Parkland

Facilities Committee Agenda

Committee Members

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

Agenda for the ***Facilities Committee*** meeting of the Dallas County Hospital District is scheduled for ***Wednesday, July 13, 2022 at 9:30 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: 2620 251 3715; 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.	Facilities Minority and Women-Owned Business Enterprises (MWBE) Report	*5*		Guy Toliver
B.	Planning Design & Construction (PD&C) Project Horizon FY22	*8*		John Raish
C.	Moody 6th Floor Clinic Moves	*10*		John Raish
D.	HOMES Relocation	*13*		John Raish
E.	OK Paper Warehouse Demolition	*17*		John Raish
F.	Old Campus Demolition	*19*		John Raish
G.	Campus Master Plan	*23*		Edmundo Castañeda
IV.	**Executive Session** *Tex. Gov't Code §§551.072, §§551.085*			
A.	Vickery Replacement Update	*27*		Edmundo Castañeda
B.	Chase Lease Update	*28*		Edmundo Castañeda

	PAGE	TIME (MIN)	PRESENTER(S)
C. New Administration Tower	*29*		Edmundo Castañeda
V. Action Items			
A. Committee May Take Action on Any Agenda Item(s) Above			
VI. Adjourn			Chair

Parkland Health

Board of Managers

Facility Committee Update

July 2022

Parkland

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Agenda

- MWBE Update
- PD&C Project Horizon
  - Moody 6th Floor Clinic Moves
  - HOMES Relocation to Tex Oak
  - OK Paper Warehouse Demolition
  - Old Campus Demolition
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MWBE Update

For all PDC projects active in FY22

Construction:

- Goal = 30%
- Actual = 42.89%

Construction Contracts over $200K:

- Total commitment of all contracts over $200K = $24,840,348
- Total commitment of M/WBE Participation = $10,341,912 (41.63%)
  - Woman Owned = $3,797,201 (15.29%)
  - Asian = $146,100 (0.59%)
  - African American = $1,670,762 (6.73%)
  - Hispanic = $4,408,348 (17.75%)
  - Native American = $289,500 (1.17%)
  - TBD = $30,000 (0.12%) Azteca/GCC

Construction Contract over $200K (payments to date):

- Total paid of all contracts over $200K = $18,592,962
- Total paid to M/WBE vendors = $7,675,099 (41.28%)
  - Woman Owned = $3,519,798 (18.93%)
  - Asian = $146,100 (0.79%)
  - African American = $1,206,066 (6.49%)
  - Hispanic = $2,788,145 (15.00%)
  - Native American = $14,990 (0.08%)

Note: Moody & Maple Garage not included

MWBE Update

For all PDC projects active in FY22

Professional Services:

- Goal = 25%
- Prof. Services Actual = 47.45%

Goods/Equipment:

- Goal = 25%
- Goods/Equipment Actual = 21.74%

Prof. Service Contracts over $200K:

- Total commitment of all contracts over $200K = $1,118,114
- Total commitment of M/WBE Participation = $510,315 (45.64%)
  - Woman Owned = $153,691 (13.75%)
  - Asian = $0 (0.00%)
  - African American = $105,743 (9.46%)
  - Hispanic = $241,881 (21.63%)
  - Native American = $9,000 (0.80%)

Prof. Service Contracts over $200K (payments to date):

- Total paid of all contracts over $200K = $364,213
- Total paid to M/WBE vendors = $145,003 (39.81%)
  - Woman Owned = $36,975 (10.15%)
  - Asian = $0 (0.00%)
  - African American = $0 (0.00%)
  - Hispanic = $108,028 (29.66%)
  - Native American = $0 (0.00%)

Note: Moody & Maple Garage not included

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PD&C Project Horizon FY22

PD&C FY22 Project Listing

CURRENT PROJECT	Est. Project Commencement
Bluitt-Flowers X-Ray	3rd qtr 22
Healthy Start Relocation to Stemmons	Underway
HOMES Relocation	3rd qtr 22
Old Campus Demolition	3rd qtr 22
Psychiatry, PPCC & Maple WISH Clinic Moves from Chase Building to 6th Floor Moody	2nd qtr 22
Renovation of Garland COPC / Garland COPC & Lighting Update	Underway
Supply Chain Store Room Expansion & MRD Breakroom	3rd qtr 22
FUTURE PROJECTS	**Est. Procurement**
15th Floor ICU Bed Conversion	3rd qtr 22
Additional of a 5th Ultrasound Room	2nd qtr 22
ASC Security Enhancements	TBD
Install UV Lights in Air Handling Units	TBD
Interior Improvement Const. Chase to 8435 Stemmons	2nd qtr 22
Mommies In Need Expansion	2nd qtr 22
New Administration Tower	4th qtr 22
OK Paper Warehouse Demolition & Surface Parking	2nd qtr 22
Reconfigure 17th Floor Domestic Hot Water Loop	TBD
Registration Desk and Operations DeHaro COPC	in process
Vickery Clinic Replacement	4th qtr 22 (pending zoning)

