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, October 12, 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 223 8401; 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**<br>***Advance Wellness \| Relieve Suffering \| Develop and Educate***<br><br>**I CARE**<br>**I**ntegrity **C**ompassion and Collaboration **A**ccountability **R**espect **E**quity | | | Chair |
| **II.** | **Public Comments Regarding Agenda Items**<br>*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* | 15 min | Guy Toliver |
| B. | Planning Design & Construction (PD&C) Project Horizon | *12* | 5 min | John Raish |
| C. | JFK Park Update | *14* | 5 min | John Raish |
| D. | Moody 6th Floor Clinic Moves | *16* | 5 min | John Raish |
| E. | Chase Admin Move to Stemmons | *18* | 5 min | John Raish |
| F. | HOMES Relocation | *22* | 5 min | John Raish |
| G. | OK Warehouse Demolition | *25* | 5 min | John Raish |
| H. | Discuss Clinic Renaming | *27* | 5 min | Chair |
| **IV.** | **Executive Session**<br>*Tex. Gov't Code §§551.072, §§551.085* | | | |
| A. | Butler Street | *31* | 5 min | Edmundo Castañeda |
| B. | Chase Lease Update | *34* | 5 min | Edmundo Castañeda |
| C. | Old Campus Demolition | *36* | 5 min | Edmundo Castañeda |

| | PAGE | TIME (MIN) | PRESENTER(S) |
|---|---|---|---|
| D. Vickery Replacement | *38* | 5 min | 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***

***October 2022***

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# Agenda

- MWBE Update
- PD&C Project Horizon
  - JFK Park Update
  - Chase Clinic Relocation to Moody 6th Floor
  - Chase Admin Relocation to Stemmons
  - HOMES Relocation
  - OK Warehouse Demolition
  - Renaming of Redbird Clinic
- Executive Session

Parkland

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# Fiscal Year 2022 through 3rd Qtr - Preliminary Numbers

| Expenses | FY2022 (in Millions) |
|---|---|
| Total Supplies & Other[1] | $543.7 |
| Limited MWBE Opportunity[2] | ($344.8) |
| Total Available for MWBE | $198.9 |
| Total 1st Tier | $15.8 |
| Total 2nd Tier | $9.8 |
| | |
| **MWBE Percentage** | **12.9%** |

| Ethnicity/Gender | Q1-Q3 FY2022 $ | Q1-Q3 FY 2022 % | Total Vendors |
|---|---|---|---|
| African American | $2.8M | 1.4% | 19 |
| Asian American | $1.2M | 0.6% | 7 |
| Hispanic | $9.9M | 5.0% | 15 |
| Native American | $0.0M | 0.0% | 0 |
| Female (White) | $2.0M | 1.0% | 19 |
| Other Races | $0.0M | 0.0% | |
| Total 2nd Tier | $9.7M | 4.9% | 93* |
| **Total** | **$25.6M** | **12.9%** | **153*** |

* MWBE numbers were derived from multiple sources such as the Budget Variance Rollup Report, MWBE Quarterly Report from Infor, B2Gnow and Tier 2 Reporting submitted to Inclusion & Supplier Diversity. Numbers above are not final and are still being reviewed for accuracy.

# Fiscal Year Comparison through 3rd Qtr

| | | Fiscal Yr 22 | | Fiscal Yr 21 |
|---|---|---|---|---|
| | | | | |
| M/WBE Availability | | $ 198.9 | | $ 135.8 |
| | | | | |
| Ethnicity/Gender Spend | | | | |
| African American | | $ 2.8 | | $ 3.2 |
| Asian American | | $ 1.2 | | $ 1.2 |
| Hispanic | | $ 9.9 | | $ 4.6 |
| Native American | | $ 0 | | $ 0 |
| White Female | | $ 2.0 | | $ 1.8 |
| 2nd Tier | | $ 9.7 | | $ 19.9 |
| | | | | |
| | | | | |
| M/WBE Spend | | $ 25.6 | | $ 30.7 |
| | | | | |
| M/WBE % | | 12.9% | | 22.61% |

