

**South Broward Hospital District**  
Board Building Committee  
Construction Progress Status Report as of September 13, 2024  
Financial data current as of July 31, 2024

Project	Status	Contractor	Architect	Budget LTD (WD)	Prior Years Expenses (WD)	Current FY25 Expenses (WD)	Obligations (WD)	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
<b>Memorial Healthcare System</b>																	
Command Center	Close-out	Lee Construction	Saltz Michelson	3,593,000	1,162,299	858,598	308,874	1,263,229	\$ 953,045.50	\$ 143,000.00	Yes	Bid	1/25/2023		August 2024	Yes	Completed
Primary Care Plantation	Construction	Thornton Construction	Saltz Michelson	1,500,000	151,753	111,485	908,033	328,729	\$ 924,278.00	\$ 138,000.00	Yes	Bid	10/27/2023		December 2024	Yes	
Buildout Dania Beach Center	Construction	Lee Construction	Saltz Michelson	3,121,300	69,744	28,948	265,451	2,757,158	\$ 1,915,242.00	\$ 287,000.00	Yes	Bid	3/27/2024		May 2025	Yes	
Dr. Davis Blue Water	Construction	Thornton Construction	HKS Architects	2,800,000	101,899	690,926	1,980,107	27,068	\$ 2,671,339.00	\$ 97,217.00	Yes	Bid	5/25/2022		December 2024	Yes	
<b>Memorial Hospital Miramar</b>																	
Interventional Radiology Room	Construction	Engel Construction	HKS Architects	2,866,800	255,840	231,887	1,519,346	859,727	\$ 645,712.20	\$ 96,000.00	Yes	Bid	7/26/2023		September 2024	Yes	
Campus Signage	Permitting/Bidding	Lee Construction	Harvard Jolly	2,092,000	131,333	3,416	11,863		\$ 1,728,615.00	\$ 259,000.00	Yes	Bid	3/27/2024				
MOB2 MRI/CT Lab	Permitting/Bidding	Lee Construction	Harvard Jolly	9,400,000	66,840	114,685	115,532	9,102,943	\$ 3,140,550.00	\$ 471,000.00	Yes	Bid	7/24/2024				
<b>Memorial Hospital Pembroke</b>																	
Red Road Free Standing ED	Permitting/Bidding	DPR	HKS Architects	18,176,100	201,344	239,760	2,253,304	15,481,693				GMP					Pending Board Approval
Douglas Road Free Standing ED	Permitting/Bidding	DPR	HKS Architects	17,002,300	1,616,932	59,277	2,131,260	13,194,831				GMP					Pending Board Approval
OR Cysto Room	Construction	Lee Construction	Saltz Michelson	2,791,000	247,045	104,688	1,978,688	460,579	\$ 1,747,842.00	\$ 262,000.00	Yes	Bid	10/27/2023				
Exterior Envelope Repair	Permitting/Bidding		Harvard Jolly	1,350,000				1,350,000									
<b>Memorial Hospital West</b>																	
Envelope Repairs	Design		Harvard Jolly	1,266,667				1,266,667									
2nd Floor Labor and Delivery	Construction	Lee Construction	HKS Architects	10,779,700				10,779,700	\$ 2,768,050.00	\$ 415,200.00	Yes	Bid	2/28/2024		March 2025	Yes	
MCI Conversion to MCVI	Design		Harvard Jolly	10,300,000				10,300,000									
OP Nursing & EE Health	Close-out	Gerrits Construction	ACAI	2,576,300				2,576,300									Completed
MRI #1 Equipment Replacement	Permitting/Bidding		Harvard Jolly	2,887,800		55,627	49,787	2,782,387									
<b>Memorial Regional Hospital</b>																	
Emerg Dept and Trauma Bay Renovation	Construction	Turner Construction	Harvard Jolly	20,759,500	9,662,710	1,462,794	7,177,461	2,456,535	\$ 16,401,716.00	\$ 1,922,604.00	Yes	GMP	4/5/2022		May 2025	Yes	
Family Birthplace 4th Floor	Construction	Turner Construction	HKS Architects	71,482,200	27,029,858	6,751,344	15,955,890	21,745,109	\$ 43,850,159.00	\$ 4,299,431.00	Yes	GMP	10/26/2022		March 2025	Yes	
Master Plan Surgery	Design	Robins and Morton	HKS Architects	37,417,100	9,360,464	1,743,668	4,187,853	22,125,115									Pending Board Approval
Linear Accelerator Replacement	Close-out	Gerrits Construction	HKS Architects	5,085,100	272,000	3,614,530	313,848	884,722	\$ 1,122,567.60	\$ 224,000.00	Yes	Bid	4/27/2022		August 2024		Completed
<b>Memorial Regional Hospital South</b>																	
Chiller 3 Replacement	Permitting/Bidding	Lee Construction	Saltz Michelson	2,430,000	173,453	360	1,596,884	659,303	\$ 1,456,277.00	\$ 218,000.00	Yes	Bid	4/26/2023				
Dedicated Outdoor Air System	Design		TLC	6,500,000	-	-	-	6,500,000									
Pedestrian Bridges - Structural Repair	Design		Kimley Horn	500,000	-	-	-	500,000									
<b>Joe DiMaggio Children's Hospital</b>																	
CT Replacement	Design		Harvard Jolly	4,600,000	-	-	-	4,600,000									
NICU Level 4 Build Out on 8th FL	Planning		HKS Architects	1,100,000	-	-	-	1,100,000									
<b>Memorial Manor</b>																	
Hurricane Hardening	Permitting/Bidding	TBD	Saltz Michelson	3,250,000	165,843	74,662	121,442	2,888,052									
Manor Generator / ATS Replacement	Planning	TBD	Saltz Michelson	5,000,000	-	-	-	5,000,000									
<b>UCC/PCC</b>																	
UCC / Primary Care Pembroke (Chase)	Permitting/Bidding	Lee Construction	Saltz Michelson	1,800,000	-	-	127,846	1,672,154	\$ 2,188,200.00	\$ 104,200.00	Yes	Bid	7/24/2024				
<b>MCI</b>																	
MCI - Shell Space Renovation	Design	TBD	HKS Architect	2,685,600	-	-	-	2,685,600									
MCI - Hallandale Expansion	Design	TBD	TBD	4,337,400	-	-	-	4,337,400									