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Maple WISH, PPCC & Behavioral Health Relocations to Moody OPC 6th Floor

Key Discussions

- CMAR on board (McGough) awaiting permit from City of Dallas
- McGough team to be fully compliant with Covid-19 vaccine mandate

PPCC & Maple WISH Project Directory

Project Manager:	Laura Adair
Business Owner (PPCC):	James Perez
Business Owner (WISH):	Marjorie Quint-Bouzid
Architect:	Smith Group
Contractor:	McGough

Behavioral Health Project Directory

User Lead:	Minnie Mathew
PDC Project Manager:	Laura Adair
A&E:	GSR Andrade
Contractor:	McGough

MWBE Update

- Total Commitments = $538,015 (37.96%)
- Woman = $105,791
- African American = $190,343
- Hispanic = $241,881

Key Events and Dates

- June 2022 – Construction documents complete
- June 2022 – Select CMAR submit for permit
- March 2023 – Substantial completion
- April/May 2023 – Activation and move-in
- Proceeding w/ CMaR as discussed in earlier Facilities meeting

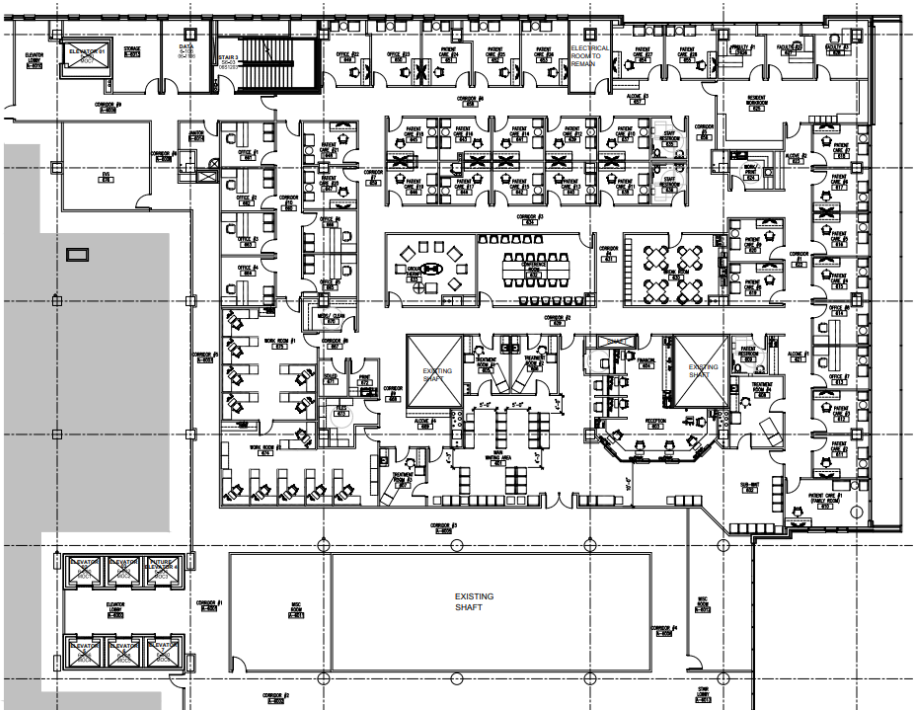
Project Budget

	Budget	Commitments	Cost To Date
Owners Consultants	$20,368.00	$0.00	$0.00
Construction Cost	$11,343,900.00	$518,941.00	$0.00
A/E Fees	$969,532.00	$898,316.00	$294,225.00
Major Equipment	$906,525.00	$0.00	$0.00
FF&E	$670,000.00	$0.00	$0.00
IT	$2,168,275.00	$0.00	$0.00
Owners Contingency	$324,400.00	$0.00	$0.00
Totals	**$16,403,000.00**	**$1,417,257.00**	**$294,225.00**

