



The Florida Senate

Local Funding Initiative Request

Fiscal Year 2019-2020

LFIR#: 2190

1. Title of Project: MBCHC 710-720 Alton Road Renovation

2. Senate Sponsor: Jason Pizzo

3. Date of Submission: 02/28/2019

4. Project/Program Description:

Miami Beach Community Health Center (MBCHC), a Federally Qualified Health Center, operates a medical clinic at 710-720 Alton Road, Miami Beach, FL 33139. The 25,000 s.f. building, leased from Miami-Dade County, is in dire need of repair. At the inception of the lease, Miami-Dade County acknowledged that the 720 section of the building was unfit for operations. The building is divided by an east-west interior wall and shares the same roof; MBCHC operates from the 710 section of the building. Currently, the 720 section of the building has a damaged floor, is boarded up, and vacant. Miami-Dade County is in the process of making repairs to the 720 portion of the building. MBCHC would like to use this opportunity to further expand and renovate the 710 and 720 sections of the building to improve capacity by adding additional examination rooms and patient waiting areas, and is requesting funds to assist with this expansion.

5. State Agency to receive requested funds : Department of Health

State Agency Contacted? No

6. Amount of the Nonrecurring Request for Fiscal Year 2019-2020

Type of Funding	Amount
Operations	
Fixed Capital Outlay	650,000
Total State Funds Requested	650,000

7. Total Project Cost for Fiscal Year 2019-2020 (including matching funds available for this project)

Type of Funding	Amount	Percent
Total State Funds Requested (from question #6)	650,000	33.63%
Federal	0	0.00%
State (excluding the amount of this request)	0	0.00%
Local	633,000	32.75%
Other	650,000	33.63%
Total Project Costs for Fiscal Year 2019-2020	1,933,000	100.0%

8. Has this project previously received state funding? No

Fiscal Year (yyyy-yy)	Amount		Specific Appropriation #	Vetoed
	Recurring	NonRecurring		

9. Is future-year funding likely to be requested? No



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10. Details on how the requested state funds will be expended

Spending Category	Description	Amount
Administrative Costs:		
Executive Director/Project Head Salary and Benefits		
Other Salary and Benefits		
Expense/Equipment/Travel/Supplies/Other		
Consultants/Contracted Services/Study		
Operational Costs:		
Salary and Benefits		
Expense/Equipment/Travel/Supplies/Other		
Consultants/Contracted Services/Study		
Fixed Capital Construction/Major Renovation:		
Construction/Renovation/Land/Planning Engineering	Design build renovation project of 710-720 Alton Road, Miami Beach, FL 33139	650,000
Total State Funds Requested (must equal total from question #6)		650,000

11. Program Performance:

a. What is the specific purpose or goal that will be achieved by the funds requested?

Renovation of 710-720 Alton Road will ensure that a critical safety net provider on Miami Beach will be able to continue providing award-winning, high-quality, affordable health care services to the poor, uninsured, and medically underserved. MBCHC's operations from the 710 side of the building are cramped. Renovating the 720 side of the building will facilitate expansion of operations to serve increasing numbers of patients.

b. What are the activities and services that will be provided to meet the intended purpose of these funds?

MBCHC will engage a general contractor for design build services to perform the necessary repairs and to add 25 examination rooms to the building at 710-720 Alton Road, Miami Beach. Work to be done to the 720 side of the building includes: removing and replacing the existing floating slab, installing new pin piles, providing clean fill compacted and treated for termites, installing 12" x 18" grade beams following the existing steel column layout, and installing a new 8" concrete slab with rebar mat 12" OC. Emergency lighting and exiting lighting will be installed and maintenance done on the electrical system to ensure that the 40-year certification is cleared and that the building is safe for occupancy.

c. What are the direct services to be provided to citizens by the appropriations project?

The project to renovate the 720 section of the building at 710-720 Alton Road will expand MBCHC's capacity to provide primary health care (including oral health and behavioral health) and enabling services such as outreach and enrollment services, public benefits eligibility assistance, pharmacy and laboratory services, and transportation to increasing numbers of low-income and uninsured people.

d. Who is the target population served by this project? How many individuals are expected to be served?



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Low-income and uninsured individuals. Almost all MBCHC patients (93.4%) are low-income and 79.8% have incomes below the Federal Poverty Level. More than a third (35.2%) of patients are uninsured. MBCHC expects to serve 17,500 or more individuals from this facility in the year following completion of this project.

e. What is the expected benefit or outcome of this project? What is the methodology by which this outcome will be measured?

The expected benefit from this project is a safer building, suitable for occupancy, from which to deliver health care services to the community. The building at 710-720 Alton Road is owned by Miami-Dade County which is contributing \$633K toward the necessary repairs. MBCHC will provide \$650K in matching funds to the State's contribution to prevent the demolition of the facility, and renovate the building so that it may continue to provide continued access to health care for the community's indigent population. The project outcome will be certified by Miami Beach and Miami-Dade County building inspectors.

f. What are the suggested penalties that the contracting agency may consider in addition to its standard penalties for failing to meet deliverables or performance measures provided for in the contract?

None

12. The owner(s) of the facility to receive, directly or indirectly, any fixed capital outlay funding. Include the relationship between the owner(s) of the facility and the entity.

Miami Beach Community Health Center is to receive directly any capital outlay funding for the renovation of the facility at 710-720 Alton Road, Miami Beach, FL 33139. The facility is owned by Miami-Dade County and Miami Beach Community Health Center has a long-term lease from Miami-Dade County for the facility in effect through 2035.

13. Requestor Contact Information:

- a. **Name:** Mark Rabinowitz
- b. **Organization:** Miami Beach Community Health Center, Inc.
- c. **E-mail Address:** mrabinowitz@mbchc.com
- d. **Phone Number:** (305)538-8835 Ext. 1912

14. Recipient Contact Information:

- a. **Organization:** Miami Beach Community Health Center, Inc.
- b. **County:** Miami-Dade
- c. **Organization Type:**
 - For Profit
 - Non Profit 501(c) (3)
 - Non Profit 501(c) (4)
 - Local Entity
 - University or College
 - Other (Please specify)

- d. **Contact Name:** Sorangely Menjivar



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e. **E-mail Address:** sorangelym@mbchc.com

f. **Phone Number:** (305)538-8835

15. Lobbyist Contact Information

a. **Name:** Kelly Mallette

b. **Firm Name:** Ronald L. Book, PA

c. **E-mail Address:** kelly@rlbookpa.com

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