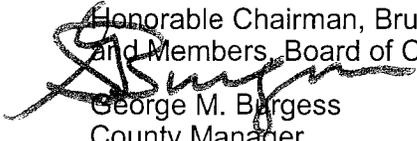


# Memorandum



**Date:** April 17, 2008

**To:** Honorable Chairman, Bruno A. Barreiro  
and Members, Board of County Commissioners

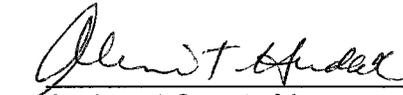
**From:**   
George M. Burgess  
County Manager

HPSC  
Agenda Item No:  
3(E)

**Subject:** Resolution Authorizing the Public Health Trust to Demolish the Urgent Care Center Building in Order to Clear the Land for the Construction of a New Bed Tower in Accordance with the Approved Jackson Memorial Hospital Facilities Master Plan

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The attached item is being placed on the Board of County Commissioner's agenda at the request of Marvin O'Quinn, President/CEO of the Public Health Trust (PHT) pursuant to Resolution No. PHT 11/07-101 adopted on November 26, 2007 by the Public Health Trust Board authorizing the PHT staff to secure the Commission's approval for the demolition of the Urgent Care Center.

  
Assistant County Manager

Attachments

Date: March 24, 2008

To: Honorable Chairman Bruno A. Barreiro  
And Members, Board of County Commissioners

From: Marvin O'Quinn  
President /CEO  
Public Health Trust

Subject: Resolution Authorizing the Public Health Trust to Demolish the Urgent Care Center Building in Order to Clear the Land for Construction of a New Bed Tower in Accordance with the Approved Jackson Memorial Hospital Facilities Master Plan

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**Recommendation**

It is recommended that the Board approve the attached resolution authorizing the demolition of the Urgent Care Center Building, located within the Jackson Memorial Hospital campus.

**Scope**

The scope of this resolution is limited to the demolition of the building known as the "Urgent Care Center Building" in the Jackson Memorial Hospital campus. See attached site plan.

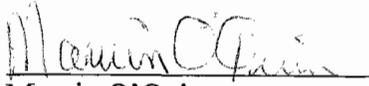
**Background**

The Public Health Trust Board of Trustees has approved its Facilities Master Plan, which establishes multiple tracks for implementation. Track "C" is intended to demolish Urgent Care Center (UCC) building in order to provide the footprint for the first phase of a new bed tower. This bed tower will fulfill the strategic plan bed needs for the institution. The UCC is a two story building built in 1958 with approximately 45,000 square feet of gross area. The building is virtually vacated and being used for storage space. Bringing this building up to code would be a costly endeavor and would not yield any benefit to the Trust as the structure of this building does not allow for vertical expansion.

At the meeting on November 26, 2007, the Public Health Trust Board of Trustees adopted Resolution No. PHT 11/07-101 authorizing staff to take the necessary action to secure Commission approval of the demolition of the Urgent Care Center. A copy of the Board of Trustees Resolution is attached hereto.

**Fiscal Impact**

The Total Project Budget to demolish this building is estimated to be \$1,542.111. Funding for this project is from the GOB.



Marvin O'Quinn  
President/CEO  
Public Health Trust



**MEMORANDUM**  
(Revised)

**TO:** Honorable Chairman Bruno A. Barreiro  
and Members, Board of County Commissioners

**DATE:** May 6, 2008

**FROM:**   
R. A. Cuevas, Jr.  
County Attorney

**SUBJECT:** Agenda Item No.

Please note any items checked.

- "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No.  
5-6-08

RESOLUTION NO. \_\_\_\_\_

RESOLUTION AUTHORIZING THE PUBLIC HEALTH TRUST TO DEMOLISH THE URGENT CARE CENTER BUILDING IN ORDER TO CLEAR THE LAND FOR CONSTRUCTION OF A NEW BED TOWER IN ACCORDANCE WITH THE APPROVED JACKSON MEMORIAL HOSPITAL FACILITIES MASTER PLAN

**WHEREAS**, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that this Board hereby authorizes the Public Health Trust to demolish the Urgent Care Center Building in order to clear the land for construction of a new bed tower in accordance with the approved Jackson Memorial Hospital Facilities Master Plan.

