

**SUMMARY OF REQUEST**

**DATE:** June 28, 2023

**FACILITY:** Broward Health Medical Center

**PROGRAM/PRODUCT LINE:** BHMC and BHC - Facilities Services

**REQUEST:** Ratification of engagement with BMS CAT for emergency repair and restoration services to the Broward Health Medical Center (BHMC) areas damaged during the unprecedented April 12, 2023, rain and flooding in downtown Fort Lauderdale (the "April Flooding Event").  
Additionally, ratification of engagement with Kone for emergency repair services on the twenty-nine elevators damaged or affected by the April Flooding Event.

**PURPOSE:** This request is for ratification of two engagements commenced for construction and remediation work stemming from the April Flooding Event.  
BMS CAT was engaged for roofing replacement, interior wall/ flooring repairs, moisture intrusion, and other related mitigation issues sustained during the April Flooding Event.  
Separately, Kone was engaged to clean, repair, replace, calibrate, and test the operating equipment that was impacted by water intrusion and flooding caused by the April Flooding Event.

**CAPITAL REQUIRED:** **BMS CAT:** \$6,044,410.66  
**Kone:** \$3,174,889.25  
\$9,219,229.91

**FISCAL IMPACT:** FY2023-24

**BUDGET STATUS:** Yes

**LEGAL REVIEW:** The contractual documents are subject to the General Counsel's review and approval as to legal form.

**APPROVED:**Shane Strum  
06/27/2023 11:20 EDT

DATE: \_\_\_\_\_

Shane Strum, President/CEO

## MEMORANDUM

**TO:** Board of Commissioners

**FROM:** Shane Strum, President/Chief Executive Officer

**DATE:** June 28, 2023

**SUBJECT:** Ratification of engagement with BMS CAT for emergency repair and restoration services to the BHMC areas damaged during the April Flooding Event; and Ratification of engagement with Kone for emergency repair services on the twenty-nine elevators damaged or affected by the April Flooding Event.

### BACKGROUND

On April 12, 2023, an unprecedented rain and flash flooding event took place in Fort Lauderdale, Florida. It has been referred to by some as a “1-in-1,000 year rainfall event”, with over 25-inches of rain in one twenty-four hour period. As a result of the rain and flooding, BHMC incurred significant damage requiring (i) immediate remediation and restoration services, and (ii) permanent repair services, including roof replacement along with interior renovations of walls, floors, base boards, and ceilings. Additional repair work was—and is—needed for twenty-nine elevators, including the cleaning, replacement, calibration, and testing of the elevator operating equipment that was impacted by water intrusion in the elevator shafts and submerged in water due to the elevator pits being flooded.

Pursuant to Policy GA-001-086: Procurement of Professional Construction Services, Electrical Work, and Construction-Related Design Services, the Chief Procurement Officer and/or SVP, Operations may make emergency Procurements of construction and/or construction-related design services, when a threat to public health, welfare, or safety exists, or a situation exists which makes compliance with source selection methods contrary to public interest. The same Policy further exempts from the District’s Procurement Code Construction projects “if the project or services are undertaken to replace, reconstruct, or repair an existing public building, structure, or other public construction works damaged or destroyed by a sudden unexpected turn of events such as an act of God, riot, fire, flood, accident, or other urgent circumstances, and such damage or destruction creates an immediate danger to the public health or safety; other loss to public or private property which requires emergency government action; or interruptions to essential District services.”

Notwithstanding the aforementioned exemptions to the Procurement selection methodology for construction services set forth in Policy GA-001-086, the engagements are subject to Section XVI, Approval and Execution Authority of the Code, which sets forth a spending threshold above which procurement of any service requires Board authorization or approval. Because the procurement of each of these services is for an amount in excess of the spending threshold, Board ratification is required.

### **ACTION/PROJECT DESCRIPTION**

Ratification is sought for the engagement with BMS CAT, a qualified and licensed remediation contractor, under GSA Contract Number GS-07F-0087T, for emergency repairs, including immediate remediation and restoration services (which were already performed), roofing replacement, interior wall/ flooring repairs, moisture intrusion, and other related mitigation issues sustained during the April Flooding Event. Among other things, BMS CAT will replace approximately 101,317.92 square feet of the roof of the Robinson and West Wing combined building areas, along with interior renovations of walls, floors, base board, and ceilings affected by the flood. The necessary repair and restoration services have an estimated cost of \$6,044,410.66, established from a Rough Order of Magnitude (ROM) Estimate.

Separately, ratification is sought for the engagement with Kone, a licensed contractor, under an existing service contract, for emergency repairs to twenty-nine elevators. Among other things, Kone will clean, repair, replace, calibrate, and test the operating equipment that was impacted by water intrusion and flooding caused by the rain and flooding (some of the work has already commenced). The repair services on these elevators are estimated to cost \$3,174,889.25, established from on-site assessments by Kone and Vertical Assessment Associates, Broward Health's elevator consultant.

### **FINANCIAL/BUDGETARY IMPACT**

FY 23-24 Budget BMS CAT:	\$6,044,410.66
FY 23-24 Budget – Kone:	\$3,174,889.25
FY 23-24 Budget – Total:	\$9,219,229.91

### **JUSTIFICATION**

At present, BMS CAT has temporarily remedied the affected areas to allow for the continued use of the spaces as necessary to provide patient care. The temporary remedies are not long-term, so permanent fixes are required. The areas will need to be phased in for all the interior renovations and moisture mitigation work with the users. All new roofing work will require design for appropriate roofing specifications and city of Fort Lauderdale permitting process. This work is necessary in order to restore the existing affected areas back to normal.

Additionally, Kone has temporarily remedied the elevator pits and equipment to allow for the continued use of the elevators. However, the equipment is not designed for water intrusion or submersion. The permanent work is necessary to restore the affected elevator equipment back to the manufacturer's standards.

### STAFF RECOMMENDATION

**Therefore, it is requested that the Board of Commissioners of the North Broward Hospital District ratify the District's engagement of BMS CAT for emergency repair and restoration services to areas damaged during the April Flooding Event at Broward Health Medical Center for a total cost of \$6,044,410.66.**

**Therefore, it is requested that the Board of Commissioners of the North Broward Hospital District ratify the District's engagement of Kone for emergency repair services on the twenty-nine elevators damaged by the April Flooding Event at Broward Health Medical Center for a total cost of \$3,174,889.25**