting & WC	\$ 79,670	Done by Dunne
09960 - Special Coatings	\$ 35,049	Stonhard
10000 - Specialties	\$ 420,335	DPR Construction
10400 - Signage	\$ 159,099	Image Resource
12490 - Window Treatment	\$ 19,568	Raise and Shine
15300 - Fire Protection	\$ 88,145	Summers Fire Sprinklers
15400 - Plumbing	\$ 1,405,735	Douglas Orr Plumbing
15500 - HVAC	\$ 2,116,250	Tropic Mechanical
16000 - Electrical	\$ 3,848,867	Pomeroy Electric
19200 - General Requirements	\$ 675,600	
01742 - Final Cleaning Allowance	\$ 51,280	
02500 - Dewatering Allowance	\$ 50,000	
18000 - Visual Mockup Allowances	\$ 22,675	
17000 - Future Bus Stop Allowance	\$ 143,137	
21510 - Temporary Utility Allowance	\$ 40,000	
21515-Jet Fuel Coordination Allowance	\$ 12,000	
21516-Demolish Existing Irrigation Allowance	\$ 10,000	
21517-Hats and Framing Compatibility Allowance	\$ 15,000	
21518-Additional Tube Steel for Curtain Wall Allowance	\$ 5,000	
21519-Concrete Encasement for Feeder Ducts Allowance	\$ 9,000	
21520-Roofing Protection Allowance	\$ 19,000	
DIRECT WORK	\$ 19,098,159	
Fee 3.2%	\$ 611,141	
SDI Insurance 1.2%	\$ 229,178	
Contractors Insurance 1.3%	\$ 248,276	
Permits and Fees 2%	\$ 381,963	
General Conditions 5.99%	\$ 1,097,221	
Preconstruction 0.3%	\$ 47,500	
SUBTOTAL	\$ 21,713,438	
Escalation 0.50%	\$ 108,567	
Private Provider 0.51%	\$ 97,685	
P&P Bond 0.5%	\$ 116,793	
Construction Contingency 3%	\$ 661,095	
Owner Contingency 3%	\$ 661,095	
GRAND TOTAL	\$ 23,358,673	