The foregoing resolution was offered by Commissioner \_\_\_\_\_ who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman	
Barbara J. Jordan, Vice-Chairwoman	
Jose "Pepe" Diaz	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Joe A. Martinez	Dennis C. Moss
Dorrin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 6<sup>th</sup> day of May, 2008. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.



Eugene Shy, Jr.

Agenda Item 10 (b) (3)  
Fiscal Affairs, Purchasing & Budget Committee  
November 26, 2007

RESOLUTION NO. PHT 11/07 - 101

RESOLUTION AUTHORIZING THE PRESIDENT OR HIS DESIGNEE TO TAKE NECESSARY ACTION TO SECURE THE APPROVAL OF THE BOARD OF COUNTY COMMISSION TO DEMOLISH THE URGENT CARE CENTER BUILDING IN ORDER TO CLEAR THE LAND FOR CONSTRUCTION OF A NEW BED TOWER IN ACCORDANCE WITH THE APPROVED JACKSON MEMORIAL HOSPITAL MASTER PLAN

*(Richard Morgan, Vice President, Support Services)*

WHEREAS, this Board desires to accomplish the purposes outlined in the attached agenda item;

and

WHEREAS, the President, Facilities Development, Fiscal Affairs, Purchasing, and Budget Committees recommend approval.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE PUBLIC HEALTH TRUST OF MIAMI-DADE COUNTY, FLORIDA that this Board hereby authorizes the President or his designee to take necessary action to secure the approval of the Board of County Commissioners to demolish the Urgent Care Center Building in order to clear the land for construction of a new bed tower in accordance with the approved Jackson Memorial Hospital Master Plan.

P-00538

  
Richard Morgan, Vice President  
Support Services

7

**Agenda Item 10 (b) (3)  
Fiscal Affairs, Purchasing & Budget Committee  
November 26, 2007**

-Page 2-

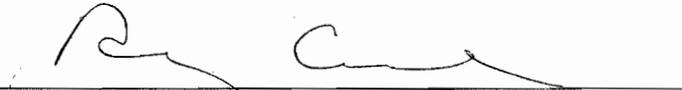
The foregoing resolution was offered by Mr. Zilber. The motion was seconded

by Ms. Ford as follows:

Stanley H. Arkin	Aye
Jorge L. Arrizurieta	Absent
Rosy Cancela	Aye
John H. Copeland, III	Aye
Ernesto A. de la Fe	Aye
Joaquinn del Cuerto	Aye
Georgena D. Ford, R.N.	Aye
Abraham A. Galbut	Aye
Armando Gutierrez, Jr.	Absent
Walter James Harvey, Esq.	Aye
Saif Yamani Ishoff	Aye
Marcos J. Lapciuc	Aye
Angel Medina, Jr.	Absent
Diego L. Mella	Absent
Kathie Sigler, Ed.D.	Aye
Martin G. Zilber, Esq.	Aye
Commissioner Dorrin Rolle	Absent
Commissioner Javier Souto	Aye

The Chairperson thereupon declared the resolution duly passed and adopted this 26<sup>th</sup> day of November 2007.

PUBLIC HEALTH TRUST OF MIAMI-DADE COUNTY, FLORIDA

BY:   
\_\_\_\_\_  
Rosy Cancela, Secretary

Approved by the County Attorney as to form  
and legal sufficiency ES

FACILITIES DEVELOPMENT COMMITTEE  
AGENDA ITEM  
FISCAL AFFAIRS  
AGENDA ITEM

11-07-07  
9  
11-13-07  
B-2

BACKGROUND

Under the ordinance creating the Public Health Trust, the PHT is responsible for the maintenance and repair of all real property, while title (and hence ownership) of all real property resides in the Board of County Commissioners. Section 25A-4(d). This section expressly provides: "The Trust shall not, without having previously obtained the approval of the Commission, destroy, replace or abandon real property." Accordingly, to implement resolutions passed in October, 2007 (summarized below) authorizing staff to contract for and commence with the demolition of the Urgent Care Center Building, the PHT must first secure a resolution from the Board of County Commissioners authorizing demolition of the building.

