



# Request for Proposals **Jackson Memorial Hospital & Jackson North Medical Center Hospice Lease Agreements**

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A Request for Proposals to lease clinical space at Jackson Memorial Hospital facility located at 1611 Northwest 12 Avenue, Miami, Florida 33136 and at Jackson North Medical Center facility located at 160 Northwest 170 Street, North Miami Beach, Florida 33169.

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From:  
**Real Estate Services**

# RFP Data

Important data regarding this release

Solicitation number: **2602-RFP-01**

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Issued by: **Public Health Trust of Miami-Dade County, Florida**

1400 N.W North River Drive, Suite 500  
Miami, Florida 33125  
Attention: Real Estate Services

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Release No.: **2**

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## Release History

Date	Release Number	Description
02/02/2026	01	2602-RFP-01; Request for Proposals: JMH & JNMC Hospice Lease Agreements
02/20/2026	02	Provides questions and answers through Friday, February 13, 2026

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# This Document

Details and description of the features of this document

## Description

This document is an addendum to, and amends portions of, the Solicitation, and provides questions received and answered by the Trust through Friday, February 13, 2026.

## Defined Terms, Conflicts & Ratification

Defined terms utilized, but not defined in this release shall have the same meaning ascribed to them in Release 1 of the Solicitation. This document shall be deemed a part of the Solicitation. In the event of any conflict between prior releases of the Solicitation and this release, the terms of this release shall control. Except as herein modified, the terms and conditions of the Solicitation (including all prior releases) are ratified and reaffirmed.

# Addenda

Additions to the Solicitation

**No additions**

# Amendments

Changes to the Solicitation

**No amendments**

# Questions & Answers

Questions and answers through Friday, February 13, 2026

## Question 1: Partial-Space Proposals

The Premises for each Group are identified as  $\pm 10,376$  SF (Group 1) and  $\pm 5,070$  SF (Group 2). Is the Trust requiring proposals for the entirety of the designated floor area within each Group?

### Answer

Proposers are required to submit proposals based on the full Premises as described in the RFP. Proposals for portions of the Premises shall be deemed non-responsive and will not be evaluated.

Alternatively, will the Trust consider proposals for a defined subset of rooms or a reduced square footage footprint within the identified Premises?

### Answer

See response above

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## Question 2: FMV Range Compliance

Section V references a Fair Market Value Determination (Attachment 4). Must proposed rental rates fall strictly within the high and low FMV range identified in the RFP?

### Answer

Proposers are not required to submit a proposed rental rate as part of this RFP. The rental amount will be established during negotiations with the successful proposer and must be within fair market value as determined by the Trust's appraiser. The current draft appraisal was included in the RFP for reference.

Will proposals outside the stated FMV range be deemed non-responsive?

### Answer

See response above and refer to Section XI of the RFP, "Submitting Your Proposal" and Section VIII, "Selection Criteria & Scoring"

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## Question 3. Room Count Flexibility

Is there an expected minimum or target number of patient rooms the Trust anticipates being activated within the Premises?

### Answer

No there is no minimum number of patient rooms expected to be activated but Proposer is expected to lease the entire space. Proposer shall include any details available regarding the number of patient rooms it intends on activating within the Premises as part of its response to Volume 2 of its proposal.

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## Question 4: FMV Structure

Is the FMV determination based strictly on square footage?

### Answer

Please refer to Attachment 4 for the basis of the fair market value determination. Does it assume full utilization of the Premises?

### Answer

Yes. The FMV determination assumes full utilization of the Premises for the permitted use

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## Questions & Answers

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described in the RFP. Proposers should base their financial and operating assumptions on leasing the entirety of the Premises.

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**Question 5: Referral Expectations / Integration**

Is there any anticipated or projected hospice or palliative referral volume associated with the lease of the Premises (and in compliance with AKS and any other applicable regulations), and is the selected tenant expected to function as a preferred or embedded hospice partner for hospital discharge planning?

Answer

The Trust does not guarantee, or project referral volumes associated with the lease of the Premises. All hospice and palliative referrals are determined based on patient choice, clinical appropriateness, and regulatory requirements, including compliance with Anti-Kickback Statute (AKS) and related laws. The selected tenant will not function as a preferred or exclusive hospice partner. The Trust anticipates a collaborative clinical presence consistent with patient-centered discharge planning practices.

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**Question 6: Volume Feasibility Data**

Does the Trust have historical data regarding:  
Annual hospice discharges from each campus;  
Average GIP utilization;  
Palliative consult volumes?

Answer

The Trust maintains internal operational data related to hospice discharges, GIP utilization, and palliative consult activity. Aggregated or de-identified summaries may be shared with the recommended Proposer during lease negotiations, subject to privacy and compliance considerations. Such data is provided for informational purposes only and should not be interpreted as a volume commitment.

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**Question 7: If inpatient services are contemplated, has the Trust evaluated whether additional bed licensure or regulatory approvals would be required?**

Answer

Final responsibility for obtaining and maintaining all required approvals rests with the recommended Proposer. The Trust will cooperate in good faith regarding facility-related requirements within the scope of the lease. Please refer to Attachment 1 Lease Template Section 4.5 Licensure and Certification of the Lease Agreement

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**Question 8: Does the Trust anticipate or project referral volume from Jackson facilities to the selected hospice provider(s)?**

Answer

The Trust does not guarantee, or project referral volumes associated with the lease of the Premises. Referrals will continue to be guided by patient preference, clinical criteria, and regulatory compliance. Any collaboration will prioritize patient-centered care and lawful discharge planning processes.

