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

MEMORANDUM

Agenda Item No. 11(A)(9)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: June 7, 2016

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution authorizing the Public Health Trust to demolish buildings and facilities located at Jackson Memorial Medical Center, Jackson North Medical Center and the Jackson West Campus in accordance with the Trust's $1,400,000,000.00 Capital Master Plan; delegating to the Board of Trustees of the Public Health Trust Authority to approve by resolution demolition of additional buildings and facilities necessary to complete future projects under the Capital Master Plan as determined necessary by the Board of Trustees; and requiring advance notice of demolition of such buildings and facilities

Resolution No. R-505-16

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Audrey M. Edmonson.

Abigail Price-Williams
County Attorney

APW/smm

MEMORANDUM

(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: June 7, 2016

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 11(A)(9)

Please note any items checked.

_____ **"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**

_____ **Statement of social equity required**

_____ **Ordinance creating a new board requires detailed County Mayor's report for public hearing**

_____ **No committee review**

_____ **Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous _____) to approve**

_____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 11(A)(9)
6-7-16

RESOLUTION NO. R-505-16

RESOLUTION AUTHORIZING THE PUBLIC HEALTH TRUST TO DEMOLISH BUILDINGS AND FACILITIES LOCATED AT JACKSON MEMORIAL MEDICAL CENTER, JACKSON NORTH MEDICAL CENTER AND THE JACKSON WEST CAMPUS IN ACCORDANCE WITH THE TRUST'S $1,400,000,000.00 CAPITAL MASTER PLAN; DELEGATING TO THE BOARD OF TRUSTEES OF THE PUBLIC HEALTH TRUST AUTHORITY TO APPROVE BY RESOLUTION DEMOLITION OF ADDITIONAL BUILDINGS AND FACILITIES NECESSARY TO COMPLETE FUTURE PROJECTS UNDER THE CAPITAL MASTER PLAN AS DETERMINED NECESSARY BY THE BOARD OF TRUSTEES; AND REQUIRING ADVANCE NOTICE OF DEMOLITION OF SUCH BUILDINGS AND FACILITIES

WHEREAS, the Public Health Trust is an agency and instrumentality of Miami-Dade County that operates the Jackson Health System, including Jackson Memorial Hospital, Jackson South Community Hospital, Jackson North Medical Center and multiple other designated facilities that provide health care services in Miami-Dade County (the "Trust"); and

WHEREAS, the citizens of Miami-Dade County, Florida (the "County") authorized by special election the issuance of general obligation bonds of the County to fund the modernization, improvement and equipping of the Trust's facilities located throughout the County in an amount not to exceed $830,000,000.00; and

WHEREAS, the Trust has embarked upon such modernization, improvement and equipping through approval of projects that are part of the Trust's $1,400,000,000.00 capital master plan (the "Master Plan"); and

WHEREAS, many of the construction projects to be completed under the Master Plan will require the demolition of buildings and facilities located at various locations within the Trust's designated facilities; and

WHEREAS, Section 25A-4(d) of the Code of the County provides that the Trust shall not, without having previously obtained the approval of this Board, destroy, replace, or abandon any real property which is part of the designated facilities of the Trust; and

WHEREAS, in accordance with the Master Plan, the Trust's current construction plans includes demolition of the following buildings and facilities located at the Jackson Memorial Medical Center: the Institute and Institute Annex, Elliot Building, Rehabilitation Hospital, and North Wing facilities; and

WHEREAS, in addition, the Trust's current construction plans include the demolition of the North Pavilion and an existing warehouse located at Jackson North Medical Center and the Jackson West campus, respectively; and

WHEREAS, as the Trust proceeds with execution of future construction projects under the Master Plan, the demolition of other buildings and facilities will likely be necessary, but the locations of those buildings and facilities are presently unidentified; and

WHEREAS, such future demolition of buildings and facilities of the Trust will be necessary for and consistent with the Trust's completion of projects under the Master Plan; and

WHEREAS, at its meeting on February 26, 2016, the Board of Trustees of the Trust passed and adopted Resolution PHT 02/16-012, which is attached hereto and incorporated herein, approving the demolition of the buildings and structures set forth herein and directing the President of the Trust or his designee to seek Commission approval under Section 25A-4(d) of the Code and, in addition, to seek delegation to the Board of Trustees to approve future demolitions consistent with the Master Plan; and

WHEREAS, this Board desires to approve the demolition of the building and facilities named herein and, to avoid delay of activities on the critical path of future construction projects,

to authorize the Board of Trustees to approve the demolition of other buildings and facilities that are presently unidentified, but which are necessary and consistent with completion of construction projects under the Master Plan,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. This Board hereby adopts the foregoing recitals.

