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 ***Tuesday, November 29, 2022, at 12:00 PM*** 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: 2622 354 2043; 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

		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.	Multiple Award Task Order Contract (MATOC) Strategy Discussion	*2*	45 min	Pam Bryant
B.	Facilities Minority and Women-Owned Business Enterprises (MWBE) Report	*14*	5 min	Pam Bryant & Guy Toliver
C.	Status Update for Current Facilities Projects	*23*	10 min	John Raish
D.	Old Campus Demolition Update	*32*	5 min	Edmundo Castañeda
V.	**Action Items**			
A.	Committee May Take Action on Any Agenda Item(s) Above			
VI.	**Adjourn**			Chair

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Multiple Award Task Order Contract (MATOC) Strategy Discussion

Multiple Award Task Order Contracts (MATOC) Construction and Design PROPOSED CHANGES

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Overview

Current MATOC Construction Program

- Construction Services to support the annual capital program primarily focused on expediency, compliance and fair reasonable pricing.
- Selection Methodology – Request for Proposal (RFP) Best Value.
- Six (6) construction companies of various business sizes in one pool.
- Tasks Order Methodology - Request for Proposal Task Oder Proposals (RTOP) based on low price, technically acceptance or on best value basis.
- Used only for the maintenance, repair, alteration, renovation, remediation, or minor construction of a facility.
- Option Period One 5/31/2023;1 option year remains in current award.

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Overview

Current MATOC A&E Program

- Architect and Engineer services to support the annual capital construction program
- Design developed usually provided to MATOC construction contractors for fixed priced task orders
- Qualifications based selection using a Request for Qualifications (RFQ)
- Six (6) Design firms of various business sizes in one pool Task Order Methodology:
- Tasks Order Methodology - Request for Task Order Qualifications (RTOQ) based qualifications.
- Base term ends 8/31/2023; 2 option years remain in current award.

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MATOC PROPOSED CHANGES

New MATOC Program:

- The intent of the new Construction MATOC program will be to provide the opportunity for defined groups of small businesses to work with Parkland to gain experience and grow their business as opportunities become available through various capital projects.
- The A&E MATOC is currently selected based on qualifications. This will remain the selection criteria, however we will add additional vendors to the pool focusing on Small Business Enterprises (SBEs).

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MATOC PROPOSED CHANGES

Eligible Projects for the MATOC Program:

- Quick turnaround renovation projects
- Renovations and build projects in an existing building
- Maintenance, repairs, alterations, renovations, remediations, etc., of a reoccurring nature.

Non-Eligible Project for the MATOC Program:

- Green field new construction projects
- CMAR (Construction Manager at Risk) contracts

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MATOC PROPOSED CHANGES

Key Considerations:

- Our current construction MATOC vendor detail is listed below:

Firm	Annual Revenue	Bonding Individual	Bonding Aggregate	Source
Whiting-Turner	$ 9.2B		$ 4.0B w/no debt	Forbes 2021, WT website
McGough	$ 800M - $ 1.0B	$ 600M		Rep
PhillipsMay	$ 60M - $ 88M	$ 40M - $ 50M	$ 60M - $ 80M	Rep
Azteca	$ 50M	$ 25M	$ 40M	Owner
3i	$ 50M	Not Disclosed	Not Disclosed	Owner
GCC Enterprises	Less than $ 39.5M	$ 10M	$ 20M	Owner

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MATOC PROPOSED CHANGES

Key Considerations:

- In searching Dallas County for construction vendors under the NAICS (North American Industry Classification System) code 236220, we identified the following demographics

African American/Black	165
Hispanic/Latino	115
Caucasian	65
Native American	17
Asian Indian	13
Asian Pacific	10
Asian	7
Other	1

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MATOC PROPOSED CHANGES

Key Considerations:

- **Current MATOC Construction Task Orders:**
  - Parkland executed 25 task orders under the current MATOC. The largest award thus far is $2,423,673 and the smallest is $10,932
- **Current MATOC A&E Task Orders:**
  - Parkland has executed 25 task orders under the current MATOC. The largest award thus far is $555,316 and the smallest is $11,588

