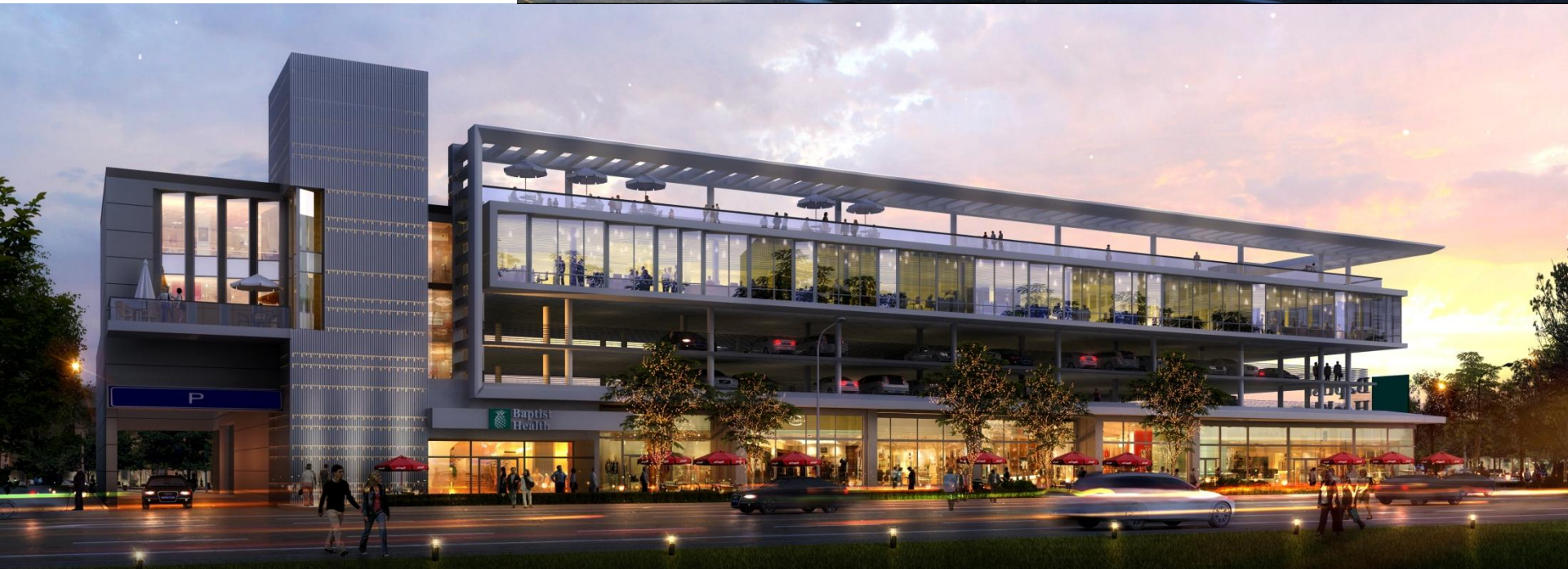




**Miami Beach
Project Updated
Operational Plan
April 2022
709 Alton Road
Miami Beach, FL**



**BHSF Miami Beach Project
709 Alton Road
Introduction**

Baptist Health South Florida has successfully implemented and operated over 150 outpatient medical services centers and physician offices throughout Miami Dade and Broward counties, delivering high quality and convenient access to our communities.

Baptist Health South Florida has long considered Miami Beach as a part of the community it serves since establishing an official presence on Miami Beach in 2011 through a physician office on Michigan Avenue, just a few blocks away from the Miami Beach City Hall and then leasing Miami Beach's most iconic and state-of-the-art medical office building in May 2014 located at 709 Alton Road. The iconic building was approved by the City of Miami Beach for approximately 63,500 gross square feet with integrated parking of 175 spaces with the purpose to provide meaningful outpatient healthcare services in a convenient location for the Miami Beach community.

Existing and Proposed services for this project include:

- Primary Care Services
- Urgent Care Center
- Physician Offices – Primary Care and Specialists
- Same Day Surgery Center (Gastrointestinal / Colon rectal procedures)
- Physical Therapy
- Diagnostic Imaging (X-Ray, Ultrasound, MRI, CT, Bone Density)
- Community Health Education
- Café/Retail

To respect the wishes of the Planning Board, Baptist Health South Florida would like to submit this update to the 2015 Operational Plan.

The 2015 operational plan which has been and continues to be in effect confirmed the services, hours of operation, ambulance activity, visitor throughput, deliveries, medical waste, management and quantities, radiation safe guards, general waste management, water utilization, security systems and building generator specifications.

