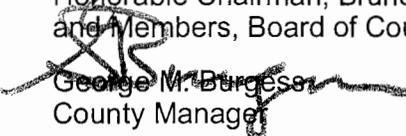


# Memorandum



**Date:** April 17, 2008

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

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

**Subject:** Resolution Authorizing the Public Health Trust to Demolish the Memorial Hall Building in Order to Clear the Land for Expansion of the Ambulatory Care Center West, in Accordance with the Approved Jackson Memorial Hospital Facilities Master Plan

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HPSC  
Agenda Item No:  
3(G)

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 01/08-006 adopted on January 28, 2008 by the Public Health Trust Board authorizing the PHT staff to seek the Commission's approval for the demolition of the Memorial Hall Building in order to clear the land for expansion of the Ambulatory Care Center West.

  
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 Memorial Hall Building in Order to Clear the Land for Expansion of the Ambulatory Care Center West 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 Memorial Hall Building located within the Jackson Memorial Hospital campus.

### **Scope**

The scope of this resolution is limited to the demolition of the building known as "Memorial Hall Building" located within 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 "A" is intended to provide additional clinical support space to the Ambulatory Care Center West (ACC West). In order to proceed with this needed expansion, it is necessary to demolish the Memorial Hall Building, an underutilized and partially vacant two story office building. Memorial Hall is approximately 11,600 square feet and was built in 1946. It is the intent of the Trust to replace this building with a five story addition to the adjacent ACC West building which will provide 53,500 gross square feet of additional space.

At the meeting on January 28, 2008, the Public Health Trust Board of Trustees adopted Resolution No. PHT 01/08-006 authorizing staff to take the necessary action to secure Commission approval of the demolition of the Memorial Hall Building. 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 \$671,165. Funding for this project is from Jackson Memorial Hospital Capital Contributions.



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

Agenda Item No.

Veto \_\_\_\_\_

Override \_\_\_\_\_

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

RESOLUTION AUTHORIZING THE PUBLIC HEALTH TRUST TO DEMOLISH THE MEMORIAL HALL BUILDING IN ORDER TO CLEAR THE LAND FOR EXPANSION OF THE AMBULATORY CARE CENTER WEST 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 Memorial Hall Building in order to clear the land for expansion of the Ambulatory Care Center West 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:

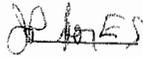
- |                      |                                    |
|----------------------|------------------------------------|
|                      | Bruno A. Barreiro, Chairman        |
|                      | Barbara J. Jordan, Vice-Chairwoman |
| Jose "Pepe" Diaz     | Audrey M. Edmonson                 |
| Carlos A. Gimenez    | Sally A. Heyman                    |
| Joe A. Martinez      | Dennis C. Moss                     |
| Dorrian 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

Approved by County Attorney as  
to form and legal sufficiency.



Eugene Shy, Jr.

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

RESOLUTION NO. PHT 1/08 - 006

**RESOLUTION RATIFYING ACTION OF THE EXECUTIVE COMMITTEE AUTHORIZING THE PRESIDENT OR HIS DESIGNEE TO TAKE NECESSARY ACTION TO SECURE THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS TO DEMOLISH THE MEMORIAL HALL BUILDING IN ORDER TO CLEAR THE LAND FOR EXPANSION OF THE AMBULATORY CARE CENTER WEST IN ACCORDANCE WITH THE APPROVED JACKSON MEMORIAL HOSPITAL FACILITIES MASTER PLAN. THE TOTAL PROJECT BUDGET IS ANTICIPATED TO BE \$671,165. THIS BUDGET IS SUBJECT TO FURTHER REVIEW BY STAFF AND FINAL APPROVAL BY THE BOARD OF TRUSTEES.**

*(FUNDING: CAPITAL CONTRIBUTIONS)*

*(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 and Fiscal Affairs, Purchasing, and Budget Committees recommend approval.

WHEREAS, the Executive Committee met on December 17, 2007 and authorized the approval of the President or his designee to take necessary action to secure the approval of the Board of County Commissioners to demolish the Memorial Hall building in order to clear the land for expansion of the Ambulatory Care Center West;

and

WHEREAS, this action was necessary to ensure the continued efficient operation of the Public Health Trust.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE PUBLIC HEALTH TRUST OF MIAMI-DADE COUNTY, FLORIDA that this Board hereby ratifies the action of the Executive Committee and authorizes the President or his designee to take necessary action to secure the approval of the Board of County Commission to demolish the Memorial Hall Building in order to clear the land for expansion of the Ambulatory Care Center West in accordance with the approved Jackson Memorial Hospital Facilities Master Plan. (Funding: Capital Contributions) in accordance with the recommendation set forth in the agenda item attached hereto and incorporated herein by reference, and declares it to be an official action of the Public Health Trust.