**2007**

*October 22, 2007*

The Board of the Public Health Trust authorized the President or his designee to approve Jones Lang LaSalle (JLL) to continue as Program Manager of the Bed Tower/Rehabilitation Hospital project, and to amend the existing contract to authorize JLL to program manage for a fee not to exceed \$220,000 the demolition of the UCC building in order to clear the land for construction of a new bed tower, such management to cover such duties as: the preparation of a design contract; the coordination of enabling moves; verification of existing utilities; coordination of the procurement process, including the preparation of bid documents to contract with an environmental engineering company and a demolition contractor, and on site supervision and administration during design, permitting, demolition and closeout. (Funding: Government Obligation Bond)

The Board of the Public Health Trust authorized the President or his designee to approve HKS to continue as architect of record of the Bed Tower/ Rehabilitation Hospital project, and to amend the existing contract via Work Order to authorize HKS to provide architectural and engineering services for a fee not to exceed \$77,110 for the demolition of the UCC building in order to clear the land for construction of a new bed tower, such architectural/ engineering services to cover such duties as: modification of previously prepared design documents to obtain all necessary permits and pricing to proceed with the demolition of UCC; assist during the procurement process; and to provide contract administration services during demolition. (Funding: Government Obligation Bond).

**2004**

*November 29, 2004*

The Bed Tower/ Rehabilitation Hospital project (P-A0538) is a consolidation of the Rehabilitation Project program (P-00537) and the Coulter Schiff Patient Bed Tower Project program (P-00538). The Total Project Budget for this project is \$195,063,100. The projected estimate for the Bed Tower component without the rehabilitation functions is approximately \$136,000, 000. The Bed Tower / Rehabilitation Project will be funded by a revenue bond. Jackson Memorial Hospital is preparing the bond package and expects to secure financing by the 2<sup>nd</sup> Quarter 2005. While financing is being secured, Jackson Memorial Hospital plans to proceed with and pay for Program Management, Program Validation, and Utility Infrastructure Analysis for the Bed Tower/ Rehabilitation Hospital Project (P-A0538) and to seek reimbursement once the bonds are issued. The Total Project will be paid for by Jackson Memorial Hospital and reimbursed by the bond proceeds.

*October 2004*

The Board of Trustees approved the ranking of firms, negotiate with and award a contract for the architectural and engineering services for the Bed Tower/ Rehabilitation Hospital to HKS, Inc., authorized

proceeding with Program Validation and Utility Infrastructure Analysis phase for the Bed Tower/ Rehabilitation Hospital, and approved Jones Lang LaSalle's Program Management fees for such phase in the amount not to exceed \$780,000. This amount included \$440,000 retroactive payment for pre-design services. (P-A0538).

*September 28, 2004*

The Selection Committee met to review proposals and team presentation from the six (6) short listed firms. The Selection committee scored firms in accordance with the Request for proposal (RFP) criteria. Scores were totaled and firms were ranked in accordance with the RFP and Plant Operations Policy 11 (Olympic Scoring and Local Preference). The ranking of firms is listed below.

	Company					
	Raw	Olympic	Local Adj.		Final	
1.	HKS, Inc.					
	498	335	-17			318
2.	Spillis Candela & Partners, Inc.				449	294
				294		
3.	Bermello Ajamil & Partners, Inc.				443	294
				294		
4.	MGE Architects					
	423	280				280
5.	Hellmuth Obata + Kassabaum, Inc.				435	288
	-14		274			
6.	Rodriguez and Quiroga Architects Chartered			390	253	
			253			

*September 7, 2004*

The short list committee was scheduled to meet on September 7, 2004. The meeting was rescheduled to September 2 to prevent potential delay due to hurricane Frances. On September 2, the Shortlist Committee met and short listed all six (6) firms to present to the Selection Committee on September 14, 2004.