Section 2. Pursuant to Section 25A-4(d) of the Code, this Board authorizes the Trust to demolish the following buildings and facilities located at the Jackson Memorial Medical Center: the Institute and Institute Annex, Elliot Building, Rehabilitation Hospital and North Wing facilities. In addition, this Board authorizes the Trust to demolish the North Pavilion and an existing warehouse located at Jackson North Medical Center and the Jackson West campus, respectively.

Section 3. To avoid delay and negative impact upon the timely completion of projects under the Master Plan, this Board delegates authority to the Board of Trustees of the Trust to approve demolition of buildings and facilities unidentified at this time, but which are determined by the Board of Trustees to be necessary for the timely completion of construction projects under the Master Plan and are consistent therewith.

Section 4. This Board shall review the delegation of authority set forth in Section 3 herein every two years, provided, further, that, by resolution, this Board may revoke this delegation at any time in its discretion. Further, the Board of Trustees shall provide notification in writing to the Clerk of the Board of County Commissioners no less than 7 days prior to the Board of Trustees' consideration of a resolution to approve the demolition of any future building

or facility consistent with the Master Plan. Upon receipt of the written notification, the Clerk of the Board of County Commissioners shall immediately provide copies of the notification to this Board.

The Prime Sponsor of the foregoing resolution is Commissioner Audrey M. Edmonson. It was offered by Commissioner **Esteban L. Bovo, Jr.**, who moved its adoption. The motion was seconded by Commissioner **Rebeca Sosa** and upon being put to a vote, the vote was as follows:

Jean Monestime, Chairman **aye**
Esteban L. Bovo, Jr., Vice Chairman **aye**

Bruno A. Barreiro	**aye**	Daniella Levine Cava	**aye**
Jose "Pepe" Diaz	**aye**	Audrey M. Edmonson	**aye**
Sally A. Heyman	**aye**	Barbara J. Jordan	**aye**
Dennis C. Moss	**aye**	Rebeca Sosa	**aye**
Sen. Javier D. Souto	**aye**	Xavier L. Suarez	**aye**
Juan C. Zapata	**aye**		

The Chairperson thereupon declared the resolution duly passed and adopted this 7th day of June, 2016. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

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

HARVEY RUVIN, CLERK

By: Christopher Agrippa
Deputy Clerk

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

Eugene Shy, Jr.
Christopher C. Kokoruda

Agenda Item 5 (f)
Public Health Trust Board of Trustees
February 26, 2016

RESOLUTION NO. PHT 02/16 – 012

RESOLUTION AUTHORIZING THE PRESIDENT OR HIS DESIGNEE TO TAKE NECESSARY ACTION TO SECURE THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS TO DEMOLISH BUILDINGS CONSISTENT WITH EXPANSION PROJECTS AND JACKSON HEALTH SYSTEM MASTER PLAN AND TO SECURE THE COMMISSION'S DELEGATION TO THE BOARD OF TRUSTEES TO APPROVE FUTURE DEMOLITONS

(Isa M. Nunez, Vice President, Facilities Design and Construction, Jackson Health System)

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 TRUSTEES OF THE PUBLIC HEALTH TRUST OF MIAMI-DADE COUNTY, FLORIDA, that this Board hereby authorizes the President of his designee to secure the approval of the Board of County Commissioners to demolish the Annex & Annex-Institute Building, Elliot Building, North Wing, the existing Rehabilitation Hospital and the existing warehouse currently located on the Jackson West Doral property in accordance with the approved Jackson Memorial Hospital Facilities Master Plan as set forth in the accompanying memorandum. Further, this Board authorizes the President or his designee to seek the Board of County Commissioners' delegation to this Board the authority to approve the demolition of additional buildings, should it become necessary, to construct new facilities and major expansions per the master plan, which requested delegation would be renewable every two years and require written notification to the Board of County Commissioners prior to this Board's approval of demolition.

The foregoing resolution was offered by Carlos Trujillo and the motion was seconded by Irene Lipof as follows:

Joe Arriola	Aye
William J. Heffernan	Absent
Mojdeh L. Khaghan	Aye
Irene Lipof	Aye
Ralph G. Patino	Aye
Darryl K. Sharpton	Absent
Carlos Trujillo	Aye

The Chairperson thereupon declared the resolution duly passed and adopted this 26th day of February 2016.

PUBLIC HEALTH TRUST OF MIAMI-DADE COUNTY, FLORIDA

BY: Irene Lipof
Irene Lipof, Secretary

Approved by the Miami-Dade County Attorney's Office as to form and legal sufficiency ES

Jackson HEALTH SYSTEM PUBLIC HEALTH TRUST

Miracles made daily.

