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CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

Memorandum

MIAMI-DADE COUNTY

Agenda Item No. 10(A)(2)
Resolution R-1055-08

Date: October 7, 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 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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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 05/08-041, adopted by the Public Health Trust Board on May 27, 2008 to amend its Resolution No. PHT 011/07-101, authorizing the PHT staff to seek the Commission's approval for the demolition of the Urgent Care Center Building in order to clear the land for construction of a new bed tower.

Assistant County Manager

Jackson HEALTH SYSTEM
PUBLIC HEALTH TRUST

MARVIN O'QUINN
President / CEO

Executive Office
Jackson Health System
1611 N.W. 12th Avenue
Miami, Florida 33136-1096

Date August 20, 2008

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

From: Marvin O'Quinn

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" located within the Jackson Memorial Hospital campus. See attached site plan.

Background
The Public Heath 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 May 27, 2008, the Public Health Trust Board of Trustees adopted Resolution No. PHT 05/08-041 amending its Resolution No. PHT 11/07-101 and 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 Revenue Bonds.

Marvin O'Quinn
President/CEO
Jackson Health System

An Equal Opportunity Employer

MEMORANDUM

(Revised)

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

DATE: October 7, 2008

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

SUBJECT: Agenda Item No. 10(A)(2)

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. 10(A)(2)
10-7-08

RESOLUTION NO. R-1055-08

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 **Rebeca Sosa**, who moved its adoption. The motion was seconded by Commissioner **Jose "Pepe" Diaz** and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman **aye**
Barbara J. Jordan, Vice-Chairwoman **aye**

Jose "Pepe" Diaz	**aye**	Audrey M. Edmonson	**aye**
Carlos A. Gimenez	**aye**	Sally A. Heyman	**aye**
Joe A. Martinez	**aye**	Dennis C. Moss	**aye**
Dorrin D. Rolle	**aye**	Natacha Seijas	**absent**
Katy Sorenson	**aye**	Rebeca Sosa	**aye**
Sen. Javier D. Souto	**absent**		

The Chairperson thereupon declared the resolution duly passed and adopted this 7th day of October, 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: **Kay Sullivan**
Deputy Clerk

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

Eugene Shy, Jr.

Agenda Item 12 (b) (4)
Fiscal Affairs, Purchasing & Budget Committee
May 27, 2008

RESOLUTION NO. PHT 05/08- 041

RESOLUTION AMENDING RESOLUTION NO. PHT 11/07-101 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. (REVISED FUNDING SOURCE: REVENUE BOND)

(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.

Richard Morgan, Vice President
Support Services

The foregoing resolution was offered by Mr. Galbut. The motion was seconded by Mr. Arrizurieta as follows:

Stanley H. Arkin	Absent
Jorge L. Arrizurieta	Aye
Rosy Cancela	Aye
John H. Copeland, III	Aye
Ernesto A. de la Fe	Aye
Joaquin del Cueto	Aye
Georgena D. Ford, R.N.	Absent
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	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 27th day of May 2008.

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

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.

Resolution No. PHT 11/07-101 was approved by the PHT in November 2007 with the funding source identified as Government Obligation Bond (GOB); however, Staff has identified that funds are available under the Revenue Bond. This resolution amends the funding source from GOB to Revenue Bond.
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. (Revised Funding: Revenue 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. (Revised Funding: Revenue 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 2nd 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. (Revised Funding: Revenue Bond)

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Marvin O'Quinn President
The Public Health Trust

CAPITAL PROJECTS			**PROJECT #**	**P-00538**
Public Health Trust/ Jackson Memorial Hospital			**DATE:**	**7-May-08**
Urgent Care Center Demoliton			**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	
Construction Sub Total				**$925,000**
A/E Fees (HKS)			$77,110	
Program Managers (Jones Lang LaSalle)			$220,000	
Environmental Engineering			$20,000	
Fees Sub Total				**$317,110**
User 's Equipment			$0	
General Equipmet			$0	
Furniture			$0	
Equipment Sub Total				**$0**
Contingency				$300,000
Total Project Cost				**$1,542,110**
Total Project Cost per square feet		$34		
Funding sources:	Revenue Bond	$1,542,110		
			USER:	JMH