*August 3, 2004*

The RFP for the Bed Tower/ Rehabilitation Hospital was issued. Forty two (42) firms responded to the RFP. On August 31, six (6) firms submitted responses to RFP. All six (6) firms were found in conformance with the RFP requirements.

*August 2004*

The Board of Trustees approved the staff's recommendation to amend the existing contract agreement with Karlsberger Architects to allow the release of retainage in the amount of \$54,000 for A/E Services for the Wallace H. and Joseph R. Coulter Lab Science Building Project.

*May 2004*

The Board of Trustees authorized the President or his designee to issue a Request for Proposal for architectural and engineering services for the Bed Tower Rehabilitation hospital and to maintain the current selection of Jones Lang LaSalle as program managers for the combined project.

*May 2004*

Facilities Planning Committee requested staff initiate the necessary action to begin planning for a possible combined Bed Tower and Rehabilitation Hospital project. Jackson Memorial hospital is withholding retainage from Karlsberger Architects in the amount of \$54,000 for design of the original Wallace H. and Joseph R. Coulter Lab Science Building Project. This design effort has since been abandoned and withholding retainage is no longer needed. The County Attorney determined that a contract amendment was required to authorize release the retainage and has approved the proposed language. This amendment does not change the Total Project Budget.

*April 2004*

The University of Miami concluded negotiations with Mt. Sinai and elected not to move forward with the merger. As a result of the University of Miami's action, the reasoning for February's decision to halt planning of projects was no longer valid. During the planning hiatus, staff recognized that operational and functional efficiencies would be recognized were the Bed Tower and Rehabilitation Hospital Programs consolidated. In addition, a single project minimizes disruption to Hospital operations; it would cost less and preserve three functioning buildings (UCC, Elliot, and North Wing). For these reasons, Staff recommends proceeding with the design of the Bed Tower project to include part or the entire rehabilitation program.

*March 2004*

The Coulter Schiff Patient Bed Tower Conceptual Design Document (the final approved deliverable prior to the direction to halt program planning) was presented to the Executive Steering Committee. The document defines the functional and programmatic requirements, the site selection, budget, schedule, and value engineering for a new 240 patient bed tower. In addition to patient beds, the program includes an Infusion Clinic, a Liver Clinic, as well as Jackson Memorial Hospital Health System's Pathology Department. Jackson Memorial Health System's strategic capital plan also calls for the renovation of its rehabilitation services and has commenced design of a new 240,000 SF of Rehab Hospital (P-00537).

*February 2004*

In response to negotiations between the University of Miami and Mt. Sinai on a possible merger, the Board instructed Staff to cease any new planning for all major capital projects.

**2003**

*October 2003*

Jones Lang LaSalle was engaged to assemble the multi-specialty team of sub-consultants to identify the functional program requirements (to include equipment and medical communication planning and needed enabling projects requirements). Article 5.1 of the executed Program Management Agreement permits the public Health Trust to make required changes via a change order and this change is needed to proceed with defining the functional program requirements for the Coulter Schiff Patient Bed Tower. Design services and construction services will be pursued via competitive bid at the appropriate time after appropriate approvals have been received from the Public Health Trust.

*August 26, 2003*

Staff presented their findings to a joint meeting of the FDC, Fiscal Affairs, Budget, and Program Planning Committee(s). Staff recommended the Coulter program be amended to include Infusion Services (3,450 SF), Operating Room (6 Rooms), Post operative and anesthesia services (as required) and up to 252 Patient beds (28 ICU/224 Private Patient Rooms). In addition the Schiff Liver Institute (35,000 SF), Pathology Services (77,200 SF), and Entrance / Display Galleries (5,700 SF) program components would be maintained within the Coulter-Schiff Patient Bed Tower Project.

*May 21, 2003*

The Fiscal Committee placed the Coulter design in abeyance while staff validated whether the program proposed was in alignment with Jackson Memorial Health System's strategic plan.