**Baptist Health South Florida
Miami Beach Project - 709 Alton Road
Operational Plan Review
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 - e. Building Generator Specifications
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 - a. 1st Floor
 - b. 3rd Floor
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 - d. Note: 2nd floor has garage parking only, no office space
4. Quest Diagnostic Proposed Services at 709 Alton Road

Section 1

BHSF Proposed Services at 709 Alton Road

BHSF Proposed Services at 709 Alton Road

- Urgent Care
- Diagnostics
- Same Day Surgery Center
- Physical Therapy
- Primary Care Physician Office
- Other Physician Offices
 - Baptist Health Medical Group
 - Community based physicians
- Retail & Community Resource
- Medical Office
- Note:
 - Not a Hospital: No Inpatient Beds or Overnight Stays
 - No Emergency Room: Not open 24 hours a day
 - Will not receive patients requiring emergent treatment via ambulance

BHSF Proposed Services at 709 Alton Road

Service	Proposed Floor	Proposed Approximate Square Feet
Retail & Community Resource	1 st	1,968
Medical Office	1 st	1,832
Diagnostic Center	1 st	6,000
Same Day Surgery Center	1 st	10,000
Physical Therapy	3 rd	6,300
Urgent Care Center	4 th	4,200
Primary Care Physician Offices	4 th	5,200
Gastroenterology Physicians	4 th	3,200
Community Physician Offices	4 th	2,950
Building Common Areas	All Floors	21,850
Total Gross Square Feet		63,500

BHSF Proposed Services at 709 Alton Road

Service Type	Hours of Operation
Urgent Care	11:00 AM – 11:00 PM, Every Day
Diagnostics	7:30 AM – 6:00 PM, Monday - Friday
Same Day Surgery Center	6:00 AM – 6:00 PM, Monday - Friday
Physical Therapy	7:00 AM – 7:00 PM, Monday - Friday
Primary Care Physician Offices	7:00 AM – 7:00 PM, Monday – Friday 8:00 AM – 12:00 PM, Saturday
Community Physician Offices	8:00 AM – 6:00 PM, Monday – Friday 8:00 AM – 12:00 PM, Saturday
Community Resource Center / Retail	Scheduled events in Morning and Evening Retail Hours – To Be Determined
Medical Office - Quest Diagnostic	7:30 AM - 4:30 PM, Monday - Friday 8:00 AM - 12:00 PM, Saturday

Urgent Care Summary

- BHSF currently operates 17 locations in Miami Dade and Broward counties
- Urgent Cares do not serve as an Emergency Room
- Most patients seeking care for flu like symptoms, sprains and minor cuts
- Patients needing emergency “911” care are transferred to the closest Emergency Room; occurs less than once per week
- Scope of Service:
 - 4,200 square feet approximately, 7 Treatment Rooms, 11 total employees
 - Center is sized smaller than average size of other BHSF sites due to demographic considerations (7 vs. 11 Treatment areas) and proximity of BHSF location on Brickell
- Operations:
 - Proposed Hours of Operation: 11:00 AM – 11:00 PM
 - Patients accepted up to 11:00 PM

Urgent Care Summary

- Patient throughput for 12 hours of operations daily / 7 Treatment Rooms
 - Patient Volume per hour
 - Average of 2.5 patients per hour
 - Patient Volume per hour with Throughput Model (Total patients in the building)
 - Average of 5 patients per hour

Diagnostic Center Summary

- Diagnostic Centers provide imaging and diagnostic services for patients requiring MRI, CT, X-Ray, Ultrasound, Mammograms and Bone Density tests
- Diagnostic Center has to be located on the ground floor due to structural limitations
- Appropriate safety measures required by building codes and clinical guidelines are observed in the operations of all imaging equipment
- All patients are scheduled throughout the day, with exception for those that may require services from Urgent Care or Physician offices
- Diagnostic center proposed square feet is 6,000 (Avg. BHSF Site is 7,000 SF)
- Operations:
 - Proposed Hours of operation are 7:30 AM – 6:00 PM, Monday to Friday
 - Proposed number of Employees is 7 (Avg BHSF Site has 9 employees)

Diagnostic Center Summary

- Patient throughput for 10.5 hours of operations daily / 6 Treatment Modalities
- Patient Volume per hour
 - Average of 3.5 patients per hour
- Patient Volume per hour with Throughput Model (Total patients in the building)
 - Average of 7 patients per hour

Same Day Surgery Center

Service Description

- Gastroenterology:
 - Endoscopies
 - Colonoscopies
- All procedures are elective and non emergent
- Gastroenterology procedures use local anesthesia, not general
- Our facilities do NOT do any surgeries with the intention of purposely transferring patients to the hospital. All Patients are discharged home same day appropriately.
- All patients are thoroughly pre-screened for appropriateness and risk of injury
- Patients are only transferred to closest hospital when it is deemed necessary for their care
- BHSF Prides itself on maintaining one of the lowest transfer rates of 0.114%; National transfer rate is approximately 4% *
- BHSF is officially opposed to legislation circulating in the Florida Legislature allowing 23 hour recovery beds at an outpatient surgery center

*National Transfer rate provided by Perkins + Will

Same Day Surgery Center Summary

- Surgery Center has to be located on the ground floor due to structural limitations
- Proposed focus will be on Gastroenterology and Colon-Rectal procedures
 - These procedures are less invasive and generate minimal bio medical waste
- BHSF strict adherence to patient selection approval process results in lower than national averages of patient transfer rates
- All patient are scheduled and non emergent
- Surgeries are not performed in the late afternoon, allowing last patients enough time to recover and leave by 6:00pm.
- BHSF is opposed to legislation allowing over night stays of patients at same day surgery centers

Same Day Surgery Center Summary

- Operations:
 - Proposed hours of operation are 6:00 AM – 6:00 PM, Monday – Friday
 - 1st Case starts at 7:00 am and last case start is by 2:00 pm
 - Proposed number of 14 Employees
- Patient throughput for 8 hours of procedure time; 4 procedure rooms
- Patient Volume per hour
 - Average of 3 patients per hour
- Patient Volume per hour with Throughput Model (Total patients in the building)
 - Average of 15 patients per hour