# Supplier Diversity Business Development

| List of Recommendations | Status |
|---|---|
| 1. Establish Procurement Mission Statement communicated by the CEO | Complete |
| 2. Establish Exemplary M/WBE Program | On-going |
| 3. Create M/WBE Business Development Dashboards for PHHS Leadership | Complete |
| 4. Incorporate M/WBE Goals Into PHHS's 3-Year Plan | Complete |
| 5. Create a Discretionary Exemption List Consistent With Local Government Code §262.024 | Complete |
| 6. Develop Intent to Perform Document | Complete |
| 7. Improve Contract Language Relevant To M/WBE Inclusion | Complete |
| 8. Improve M/WBE Plan Form And Other Documents | Complete |
| 9. Establish Formal M/WBE Mentoring Program | Implementing targeted business development with Asian firms through business partners, ACT, ACA, USPAAC & DFW MSDC |
| 10. Establish M/WBE Compliance Programs | Began monthly M/WBE reports generated by B2GNOW, November/December 2021 |
| 11. Launch Tier II Supplier Campaign (Non-Construction) | Current Tier I and Tier II Campaign through FY22 |
| 12. Revise Exemption Spend List (Annually) | Complete |
| 13. Consider Creating A Local-based Preference Program | No local-base program will be developed at this time. |
| 14. Conduct Diversity Scrubs (Bi-Annual) | Complete |
| 15. Develop Supply Chain Management & Supplier Diversity Strategic Partnership (Given) | Complete – Inclusion & Supplier Diversity/Supply Chain Management |

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# Key Milestones

**Key Milestones and Anchor Institution Strategies are tied to our core Inclusion & Supplier Diversity initiatives and contracting measures**

- **Completion of review and revisions of Supply Chain Documents**
- **Completion of Tier-2 development, targeting specific markets in Professional Services**
- **Additional supplier diversity development measures with large providers including Vizient, Cardinal Health & Medline**
- **Finalization of all B2GNOW reporting documents**
- **Current development of an internal Supplier Diversity Leadership Council**

# MWBE Update

*For all PDC projects active in FY22*

## Construction:

- Goal = 30%
- Actual = 45.33%

## Construction Contracts over $200K:

- Total commitment of all contracts over $200K = $34,402,558
- Total commitment of M/WBE Participation = $15,229,515 (44.27%)
  - Woman Owned = $5,092,282 (14.80%)
  - Asian = $152,822 (0.44%)
  - African American = $1,672,924 (4.86%)
  - Hispanic = $8,021,987 (23.32%)
  - Native American = $289,500 (0.84%)

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

- Total paid of all contracts over $200K = $21,987,469
- Total paid to M/WBE vendors = $9,548,420 (43.43%)
  - Woman Owned = $3,856,822 (17.54%)
  - Asian = $152,822 (0.70%)
  - African American = $1,611,392 (7.33%)
  - Hispanic = $3,847,176 (17.50%)
  - Native American = $80,208 (0.36%)

***Note: Moody & Maple Garage not included***

# MWBE Update

*For all PDC projects active in FY22*

## Professional Services:

- Goal = 25%
- Prof. Services Actual = 44.89%

## Goods/Equipment:

- Goal = 25%
- Goods/Equipment Actual = 18.22%

## Prof. Service Contracts over $200K:

- Total commitment of all contracts over $200K = $1,433,135
- Total commitment of M/WBE Participation = $601,070 (41.94%)
  - Woman Owned = $229,046 (15.98%)
  - Asian = $0 (0.00%)
  - African American = $105,743 (7.38%)
  - Hispanic = $250,381 (17.47%)
  - Native American = $15,900 (1.11%)

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

- Total paid of all contracts over $200K = $721,150
- Total paid to M/WBE vendors = $374,863 (51.98%)
  - Woman Owned = $79,253 (10.99%)
  - Asian = $0 (0.00%)
  - African American = $120,826 (16.75%)
  - Hispanic = $173,284 (24.03%)
  - Native American = $1,500 (0.21%)

***Note: Moody & Maple Garage not included***

Parkland

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Parkland

# PD&C Project Horizon FY23

## PD&C FY23 Project Listing

| CURRENT PROJECT | Est. Project Commencement |
|---|---|
| Bluitt-Flowers X-Ray | Underway |
| Old Campus Demolition | Make Ready Underway |
| Psychiatry, PPCC & Maple WISH Clinic Moves from Chase Building to 6th Floor Moody | Underway |
| Renovation of Garland COPC / Garland COPC & Lighting Update | Underway |
| Supply Chain Store Room Expansion & MRD Breakroom | 4th qtr 22 |
| 15th Floor ICU Bed Conversion | 4th qtr 22 |
| Office Space Move from Chase to Stemmons - Buildout | Underway |
| HOMES Relocation to Tex Oak | Underway |
| **FUTURE PROJECTS** | **Est. Procurement** |
| Additional of a 5th Ultrasound Room | 1st qtr 23 |
| Mommies In Need Expansion | 1st qtr 23 |
| OK Paper Warehouse Demolition & Surface Parking | Demo 4th qtr 22<br>Parking 1st qtr 23 |
| Registration Desk and Operations DeHaro COPC | Pending Funding Approval |
| Vickery Clinic Replacement | 2nd qtr 23 - A&E Services |
| ASC Sports Medicine and Rehab | 1st qtr 23 - A&E Services |
| Tex Oak Warehouse Roof Replacement | 4th qtr 22 |
| Hospital at Home Buildout | 1st qtr 23 |

