Minutes of the Facilities Committee Development meeting of the Board of Managers of the Dallas County Hospital District, held Wednesday, July 17, 2024, scheduled for 9:30 a.m. in the WISH Building Conference Room (02-175) at Parkland Health and via WebEx. These minutes do not constitute a certified agenda from the meeting.

I. Attendance and Call to Order

Committee Chair Vincent Hall noted that a quorum was physically present and called the meeting to order at 9:31 a.m. Committee members Todd Furniss, JD; Reina Gonzalez, JD and John Proctor attended. Farida Minner, RN, joined via Webex.

Staff Present (via Webex and in-person) included:

Anika Dachiraju, Summer Collegiate Intern
Beall Carothers, Director of Planning, Development & Construction
Donna Richardson, EVP Chief Nursing Executive
Edmundo Castañeda, EVP & Chief Operating Officer
Felicia Miller, EVP & Chief Talent Officer via Webex
Geoffrey Camp, VP Operations
Guy Toliver, Director Inclusion & Supplier Diversity
Jessica Hernandez, SVP & Chief DEI Officer
John Wilson, Director/PDC
James Clay Orrison, Administrative Resident
Lance Mendiola, VP Construction Facilities & Real Estate
Melanie Roberts, SVP/Chief Compliance Officer
Morgan Simmons, Governance Program Coordinator
Pamela Bryant, SVP & Chief Supply Chain Officer
Rick Humphrey, EVP Chief Financial Officer
Saul Cordero, VP & Chief Governance Officer
Steven Roth, EVP & Chief Legal Officer
Vic Summers, SVP Internal Audit

Other Attendees:
Kristen Harrison, Associate Director at the Smith Group via Webex

II. Mission Statement

Chair began the meeting by stating the mission statement:
Advance Wellness | Relieve Suffering | Develop and Educate

III. Public Comments Regarding Agenda Items

No members of the public registered for comments regarding the agenda items.

IV. Conflicts of Interest

After review of the agenda, the Chair noted zero conflicts of interest for Board Members present.

V. Reports Requiring Deliberation(s) or Approval(s)

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

Guy Toliver provided the MWBE Report. He reported on MWBE participation percentages for Construction Contracts over $200,000 for all projects active in FY24. Next, he reported on MWBE participation percentages for Professional Services Contracts over $200K. Lastly, he presented MWBE participation percentages for Goods/Equipment Contracts over $200K, which he noted displayed a zero percentage of participation due to most of the Goods/Equipment MWBE involvement being under $200k threshold. This sparked conversation among the committee members and resulted in the committee asking to now report on participation under $200k in order to keep track of all MWBE participation.

The Committee asked questions and received further information related to the MWBE Report.

B. FY24 Projects

Lance Mendiola introduced himself as the new Vice President of construction, facilities, and real estate. Lance presented the FY24 Projects. He reviewed the projects and provided an update on the status of each.

- Former Campus Demolition
- Richland Clinic Replacement
- Onsite Pharmacy Central Fulfillment Warehouse Build-Out
- OK Paper Warehouse Demolition & Surface Parking
- Operating Room 6 Hybrid Endovascular Room at New Parkland Hospital
- HOMES Relocation to TexOak
- Annie's Place Expansion
- Ambulatory Surgical Center Remodel for Physical Therapy Space
- Emergency Department Psych Intake
- Supply Chain Storeroom Expansion & Materials Resource Department Breakroom
- Flexible Sigmoidoscopy Room Buildout at New Parkland Hospital
- Oak West Behavioral Health Renovations
- Southeast Community Oriented Primary Care Replacement Plan
- Acute Care Hospital 8th and 9th Floor Shell Buildout at New Parkland Hospital
- Interventional Radiology Expansion Project at New Parkland Hospital
- Emergency Department Triage Expansion at New Parkland Hospital

- Lab Consolidation at New Parkland Hospital

The Committee asked questions regarding the OK Paper Warehouse Demolition & Surface Parking and third-party relations regarding the necessary permit from the city of Dallas. The Committee then asked questions and received further information related to FY24 Projects.

C. Update and Report on Strategic Facilities Plan

Saul Cordero provided an oral update on the strategic facilities plan. Saul mentioned the continuation of procurement for this plan and reminded the committee that the intent of this project is to look at the strategic direction of the systema and identify the corresponding facilities investment Parkland will need to make over the next 15-20 years. Saul also mentioned the Southeast community oriented primary care replacement plan and talked with the committee about how replacing the campus based on community need, will fit into the overall strategic direction.

The Committee asked questions and received additional information related to the Strategic Facilities Plan Update.

D. Update and Report on Forthcoming Lease Renewals

Beall Carothers presented on the forthcoming lease renewals through Parkland's contract with Bravo Dental. The lease renewals under consideration are: Bluitt Flowers Health Center, deHaro-Saldivar, Garland, E. Carlyle Smith, Jr. Health Center, Irving and Southeast health Center. Beall also mentioned the Metrocare lease agreement renewal at Southeast Health Center and Mommies in Need lease renewal/expansion.

The Committee asked questions and received additional information related to the update and report on forthcoming lease renewals.

E. Consider and Take Appropriate Action Regarding the Facilities Committee Charter

Vincent Hall, Chair of Facilities Committee introduced the Facilities Charter and opened the topic for discussion among leadership and the committee. The committee discussed adding language to the charter to encompass who can call facilities meetings and when. They also discussed adding language to reflect the need to report all MWBE participation under the $200k threshold as well as over it. The committee asked language to be added regarding long term planning, approval/recommendation of contracts to the Budget & Finance Committee and recommendation of to the full Board.
After much discussion, the committee asked for an edited charter to be circulated prior to the final action necessary at the August Board meeting.

The Committee asked questions and received additional information and input related to the consideration of the Facilities Committee charter.

VI. Executive Session

At 10:40 a.m., the Committee went into Executive Session as permitted by the closed meeting exceptions specified on the agenda.

A. Update on a Potential Real Estate Purchase Opportunity for Parkland Health

Members of management were excused from the discussion of topics as necessary.

Members of management in executive session attendance included:

Beall Carothers, Donna Richardson, Edmundo Castañeda, Felicia Miller, John Wilson, Lance Mendiola, Fredrick Cerise, Geoffrey Camp, Guy Toliver, James Orrison, Morgan Simmons, Pamela Bryant, Rick Humphrey, Saul Cordero, Steven Roth and Vic Summers.

Chair adjourned Executive Session and moved into Open Session at 10:46 a.m.

VII. Adjourn

With no further business to discuss, the Committee Chair adjourned the meeting at 10:47 a.m.

SO RECORDED:

Vincent Hall
Vincent Hall (Sep 5, 2024 16:48 CDT)

Vincent Hall
Committee Chair

Steven J Roth
Steven J Roth (Sep 7, 2024 12:39 CDT)

Steven Roth, JD, MPH
Assistant Secretary