Physical Therapy Summary

- Scope of Service:
 - Outpatient Physical Therapy and Rehabilitation
 - 6,000 square feet approximately, 6 Physical Therapists
- Operations:
 - Proposed hours of operation are 7:00 AM – 7:00 PM, Monday – Friday
 - Proposed number of Employees is 10
 - Patients are schedule in 30 minute blocks
- Patient throughput for 12 hours of operation with 6 Therapists
- Patient Volume per hour
 - Average of 7-8 patients per hour
 - Max Capacity of 12 patients per hour
- Patient Volume per hour with Throughput Model (Total patients in the building)
 - Average of 11-12 patients per hour
 - Max Capacity of 18 patients per hour

Primary Care Physician Offices Summary

- Scope of Service:
 - Primary care physician office
 - 6,000 square feet approximately, 10 Exam Rooms, 4 Physicians
- Operations:
 - Proposed hours of operation are 7:00 AM – 7:00 PM, Monday – Friday, 8:00 AM – 12:00 PM, Saturdays
 - Proposed number of Technical Support & Nursing Staff is 7
 - Patient visit duration is 30 to 45 minutes
- Patient throughput for 12 hours of operation with 4 Physicians, 10 Exam Rooms
- Patient Volume per hour - Average of 7 patients per hour
- Specialist Services:
 - 2 Orthopedic Physicians
 - 16 rotating Specialist Physicians from our Center of Excellence

Section 2

Facility Operations

Service Delivery Trucks



16 ft box truck



26 ft box truck



Loading/Unloading Summary

Service Type	Daily	Weekly
Urgent Care “911” Transfers	N/A	< 1
Urgent Care “routine” Transfers	N/A	< 1
Surgery Center “911” Transfers	N/A	< 1
Medical Supplies (BHSF)	N/A	4
Bio Medical Waste (Stericycle)	N/A	2
Medical Gas (Air Gas)	N/A	2
General Waste (WM)	1	5
Laboratory (Quest)	1	5
General Mail: USPS (1) / Express (1)	2	10
Total	4 – 10	28 - 31

BHSF Deliveries

- Deliveries of linen, medication and supplies
 - 3-4 days out of the week, normally in the morning
 - No weekend deliveries
 - UC and DX, Supplies and Linen deliveries are consolidated for both
 - ASC, separate linen trucks for purposes of cleanliness and Infection Control standards
 - Delivery Truck Size:
 - For the Linen, we are typically going to use a box truck in the range of 16 feet
 - Supply deliveries will be sent in a 26 foot box truck

Bio Medical Waste Disposal

“Red Bag”

- Vendor, Stericycle, transports and disposes all biomedical waste. This includes both sharps and non sharps (Regulated Medical Waste).
- Only items that are saturated with blood and body fluids are placed in “red bags”.
- Red Bags are placed in a specially designed box for transportation
- Each Box is 4.12 Cubic Feet, weighing approximately 3 pounds at time of pick up
- Diagnostic and Urgent care sites have a monthly pick up
 - Urgent Care generate about 2 boxes per month (approx. 6 pounds per month)
 - Diagnostic Center generates less than one box a month (approx. 3 pounds per month)
- Same Day Surgery generates about 5 boxes week (20 boxes per month, 60 pounds)
- Only these three services generate red bag waste generating 5-6 boxes per week
- Site will generate approx 20-25 boxes per month or a maximum of 75 pounds of red bag waste within a 30-day period
- Surgery Centers have policies in place to minimize the biomedical waste by properly segregating the waste after each procedure
- Red bags are stored in approved cardboard boxes in designated air conditioned soiled utility room, where they are picked up by the vendor

Bio Medical Waste Disposal Policies

- BHSF and Stericycle strictly adhere to guidelines established by [Section 381.0098, Florida Statute](#) and [Chapter 64E-16, Florida Administrative Code \(F.A.C.\)\(60kb PDF\)](#) which provides guidance to facilities that generate biomedical waste to aid them in ensuring proper management of that waste.
- Florida Statutes allow for storage up to 30 days.
- BHSF Guidelines (Policies and Procedures):
 - BOS 402 Bio Medical Waste Plan
 - BOS 413 Infection Control Education & Training
 - BHSF 100-8060-430 Handling of Bio Medical Waste
 - BOS 890-4280-30210 Radioactive Waste Disposal
 - BOS 0423/0866 Pharmaceutical Waste Disposal
 - BOS 407 Disposal of Needles, Syringes and Sharps
 - BOS 1623/1642 Hazardous Chemical Waste Pick up process education for lab personnel
 - BOS 1639 Reduction of Hazardous Waste for lab personnel safety
 - BOS 1590WT Specimen collection, labeling and disposal

Bio Medical Waste Quantity

All Proposed Services	Number of Trips	Qty of Containers	Total Weight (lbs.)
Monthly	8	20	844
Weekly	2	5	211

Red Bag Waste = 75 Lbs/Month or 8.9% of Total Regulated Medical Waste (844 lbs) per month

Source: Actual Regulated Medical Waste service utilization reports provided by Stericycle for all comparable BHSF sites

General Waste

- The minimum trash room dimensions: 24 feet x 24 feet
- The trash room will store (4) 4 cubic yard dumpsters
- The recommended service for this location is as follows:
 - Solid Waste
 - (2) 4 cubic yard dumpsters emptied 5 times per week
 - Recycling
 - (2) 4 cubic yard dumpsters emptied 2 times per week
- 1 trash room meeting above requirements is provided (see schematics)