TO: Joe Arriola, Chairman
and Members, Public Health Trust Board of Trustees

FROM: Isa M. Nunez
Vice President, Facilities Design & Construction

DATE: February 26, 2016

RE: Demolition of Buildings

Recommendation

In accordance with Chapter 25A-4(d) of the Code of Miami-Dade County, staff recommends that the Board of Trustees authorizes the President or his designee to seek the approval of the Board of County Commissioners (County Commission) to demolish the Institute & Institute Annex, Elliot Building, Rehabilitation Hospital, and North Wing facilities, all at the Jackson Memorial Medical Center, as well as the North Pavilion at Jackson North Medical Center and existing warehouse at the Jackson West campus. These building demolitions are necessary for construction of new buildings and major expansions in accordance with Jackson Health System's facilities master plan. Individual projects would follow existing approval paths, including appropriate review by staff, the Board of Trustees, and, for projects funded through the Jackson Miracle-Building Bond, the Jackson Bond Citizens' Advisory Committee.

Staff also recommends that the Board of Trustees authorize the President or his designee to seek County Commission delegation of authority to the Trust Board to approve the demolition of additional buildings, should it become necessary, to construct new facilities and major expansions per the master plan. Staff recommends that any delegation of authority be renewable every two years and require written notification to the County Commission prior to the Trust Board approval of demolition.

Scope

This resolution contemplates the environmental assessment, environmental remediation and demolition of the Institute & Institute Annex, Elliot Building, Rehabilitation Hospital, and North Wing facilities, all at the Jackson Memorial Medical Center, as well as the existing warehouse at the Jackson West campus. See attached updated master plan. The resolution also encompasses delegated authority for future demolitions of facilities owned by the Trust.

The Jackson Miracle-Building Bond program is the foundation of the capital plan, which includes work at all existing Jackson campuses and the creation of new facilities across Miami-Dade County.

Fiscal Impact/Funding Source

The total project budget to demolish these buildings is estimated to be $3,423,620. Funding for this project is from the Miracle-Building Bond program and will be presented through the established process for project approvals

Estimated Probable Cost of Building Demolition:

Institute & Institute Annex	$1,442,580
North Wing	$422,888
Elliot Building	$203,752
Rehabilitation Hospital	$854,400
Jackson West Warehouse	$500,000

Background

The Trust Board has extensively reviewed Jackson's facilities master plan and capital program, which establishes multiple tracks for implementation. In order to proceed with the recommended new construction and major expansion, it is necessary to demolish six existing buildings. These buildings include;

1. Institute Building is a five-story building with a penthouse that is approximately 44,796 square feet and was built in 1960.

2. Institute Annex Building is a five-story building that is approximately 60,544 square feet and was built in 1952.

3. North Wing of Jackson Memorial Hospital is a three-story building that is approximately 52,861 square feet and was built in 1953.

4. Elliot Building is a three story-building that is approximately 25,400 square feet and was built in 1935.

5. Rehabilitation Hospital is four-story building with a basement that is approximately 106,800 square feet and was originally built in 1973 with an expansion completed in1978.

6. Jackson West warehouse (i.e. AAAA Warehouse) is a one-story building that is approximately 179,523 square feet and was built in 1994. It was already present on the land when the property was acquired for Jackson in 2015.

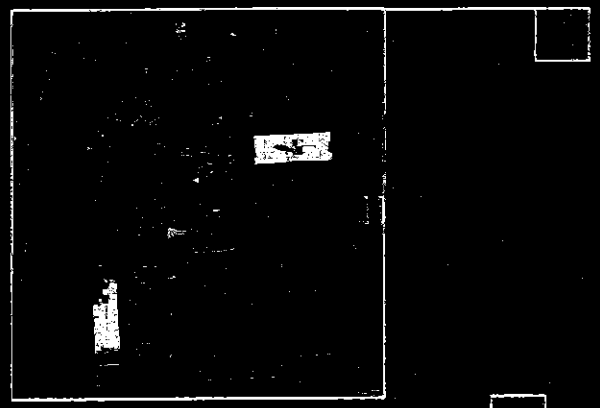
It is the intent of the Trust to replace these buildings with new construction and major expansion including but not limited to;

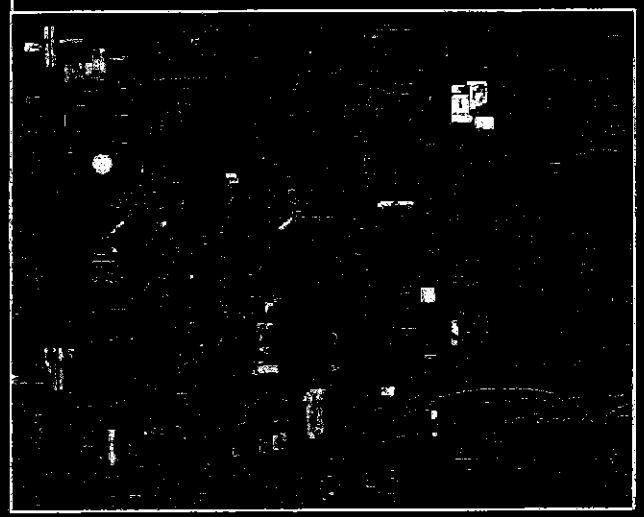
1. A new nine-story, 260,000 square-foot rehabilitation hospital with comprehensive inpatient and outpatient rehabilitation services, new cutting-edge technology, retail space, aquatic center, research space, and other ancillary areas. The new rehabilitation building will be constructed on the footprint of the existing Institute and Annex buildings. Additionally, it is envisioned that the existing rehabilitation building will be demolished after the completion of the new rehabilitation hospital in order to create clinical and pedestrian outdoor green space.