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MATOC PROPOSED CHANGES

Key Components for Construction:

- **MATOC based on revenues**
  - Participation is based on company revenue less than $100M
  - Projects with a budgeted value not to exceed $10M
  - Limited to 6 awarded vendors

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MATOC PROPOSED CHANGES

Key Components for Construction:

- 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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Facilities Minority and Women-Owned Business Enterprises (MWBE) Report

PD&C Project Horizon FY23
Parkland Health

PD&C FY23 PROJECT LISTING						
Current Project	Est. Project Commencement	Start Date	A&E	Start Date	Construction	Current Status/Additional Information
Bluitt-Flowers X-Ray	Underway	8/8/2021	Smith Group	10/5/2022	Azteca	Construction awarded 10/5/2022
Old Campus Demolition	Underway	-	N/A (Incl in Const)	1/26/2022	Beck/EJ Smith	Make Ready Underway
Psychiatry, PPCC & Maple WISH Clinic Moves from Chase Building to 6th Floor Moody	Underway	10/27/2021 2/8/2022	GSR Smith Group	5/25/2022	McGough	Construction underway
Renovation of Garland COPC & Lighting	Underway	7/1/2021	Smith Group	2/23/2022	PhillipsMay	Construction underway
Supply Chain Store Room Expansion & MRD Breakroom	Underway	2/7/2022	Smith Group	TBD	TBD 4th Qtr 22	Construction out for Bid
15th Floor ICU Bed Conversion	Underway	9/30/2022	Hoefer-Welker	TBD	TBD 4th Qtr 22	Design underway only
HOMES Relocation to Tex Oak	Underway	1/3/2022	VAI/HED	TBD 8/8/2022 7/18/2022	TBD 4th Qtr 22 K-Post Joel Brown	Resolicitating Construction Bids to Open Market (MATOC bids over budget) K-Post (Annex Roof) Joel Brown (Temp Trailer Install)
Additional 5th UltraSound Room	Underway	4/19/2022	KAI Design	TBD	TBD 1st Qtr 23	Design underway only
Annie's Place (Mommies in Need Expansion)	Underway	9/25/2022	HED/VAI	TBD	TBD 1st Qtr 23	Design underway only
Ok Paper Warehouse Demolition & Surface Parking	Underway	9/25/2022	HED/VAI	TBD	(TBD) Demo 4th Qtr 22 (TBD) Parking 1st Qtr 23	Design underway only
DeHaro COPC Registration Desk	Underway	7/7/2021	VAI	TBD	TBD 1st Qtr 23	Construction bids too high, pending additional funding approval.
Vickery Clinic Replacement	Underway	10/28/2020 8/8/2022 TBD	Hoefer-Welker Civil Eng. Hoefer-Welker Land Use A&E 2nd Qtr 23	TBD	TBD	Preliminary stages;

PD&C Project Horizon FY23
Parkland Health
Construction Commitments

Prime Contractor	Contract Amount	M/WBE Commitment $	M/WBE Participation %	Woman Owned	%	Asian	%	African American	%	Hispanic	%	Native American	%	TBD	%
Azteca	$177,534.00	$132,500.00	74.63%	$40,100	22.6%	$0	0.0%	$0	0.0%	$92,400	52.0%	$0	0.0%	$0	0.0%
Bluitt-Flowers X-Ray															
Beck-EJ Smith JV	$3,227,529.00	$878,169.00	27.21%	$30,400	0.9%	$0	0.0%	$494,769	15.3%	$75,000	2.3%	$278,000	8.6%	$0	0.0%
Old Parkland Demo															
McGough (CMAR)	$10,052,099.00	$4,970,392.00	49.45%	$1,276,227	12.7%	$0	0.0%	$84,600	0.8%	$3,609,565	35.9%	$0	0.0%	$0	0.0%
6th Floor Moody Buildout															
Phillips/May	$931,662.00	$686,311.00	73.67%	$268,311	28.8%	$0	0.0%	$11,350	1.2%	$406,650	43.6%	$0	0.0%	$0	0.0%
Garland COPC															
Highland Builders (Diversified Empire)	$3,950,182.00	$1,185,055.00	30.00%	$0	0.0%	$0	0.0%	$0	0.0%	$0	0.0%	$0	0.0%	$1,185,055	30.0%
Chase Admin to Stemmons															
K Post Company (Roof)	$150,306.00	$27,055.00	18.00%	$27,055	18.0%	$0	0.0%	$0	0.0%	$0	0.0%	$0	0.0%	$0	0.0%
Joel Brown & Co. (Trailer Install)	$98,990.00	$30,000.00	30.31%	$30,000	30.3%	$0	0.0%	$0	0.0%	$0	0.0%	$0	0.0%	$0	0.0%
Construction (TBD)	$0.00	$0.00	0.00%	$0	0.0%	$0	0.0%	$0	0.0%	$0	0.0%	$0	0.0%	$0	0.0%
HOMES Relocation															