Water Utilization

All Proposed Service	Avg Gallons
Monthly Total	31,000

Source: Actual MD-WASA water bills for all comparable BHSF sites

Building Generator

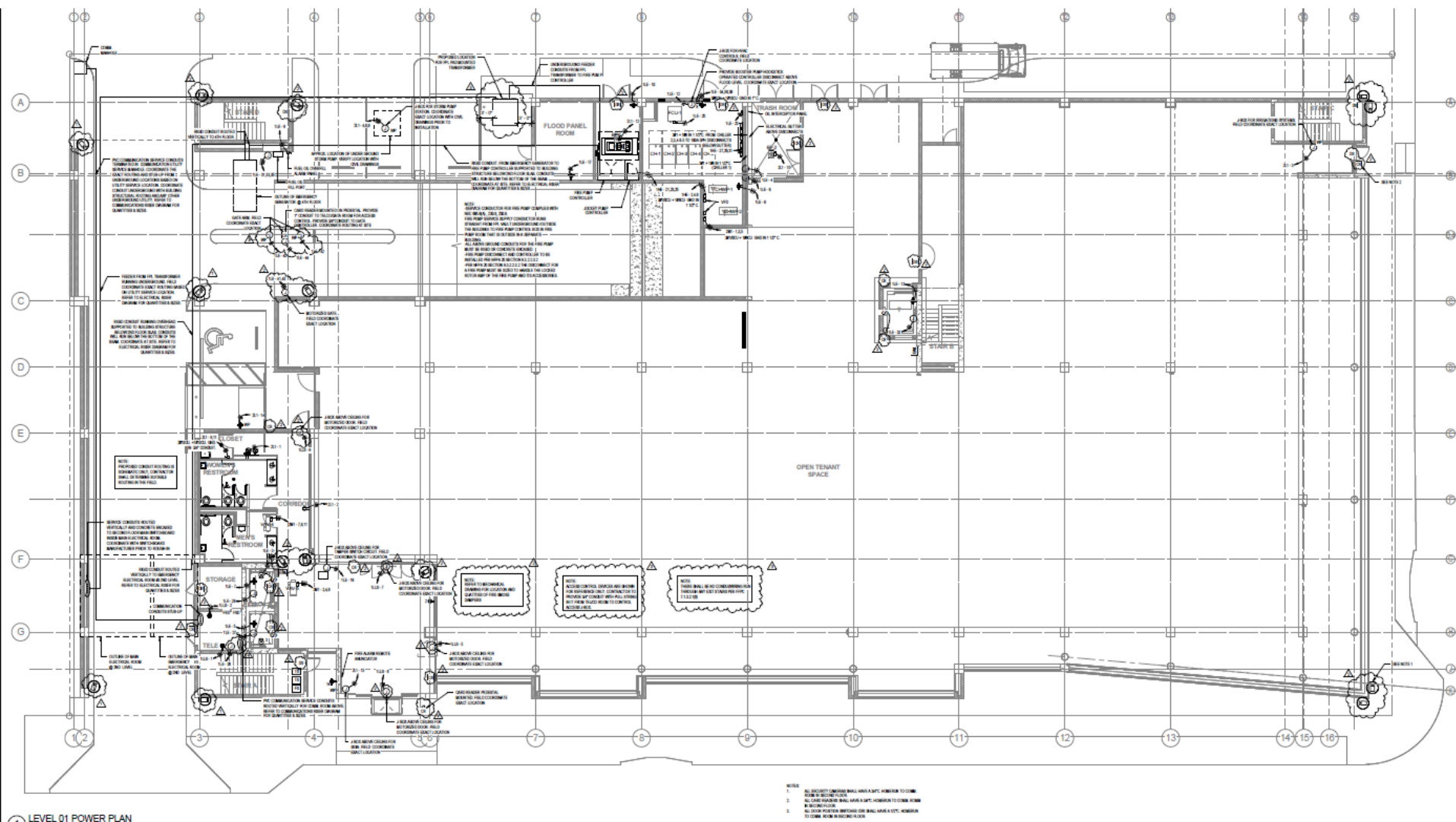
- Only used in the event of a loss of power to building to supply power to life safety, critical and legally required loads
- Residential Sound Attenuation is included
- NOA rated for 180 MPH wind load
- Generator has a 400 KW/500 KVA rating
- The code requirement (with regard to fuel supply) for an ASC is 8 hours and we have supplied 12
- The generator (and tank) are located on the level 3 roof area at level 4 elevation adjacent to medical offices space

Security

- 3 security guards: garage, ground floor and 4th floor
- Hours of Service Provided: 5 AM – 11:30 PM (or until last patient leaves)
- Security Guard responsibilities : Open the site and respond for calls for assistance; performs internal patrols; disarms burglar alarms as needed; patrols garage; ensures patient and staff parking only; responds for assistance as needed.
- Security Cameras throughout the facility and garage
 - minimum 30 Cameras (included in shell permit app)
- Card Readers placed at all access points
- Monitored “ADT type” security alarm system activated after hours
- BHSF SECOM monitors cameras, card reader activity and security alarm system
- Garage Gate closed after hours with restricted access
- See 709 Alton Road Permit Set E-201 for locations of cameras and card readers