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**Question 9: Can the Trust elaborate on existing clinical infrastructure within each of the locations; patient ready rooms, med gases, nurse station, nurse call system?**

Answer

The Premises consists of existing clinical space previously utilized for healthcare related

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# Questions & Answers

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services. Following selection, the recommended proposer will be provided the opportunity to review the Premises during lease negotiations to confirm space conditions and determine any modifications or improvements necessary to support its operations and regulatory requirements.

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Question 10: What specific quality metrics and benchmarks are most heavily weighted in proposal evaluation?

Answer

Proposals will be evaluated according to the Selection criteria outlined in the RFP. Please refer to RFP Section VIII Selection Criteria & Scoring of the RFP.

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Question 11: How will quality performance data be normalized across proposers of different operational scale?

Answer

Please refer to RFP Section VIII Selection Criteria & Scoring of the RFP.

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Question 12: What level of clinical integration is expected with hospital teams?

Answer

Clinical collaboration varies by site; however clinical integration is necessary to provide the best quality care for our patients. Please refer to Attachment 1 Exhibit K of the Lease Agreement which outlines Quality, Safety, and Care Coordination Performance Standards.

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Question 13: What are expectations of account relationship from a governance and compliance perspective between hospital and hospice?

Answer

Such expectations will be mutually developed during the course of negotiations with the recommended Proposer.

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Question 14: Will oral presentations be part of evaluation process?

Answer

Oral Presentations are not required as part of the RFP evaluation process but may be requested by the Trust's competitive selection committee if deemed necessary to evaluate Proposals in its sole discretion,

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Question 15: Are shared conference or family meeting rooms available to tenant providers?

Answer

Not at this time.

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Question 16: Can common services be shared? elevators, clean & soiled utility, EVS closet/services?

Answer

Yes.

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# Questions & Answers

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Question 17: Current Test & Balance Report: supply, return, exhaust, unit design & parameters?

Answer

**JMH:** Not Available

**JNMC:** Not Available

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Question 18: Current Asbestos Survey?

Answer

**JMH:** Not available

**JNMC:** Not available

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Question 19: Existing Nurse Call points of notification, system manufacturer and last certification?

Answer

**JMH:** West-Com is the manufacture Nurse call system in place and Jackson standard spec. Full functions of visual and intercom to rooms and zones.

**JNMC:** No existing Nurse call system

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Question 20: Current Life Safety Plans (CADs, PDFs, Revit)?

Answer

The recommended Proposer may request access to any required reference documents, if available, during lease negotiations.

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Question 21: If patient rooms have med gases, what are the counts, have they been recently inspected and certified??

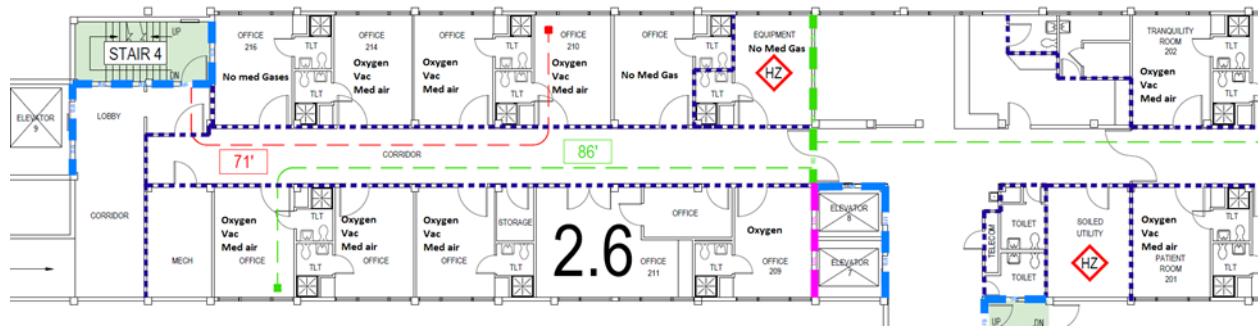
Answer

**JMH:** Single rooms: (2) O2 , (1) Med Air, (2) Vac. Semi private: (4) O2 , (2) Med Air, (4) Vac

**JNMC:** Not all the patient rooms have med gasses, however, the ones that do have been inspected and certified. See below diagram below.

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# Questions & Answers



Question 22: The floor plan shown on page 2 of 25 shows 10 potential patient rooms. It was our understanding that additional rooms to the “right side” of the nurse station and soiled utility room were also available. Please validate the space available still includes the 4 additional rooms.

## Answer

All information regarding the Premises being solicited is limited to and governed by the description, square footage, and configuration set forth in the RFP. Any prior site visits, discussions, or informal communications conducted before issuance of the RFP are non-binding and are not part of the procurement record. Proposers should base their submissions solely on the Premises as described in the RFP. No additional rooms or space beyond what is expressly identified in the RFP are being offered for lease as part of this RFP.

## Note:

All responses are provided for clarification purposes only and do not modify the RFP.

In the event of a conflict between these responses and the RFP, the RFP shall govern.