PD&C Project Horizon FY23
Parkland Health
A&E Commitments

Prime Contractor	Contract Amount	M/WBE Commitment $	M/WBE Participation %	Woman Owned	%	Asian	%	African American	%	Hispanic	%	Native American	%	TBD	%
SmithGroup	$62,450.00	$15,613.00	25.00%	$15,613	25.0%	$0	0.0%	$0	0.0%	$0	0.0%	$0	0.0%	$0	0.0%
Bluitt-Flowers X-Ray															
Architect (Incl. in D/B Contract)	$3,227,529.00	$878,169.00	27.21%	$30,400	0.9%	$0	0.0%	$494,769	15.3%	$75,000	2.3%	$278,000	8.6%	$0	0.0%
Old Parkland Demo															
SmithGroup (WISH & PPCC)	$555,316.00	$158,615.00	28.56%	$26,436	4.8%	$0	0.0%	$105,743	19.0%	$26,436	4.8%	$0	0.0%	$0	0.0%
GSR/Andrade (Behav. Health)	$347,500.00	$294,800.00	84.83%	$79,355	22.8%	$0	0.0%	$0	0.0%	$215,445	62.0%	$0	0.0%	$0	0.0%
6th Floor Moody Buildout															
SmithGroup	$38,370.00	$9,592.00	25.00%	$9,592	25.0%	$0	0.0%	$0	0.0%	$0	0.0%	$0	0.0%	$0	0.0%
Garland COPC															
SmithGroup	$75,400.00	$24,497.00	32.49%	$20,931	27.8%	$0	0.0%	$0	0.0%	$3,566	4.7%	$0	0.0%	$0	0.0%
Supply Chair/MRD Storeroom															
Hoefer Welker	$87,500.00	$50,000.00	57.14%	$50,000	57.1%	$0	0.0%	$0	0.0%	$0	0.0%	$0	0.0%	$0	0.0%
15th Floor ICU Conversion															
SmithGroup	$74,150.00	$35,468.00	47.83%	$32,060	43.2%	$0	0.0%	$0	0.0%	$3,408	4.6%	$0	0.0%	$0	0.0%
Chase Admin to Stemmons															
VAI-HED Architects	$250,639.00	$68,740.00	27.43%	$59,740	23.8%	$0	0.0%	$0	0.0%	$0	0.0%	$9,000	3.6%	$0	0.0%
HOMES Relocation															
KAI	$26,300.00	$26,300.00	100.00%	$0	0.0%	$0	0.0%	$26,300	100.0%	$0	0.0%	$0	0.0%	$0	0.0%
Additional 5th UltraSound Room															
VAI/HED	$175,530.00	$44,760.00	25.50%	$35,984	20.5%	$0	0.0%	$0	0.0%	$0	0.0%	$8,776	5.0%	$0	0.0%
Annie's Place															
VAI-HED Architects	$279,680.00	$78,915.00	28.22%	$63,515	22.7%	$0	0.0%	$0	0.0%	$8,500	3.0%	$6,900	2.5%	$0	0.0%
OK Warehouse Demo															
VAI/HED	$39,900.00	$30,817.47	77.24%	$10,718	26.9%	$0	0.0%	$0	0.0%	$20,099	50.4%	$0	0.0%	$0	0.0%
DeHaro COPC Registration Desk															
Hoefer Welker (Land use Mod.)	$61,500.00	$19,500.00	31.71%	$0	0.0%	$19,500	31.7%	$0	0.0%	$0	0.0%	$0	0.0%	$0	0.0%
Hoefer Welker (Civil Eng.)	$59,675.00	$18,000.00	30.16%	$0	0.0%	$18,000	30.2%	$0	0.0%	$0	0.0%	$0	0.0%	$0	0.0%
Architect (TBD)	$0.00	$0.00	0.00%	$0	0.0%	$0	0.0%	$0	0.0%	$0	0.0%	$0	0.0%	$0	0.0%
Vickery Clinic															