**2002**

*September 12, 2002*

The Board of Trustees authorized the President or his designee to issue a Request for Proposals (RFP) for the Construction Manager at Risk on the Rehabilitation Building and approve Miami-Dade County Review Committee's recommendations.

Staff initiated the Requests for Proposals for the Construction Manager at Risk by advertising in local

publications. Three (3) local, yet nationally recognized, firms submitted proposals. All three (3) firms were invited to present to the Selection Committee. The results were as follows:

	Firm	Points
1.	Turner Construction	411
2.	Centex Rooney	409
3.	Arellano Beers Skanska	387

## 2001

*July 19, 2001*

The services of the firm Karlsberger & Associates were retained and the programming for this building started on October 12, 2000. This part was completed in June 2001, and therefore, it is necessary to retain the services of an Architectural/Engineering firm and a Program Manager to facilitate the coordination of the Architect & Contractor.

The Board of Trustees authorized the President or his designee to issue a Request for Proposal and to solicit local and nationally recognized firms for the selection of a Program Manager for the Wallace H. and Joseph R. Coulter Building. On this day staff requested special permission to send the Request for Proposals to nationally recognized firms specializing in program management services.

The function of the program manager is to manage all aspects of the project ensuring that it is completed within the allocated budget, in accordance with the project schedule, and meets the users and institutional requirements.

Given the approval, Staff initiated the Request for Proposals (RFP) process by advertising in the local publications and a direct mailing to nationally recognized firms that would not otherwise be advised of the offering. Thirteen (13) firms showed interest by obtaining the RFP. Four (4) firms responded.

The Short List Committee met and reviewed all proposals and invited all four (4) firms to make a presentation before the Selection Committee appointed by the President.

The results are as follows:

	Company	Points
1.	Jones Lang LaSalle	343
2.	Hammes Company	314
3.	Adams Project Management	194
4.	Capstone Building	277

*March 15, 2001*

The Board of Trustees approved \$400,000 for Programming Services related to the Wallace H. and Joseph R. Coulter Building.

## 2000

*October 12, 2000*

The Board of Trustees approved the ranking of the firms for the Programming Services for the Wallace H. and Joseph R. Coulter Building and authorized the President or his designee to negotiate and enter into a contract with Karlsberger and Associates, the highest ranked firm.

*May 18, 2000*

The Board of Trustees approved a request for Proposals to retain the services of a consultant specializing in healthcare planning and programming for the programming phase.

RECOMMENDATION

Staff requests authorization for the President or his designee to take necessary action to secure the approval of the Board of County Commissioners to demolish the Urgent Care Center Building in order to clear the land for construction of a new bed tower in accordance with the approved Jackson Memorial Hospital Master Plan.

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Marvin O'Quinn President

The Public Health Trust

**CAPITAL PROJECTS**

Public Health Trust/ Jackson Memorial Hospital  
Urgent Care Center Demoliton

PROJECT # P-00538  
DATE: 7-Nov-07  
Area (SF) 45,000

Demolition and Disposal	\$410,000	
Regrade and Landscape	\$30,000	
Utility Location and Safe Off	\$50,000	
Redo Building Connections	\$75,000	
Site Lights Electrical	\$40,000	
Environmental Remediation	\$300,000	
Testing and Air Monitoring	\$20,000	
<b>Construction Sub Total</b>		<b>\$925,000</b>
A/E Fees (HKS)	\$77,110	
Program Managers (Jones Lang LaSalle)	\$220,000	
Environmental Engineering	\$20,000	
<b>Fees Sub Total</b>		<b>\$317,110</b>
User 's Equipment	\$0	
Digital Radiology PICU	\$0	
Furniture		
<b>Equipment Sub Total</b>		<b>\$0</b>
Contingency		\$300,000
<b>Total Project Cost</b>		<b>\$1,542,110</b>
Total Project Cost per square feet	\$34	
Funding sources:	GOB Bonds	\$1,542,110

USER: JMH