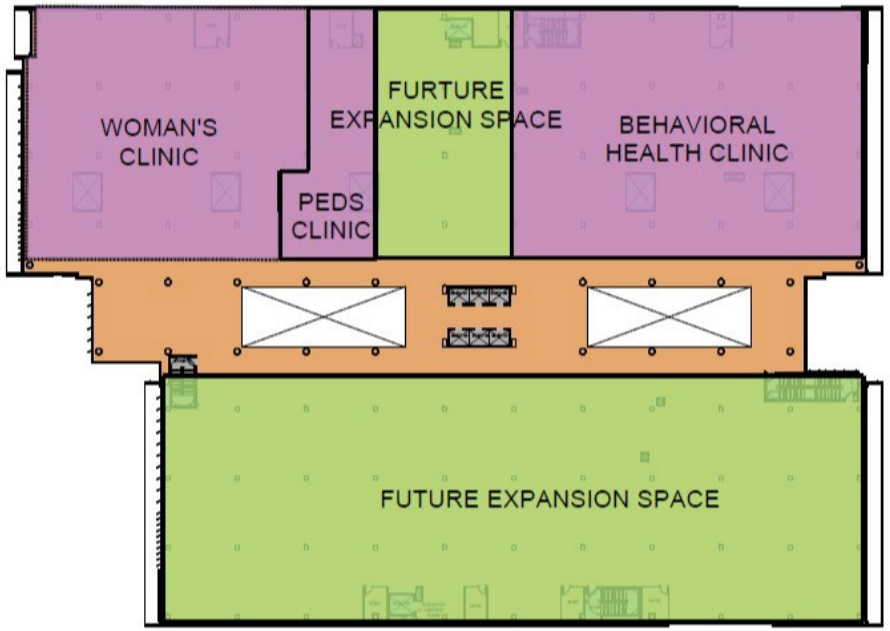
Maple WISH, PPCC & Behavioral Health Relocations to Moody OPC 6th Floor

Project Images

Behavioral Health Detail Plan



Clinic layout depiction



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HOMES Relocation to 5280 Tex Oak Ave

Key Discussions Points

- HOMES van parking on north side of 5280 Tex Oak has been included in the project.
- Project urgency due to UTSW's desire to commence Amelia Court site work in 2nd quarter 2022. Relocation off Amelia Court by Oct 31, 2022.

Schedule – Key Events and Dates

- Soil borings completed 3-23-22.
- Facilities assessment complete week by 3-31-22.
- Design firm exploring options to accelerate project timeline.
- CMaR Solicitation Summer 2022.