  
Richard Morgan, Vice President  
Support Services

Agenda Item 6 (b) (6)  
Executive Committee  
January 28, 2008

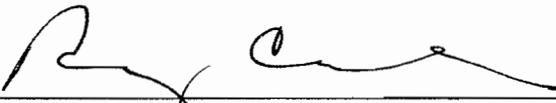
-Page 2-

The foregoing resolution was offered by Mr. Gutierrez. The motion was seconded  
by Mr. Arkin as follows:

Stanley H. Arkin	Aye
Jorge L. Arrizurieta	Aye
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.	Aye
Walter James Harvey, Esq.	Aye
Saif Yamani Ishoff	Aye
Marcos J. Lapciuc	Aye
Angel Medina, Jr.	Absent
Diego L. Mella	Aye
Kathie Sigler, Ed.D.	Aye
Martin G. Zilber, Esq.	Aye
Commissioner Dorrin Rolle	Absent
Commissioner Javier Souto	Absent

The Chairperson thereupon declared the resolution duly passed and adopted this 28<sup>th</sup> day of January 2008.

PUBLIC HEALTH TRUST OF MIAMI-DADE COUNTY, FLORIDA

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

Approved by the County Attorney as to form  
and legal sufficiency  \_\_\_\_\_

FACILITIES DEVELOPMENT COMMITTEE  
AGENDA ITEM  
FISCAL AFFAIRS  
AGENDA ITEM

12-04-07  
9  
12-11-07  
B-2

REQUEST

Staff requests authorization for the President or his designee to take necessary action to secure the approval of the Board of County Commission to demolish the Memorial Hall Building in order to clear the land for expansion of the Ambulatory Care Center West in accordance with the approved Jackson Memorial Hospital Facilities Master Plan. The PHT's Ordinance, § 25A-4(d), requires the PHT to obtain the prior approval of the Board of County Commissioners before destroying any real property, title to which vests in the County. (Funding: Capital Contributions).

BACKGROUND

The Public Health Trust Board of Trustees has approved its Facilities Master Plan, which establishes multiple tracks for implementation. Track "A" is intended to provide additional clinical support space to the Ambulatory Care Center West (ACC West). In order to proceed with this needed expansion, it is necessary to demolish Memorial Hall, an underutilized and partially vacant two story office building in order to replace it with a five story addition to ACC West. Memorial Hall is approximately 11,600 square feet and it was built in 1946. The expansion into Memorial Hall's footprint will provide approximately 53,500 gross square feet of additional space.

RECOMMENDATION

I concur with Staff's recommendation to authorize the President or his designee to take necessary action to secure the approval of the Board of County Commission to demolish the Memorial Hall Building in order to clear the land for expansion of the Ambulatory Care Center West in accordance with the approved Jackson Memorial Hospital Facilities Master Plan. (Funding: Capital Contributions).

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Marvin O'Quinn President  
The Public Health Trust

**CAPITAL PROJECTS**  
**Public Health Trust/ Jackson Memorial Hospital**  
**Demolition of Residential Property at JNCMHC**

**PROJECT #** P-00806  
**DATE:** 4-Dec-07  
**Area (SF)** 11,600

Demolition and Disposal	\$300,000	
ACM		
Landscaping		
<b>Construction Sub Total</b>		<b>\$300,000</b>
A/E Fees	\$20,000	
Program Management	\$82,500	
AHCA	\$20,000	
City of Miami	\$10,000	
DBD Management Fees	\$12,000	
Physical Plant Service	\$2,700	
Advertising	\$7,000	
Asbestos Survey	\$4,000	
Asbestos Abatement Allowance	\$150,000	
Survey-Testing-Printing	\$1,950	
<b>Fees Sub Total</b>		<b>\$310,150</b>
User's Equipment	\$0	
General Equipment	\$0	
Furniture	\$0	
<b>Equipment Sub Total</b>		<b>\$0</b>
Contingency		\$61,015
<b>Total Project Cost</b>		<b>\$671,165</b>

USER: JMH