2. A new ten-story multi-level addition and expansion to Jackson Memorial Hospital consisting of 614,300 square feet and major interior renovation of 64,400 square feet to support Jackson Memorial Hospital's emergency department, intensive care unit services, and transplant services. New construction will accommodate expansion of the adult emergency room, new operating and procedure rooms, inpatient and outpatient services for transplant patients, new intensive-care beds, new cardiology clinics, support areas, entrances, and lobbies. This addition is envisioned to be constructed on the footprint of the North Wing and Elliot Building.

3. A new 100-bed hospital may include intensive care unit beds, medical and surgical beds, and postpartum beds. There may be additional beds for an observation unit. Diagnostic and treatment services are envisioned, including an emergency department, an integrated procedure center with a mix of operating rooms, cardiac catheterization/interventional radiology, and endoscopy, and a diagnostic center with a variety of radiology and non-invasive diagnostics.

Jackson Health System's $1.4 billion capital plan is funded in large part by the $830 million Jackson Miracle-Building Bond Program approved by Miami-Dade County voters in 2013. Consistent with the spirit of that program and subsequent policy set by the Board of County Commissioners, all projects funded wholly or in part with funds from the Miracle-Building Bond are reviewed by the Capital Steering Committee, Purchasing & Facilities Subcommittee, Citizens' Advisory Board, and Public Health Trust Board of Trustees, regardless of any applicable delegated authority.





FEBRUARY 2016

JACKSON MEMORIAL MEDICAL CENTER MASTER PLAN

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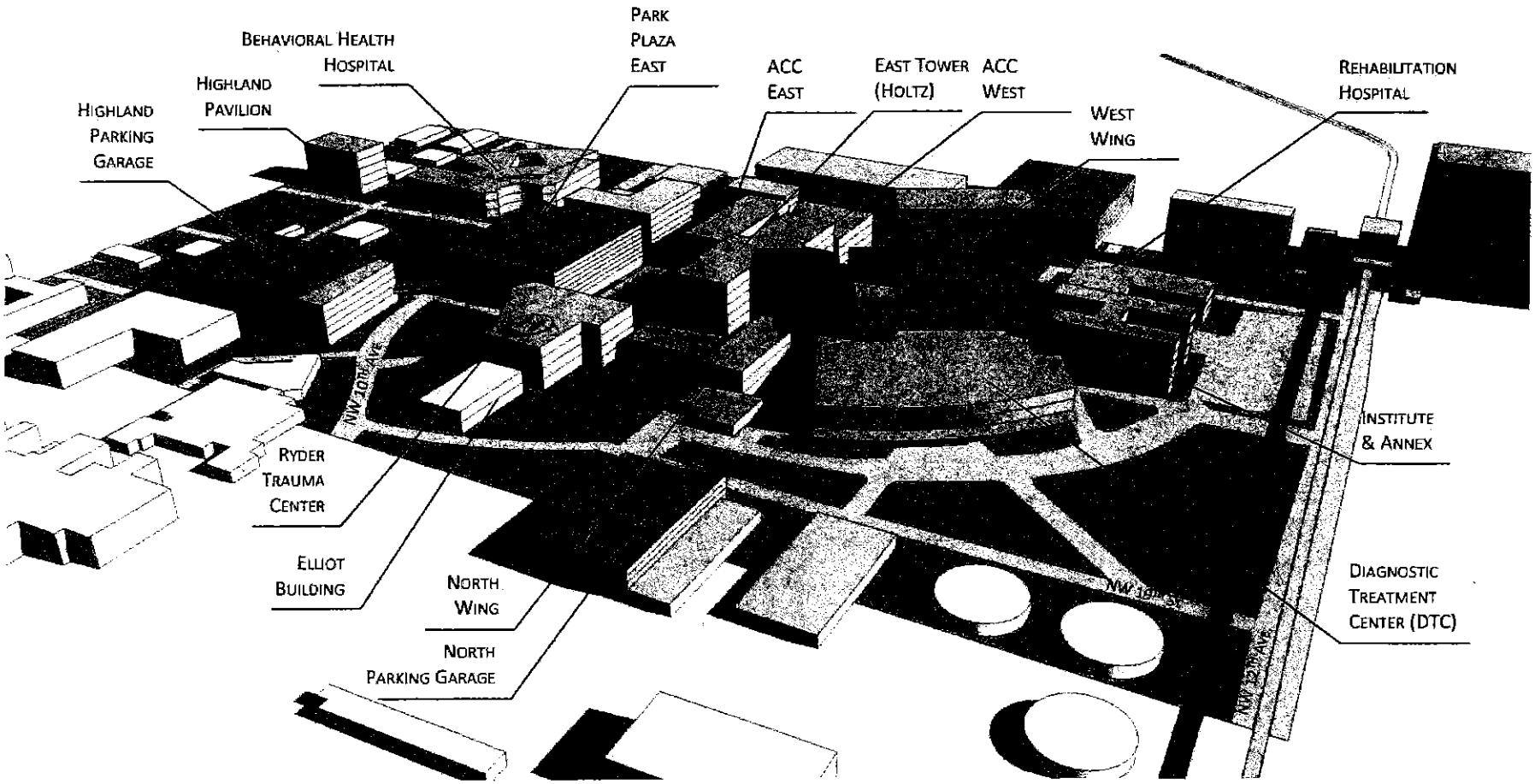
Jackson Memorial Medical Center Master Plan

