Building Committee Meeting
Jul 24, 2019 3:30 PM EDT

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NOTICE OF MEETING

NORTH BROWARD HOSPITAL DISTRICT

BOARD OF COMMISSIONERS

A Building Committee meeting will be held on Wednesday, July 24th, 2019, immediately following the Governance Committee meeting, at the Broward Health Corporate Spectrum Location: 1700 Northwest 49 Street, Fort Lauderdale, Florida, 33309. The purpose of this committee meeting is to review and consider any matters within the committee’s jurisdiction.

Persons with disabilities requiring special accommodations in order to participate should contact the District by calling 954-473-7100 at least 48 hours in advance of the meeting to request such accommodations.

Any person who decides to appeal any decision of the District’s Board with respect to any matter considered at these meetings will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made which record includes testimony and evidence upon which the appeal is to be based.
BUILDING COMMITTEE MEETING
January 22, 2019

CALL TO ORDER 1:20 pm

COMMITTEE MEMBERS

✓ Andrew M. Klein/Chair
✓ Christopher T. Ure
✓ Ray T. Berry

PRESENT Commissioner Stacy L. Angier, Nancy W. Gregoire, Marie W. Waugh (via phone), Gino Santorio/CEO, Alan Goldsmith/CAO, Alex Fernandez/CFO, Brett Bauman/Associate General Counsel, Jerry Del Amo/Managing Senior Associate General Counsel, Nigel Crooks/Chief Internal Auditor

PUBLIC COMMENTS None

APPROVAL OF MINUTES

1. Approval of Building Committee meeting minutes, dated July 18th, 2018.
   Tabled

TOPIC OF DISCUSSION

2. Mixed-Use Development Acquisition Presentation- David J. Clark and Micah Fisher

   Mr. Clark reported that the item was a continuation of what was previously presented during the December 12th, 2018 board meeting.

   Commissioner Berry suggested a 5-year strategic planning projective be provided for the properties. Mr. Santorio confirmed that a four-part strategic planning session would be brought to the Board the following month and that the properties would be included.

MOTION It was moved by Commissioner Berry, seconded by Commissioner Gregoire, that:

THE BUILDING COMMITTEE RECOMMEND THAT THE FULL BOARD OF COMMISSIONERS OF THE NORTH BROWARD HOSPITAL DISTRICT AUTHORIZE THE PRESIDENT/CEO TO ENTER INTO NEGOTIATION OF A PURCHASE & SALE AGREEMENT WITH THE OWNERSHIP
ENTITY WELLS FARGO. LISTING BROKER IS COLLIER INTERNATIONAL. THIS REQUEST IS TO PROCEED TO NEGOTIATE A BID UP TO THE APPRAISAL VALUE AMOUNT.

Motion carried unanimously.

3. Copper-Kettle Land Acquisition Presentation- David J. Clark and Micah Fisher

MOTION It was moved by Commissioner Ure, seconded by Commissioner Berry, that:

THE BUILDING COMMITTEE RECOMMEND THAT THE FULL THE BOARD OF COMMISSIONERS OF THE NORTH BROWARD HOSPITAL DISTRICT AUTHORIZE THE PRESIDENT/CEO TO SUBMIT FOR COMPETITIVE BID FOR THE CONSIDERATION BY THE LISTING BROKER, RAUCH-HEIM COMMERCIAL REAL ESTATE, FOR THE SALE/PURCHASE AGREEMENT WITH OWNERSHIP ENTITY CEV KIRKILES, INC. REQUEST IS TO BE ABLE TO NEGOTIATE A BID UP TO THE APPRAISAL VALUE AMOUNT.

Motion carried unanimously.

MEETING ADJOURNED 1:49 pm

MOTION It was moved by Commissioner Ure, seconded by Commissioner Berry, to:

ADJOURN THE BUILDING COMMITTEE MEETING.

Motion carried unanimously.

Respectfully submitted,
Commissioner Ray T. Berry, Secretary/Treasurer
SUMMARY OF REQUEST

DATE: July 31st, 2019

FACILITY: Broward Health Corporate

PROGRAM/PRODUCT LINE: Broward Health Corporate & Ambulatory Division

REQUEST: Request of Board of Commissioners of the North Broward Hospital District to authorize the President/CEO to execute a 10 year lease for approximately 10,000 rentable square footage (RSF) of first floor space at 1801 West Sample Road; Deerfield Beach, FL in the amount of $3,783,080.

PURPOSE: Lease acquisition

CAPITAL REQUIRED: To be determined pending negotiations. Any capital required will be amortized in the lease and/or budgeted separately.

FISCAL IMPACT: $3,783,080 over a 10 year operational lease.

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<th>CAM with 3% Yearly</th>
<th>Total Base Rent +CAM</th>
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$2,865,969.83 $917,110.34 $3,783,080.17

BUDGET STATUS: Budgeted
LEGAL REVIEW: The contract is subject to General Counsel’s review and approval as to legal form and conditioned on no material changes in the approved business terms.

APPROVED: ____________________________  DATE: ________________

Gino Santorio, President/CEO BH

Gino Santorio 07/21/2019 13:07 Eastern Daylight Time
MEMORANDUM

TO: Board of Commissioners
FROM: Gino Santorio, President/CEO BH
DATE: July 31st, 2019

SUBJECT: Request of Board of Commissioners of the North Broward Hospital District to authorize the President/CEO to execute a 10 year lease for approximately 10,000 rentable square footage (RSF) of first floor space at 1801 West Sample Road; Deerfield Beach, FL. in the amount of $3,783,080.