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# JFK Park Update

## Anticipated completion – November 2022

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

## 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: Lorrie Adair
A&E: GSR Andrade
Contractor: McGough

## MWBE Update

- Total Commitments = $5,423,807 (49.51%)
- Woman = $1,382,018
- African American = $190,343
- Hispanic = $3,851,446

## Key Events and Dates

- August 2022 – Permit for Behavioral Health received
- September 2022 – Permit for Women's & PPCC received
- February 2023 – Substantial completion for BH
- March 2023 – Go live Behavioral Health
- April 2023 – Substantial Completion for Women's/PPCC
- May 2023 – Go Live for Women's/Peds

## Project Budget

| | Budget | Commitments | Cost To Date |
|---|---|---|---|
| Owners Consultants | $20,368.00 | $0.00 | $0.00 |
| Construction Cost | $11,343,900.00 | $10,052,099.00 | $0.00 |
| A/E Fees | $969,532.00 | $902,816.00 | $555,668.00 |
| Major Equipment | $906,525.00 | $235,839.00 | $0.00 |
| FF&E | $670,000.00 | $251,872.00 | $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** | **$11,442,626.00** | **$555,668.00** |

Parkland

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# Chase Admin
# Move to Stemmons

## Schedule – Key Events and Dates

- September 2022 - Construction underway.
- January 2023 – Substantial completion
- March 2023 – Go live – all departments

**MWBE Update** (LV Design only)
- Total Commitments = $35,468 (47.83%)
- Woman = $32,060
- Hispanic = $3,408

## Project Budget

| | Budget | Commitments | Cost To Date |
|---|---|---|---|
| Owners Consultants | $0.00 | $0.00 | $0.00 |
| Construction Cost | $2,546,600.00 | $1,432,149.00 | $0.00 |
| A/E Fees | $80,000.00 | $74,150.00 | $25,272.00 |
| Major Equipment | $0.00 | $0.00 | $0.00 |
| FF&E | $1,782,604.00 | $0.00 | $0.00 |
| IT | $3,173,000.00 | $0.00 | $0.00 |
| Owners Contingency | $662,796.00 | $0.00 | $0.00 |
| **Totals** | **$8,245,000.00** | **$1,506,299.00** | **$25,272.00** |

## Project Directory

| | |
|---|---|
| **User Lead:** | **Joe Longo, Steve Roth** |
| **PD&C Project Manager:** | **Lorrie Adair** |
| **Architect:** | **Entos** |
| **Contractor:** | **Highland Partners** |

# Chase Admin
# Move to Stemmons

**Floor 5**

Information Technology -
Chief Information Officer
IT Info Sec
EDS
IT Apps
Infomatics

**Floor 6**

Information Technology -
IT Operations
IT Infrastructure
EPMO

# Chase Admin
# Move to Stemmons

**Floor 10**

**Legal**
**Decision Support**
**Office of Research Administration**
**Corporate Compliance**

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# HOMES Relocation to 5280 Tex Oak Ave

## Schedule – Key Events and Dates

- Soil borings completed 3-23-22.
- Construction Documents issued Aug 3, 2022
- CMaR MATOC Bids Due Sept 23, 2022
- HOMES Temp Relocation to 2311 Butler location – move by Oct 31, 2022
- HOMES Temp Trailers Set Sept 15, 2022
- Project Occupancy at Tex Oak on or around July 2023.

## MWBE Update

- Total Commitments = $125,795 (25.16%)
- Woman = $116,795
- Native American = $9,000

