

# Proposed Land Purchase Jackson West



Jackson Bond Citizens' Advisory Committee  
February 27, 2015

# Jackson West



# Programs



Free-standing emergency room/urgent care center  
*Children & Adults*



Children's outpatient clinics  
*Primary & Specialty*



Adult specialty clinics



Imaging & Diagnostics

# Longer-Term Opportunities



## Medical Mall

- Ambulatory Surgery Center
- Cath Lab
- Dialysis
- Infusion
- Lab
- Medical Office Space
- Optometry
- Outpatient Rehab
- Wellness Center
- Worker's Compensation
- *Other Opportunities*

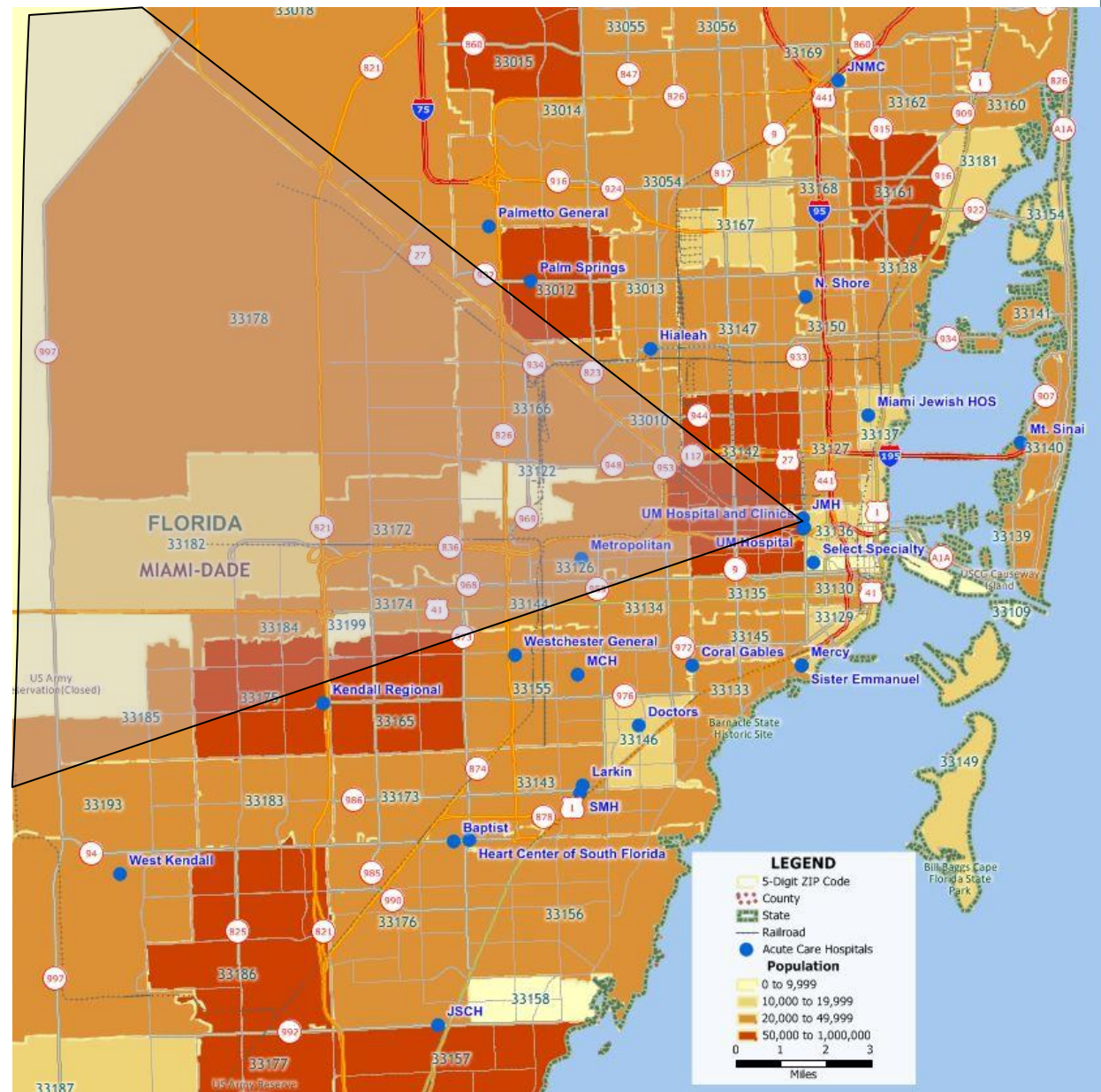
# Healthcare Desert

## Geographical Market:

- High Density
- Fast Growing

## Medically Underserved:

- No Jackson presence
- No ER service