- HOMES Temp Relocation to 2311 Butler location – move by Oct 31, 2022.
- CMaR Solicitation for Temp Relocation Summer 2022.
- Project Occupancy at Tex Oak on or around July 2023.

MWBE Update (design only)

- Total Commitments = $56,900 (25.89%)
- Woman = $47,900
- Native American = $9,000

*VAI merged with HED & is no longer M/WBE

Project Budget

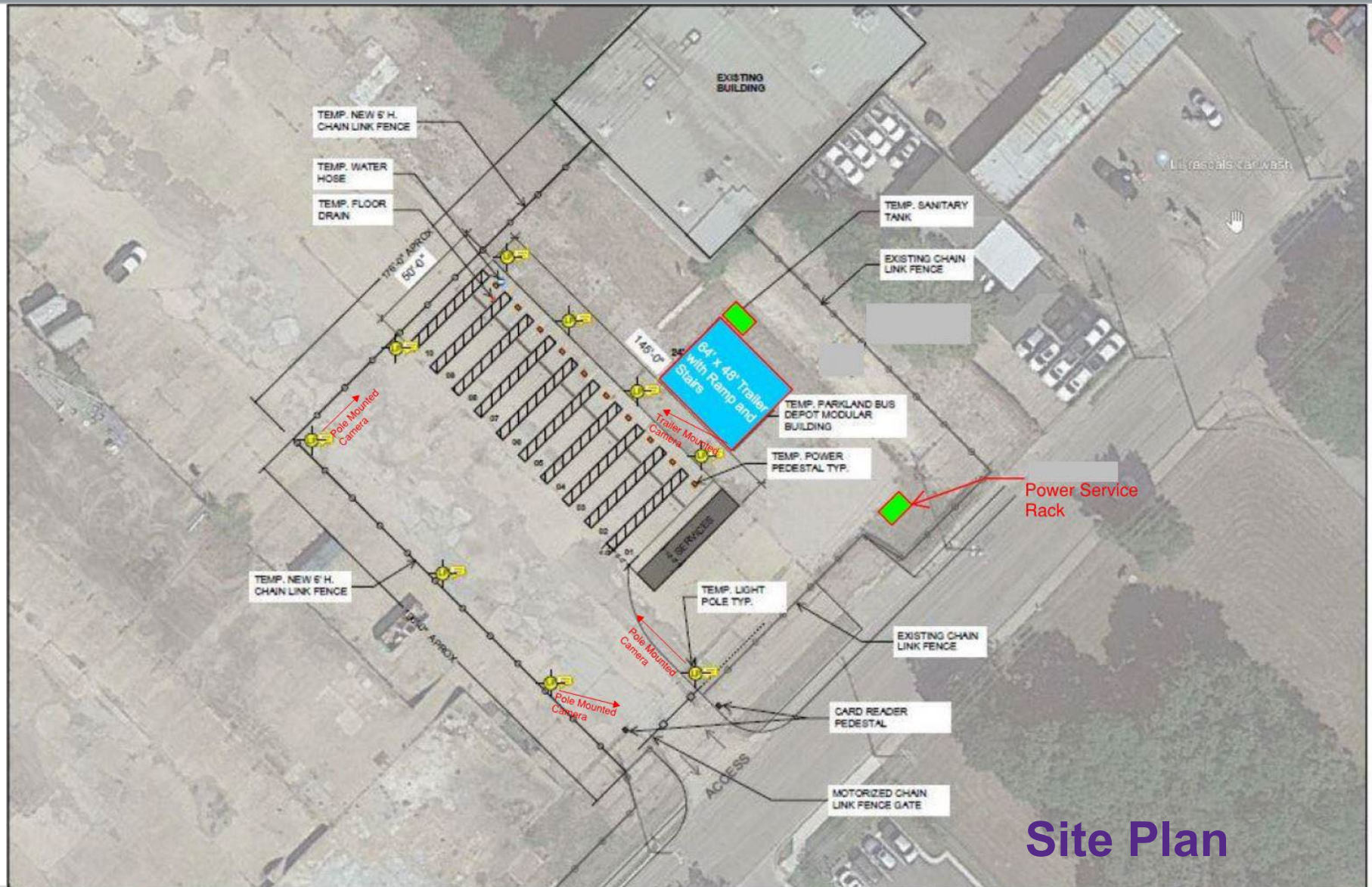
	Budget	Commitments	Cost To Date
Owners Consultants	$15,702.00	$0.00	$0.00
Construction Cost	$1,491,601.00	$300,000.00	$0.00
A/E Fees	$219,800.00	$219,798.00	$69,988.00
Equipment (Trailer Rentals)	$108,000.00	$108,000.00	$0.00
FF&E	$291,617.00	$0.00	$0.00
IT	$170,000.00	$0.00	$0.00
Owners Contingency	$11,980.00	$0.00	$0.00
Totals	**$2,308,700.00**	**$627,798.00**	**$69,988.00**

