



FISHERMEN'S COMMUNITY HOSPITAL - BAPTIST HEALTH SOUTH FLORIDA

WILMOTSANZ

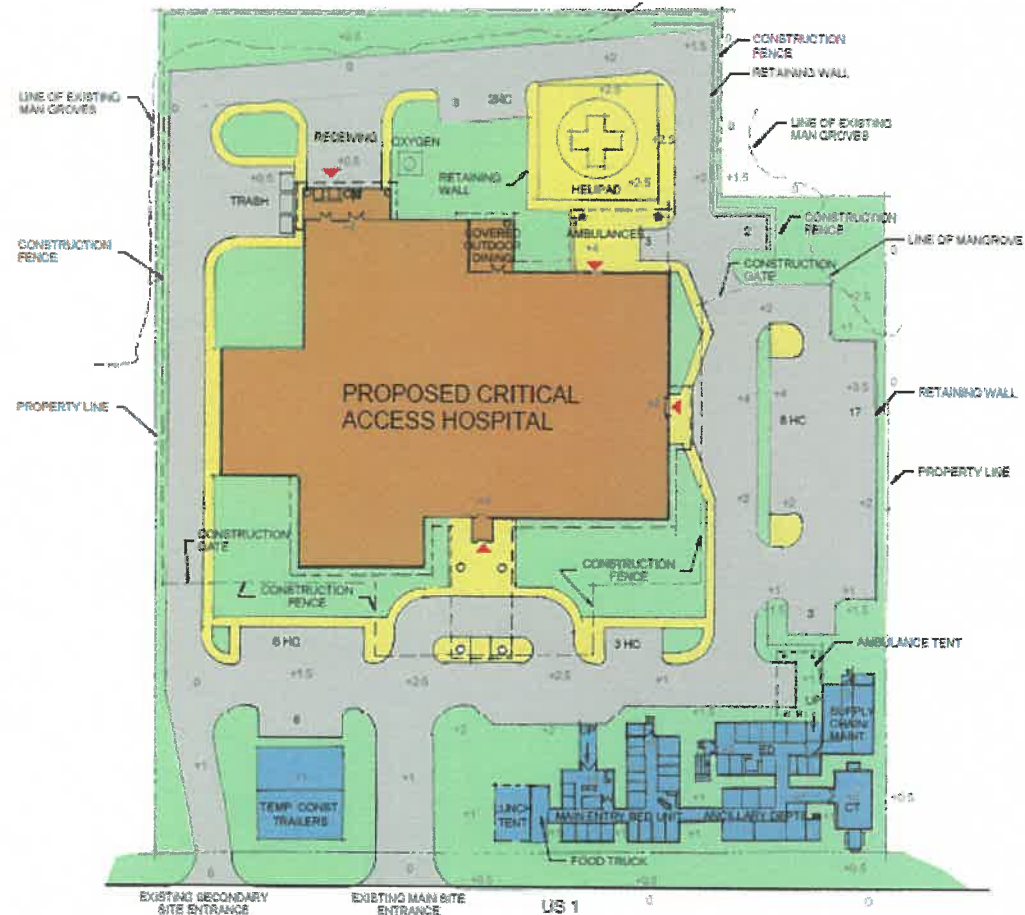


Fishermen's Community Hospital

BAPTIST HEALTH SOUTH FLORIDA

FISHERMEN'S COMMUNITY HOSPITAL PROPOSED SITE PLAN

Our Community, Your Hospital
Together, we can build the future.



PHASE I & II

PHASE I - SITE PREP INCLUDING EXISTING BUILDING DEMOLITION, SITE GRADING, MAIN FRONT ENTRANCE BOULEVARD, AND PARKING.
 PHASE II - TEMPORARY MODULAR HOSPITAL INSTALLATION, CONSTRUCTION FENCE AND GATE.