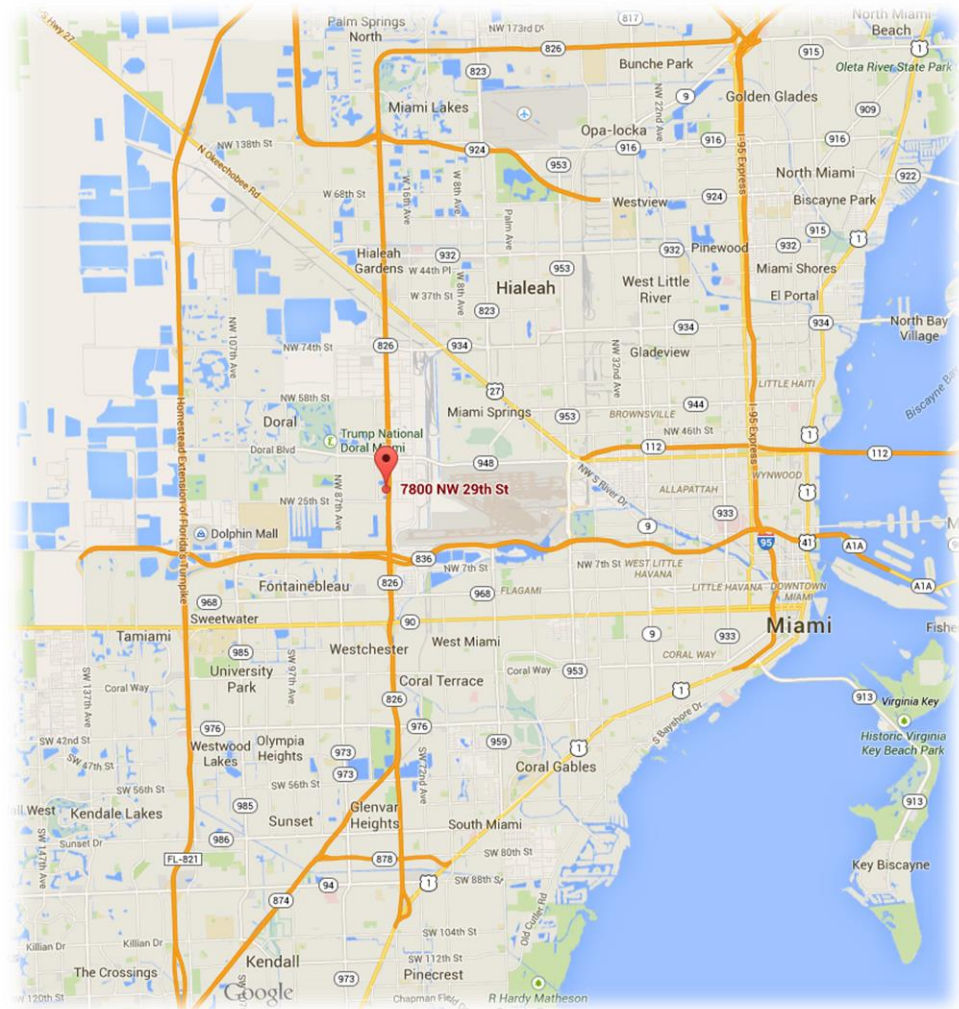




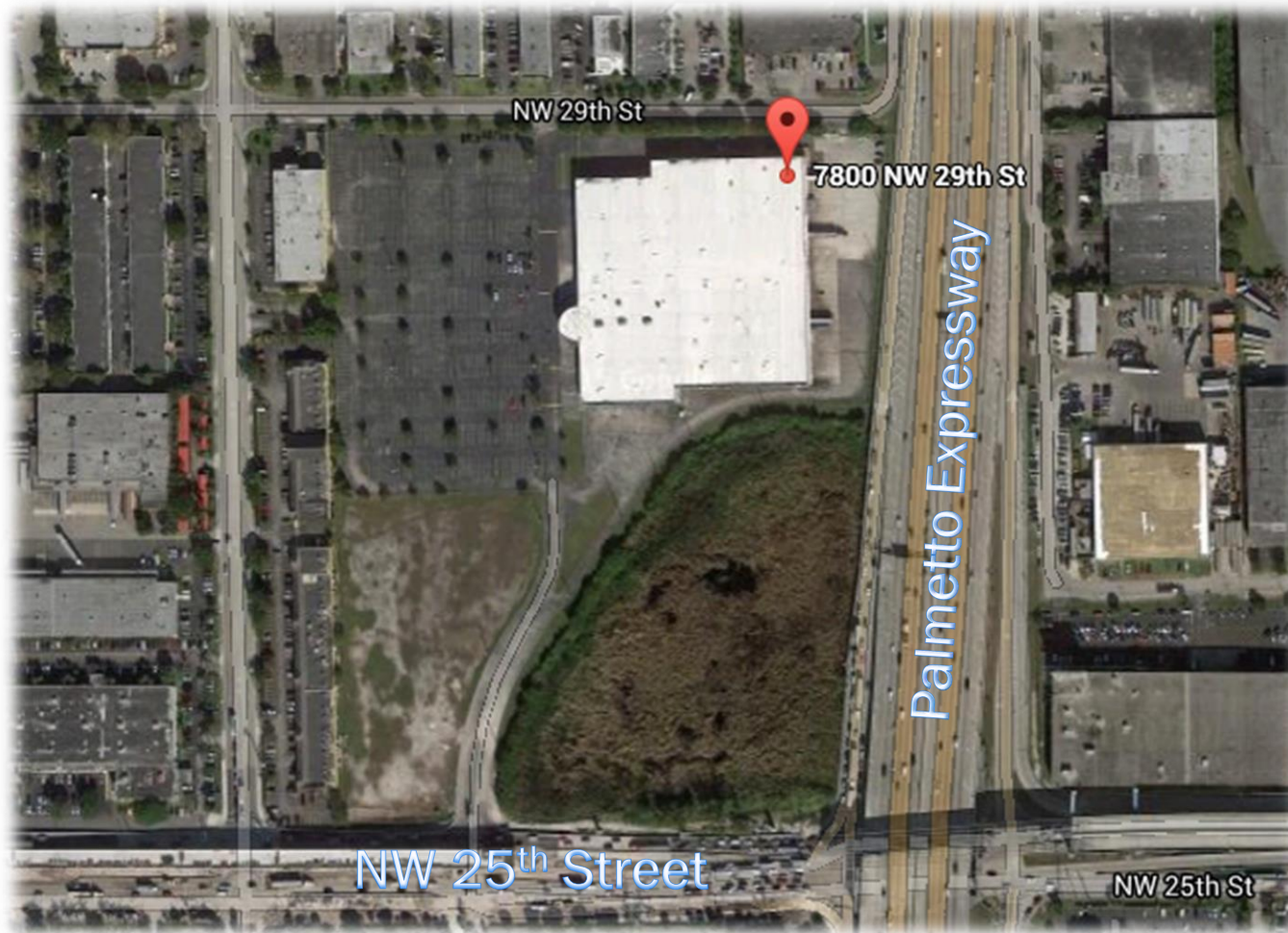
# Location

7800 NW 29<sup>TH</sup>  
STREET

DORAL



# Site



# Site Scorecard



Population within five miles:  
**585,585**



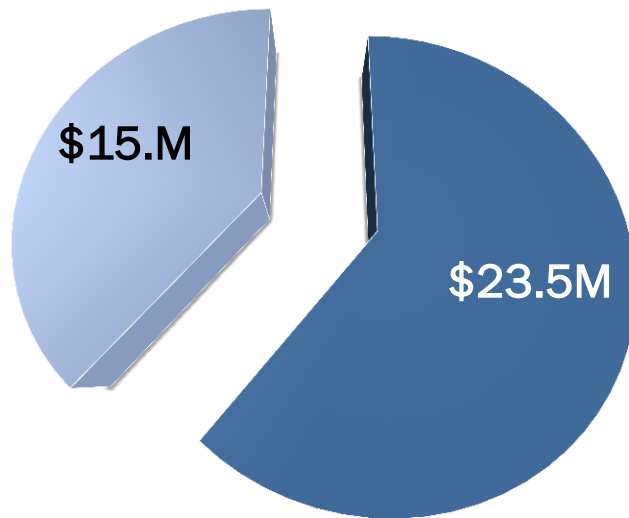
Projected ED Demand:

- Year 1: 199,729    Year 2: 201,670
- Year 3: 203,629    Year 4: 205,607
- Year 5: 207,604