BACKGROUND

The subject suite containing 10,075 rentable square feet, in the building commonly known as 1801 Med Center (the “Building”), and whose street address is 1801 W. Sample Road, Deerfield Beach, Florida 33064. The Premises are outlined on the plan attached to the Lease as Exhibit A.

The Term “Office Parcel” shall mean that certain tract or parcel of land upon which the Building is located, as more particularly shown as Tract 1 and Tract 3 on Exhibit A-1 attached hereto.

The term “Project” shall collectively refer to those certain tracts or parcels more particularly shown on Exhibit A-1 as (a) Tract 1, (b) Tract 2, and (c) Tract 3.

Term is for one hundred twenty (120) full calendar months. Subject to the terms and conditions, tenant shall have the option to renew the Term for two (2) additional terms of five (5) years.

ACTION/PROJECT DESCRIPTION

Request of Board of Commissioners of the North Broward Hospital District to authorize the President/CEO to execute a 10 year lease for approximately 10,000 rentable square footage (RSF) of first floor space at 1801 West Sample Road; Deerfield Beach, Fl. in the amount of $3,783,080.
**FINANCIAL/BUDGETARY IMPACT**

$3,783,080 over 10 year operational lease.

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<th>S.F Input</th>
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**JUSTIFICATION**

Broward Health Ambulatory Division and Physician Group has strategic needs with a recruitment plan for growth. Broward Health North existing medical office building has a high lease occupancy rate requiring Broward Health to expand access points. This location is approximately 1.5 miles from Broward North campus which facilitates proximity and growth.

**STAFF RECOMMENDATION**

Therefore, it is requested that the Board of Commissioners of the North Broward Hospital District authorize the President/CEO to execute a 10 year lease for approximately 10,000 rentable square footage (RSF) of first floor space at 1801 West Sample Road; Deerfield Beach, FL. in the amount of $3,783,080.
EXHIBIT A

FIRST FLOOR
25,600 RSF

EXHIBIT A-1

MEDICAL & PROFESSIONAL OFFICE
THREE STORIES - 76,800 RSF
SUMMARY OF REQUEST

DATE: July 31st, 2019

FACILITY: Broward Health Corporate

PROGRAM/PRODUCT LINE: Broward Health Corporate & Ambulatory Division

REQUEST: Request of Board of Commissioners of the North Broward Hospital District to authorize the President/CEO to execute a 5 years and 3 months lease for approximately 3,250 rentable square footage (RSF) of floor space at 8320 W. Sunrise Boulevard, Suite 200, Plantation, Florida 33322 in the amount of $260,201.

PURPOSE: Lease acquisition

CAPITAL REQUIRED: To be determined pending negotiations. Any capital required will be amortized in the lease and/or budgeted separately.

FISCAL IMPACT: $260,201 over 5 year operational lease.

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BUDGET STATUS: Budgeted

LEGAL REVIEW: The contract is subject to General Counsel’s review and approval as to legal form and conditioned on no material changes in the approved business terms.

APPROVED: Gino Santorio 07/21/2019 13:07 Eastern Daylight Time

DATE: _______________
Gino Santorio, President/CEO BH
MEMORANDUM

TO: Board of Commissioners
FROM: Gino Santorio, President/CEO BH
DATE: July 31st, 2019
SUBJECT: Request of Board of Commissioners of the North Broward Hospital District to authorize the President/CEO to execute a 5 years and 3 months lease for approximately 3,250 rentable square footage (RSF) of floor space at 8320 W. Sunrise Boulevard, Suite 200, Plantation, Florida 33322 in the amount of $260,201.

BACKGROUND

The subject suite containing 3,250 rentable square feet, in the building commonly known as Plantation Pavilion (the “Building”), and whose street address is 8320 W. Sunrise Boulevard, Suite 200, Plantation, Florida 33322.

The Term “Premises” shall mean that LANDLORD leases to TENANT upon the terms and conditions stated herein the following described property (hereinafter Leased Premises), consisting of approximately 3,250 square feet, to wit: Suite No. 200, Plantation Pavilion.

Term is for sixty-three (63) full calendar months.

ACTION/PROJECT DESCRIPTION

Request of Board of Commissioners of the North Broward Hospital District to authorize the President/CEO to execute a 5 years and 3 months lease for approximately 3,250 rentable square footage (RSF) of floor space at 8320 W. Sunrise Boulevard, Suite 200, Plantation, Florida 33322 in the amount of $260,201.
FINANCIAL/BUDGETARY IMPACT

$260,201 over 5 years and 3 month’s operational lease.

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JUSTIFICATION

Broward Health Ambulatory Division and Physician Group has strategic needs with a recruitment plan for growth. Broward Health Ambulatory Division doesn’t have an existing primary care presence in Plantation, Florida service area. This location is approximately 12.8 miles from Broward Health Medical Center campus and 9.9 miles from Broward Health Coral Springs which facilitates new access point and growth.

STAFF RECOMMENDATION

Therefore, it is requested that the Board of Commissioners of the North Broward Hospital District authorize the President/CEO to execute a 5 years and 3 months lease for approximately 3,250 rentable square footage (RSF) of floor space at 8320 W. Sunrise Boulevard, Suite 200, Plantation, Florida 33322 in the amount of $260,201.