Parkland

Facilities Committee Agenda

Committee Members
Don O'Bannon, Esq. - Chair
Todd Furniss, JD

Agenda for the ***Facilities Committee*** meeting of the Dallas County Hospital District is scheduled for ***Wednesday, August 17, 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: 2624 454 4763; 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.	OK Paper A&E Contract Update	*4*	10	John Raish
B.	Mockingbird Towers Lease Renewal	*8*	10	John Raish
C.	MATOC Strategy Changes	*13*	20	Pam Bryant & James Balfour, JD
D.	Discuss Clinic Naming	*20*	10	Chair
IV.	**Executive Session** *Tex. Gov't Code §§551.072, §§551.085*			
A.	Old Campus Demolition	*21*	10	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

August 2022

Parkland

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Agenda

- OK Paper A&E Contract Update
- Mockingbird Towers Lease Renewal
- MATOC Strategy Changes
- Discuss Clinic Naming
- Executive Session
  - Old Campus Demolition

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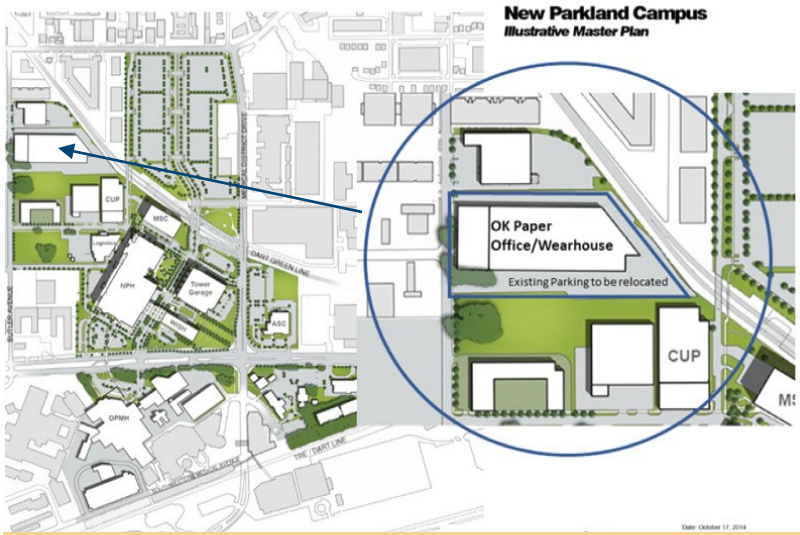
OK Warehouse Demo & New Parking Architecture and Engineering

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 = 26.03 % (possibly up to 28.22%)

Project Budget

Description	Budget Projection	Commitments	Cost to date
Owners Move Cost	N/A	$0.00	$0.00
Construction Cost	N/A	$0.00	$0.00
A/E Fees	$279,680.00	$0.00	$0.00
Medical Equipment	$0.00	$0.00	$0.00
FF&E	$0.00	$0.00	$0.00
FFE Contingency (Incl)	$0.00	$0.00	$0.00
IT	N/A	$0.00	$0.00
Project Contingency	N/A	$0.00	$0.00
Total Project Design Cost	**$279,680.00**	$0.00	$0.00

Preliminary Schedule

- Board Consideration for Design Svcs: August 2022
- Design Commence: September 2022
- Commence Abatement: November 2022
- Commence Demolition : November 2022
- Complete Demolition: January 2022
- Commence Parking: February 2023
- Parking Completion: August 2023

Project Directory

PDC Project Manager: Paul Woodard
Prime Contractor: HED (formerly VAI)

Board Approval Request For Contracts Over $200,000

BOM Date: August 23, 2022	**Product or Service:** Demolition of OK Paper Building and Parking Lot Replacement (Task Order #19)	
Business Owner: Paul Woodard	**Business Owner Dept:** Planning Design & Construction	**Contract Number:** POCRE-18091 A7
Vendor/Supplier/Contractor: Harley Ellis Deveraux d/b/a VAI Architects	**Source Selection Methodology:** Request for Qualifications	**Fair and Reasonable Price Determination:** Adequate Competition

Revenue, Expense or Capital:

Capital

	Contract Dates	Contract Price
Base Term:	Last Signature – 1 Year	$279,680
Out Years:	0 Year(s)	+$0
Total:	Last Signature – 1 Year	$279,680

Lowest Bidder

Is this contractor the lowest bidder/supplier? N/A-Request for Qualifications
If not, what premium will be paid for this contract over the lowest bidder? N/A

Approvals

Has the final contract been approved by Legal for legal sufficiency? Yes
Does this contract have an IT Component? No
Does this contract have a Construction Component? No