*VAI merged with HED & is no longer MWBE

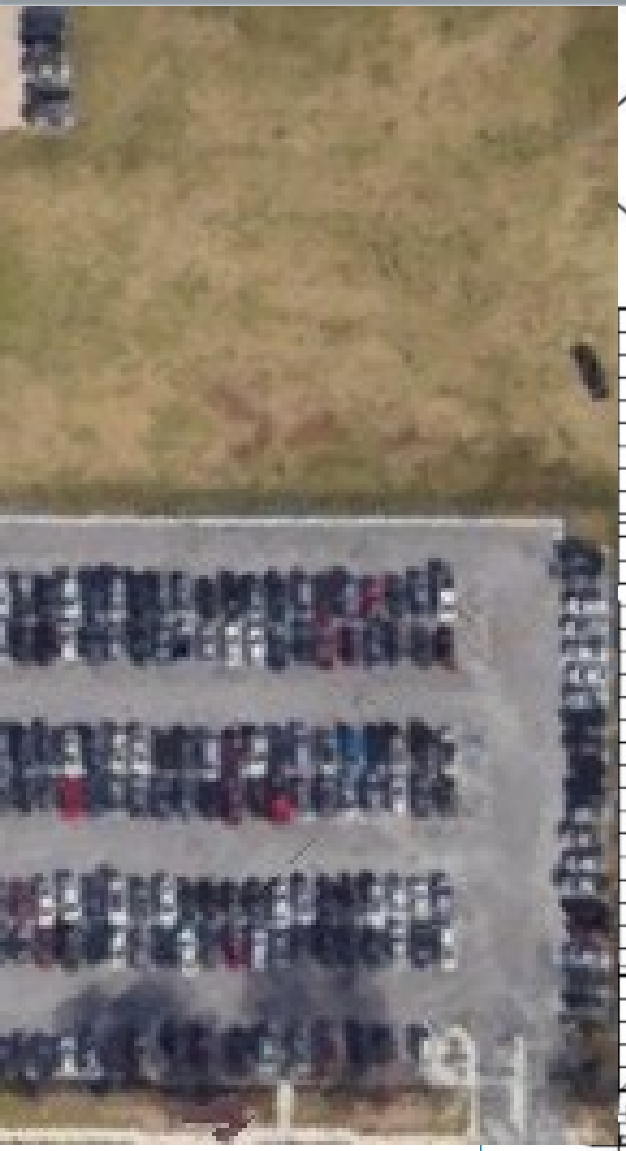
## Project Budget

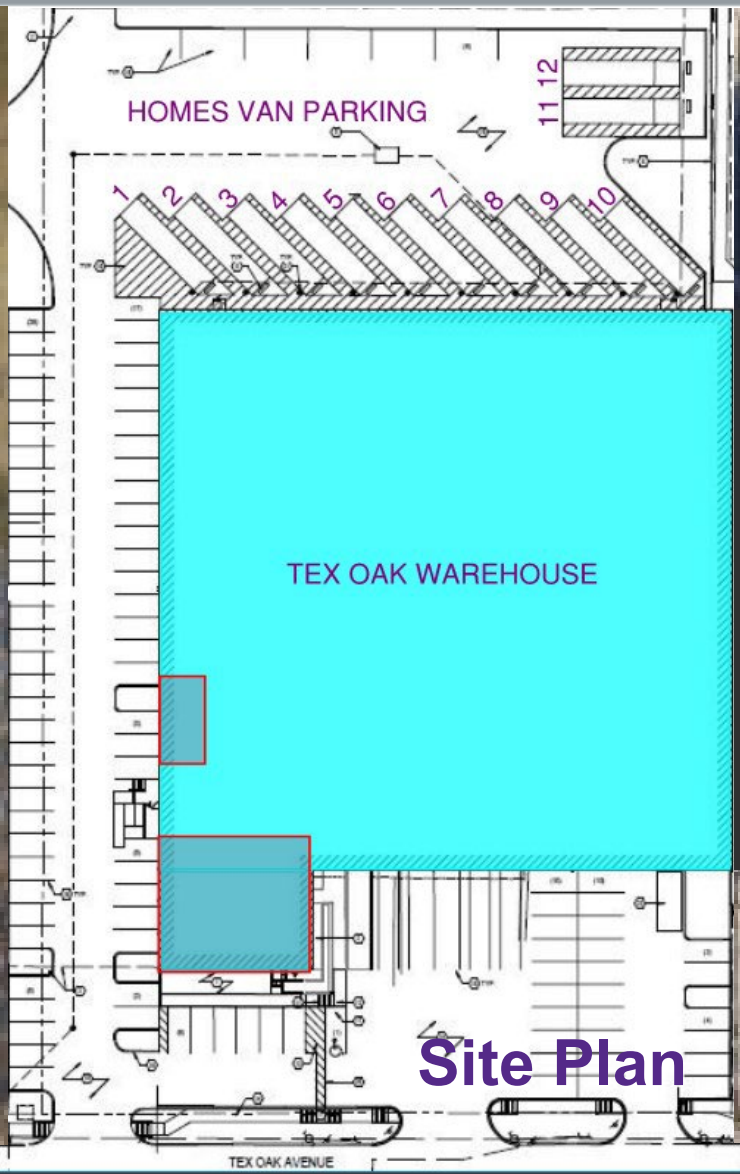
| | Budget | Commitments | Cost To Date | Remaining |
|---|---|---|---|---|
| Owners Consultants | $15,702.00 | $0.00 | $0.00 | $15,702.00 |
| Construction Cost | $1,491,601.00 | $1,349,296.00 | $0.00 | $142,305.00 |
| A/E Fees | $250,639.00 | $250,639.00 | $165,482.00 | $0.00 |
| Equipment (Trailer Rentals) | $108,000.00 | $101,450.00 | $0.00 | $6,550.00 |
| FF&E | $260,778.00 | $0.00 | $0.00 | $260,778.00 |
| IT | $170,000.00 | $103,642.00 | $2,192.00 | $66,358.00 |
| Owners Contingency | $11,980.00 | $0.00 | $0.00 | $11,980.00 |
| **Totals** | **$2,308,700.00** | **$1,805,027.00** | **$167,674.00** | **$503,673.00** |