Project Directory

User Lead:	Kyla Rankin (HOMES)
PDC Project Manager:	Mark Stewart
Architect:	VAI/HED
Contractor:	TBD

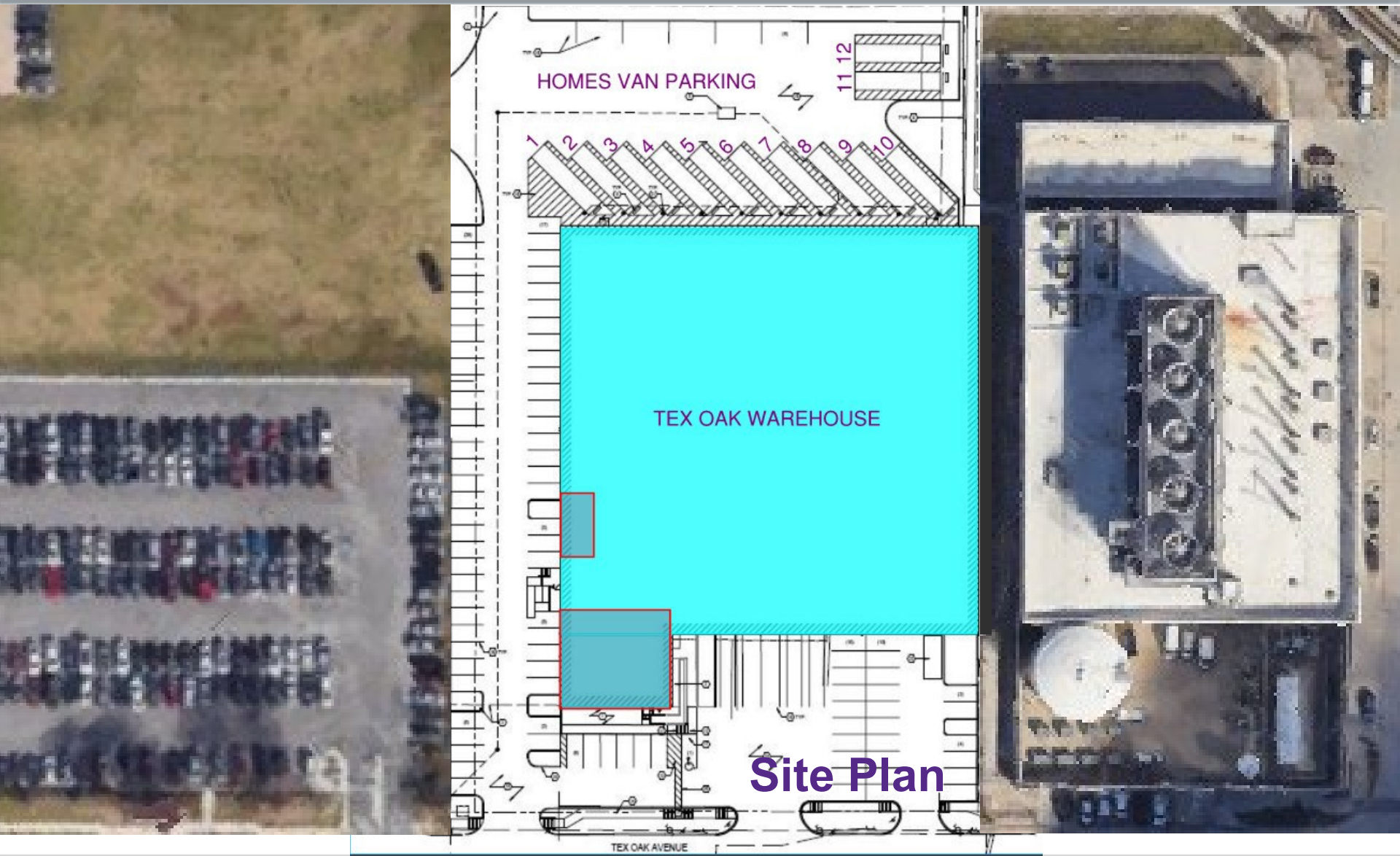
Parkland

HOMES Temporary Move to 2311 Butler Street



Site Plan

HOMES Move to 5280 Tex Oak Avenue



Site Plan

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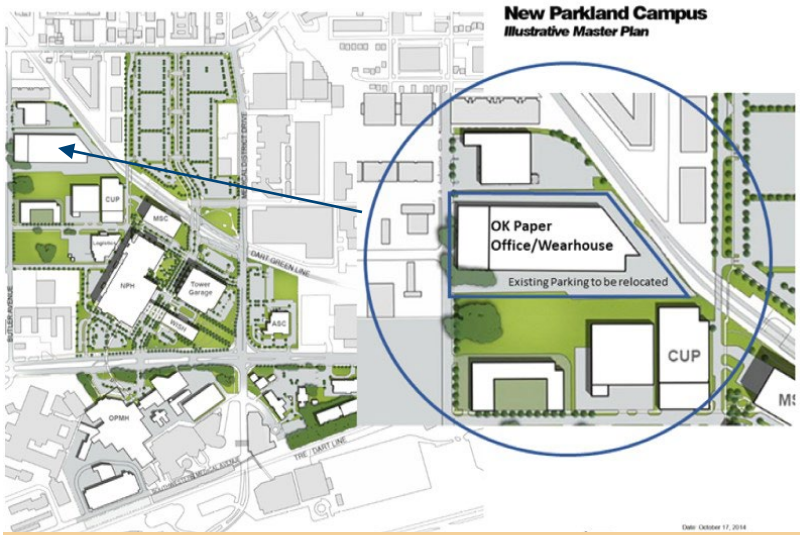
OK Warehouse Demolition

Key Discussions

- Demolition to include warehouse and office component that fronts Butler Street, and underground utilities.
- Following demo, complete site will become paved parking, to include approximately 558 parking spaces.
- Perimeter paving to be preserved, new concrete drives.
- Perimeter fence & auto improvements, landscaping, new lighting & blue poles added.

Project Image



MWBE Update

- Total Commitments = TBD

Project Budget

	Estimated Budget	Commitments	Cost To Date
Owners Consultants	$120,450.00	$0.00	$0.00
Construction Cost	$2,997,880.00	$0.00	$0.00
A/E Fees	$198,000.00	$198,000.00	$0.00
Major Equipment	$0.00	$0.00	$0.00
FF&E	$0.00	$0.00	$0.00
IT	$16,060.00	$0.00	$0.00
Owners Contingency	$185,210.00	$0.00	$0.00
Totals	**$3,517,600.00**	**$198,000.00**	**$0.00**

Preliminary Schedule

- Board Consideration for Design Svcs: June 2022
- Design Commence: July 2022
- Commence Abatement: October 2022
- Abatement Completion: November 2022
- Commence Demolition: November 2022
- Demolition Completion: January 2023
- Reconstruction Completion: June 2023

Project Directory

PDC Project Manager: Paul Woodard

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Former Parkland Hospital Campus Demolition

Key Discussions

Demolition to include Former Parkland Hospital, Outpatient Center, ICU Tower and Building B (effort will be phased)

- Phase 1 – Comprehensive due-diligence & hazardous materials investigation and abatement procedure
- Phase 2 – Preparation of demolition & deconstruction documents & GMP contract
- Phase 3 – Preparation of documents for the build-back of facilities & site
- Phase 4 – Site and building face reconstruction

