Parkland

Facilities Committee Agenda

Committee Members

Don O'Bannon, Esq. - Chair
Todd Furniss, JD
Robert Martinez, JD
John Proctor

Agenda for the ***Facilities Committee*** meeting of the Dallas County Hospital District is scheduled for ***Wednesday, May 18, 2022 at 11:30 AM*** at 5200 Harry Hines Blvd (WISH Building) Dallas, TX 75235, Executive Conference Room 02-175. (If assistance is needed in locating the room, please see the Administration receptionist on the 4th floor, 04-131.) A quorum will be physically present at the location of the meeting. Videoconferencing access is also possible via Webex. That application is available at https://www.webex.com/downloads.html. Teleconferencing access is possible by calling +1-415-655-0001. Both virtual access forms require inputting (meeting number: 2623 575 2313; meeting password: 1234) to join the meeting. The ***Facilities Committee*** reserves the right to exercise discretion and may convene in Executive Session as permitted by Texas Government Code §§551.071 (consultation with attorney), 551.072 (deliberations regarding real estate), 551.074 (personnel matters), 551.076 (deliberations regarding security devices or security audits), 551.078 and/or 551.0785 (deliberations by medical committee or by governmental body that administers a public insurance, health or retirement plan regarding individuals' medical or psychiatric records), 551.085 (deliberation by governing board of certain providers of health care services), 551.087 (deliberation regarding economic development negotiations), 551.088 (deliberation regarding test item); Texas Government Code §418.183 (deliberation of information under §§418.175 – 418.182 for purposes of disaster management or disaster planning); Texas Health & Safety Code §161.032 (medical committee or medical peer review committee records, information or reports; and/or medical committee or medical peer review committee proceedings under Tex. Health & Safety Code Chapter 161 and/or Tex. Occ. Code Chapters 151 and 160); and/or as otherwise authorized by law on any item listed below. The ***Facilities Committee*** may consider any of the agenda items in open or executive session and may continue the meeting as necessary to accomplish the business at the time and place designated by the Chair to reconvene.

		PAGE	TIME (MIN)	PRESENTER(S)
I.	**Declare a Quorum Present/Call to Order/Mission Statement** ***Advance Wellness | Relieve Suffering | Develop and Educate*** **I CARE** **I**ntegrity **C**ompassion and Collaboration **A**ccountability **R**espect **E**quity			Chair
II.	**Public Comments Regarding Agenda Items** *See public comment registration information and rules at https://www.parklandhospital.com/board-of-managers*			
III.	**Reports Requiring Deliberation(s) or Approval(s)**			
A.	MATOC Overview	*4*		James Balfour, JD and Pam Bryant
B.	Old Parkland Campus Demolition	*11*		John Raish
C.	Procurement Update: OK Paper Warehouse Demolition	*12*		James Balfour, JD
D.	Procurement Update: Childcare Site Expansion (Annie's Place)	*13*		James Balfour, JD
IV.	**Executive Session** *Tex. Gov't Code §§551.072, §§551.085*			
A.	Existing and Potential Procurement Contracts Relating to Real Property and Related Professional			James Balfour, JD
i.	Moody 6th Floor CMAR Clinic Buildout	*17*		
ii.	Architect/Engineer as Independent Representative to Parkland for Design-Build Firm to Construct Free-Standing Administration Tower	*24*		

	PAGE	TIME (MIN)	PRESENTER(S)
B. Chase Lease Update	*28*		Edmundo Castañeda
C. Stemmons Lease Update			Beall Carothers
D. Vickery Lease Renewal			Beall Carothers
E. Stewpot Co-location Agreement			Beall Carothers
F. Mobile Banking License			Beall Carothers
G. Amelia Court Update			Edmundo Castañeda
V. Action Items			
A. Committee May Take Action on Any Agenda Item(s) Above			
VI. Adjourn			Chair

MATOC Program Overview

James Balfour, JD, LL.M

Overview

- MATOC Defined
- Conditions for Use
- Program Benefits
- Process Overview

MATOC Defined

➢ MATOC: Multiple Award Task Order Contract

- Type of Indefinite Delivery/Indefinite Quantity Contract (“ID/IQ”) for multiple awards
- Pool of contractors with the same contract competing for work as needed on a task order basis

➢ Two MATOC Programs:

- MACC: Multiple Award Construction Contractors
- Multiple Award A&E Contractors

➢ Program established 2014. On Second MACC group

Conditions for Use Construction MATOC

- Award of task orders for maintenance, repair, alteration, renovation, remediation, or minor construction of a facility when the work is of a recurring nature but the delivery times, type, and quantities of work required are indefinite.
- Task orders must be fixed priced based on estimated quantities.
- Design-bid-build or no design necessary.

Conditions for Use A&E

- Design/engineering related to the maintenance, repair, alteration, renovation, remediation, or minor construction of a facility when the work is of a recurring nature but the delivery times, type, and quantities of work required are indefinite.
- Qualifications based selection only
- Typically MATOC Design/Engineering is followed by MATOC construction

MATOC Program Benefits

- Pre-qualified pool of contractors on standby to compete for task orders
- Reduce procurement time and accelerate delivery
- Additional layer of competition for task orders
- Reduces default risk on low priced offers
- Smaller competition pool may result in more frequent work for MACCs and A&E Firms

MATOC Process Construction

➢ Multiple Award Task Order Contract Competition

- Post solicitation for MACCs
- Solicitation includes a sample task order or actual task order for evaluation
- Evaluate and select contractor pool (about 5-7)

➢ Task Order Competitions

- Request for Task Order Proposal as needs arise
- Select lowest, fixed priced offer

MATOC Process A&E

➢ Multiple Award Task Order Contract Competition

- Post Request for Qualifictions for Multiple Award A&E Firms
- Solicitation requires qualification based selection only
- Evaluate and select A&E contractor pool (about 5-7)

➢ Task Order Competitions

- Request and review qualifications as needs arise
- Select best qualified firm for design/engineering work

Former Campus Demolition Update

OK Paper Demo and Surface Lot

OK Paper Demo and Surface Lot

- **Procurement Method: Design-Bid-Build**
- **Select a single MATOC A&E firm for demo and surface lot design/engineering**
- **Solicit two MACCs from the MATOC pool**
  - Demolition Contract – Sept. Board
  - Surface Lot Contract – Oct. Board
  - 30% MWBE requirement

Annie’s Place Expansion

Annie's Place Expansion

➢ Procurement Methodology: Design-Bid-Build

- MATOC Design
  Solicit June 18th
- MATOC Construction
  Solicit December 1st

2131 Butler

4K SF existing

additional 4K SF shelled space expansion

EXECUTIVE SESSION