Expenditure Summary by Type and Ethnicity
Activity Period: October 1, 2020 through September 30, 2021

Revised 11/3/22 Construction - M/WBE : Goal: 30%

ETHNIC SUMMARY:	AFRICAN AMERICAN	ASIAN AMERICAN	HISPANIC AMERICAN	NATIVE AMERICAN	OTHER MINORITY	WHITE FEMALE	WHITE MALE	UNKNOWN	COMMIT TOTAL	% PARTICIPATION
Prime (Tier-1) Payment Amount	$ 600,133.50	$ -	$ 1,330,241.06	$ -	$ -	$ 190,768.37	$ -	$ 13,656,716.03	$ 15,777,858.96	
Subcontractor (Tier-2) Payment Amount	$ 9,503,310.50	$ 372,415.52	$ 4,851,870.29	$ 104,541.00		$ 11,848,249.22		$ 15,527,290.32	$ 42,207,676.85	
Total	$ 10,103,444.00	$ 372,415.52	$ 6,182,111.35	$ 104,541.00	$ -	$ 12,039,017.59		$ 29,184,006.35	$ 57,985,535.81	
Percent Payment to Total Payment	17.4%	0.6%	10.7%	0.2%	0.0%	20.8%	0.0%	50.3%	100.0%	49.7%

***Unknown Category Includes White Male and Non-Certified Spend**

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	$9.6
MWBE Percentage	**12.8%**

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	$9.6M	4.8%	98*
Total	**$25.4M**	**12.8%**	**158***

* 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 22 - 3rd Qtr.
Tier 2 By Ethnicity

Ethnicity		Fiscal YR 22
African American	1.1%	$ 2,097,057
Asian American	1.2%	$ 2,455,970
White Female	0.7%	$ 1,475,423
Hispanic American	1.1%	$ 2,276,208
Native American	0.01%	$ 16,490
Diverse Spend not broken down	0.6%	$ 1,277,516
Total	4.8%	$ 9,598,664

Fiscal Year 22 - 3rd Qtr.
Tier 1 & 2- Preliminary Numbers

Expenses	FY2022 (in Millions)
Total Supplies & Other[1]	$543.7
Limited MWBE Opportunity[2]	($344.8)
Total Available for M/WBE	$198.9
Total 1st Tier & 2nd Tier	$25.4
M/WBE Percentage	**12.8%**

Ethnicity/Gender	Q1-Q3 FY2022 $	Q1-Q3 FY 2022 %	Total Vendors
African American	$4.9M	2.4%	43
Asian American	$3.6M	1.8%	19
Hispanic	$12.1M	6.1%	41
Native American	$0.0M	0.0%	2
Female (White)	$3.5M	1.8%	53
Unknown/Not Identified	$1.3M	0.6%	
Total	**$25.4M**	**12.8%**	**158***

* 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.