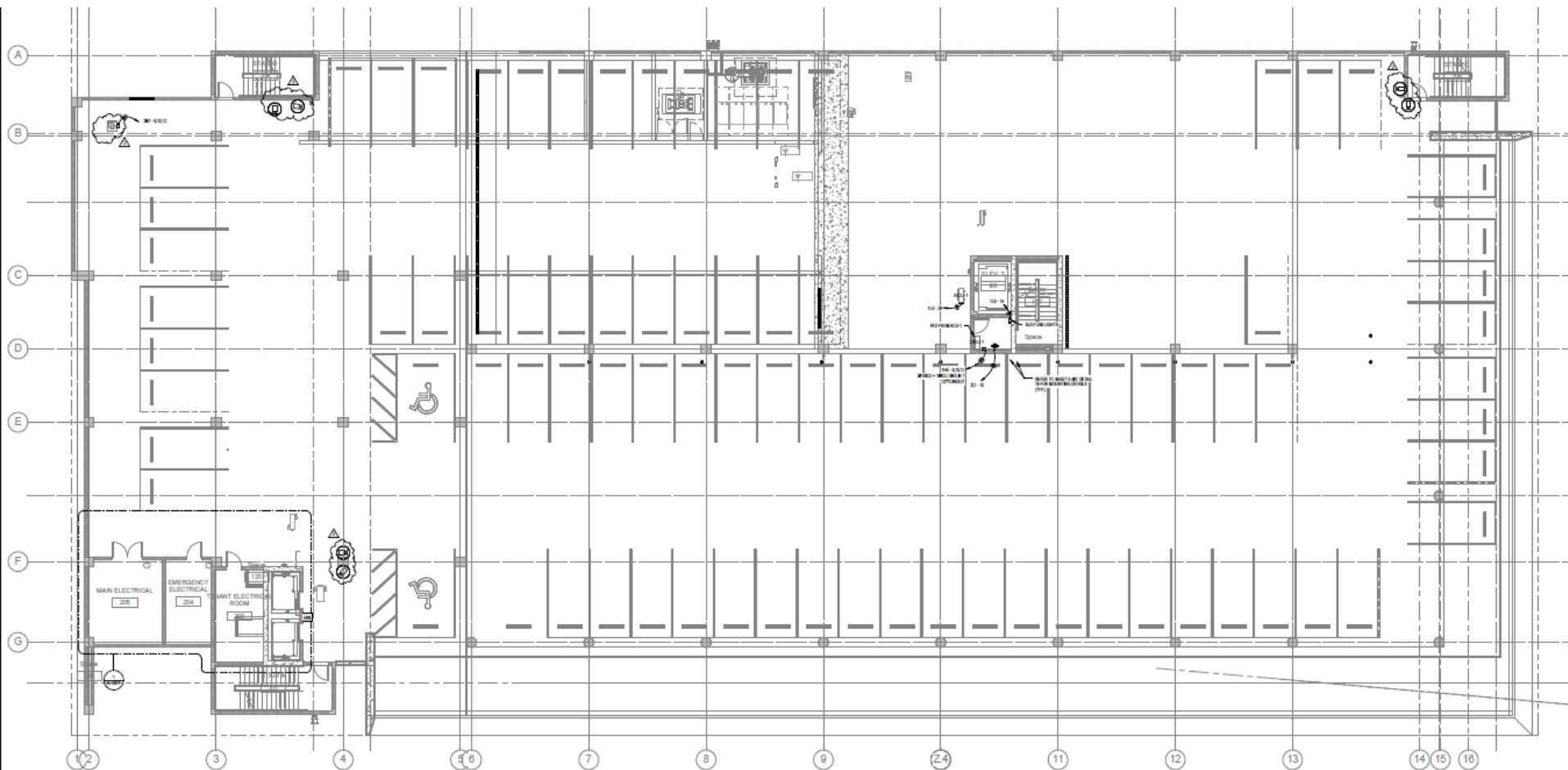
Security Cameras

Level 1



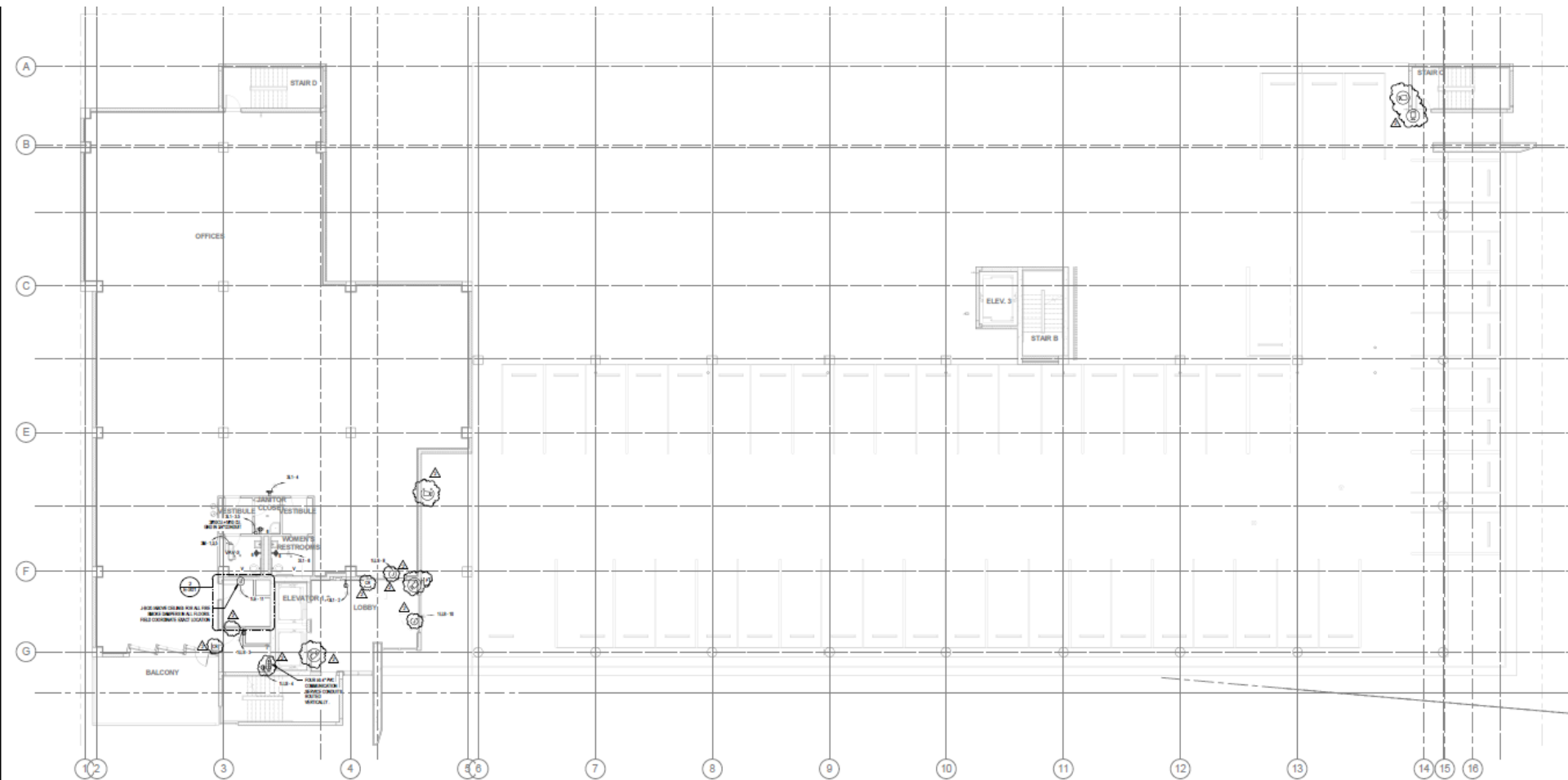
Security Cameras

Level 2



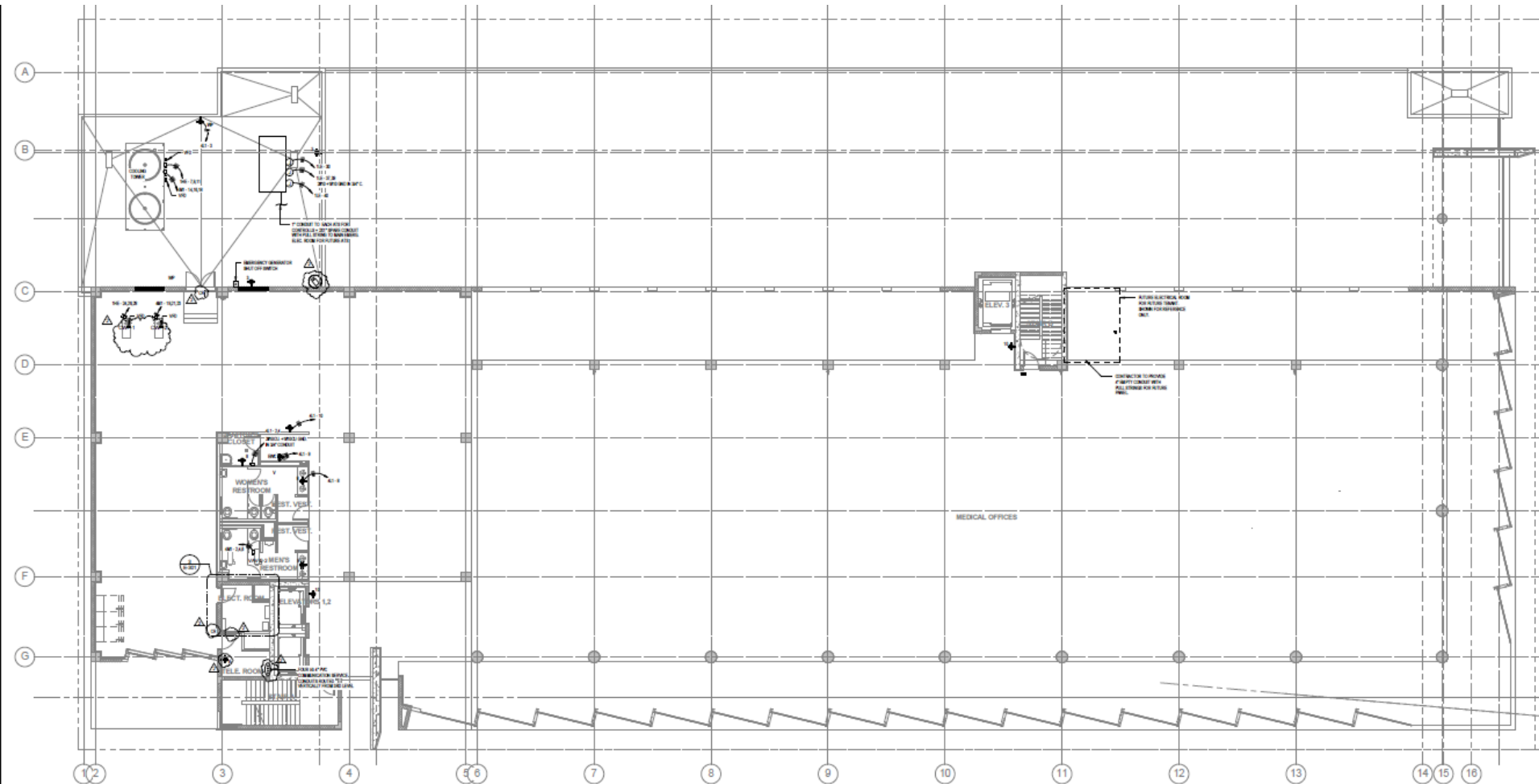