Ongoing activity includes the following:

- Decommissioning of physical assets is complete
- Decommissioning of IT systems is 70% complete
- Present construction of Child Transfer Route
- Extensive coordination effort w/ UTSWMC & Children's
- Present hazardous materials abatement underway
- Enhanced employee shuttle service is starting July 1
- 4-D demolition model is being developed
  - Describes physical demolition of parts
  - Defines timing of each area's demolition

MWBE Update

- Total Commitments = $878,169 (27.21%)
- Women Owned = $30,400
- African American = $494,769
- Hispanic = $75,000
- Native American = $278,000

Project Budget

	Budget	Commitments	Cost To Date
Owners Consultants	$975,000.00	$0.00	$0.00
Construction Cost	$24,125,000.00	$3,227,529.00	$936,308.00
A/E Fees	$0.00	$0.00	$0.00
Major Equipment	$0.00	$0.00	$0.00
FF&E	$0.00	$0.00	$0.00
IT	$200,000.00	$187,021.00	$13,888.00
Owners Contingency	$0.00	$0.00	$0.00
Totals	**$25,300,000.00**	**$3,414,550.00**	**$950,196.00**

Schedule – Key Events and Dates

- Phase 1 Completion: June 29, 2022
- Pedestrian Access Terminated: July 10, 2022
- Child Transfer Route Complete: July 11, 2022
- Phase 2 Completion: September 2022
- Commence Abatement: June 2022
- Commence Demolition: September 2022
- Disconnect Electrical Power September 29, 2022
- Abatement Completion: January 2023
- Demolition Completion: February 2024
- Reconstruct Building Faces: Summer / Fall 2023
- Begin Site Restoration: Late Fall 2023
- Reconstruction Completion: April 2024