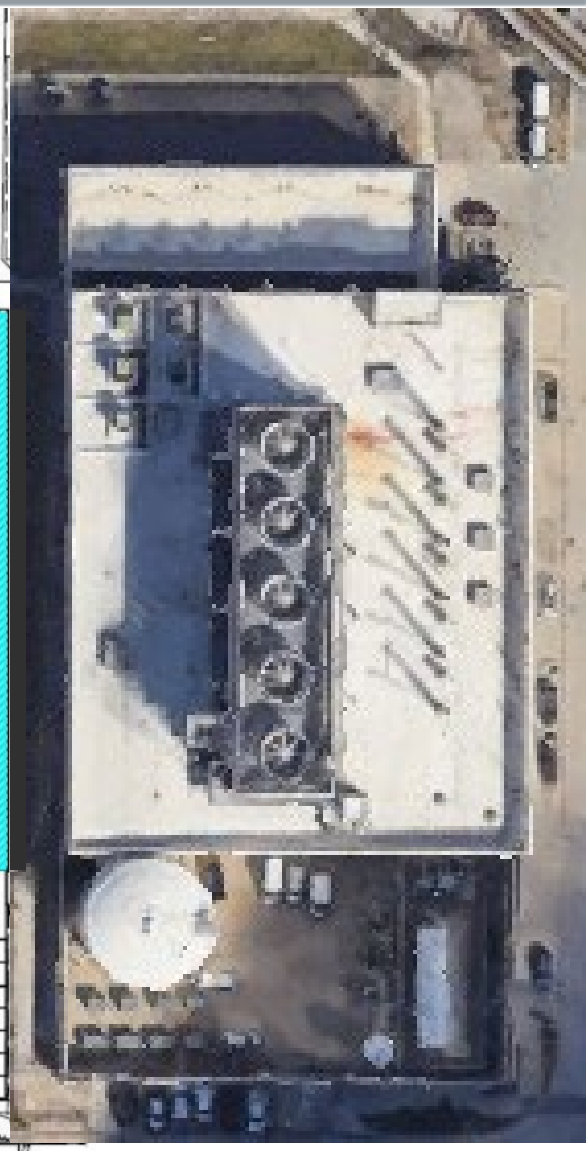
## Project Directory

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

# HOMES Move to 5280 Tex Oak Avenue





Site Plan

# Agenda

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Parkland

# OK Warehouse Demolition

## Preliminary Schedule

- Board Consideration for Design Svcs: August 2022
- Design Commence: September 2022
- Commence Abatement: December 2022
- Abatement Completion: January 2023
- Commence Demolition: January 2023
- Demolition Completion: March 2023
- Reconstruction Completion: August 2023

## MWBE Update

- Total Commitments = $78,915 (28.22%)
- Women = $63,515
- Hispanic = $8,500
- Native American = $6,900

## Project Budget

| | Estimated Budget | Commitments | Cost To Date |
|---|---|---|---|
| Owners Consultants | $7,650.00 | $7,650.00 | $0.00 |
| Construction Cost | $2,997,880.00 | $0.00 | $0.00 |
| A/E Fees | $279,680.00 | $279,680.00 | $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 | $216,330.00 | $0.00 | $0.00 |
| **Totals** | **$3,517,600.00** | **$287,330.00** | **$0.00** |

## Project Directory

**PDC Project Manager:** Paul Woodard

Parkland

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Parkland

# Renaming of Redbird Clinic

## C.V. Roman Health Center

Thursday, October 20th
10am

Changes:

- Monument sign will be modified
- Existing canopy sign will be replaced
- Interior signage will be modified

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# EXECUTIVE SESSION