Security Cameras

Level 3

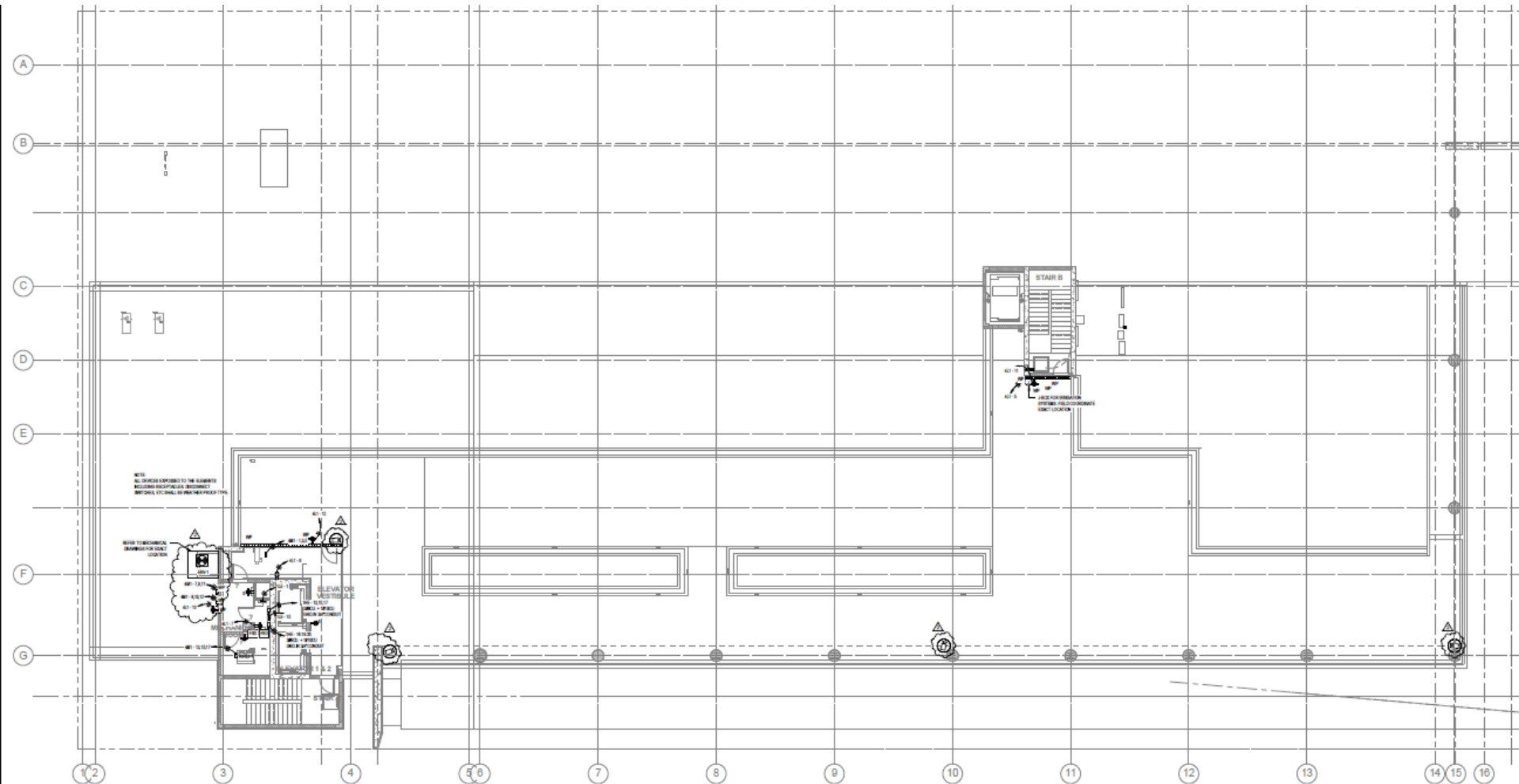


Security Camera

Level 4



Security Cameras Roof



Section 3

Program Schematics

The floor plan illustrates the layout of the Lenox Court building, which is situated between Alton Road to the south and Lenox Court to the north, and 7th Street to the east. The plan includes several key areas:

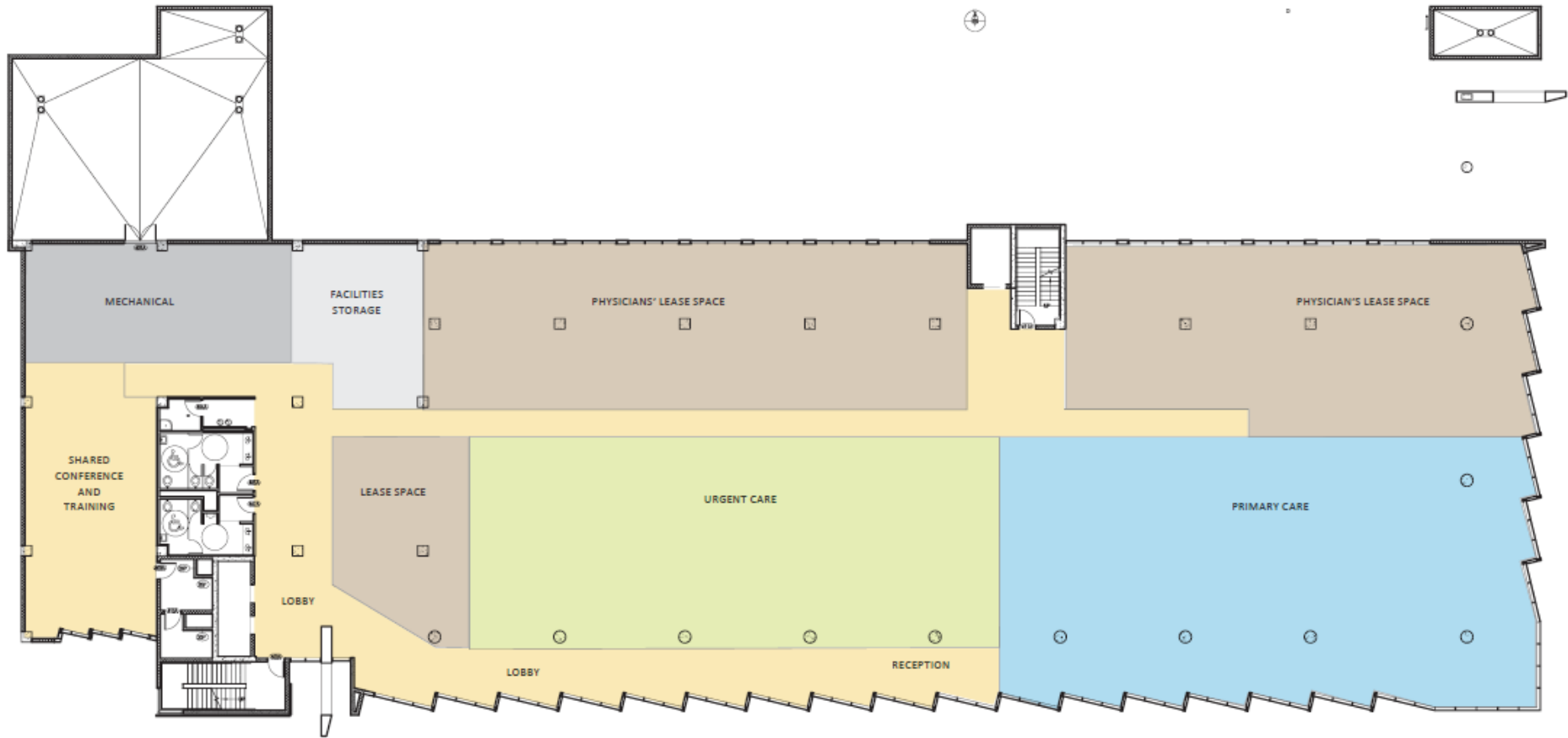
- IMAGING**: A large blue-shaded area measuring 3300 SF.
- MEDICAL OFFICE TENANT**: A yellow-shaded area measuring 1832 SF.
- RETAIL + COMMUNITY RESOURCE**: An orange-shaded area measuring 1968 SF.
- ASC (Ambulatory Surgical Center)**: A large green-shaded area totaling 10,200 SF, subdivided into:
 - ASC MECHANICAL SUPPORT
 - ASC PROCEDURAL AREA
 - ASC CHECK-IN AND RECOVERY AREA
 - LOUNGE AND ADMIN SUPPORT
- Other Rooms and Features**:
 - LOBBY**: Two lobby areas, one measuring 1400 SF and another measuring 2,500 SF.
 - Support Spaces**: Includes storage, restrooms, a food panel room, fire pump room, child room, trash room, and a VOO-SPACE BELT/WAMP.
 - Exterior and Access**: Shows a driveway, accessible parking space, ramp, stairs, and exterior landscaping along 7th Street.
 - Orientation**: Arrows indicate North (top) and South (bottom).

7TH STREET

Third Floor



Fourth Floor



Section 4

Quest Diagnostic
Services at
709 Alton Road

Quest Diagnostics Proposed Services at 709 Alton Road

- Number of employees: 4-5 phlebotomists
- Hours of operation: 7:30 AM - 4:30 PM Monday-Friday, 8:00 AM-12:00 PM, Saturdays
- Security protocols: In addition to building security Tenant installs monitored combination keypads on the doors.
- Medical Waste Pick-up: 1-2 pick ups per week to be scheduled with Landlord's other medical waste pick-ups.