Baptist Health Foundation

BAPTIST HEALTH SOUTH FLORIDA

PHASES I & II

TOTAL CAMPUS PARKING	
HANDICAPPED SPACES	19
NEW CAR SPACES	34
TOTAL SPACES	83

FISHERMEN'S COMMUNITY HOSPITAL
A TIME LINE OF EVENTS FROM PURCHASE DATE OF JULY 1, 2017
BY BAPTIST HEALTH SOUTH FLORIDA

- July 1, 2017 Baptist Health South Florida (Baptist Health) acquires Fishermen's Community Hospital Total Purchase Cost **\$13,105,016** (payoff debt and closing costs).
- September 10, 2017 Hurricane Irma destroys Fishermen's Community Hospital. Fishermen's Community Hospital is closed.
- September 22, 2017 Baptist Health opens the "Field" Hospital at a cost of \$3,840 per day to rent.
- November 2017 Baptist Health allocates \$3,000,000 for an 8,000 SF temporary modular hospital currently being erected onsite. Scheduled completion July 2018. Actual cost for temporary modular unit is **\$5,000,000**.
- Since September, with no outpatient (billable) services Baptist Health has been losing and will continue to lose over \$1,000,000 million per month until the temporary modular is in place. With the temporary modular in place Baptist Health will continue to lose money but to a much lesser extent.
- December 2017 Baptist Health South Florida approves a plan for a new 40,000 SF Critical Access Hospital and proposes that it be funded with:
 - \$25,000,000 pledge from Baptist Health
 - \$15,000,000 in philanthropic pledges from the community a/k/a the "Capital Campaign Fund".
- To date Baptist Health has invested through acquisition, operating and hurricane losses over **\$28,100,000** dollars in Fishermen's Community Hospital. This does not include the \$25,000,000 pledge by Baptist Health to build the new hospital.
- The Capital Campaign Committee and the Foundation Board Members of Fishermen's Hospital propose (volunteers and community members) the creation of a MSTU, a municipal services taxing unit to help Baptist Health recoup some of those losses.
- The MSTU is ½ mil or .05% of the assessed value of your property. In other words, on a property with an assessed value (the value after your homestead exemption) of \$250,000 the tax would cost \$125 for the year. This tax has to be voted on each year by the BOCC for a maximum of 10 years and would raise approximately \$1,500,000 per year. The taxing district is from mile marker 47 to 63 and is spread fairly to both residential, commercial property and vacation rental owners. If approved without going to referendum, **Baptist Health has agreed to start the process of building the new hospital now and not wait for the community to raise \$15,000,000**. This tax gives Baptist Health the affirmation it needs to show community support.
- July 2018 Baptist Health opens the 8,000 SF temporary modular and removes the "Field Hospital". Architect for the building of the new hospital is selected.
- August 2018 Baptist Health starts the demolition of the old Fishermen's Community Hospital.

Property Tax Bill Comparison with Proposed Tax Assessment

Taxing Authority	Millage Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
School State Law	1.6080	607,696		607,696	977.18
School Local Board	1.7480	607,696		607,696	1,062.25
General revenue Fund	0.6949	607,696		607,696	422.29
F&F Law Enforce Jail Judicial	1.9539	607,696		607,696	1,187.38
Health Clinic	0.0469	607,696		607,696	28.50
Florida Keys Mosquito Control	0.4646	607,696		607,696	272.34
City of Marathon	2.5900	607,696		607,696	1,573.93
So. FL Water Management Dist	0.1275	607,696		607,696	77.48
Okeechobee Basin	0.1384	607,696		607,696	84.11
Everglades Construction PRJT	0.0441	607,696		607,696	26.80
Total Millage	9.4163			Ad Valorem Taxes	5,722.26
Proposed Tax Assessment	0.5000				303.85
Total New Tax	9.9163	607,696		607,696	6,026.11

Property Tax Bill Comparison with Proposed Tax Assessment

Taxing Authority	Millage Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
School State Law	1.6080	316,401	25,000	291,401	468.57
School Local Board	1.7480	316,401	25,000	291,401	509.37
General revenue Fund	0.6949	316,401	50,000	266,401	185.12
F&F Law Enforce Jail Judicial	1.9539	316,401	50,000	266,401	520.52
Health Clinic	0.0469	316,401	50,000	266,401	12.49
Florida Keys Mosquito Control	0.4646	316,401	50,000	266,401	123.77
City of Marathon	2.5900	316,401	50,000	266,401	689.98
So. FL Water Management Dist	0.1275	316,401	50,000	266,401	33.97
Okeechobee Basin	0.1384	316,401	50,000	266,401	36.87
Everglades Construction PRJT	0.0441	316,401	50,000	266,401	11.75
Total Millage	9.4630			Ad Valorem Taxes	2,592.41
Proposed Tax Assessment	0.5000				133.20
Total New Tax	9.9163	316,401	50,000	266,401	2,725.61

**PROPOSED LIST OF SERVICES FOR NEW
FISHERMEN'S COMMUNITY HOSPITAL
Opening Date: To be Determined**

Admitting and Registration

Front Lobby and patient registration area.

Emergency Department

Patient registration area, waiting room and patient care rooms including nurse station.

Med/Surg (Inpatient Unit)

Private patient rooms and nurse station.

Intensive Care Unit

Intensive care /critical care rooms with "eICU" (24-hour monitoring of patients).
Nurse Station with central telemetry monitoring.

Surgical Suite

Operating rooms, scheduling office and anesthesia office.

Endoscopy Suite

Endoscopy procedure room.

Post Anesthesia Care Unit

Pre-op bays and surgery recovery area as well as nurse station.

Outpatient Surgery

Rooms used for pre-op and outpatient surgery procedures and nurse station.

Laboratory

Blood bank room, Microbiology room, Phlebotomy area (blood drawing) and pathology office.

Imaging

CT scan, X-ray, Fluoroscopy, Ultrasound, ECHO, Nuclear Medicine (cardiology support) and Hot lab, Mammography, MRI, Portable X-ray storage. Radiologist reading room, cardiologist reading room.

Cardio/Pulmonary

Blood gas room, EKG room, Stress test room, Pulmonary Function Test (PFT) room, Cardio and Pulmonary Rehab Room.

Rehabilitation Services or Physical Therapy

Area for physical, occupational and speech therapies. Activities room for Swing patients (required for critical access hospital designation).

Dietary

Kitchen and cafeteria and serving line. Dietician office for dietary consults.

Pharmacy

Pharmacy department to include medication preparation hood and medication storage area.

Administrative Offices

Administration: CEO and Vice Presidents and Controller and Support Staff
Human Resources
Risk Management
Infection Control
Patient and Guest Services
Medical Records
Case Management
Foundation
Pastoral Care
Medical Staff Office
Facilities Management (includes Bio Medical, Shop and Common areas)
Environmental Services
Shared Office for Various Ancillary Departments

OTHER

Physician Lounge
Gift Shop
Quiet Room
Laundry Area
Loading Dock, Supply Chain and Supply Storage
Utility Rooms and Environmental Closets throughout Facility