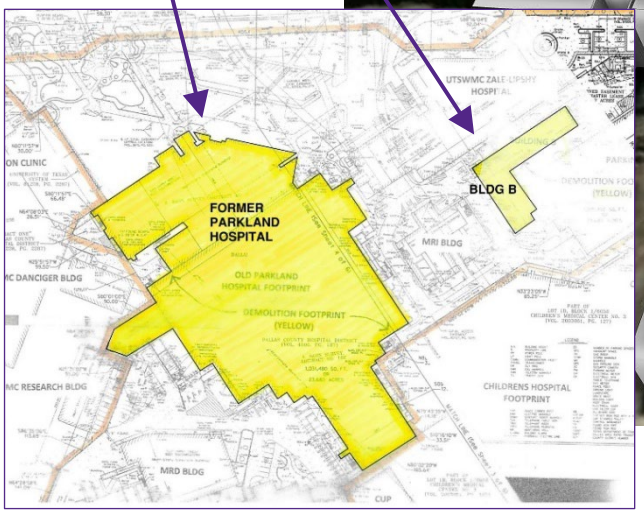
Project Directory

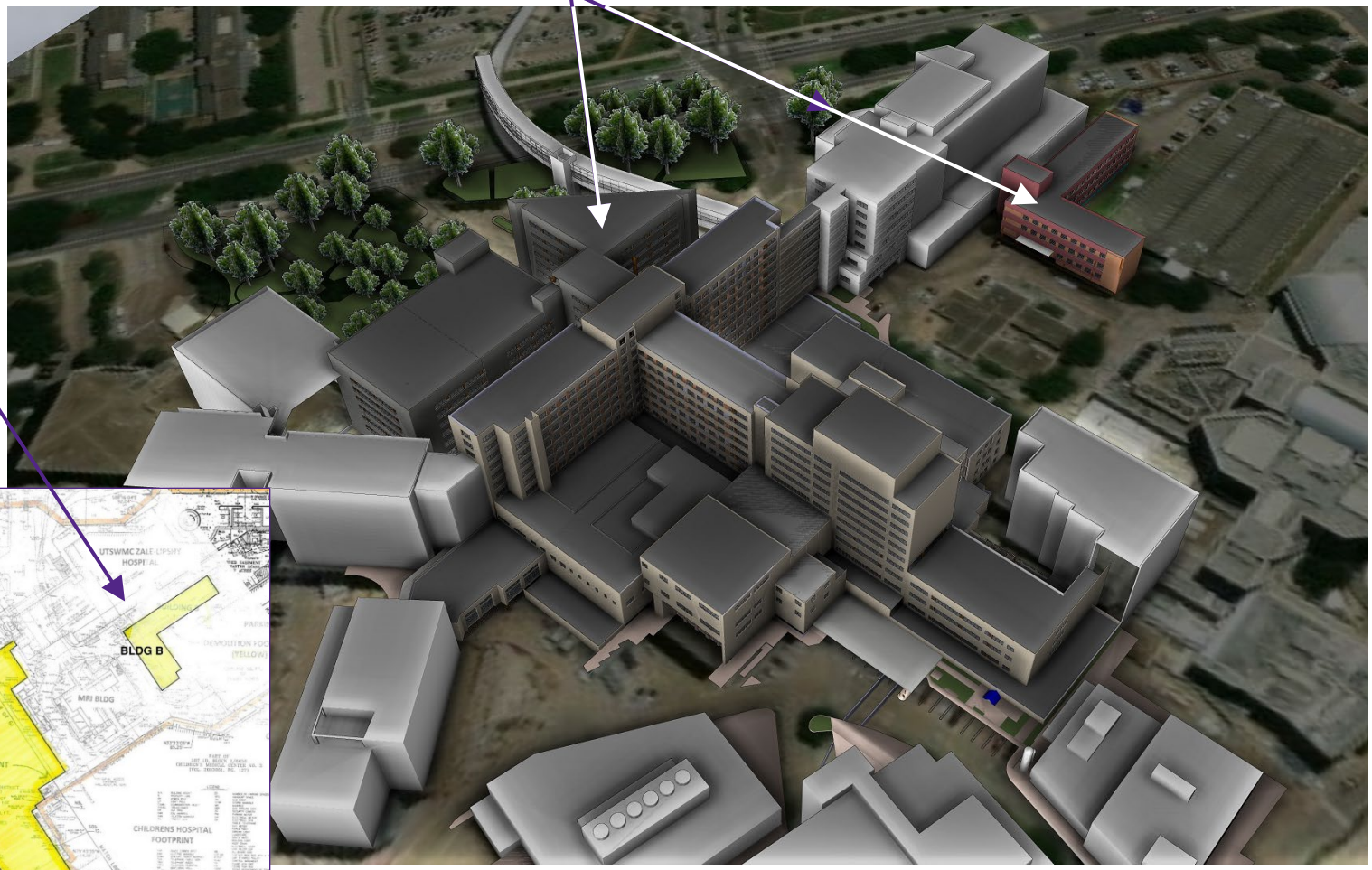
PDC Project Manager: Paul Woodard
Contractor: Beck EJ-Smith JV