Contractor	# of Awarded Projects	Awarded Contract Value
Engel Construction	1	\$ 645,712.20
Gerrits Construction	2	\$ 1,122,567.60
LEE Construction	8	\$ 15,897,821.50
Thornton Construction	2	\$ 3,595,617.00
Turner Construction	2	\$ 60,251,875.00
Total:	15	\$ 81,513,593.30



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

TO: Dave Smith, Interim President and Chief Executive Officer

FROM: Mark Greenspan, Vice President  
Construction and Property Management

SUBJECT: Bid Opening: MHW MRI Upgrade

DATE: September 13, 2024

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Bids for the MRI Upgrade at Memorial Hospital West were opened at 3:30 P.M. on Tuesday, September 12, 2024 in the Executive Conference Room and through Teleconference. In attendance were Chairwoman Elizabeth Justen, Leah Carpenter, Dave Smith, Joe Stuczynski, Leetal Dana, and Mark Greenspan. In attendance (via phone) were representatives from Engel Construction, Inc., Lee Construction, Inc., Lego Construction Co., and Thornton Construction Company, Inc.

The following bids were received:

- Engel Construction, Inc. \$1,097,709.90
- Lee Construction Group, Inc. \$912,030.00
- Lego Construction Co. \$1,196,123.25
- Thornton Construction Company, Inc. \$1,017,991.90

Mr. Greenspan informed the group, as has been the standard practice, that the bids would be reviewed and verified for accuracy. It was noted that Lee Construction, the apparently low bidder, did not include a Certificate of Insurance with their bid. Mr. Greenspan advised this would be reviewed with the MHS Office of General Counsel.

Recommendation for award will be presented at the next regularly scheduled Board Building Committee Meeting.



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MEMORIAL HOSPITAL WEST    MEMORIAL HOSPITAL MIRAMAR    MEMORIAL HOSPITAL PEMBROKE    MEMORIAL MANOR

TO:            Dave Smith, Interim President and Chief Executive Officer

FROM:        Mark Greenspan, Vice President  
                 Construction and Property Management

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

DATE:        September 11, 2024

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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.

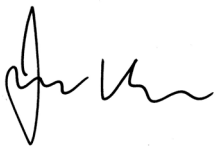
Excluded from the estimate are hazardous waste removal, loose furnishings, and equipment, moving, administrative and financing costs.

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 positioned above the printed name.

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 Precat
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	
<b>GRAND TOTAL</b>	<b>\$ 31,690,843</b>	
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	
<b>SUBTOTAL</b>	<b>\$ 35,854,606</b>	
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	
<b>GRAND TOTAL</b>	<b>\$ 38,449,952</b>	



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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 \$23,358,673.

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.
- (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 – Red 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: \$24,404,064.

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

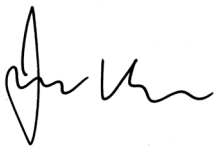
Excluded from the estimate are hazardous waste removal, loose furnishings, and equipment, moving, administrative and financing costs.

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

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 – Red 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 – Red Road Project, for the amount of \$23,358,673.

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 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	
<b>DIRECT WORK</b>	<b>\$ 19,098,159</b>	
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	
<b>SUBTOTAL</b>	<b>\$ 21,713,438</b>	
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	
<b>GRAND TOTAL</b>	<b>\$ 23,358,673</b>	