

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: April 7, 2015

[X] Consent

☐ Regular

[] Ordinance

☐ Public Hearing

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: a Restated Development Agreement with MyClinic Inc., f/k/a Jupiter Community Health Services, Inc., (“MyClinic”) to extend the design phase funding milestone from 12 months to 18 months.

Summary: On April 16, 2013, the Board approved a Development Agreement (R2013-0490) with MyClinic for the development, funding and construction of a County building (Facility) to be leased by MyClinic to operate a no cost medical/dental clinic as a volunteer provider of services. MyClinic was required to fully fund each phase of the design and construction services in advance and within established funding milestone dates. In October 2014, MyClinic approached the County advising that it wanted to pursue further collaboration with other healthcare providers regarding a consolidated center for services. MyClinic has now come to the conclusion that such a significant change in the service delivery model was not possible and wishes to extend the Design Phase funding milestone by six (6) months. The six (6) month extension will provide MyClinic with the much needed time to complete its fund raising during the 2015-2016 winter season. This Restated Development Agreement (Agreement) extends the Design Phase funding milestone from twelve (12) months to eighteen (18) months, updates the Agreement to reflect the name change and incorporates the nondiscrimination requirements. In all other respects, the Agreement remains the same. MyClinic has been providing health services from a newly installed modular unit through a Temporary Construction Easement (TCE) which expires on 10/23/2020, unless terminated earlier upon completion of the new building, or termination of the Agreement.

(FDO Admin) Countywide (HJF)

Background & Justification: MyClinic provides medical and dental services to uninsured patients by working in collaboration with the Health Department through a volunteer provider program agreement. MyClinic intends to establish a permanent facility adjacent to the Jupiter Auxiliary Health Center on County property at 6405 West Indiantown Road, Jupiter.

The following is the revised Milestone Deliverables Funding Chart

FUNDING MILESTONE	ORIGINAL DATE DUE	NEW DUE DATE
Pre-Design and Planning Phase	90 days from the execution of the Agreement	Completed -10/23/14
Design Phase	12 months from completion of Planning Phase.	18 months from completion of Planning Phase or 4/23/16
Construction Fundraising Milestones	20% - 12 months from design approval 60% - 24 months from design approval 100% - 36 months from design approval	Same
100% Construction Funding	Thirty-six months from approval of the design	Same

Staff does not object to this extension, but has concerns about the protracted timeframe for implementation of this project, and the impact on staff to deliver this with capital improvement program challenges ahead. For this reason, any further requests for extension will be difficult for Staff to support.

Attachments:

1. Letter requesting extension of Design Phase Funding Milestone
2. Restated Development Agreement

Recommended By:

Department Director

Date _____

Approved By:

County Administrator

Date _____

II. FISCAL IMPACT ANALYSIS

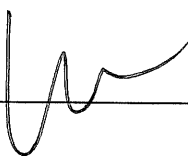
A. Five Year Summary of Fiscal Impact:

Fiscal Years	2015	2016	2017	2018	2019
Capital Expenditures					
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	✱				
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____
Is Item Included in Current Budget:	Yes _____	No _____			
Budget Account No:	Fund _____	Dept _____	Unit _____	Object _____	
	Program _____				

B. Recommended Sources of Funds/Summary of Fiscal Impact:

✱ There is no fiscal impact to this item.

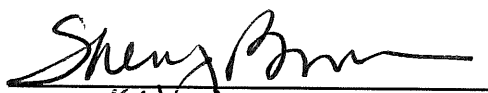

C. Departmental Fiscal Review:

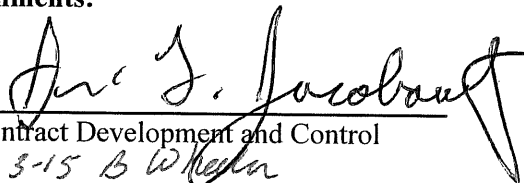
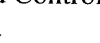
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3-13-15

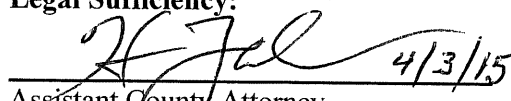
III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:


OFMB 
3/16


Contract Development and Control
4-3-15 B W 

B. Legal Sufficiency:


Assistant County Attorney
4/3/15

C. Other Department Review:

Department Director

This summary is not to be used as a basis for payment.