Former Parkland Hospital Campus Demolition

Former Parkland Hospital & Building B Subject to Demolition

4-D Model Development will indicate the order of Demolition

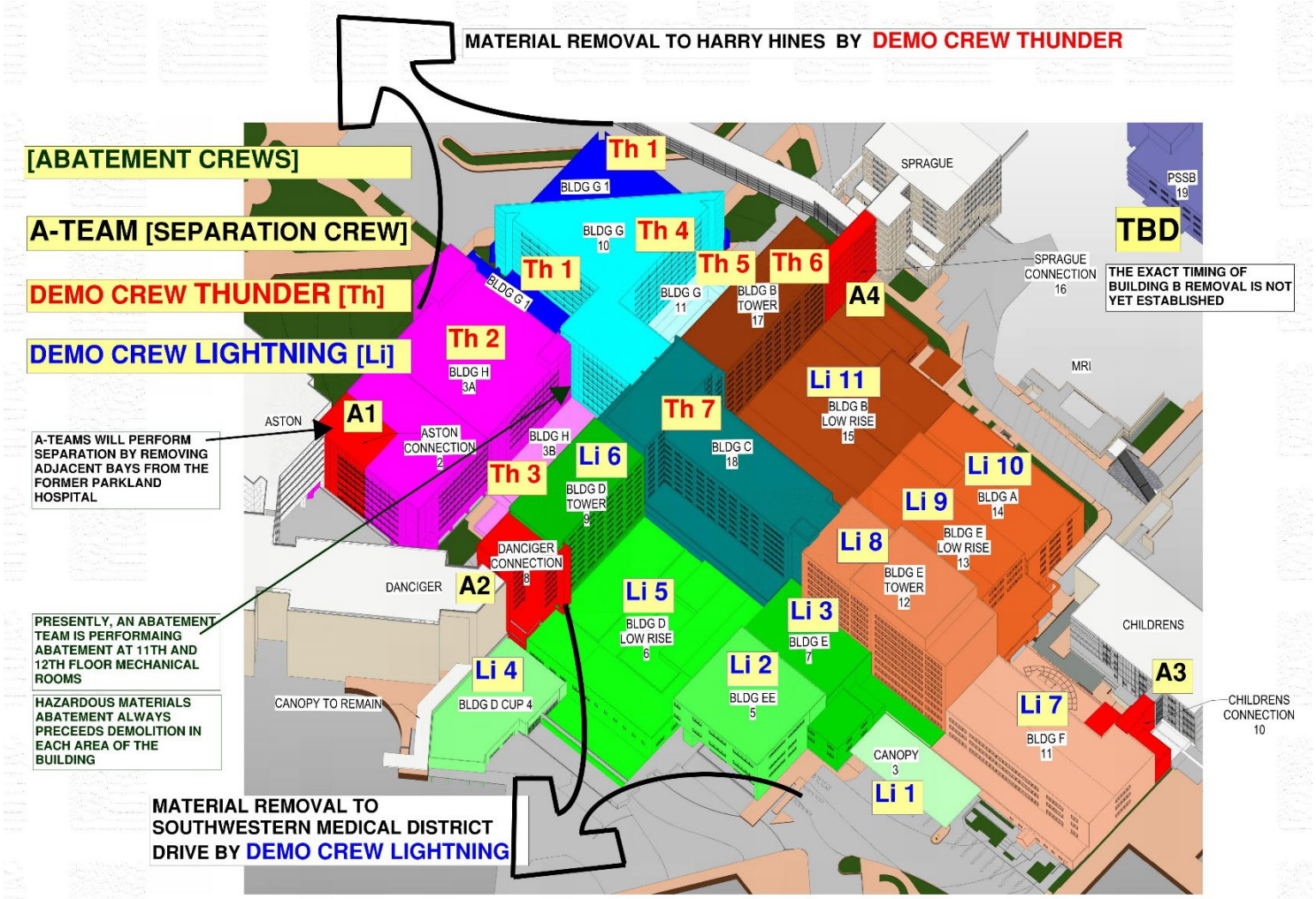




Former Parkland Hospital Campus Demolition

Former Parkland Hospital & Building B Subject to Demolition

Demolition Concept & Sequence of Parts Removal



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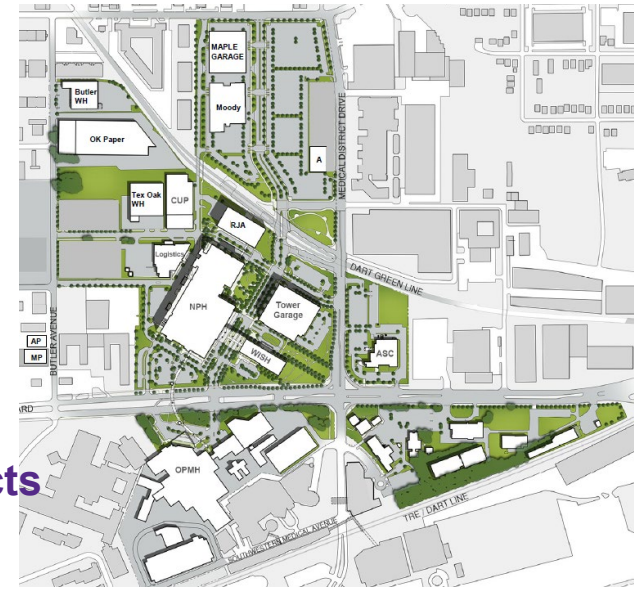
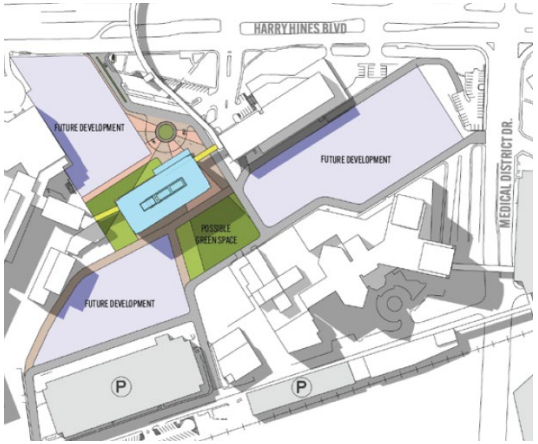
Campus Master Plan

- **Master Plan Approach:**
  - Assess existing facilities and operations
  - Review strategic direction and future demand
  - Review operational improvement initiatives and technology investments
  - Determine Facility Needs and Establish Priorities

- **Initial Meeting Including COO and Facilities:**
  - Recommended master plan approach and processes
  - Discussed existing campus layout and current projects
  - Reviewed focused master plan for potential office tower locations
  - Potential Master Plan Priority Issues:
    - Emergency Department Patient Volume
    - Staff and Patient Parking
    - Shared Services post-anesthesia care unit
    - Ambulatory Surgery Center PACU

- **Next Steps**
  - Formed multi-disciplinary team to begin the process





Parkland

EXECUTIVE SESSION

Parkland

Executive Session Agenda

- Vickery Replacement Update
- Chase Lease Update
- Administration Space Lease vs Build