Existing Campus



Jackson Health System

Public Health Trust

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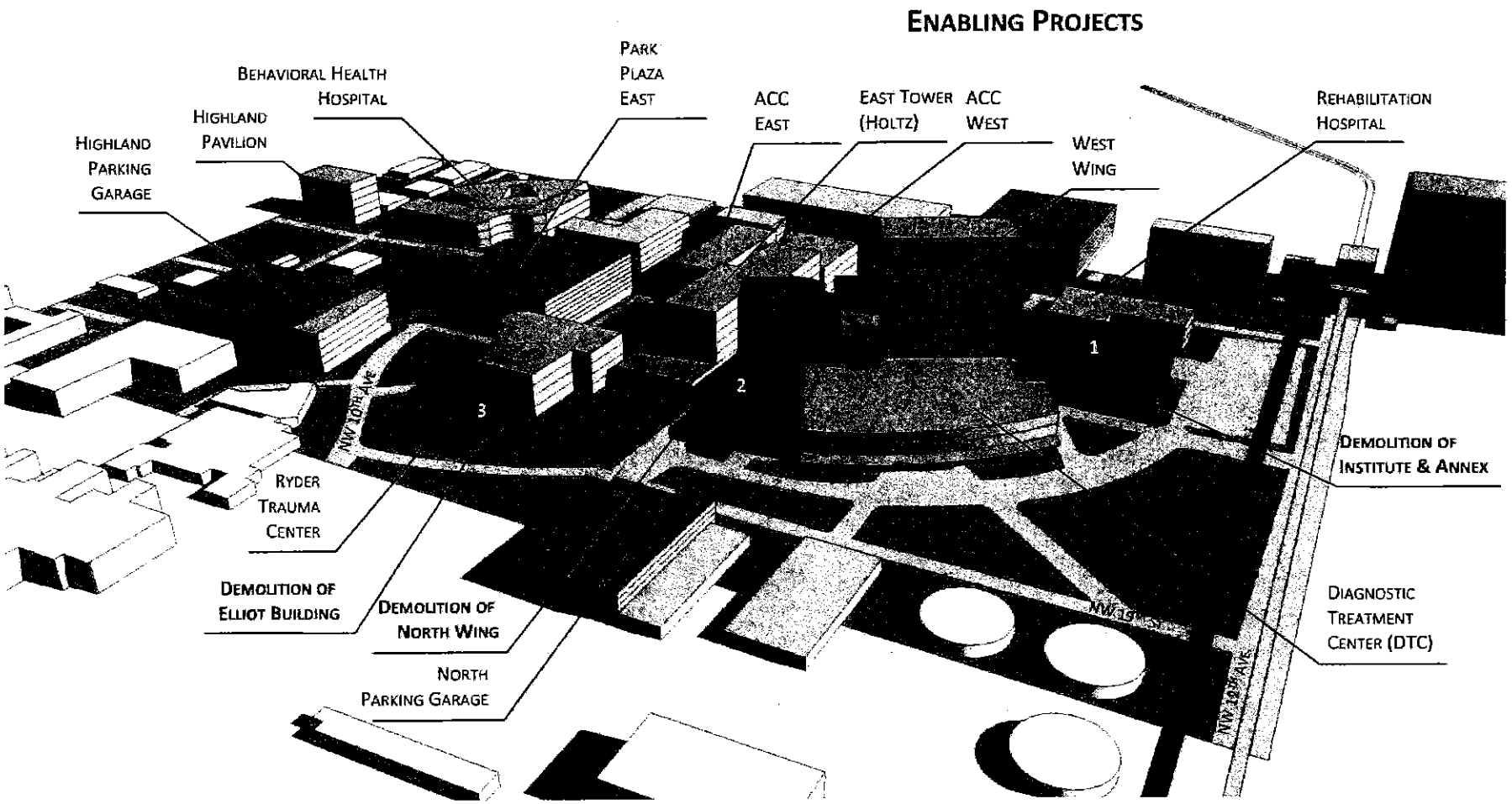
Jackson Memorial Medical Center Master Plan