Financial

Is Funding included in the applicable FY Budget? Yes
FTE Impact: None

Diversity

Potential for M/WBE engagement: Vendor will have M/WBE participation. The plan/program has been submitted and accepted.
Were M/WBE's Directly Solicited? Yes
Number Responding M/WBE's: 1
What % of this contract is M/WBE? 28%
M/WBE Ethnicity? Other
M/WBE Gender? Female

Submitted By (Division VP): John Raish, Senior Vice President, Support Services

DALLAS COUNTY HOSPITAL DISTRICT
PARKLAND HEALTH & HOSPITAL SYSTEM
BOARD BRIEFING DOCUMENT

Parkland

SUBJECT: Demolition of OK Paper Building and Parking Lot Replacement (Task Order #19)

VENDOR: Harley Ellis Deveraux d/b/a VAI Architects

COST:

Base Term:	$279,680
Out Years:	+ $0
Total:	$279,680

Recommendation
Approve this contract for Demolition of OK Paper Building and Parking Lot Replacement (Task Order #19).

Background
The Project includes the design of two procurement packages; First: the design of the BIG OK Paper facility demolition and Second: the design of an at-grade parking facility to replace it. The evaluation committee recommends award to VAI as the most qualified contractor.

Fair and Reasonable Price Determination
A fair and reasonable price was determined through adequate competition.

Vendor	Key Strengths	Key Weaknesses	Non-Cost Score
Harley Ells Deveraux d/b/a VAI Architects	HED's team includes Pacheco Koch as the civil engineer, CCA as the Landscape Architect and MEPCE as the MEP consultant - all of which are familiar and considered solid consultants for Parkland Health.	Did not include requested time schedule. Did not identify critical path items.	370
Vendor B	Vendor has experience with Parking lot design that fits similar scope of work as our project. Project reference is JPS. Vendor also have been subcontractor on several Parkland projects and have satisfactory performance ratings.	Did not identify critical path items.	352

Financial Forecast

Base Term	FY2022
Expense (Design Services)	$279,680

Document Contact/Author:	Kimberly Bell

Parkland

Agenda

- OK Paper A&E Contract Update
- **Mockingbird Towers Lease Renewal**
- MATOC Strategy Changes
- Discuss Clinic Naming
- Executive Session
  - Old Campus Demolition

MOCKINGBIRD TOWERS 11TH FLOOR LEASE RENEWAL

- Current lease expiration 1-31-23
- Lease renewal term is 46 months for period of 2-1-23 to 11-30-26
- Months 1-3 of renewal term are free
- No termination option for this particular contract due to short term nature of contract (46 months)
- Effective rate is $17.11/sf (favorable market rate)
- 11th floor is 17,563 square feet
- User groups are Foundation & Corporate Communications
- Landlord is providing an allowance of appx $150,000 for HVAC repairs in Parkland Sleep Lab on 3rd floor – adding HVAC capacity and individual room control for sleep study rooms

Board Approval Request For Modification to Contract or Funding

BOM Date: August 23, 2022	**Modification:** Mod # 1 Third Amendment to Office Lease	
Business Owner: Beall Carothers, Director Real Estate Development	**Business Owner Dept:** Planning Design & Construction	**Contract Number:** POCRE-19330 A1
Vendor/Supplier: Albany Road-Mockingbird, LLC **Basis of Original Contract Award** Real Estate – Exemption **Basis of this Modification** Sole Source Modification	BOM Approved Contract Total (4/25/2017):	$1,793,948
Revenue, Expense or Capital: Expense: Court Approval	Modification # 1 Amount:	$1,378,672
Original Start Date: 8/1/2017 **Current Expiration:** 1/31/2023 **Mod Start Date:** 2/1/2023 **Expiration after this Mod:** 11/30/2026	New Contract Amount:	$3,172,620

Approvals

Has the final modification been approved by Legal for legal sufficiency?	Yes
Does this modification have an IT Component?	No
Does this modification have a Construction Component?	No

Financial

Is Funding included in the applicable FY Budget?	Yes, for the current fiscal year. Additional years costs will be budgeted in the appropriate fiscal year budgets.
FTE Impact:	None

Diversity

Current M/WBE Participation?	0%
M/WBE Ethnicity?	N/A
M/WBE Gender?	N/A

Submitted By (Division VP): John Raish, Senior Vice President, Support Services

DALLAS COUNTY HOSPITAL DISTRICT
PARKLAND HEALTH & HOSPITAL SYSTEM
BOARD BRIEFING DOCUMENT

Parkland

SUBJECT: Mod # 1 Third Amendment to Office Lease

VENDOR: Albany Road-Mockingbird, LLC

COST:

BOM Approved Contract Total (4/25/2017):	$1,793,948
Modification # 1:	+ $1,378,672
Total:	$3,172,620

Recommendation
Approve this contract modification for Third Amendment to Office Lease.