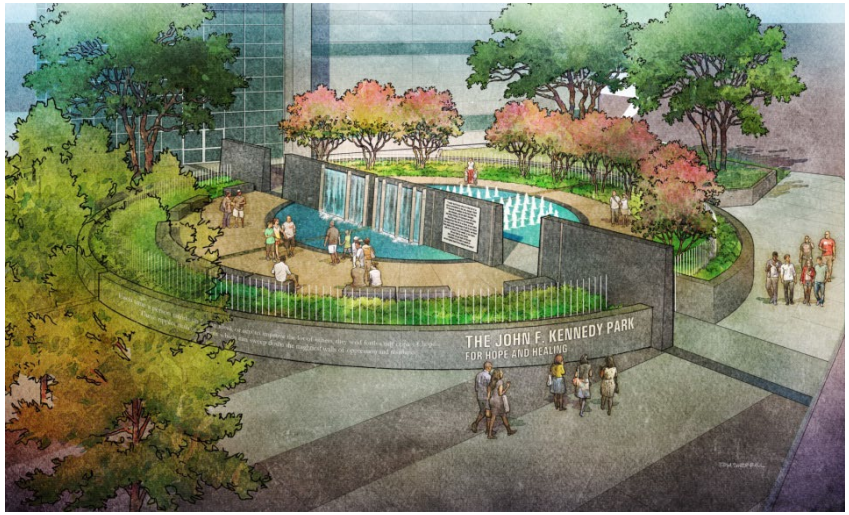
Parkland

Status Update for Current Facilities Projects

Parkland

JFK Park

Project Images



MWBE Update

- Total Commitments = $941,766 (37.00%)
- Asian = $0
- Woman = $569,9330
- African American = $0
- Hispanic = $371,836
- Native American = $0

Key Events and Dates

- Permit issued & construction commenced September 2021
- 100% Underground Pool System Installed
- 100% Structural Concrete Installed
- 90% Masonry Installed
- Landscaping installation starts 2nd week of Nov.
- Anticipate Substantial Completion November 2022

Project Budget

- Original Budget - $2.7M
- Committed Costs - $2.7M

Project 18129				
	Budget	Commitments	Cost To Date	Remaining
Owners Consultants	$30,000.00	$24,704.00	$19,127.00	$5,296.00
Construction Cost	$2,545,623.00	$2,545,623.00	$1,693,613.00	$0.00
A/E Fees	$87,800.00	$85,550.00	$84,171.11	$2,250.00
Major Medical Eq	$0.00	$0.00	$0.00	$0.00
FF&E	$0.00	$0.00	$0.00	$0.00
IT	$0.00	$0.00	$0.00	$0.00
Owners Contingency	$36,577.00	$0.00	$0.00	$36,577.00
Totals	**$2,700,000.00**	**$2,655,877.00**	**$1,796,911.11**	**$44,123.00**

Project Directory

- Project Manager: Mark Stewart
- Business Owner: Parkland Foundation
- Architect: Kimley-Horn & Associates
- Contractor: Joel Brown & Co.

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JFK Park

Key Construction Activities

- Structural Feature Wall installed.
- Granite walkway 99% complete.
- Granite banding on east side complete.
- Decorative fencing 99% complete.

JFK Park – Overall Aerial Photo
Construction Photo Taken
Monday, Oct 31, 2022

Parkland

JFK Park

Key Construction Activities

- Structural Feature Wall installed.
- Granite walkway 99% complete.
- Granite banding on east side complete.
- Decorative fencing 99% complete.

JFK Park – Granite Clad Feature Wall
Construction Photo Taken
Monday, Oct 31, 2022