Enabling Projects



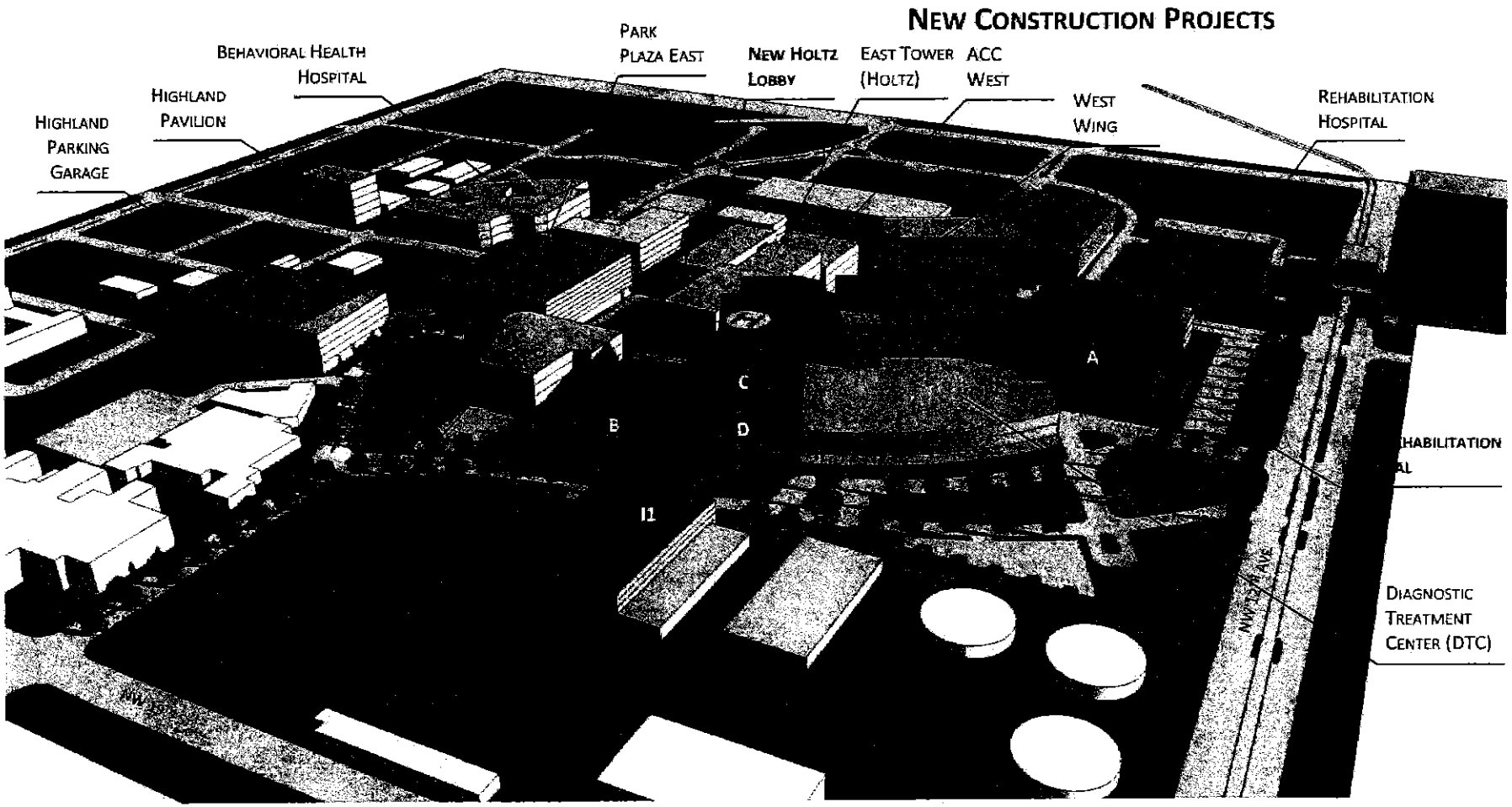
1. Demolition of Institute And Annex
2. Demolition of North Wing
3. Demolition of Elliott Building