Background
This lease renewal is to accommodate Parkland Foundation's lease at the Mockingbird Towers building at 1341 W. Mockingbird Lane.

The lease amendment obligates landlord to provide additional HVAC equipment to Parkland's Sleep Lab located on the 3rd floor space. There is no direct cost to Parkland for the addition of supplemental HVAC equipment.

Note the "New Contract Amount" of $3,172,620 represents the total for lease space contained in Suite 1100 of the building. Parkland also leases additional square footage for Parkland Community Health Plan ("PCHP") (4th floor) and Sleep Lab/Nurse Call Line (3rd floor). Each of these suites are tracked in Parkland's contract management system as "individual" leases as each floor has unique lease terms and conditions as well as stand-alone lease commencement/expiration dates. As such, there are additional funds approved by previous Board/Court actions obligating Parkland to rental expenditures exceeding $3,172,620 as per the below:

- Original Lease dated May 4, 2017 (11th floor): $1,793,948
  (lease term of 8-1-2017 to 1-31-2023)
- 1st Amendment to Lease dated May 22, 2019 (3rd floor): $6,601,819
  (includes initial lease term of 12-31-2019 to 10-31-2030, plus renewal term of 11-1-2030 to 10-31-2035)
- 2nd Amendment to Lease dated January 24, 2020 (4th floor): $4,237,630
  (includes initial lease term of 8-1-2020 to 5-31-2031)
- 3rd Amendment to Lease as contemplated herein: $1,378,672
- Total lease obligation committed to vendor: $14,012,069

Fair and Reasonable Price Determination
A comprehensive search of the submarket and as confirmed by Costar commercial property database platform determined Parkland is receiving a fair market value for this transaction.

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Financial Forecast

3rd Amendment to Lease (Mod #1)	FY2023	FY2024	FY2025	FY2026	FY2027	Total
Base Rent	$128,064	$311,011	$323,452	$333,697	$55,616	$1,151,840
Estimated CAM, Tax & Expenses	$36,663	$56,938	$59,784	$62,773	$10,674	$226,832
Totals	$164,727	$367,949	$383,236	$396,470	$66,290	$1,378,672

Current Contract Amount	FY2023	FY2024	FY2025	FY2026	FY2027	Total
$1,793,948	$164,727	$367,949	$383,236	$396,470	$66,290	$3,172,620

Sole Source Justification
N/A Real Estate Exemption

Document Contact/Author:	Beall Carothers, Director Real Estate Development

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MATOC STRATEGY CHANGES

Parkland

Overview

Current MATOC Construction Program

- Construction Services to support the annual capital program focused on expediency
- Selection Methodology – Request for Proposal (Best Value)
- Multiple Awardees of various business sizes in one pool (usually 6)
- Tasks Order Methodology - Requests for Task Order Proposals (RTOPs) will award task orders based on low price
- Used only for fixed priced design-bid-build construction
- Option Period One 5/31/2023 (1 option year left)

Parkland

Overview

Current MATOC A&E Program

- Architect and Engineer services to support the annual capital construction program
- Design usually provided to MATOC construction contractors for fixed priced task orders
- Qualifications based selection using a Request for Qualifications
- Multiple awardees of various business sizes in one pool (usually around 6)
- Task Order Methodology: Task orders awarded based on qualifications using a task order specific request for qualifications
- Base term ends 8/31/2023 (2 option years)

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MATOC STRATEGY CHANGES

The intent of the new Construction and A&E MATOC programs will be to provide the opportunity for defined pools of small businesses to work with Parkland to gain experience and grow their business as opportunities become available through various capital projects.

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MATOC STRATEGY CHANGES

Key Components for both A&E and Construction:

- Limit the number of contractors
- Contract term will be 3 years
- Three categories of the MATOC based on revenues
  - Small-Cap
  - Mid-Cap
  - Large-Cap
- Develop success criteria and monitoring tools to ensure business development and growth
- MWBE subcontracting plans required
- MWBE subcontracting plan will be evaluated and scored based on a comparative analysis for successful performance

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MATOC STRATEGY CHANGES

Other Considerations:

- Participation in the task order competitions is required to be in the MATOC
- Graduation process to the next pool (small to medium) if contractor is excelling in current pool
- Develop feedback tool to ensure contractors can learn and grow
- Meet with current MATOC contractors to assess current state and gather information for improving the A&E and Construction MATOC programs

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