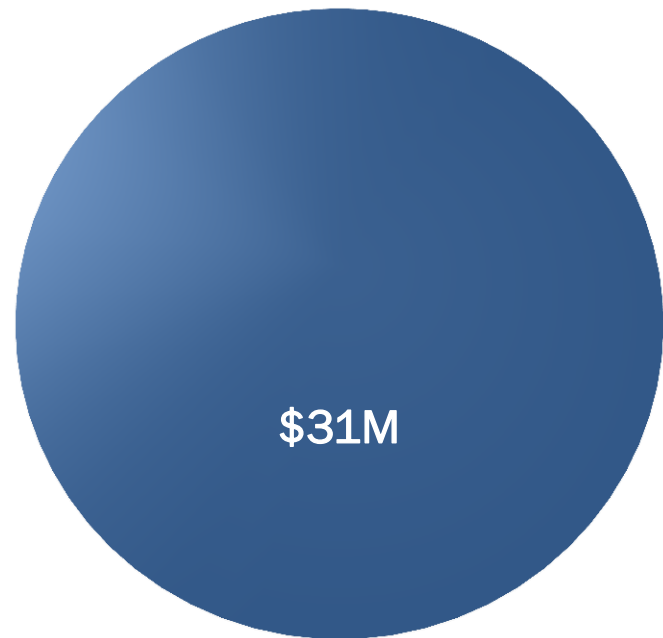
# Project Budgets

## Land Acquisition



- Miracle-Building Bond
- Capital Contribution

## Construction & Equipment



- Miracle-Building Bond

# Tie-Back to Miracle-Building Bond

## Capital Plan \$1.4 billion

Jackson  
Memorial

Jackson  
North

Jackson  
South

Children's  
Ambulatory

Urgent  
Care

\$1.2 billion

\$81 million

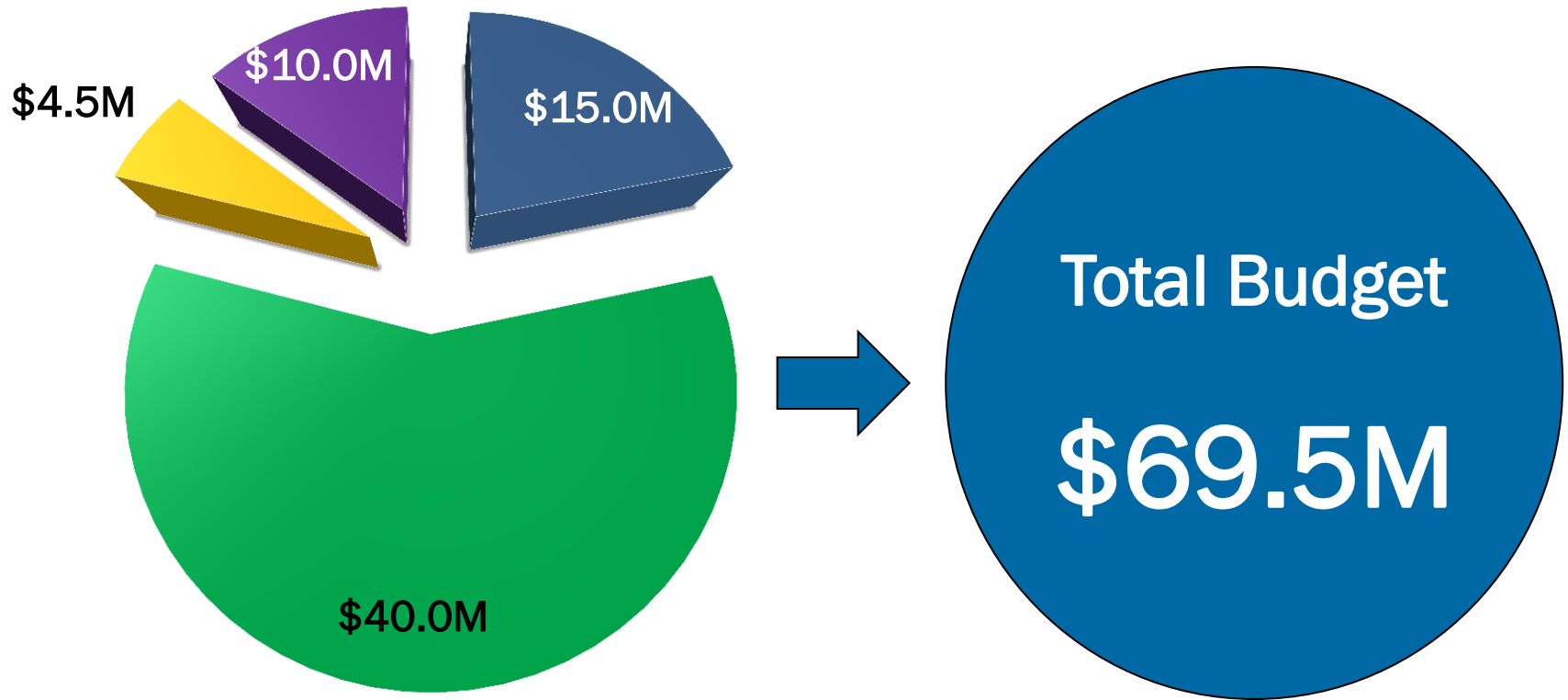
\$63 million

\$40 million\*

\$40 million\*

\*Capital plan includes \$830 million from bond and \$570 million from other sources. Children's Ambulatory Center and Urgent Care Centers are entirely funded by bond program.

# Total Project Budget



■ Capital Contribution

■ Bond: CAP Budget

■ Bond: UCC Budget

■ Bond: Equipment Budget

# Project Review Process

## Collection of Available Sites

Limited selection of sufficient-sized parcels



## Independent Appraisals

Average Appraised Value:  
\$38.895M

Purchase Price:  
\$38.5M



## Usage Analysis

Operations & Business Plan: Staff Analysis, Independent Consultant  
Land Use: Doral Zoning Verification Letter



# Demographic Appendix

# Site Review Criteria: Market Assessment



## Ambulatory Utilization

- Emergency room treat-and-release visits
- Outpatient encounters



## Demographics

- Medically underserved
- Five-year population growth



## Accessibility

- Access and visibility from major arteries



# 2014