Jackson Health System

Public Health Trust

Jackson Memorial Medical Center Master Plan

New Construction Projects



A New Rehabilitation Hospital

B ED Expansion and Renovation

C New Miami Transplant Institute

D New ICU Tower

I1 Expansion Of North Parking Garage

Jackson Health System

Public Health Trust

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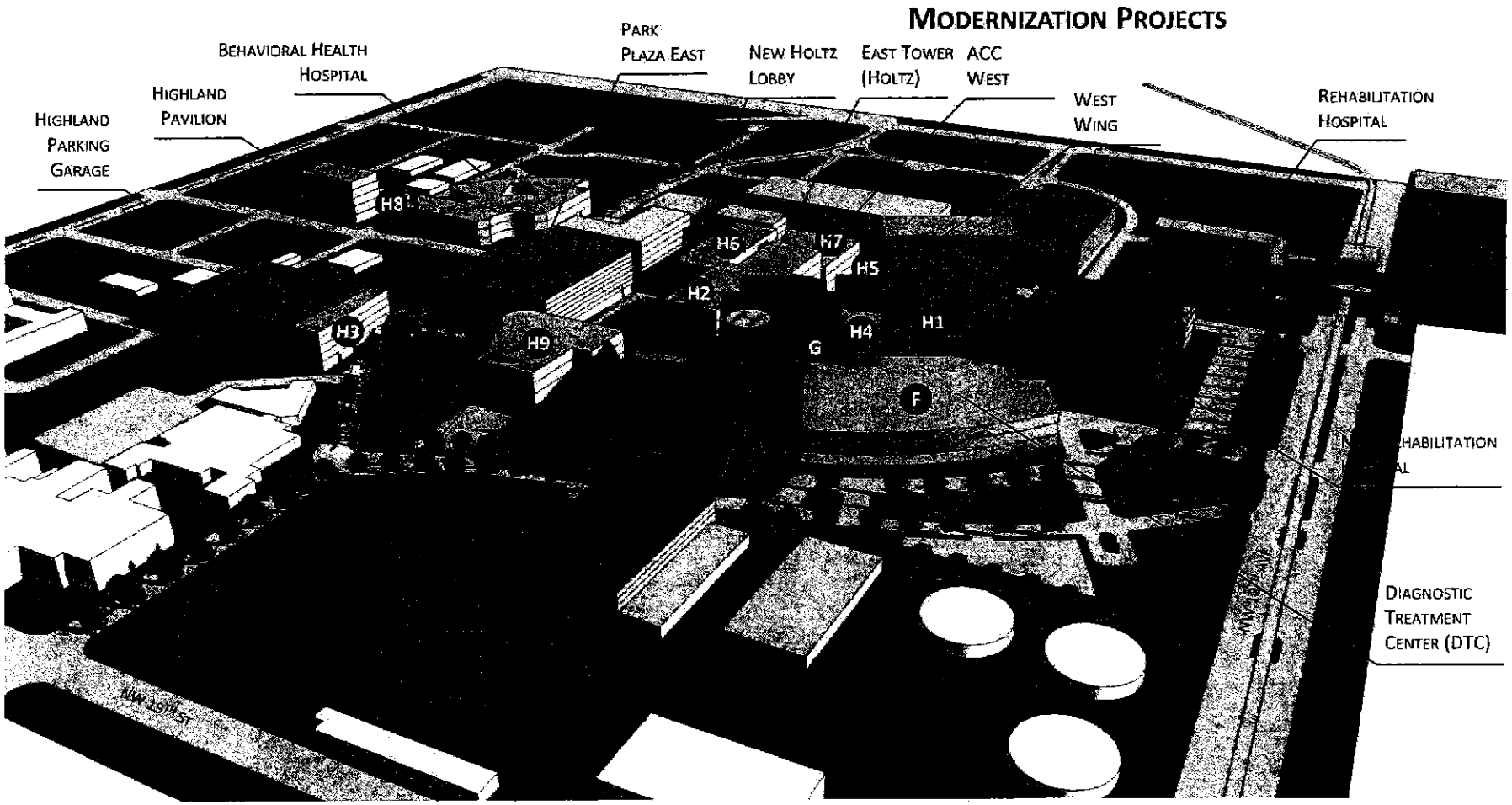
Jackson Memorial Medical Center Master Plan

Modernization Projects



- F Interventional Platform Improvements
- G NICU/LDR Modernization
- H1 West Wing Modernization
- H2 East Tower Modernization
- H3 Highland Professional Building Renovation
- H4 Central Wing Renovation
- H5 South Wing Renovation
- H6 ACC East Renovation
- H7 ACC West Renovation
- H8 Behavioral Health Modernization
- H9 Ryder Modernization