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

Key Events and Dates

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

Project Budget

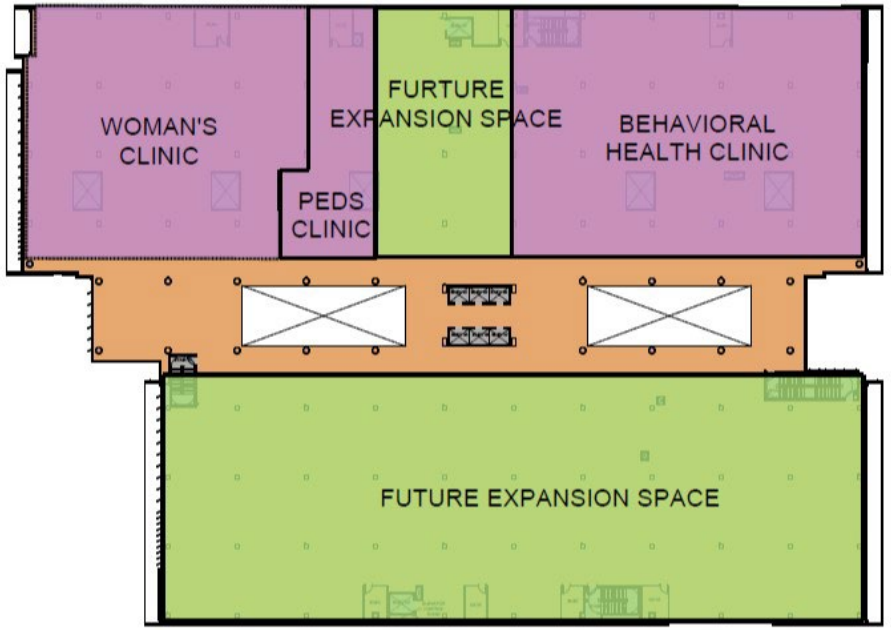
	Budget	Commitments	Cost To Date
Owners Consultants	$20,368.00	$0.00	$0.00
Construction Cost	$11,343,900.00	$518,941.00	$0.00
A/E Fees	$969,532.00	$898,316.00	$294,225.00
Major Equipment	$906,525.00	$0.00	$0.00
FF&E	$670,000.00	$0.00	$0.00
IT	$2,168,275.00	$0.00	$0.00
Owners Contingency	$324,400.00	$0.00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

Exterior lift

Clinic layout depiction

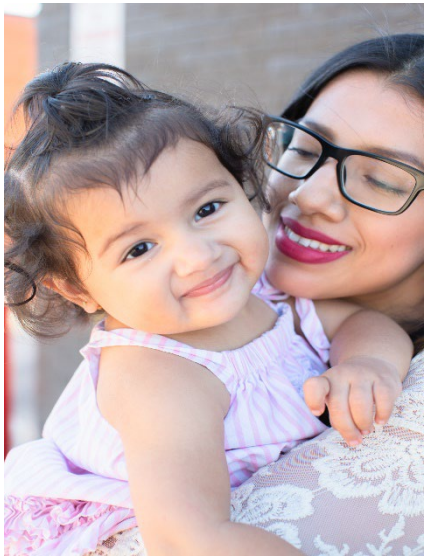


Maple WISH, PPCC & Behavioral Health Relocations to Moody OPC 6th Floor

Project Images

Annie's Place Learning Center / Parkland Employee Day Care

Project Images



MWBE Update

- Total Design Commitment = $172,815.00
- Total MWBE Design Commitment = $44,068.00 25.5%

Project Budget

Description	Budget Projection	Commitments	Cost to date
Owners Move Cost	$0.00	$0.00	$0.00
Construction Cost	$1,394,400.00	$0.00	$0.00
A/E Fees	$172,815.00	$0.00	$0.00
Medical Equipment	$0.00	$0.00	$0.00
FF&E	$95,285.00	$0.00	$0.00
FFE Contingency (Incl)	$0.00	$0.00	$0.00
IT	$70,000.00	$0.00	$0.00
Project Contingency	$0.00	$0.00	$0.00
Total Project Cost	**$1,732,500.00**	$0.00	$0.00

Preliminary Schedule

- Design Procurement Phase: Complete Oct 2022
- Design Commence: Nov 3, 2022
- Groundbreaking ! Nov 16, 2022
- Documents Completion: March 2023
- Construction Procurement Phase: March – June 2023
- Commence Construction: June 2023
- Substantial Completion: December 2023
- State Licensing: March 2024

Project Directory

PDC Project Manager: Paul Woodard
Architect: HED (formerly VAI)

Parkland

Old Campus Demolition Update