Jackson Health System

Public Health Trust

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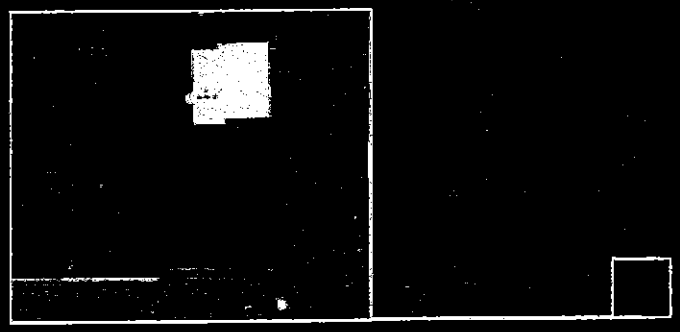

FEBRUARY 2016

JACKSON WEST CAMPUS

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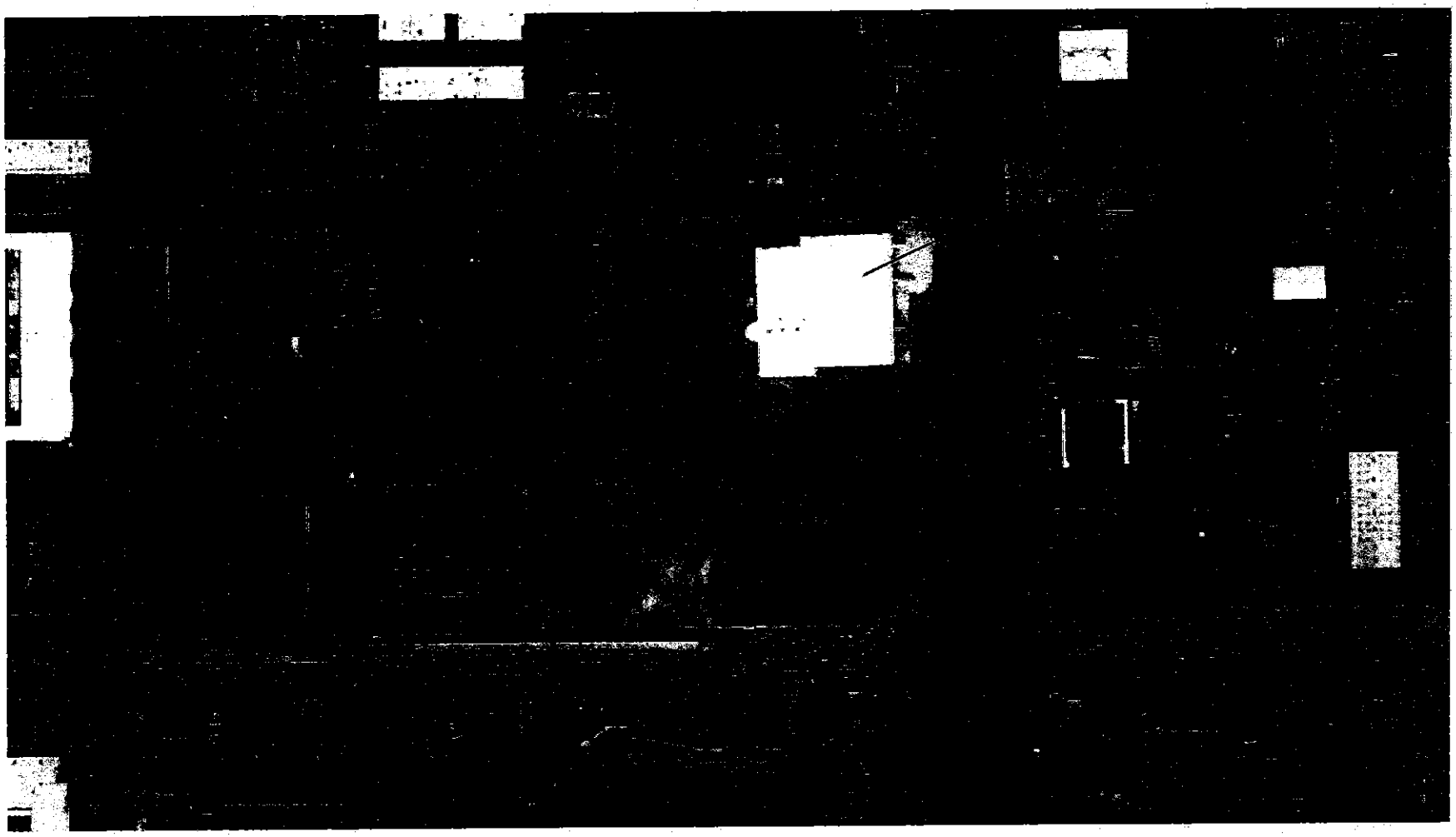
JACKSON WEST CAMPUS

EXISTING SITE – 7800 NW 29TH STREET, MIAMI, FL 33122



Jackson HEALTH SYSTEM

PUBLIC HEALTH TRUST

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