Facilities Committee Agenda

Committee Members

Vincent Hall - Chair
Todd Furniss, JD
Reina Gonzalez, JD
Farida Minner, RN
John Proctor

Agenda for the ***Facilities Committee*** meeting of the Dallas County Hospital District is scheduled for ***Wednesday, July 17, 2024, 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: 2632 513 7728; 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. Determine the Presence of a Quorum/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. Update and Report on Minority and Women-Owned Business Enterprises (MWBE) Participation in Facilities Projects		15	Guy Toliver
B. Update and Report on Current FY24 Facilities Projects		15	Lance Mendiola
1. Former Parkland Campus Demolition			
2. Richland Clinic Replacement			
3. Onsite Pharmacy Central Fulfillment Warehouse Build-Out			
4. OK Paper Warehouse Demolition & Surface Parking			
5. Operating Room 6 Hybrid Endovascular Room at New Parkland Hospital			
6. HOMES Relocation to Tex Oak			
7. Annie's Place Expansion			
8. Ambulatory Surgical Centers Remodel for Physical Therapy Space			
9. Emergency Department Psych Intake			
10. Supply Chain Storeroom Expansion & Materials Resource Department Breakroom			
11. Flexible Sigmoidoscopy Room Buildout at New Parkland Hospital			

	PAGE	TIME (MIN)	PRESENTER(S)
12. Oak West Behavioral Health Renovations			
13. Acute Care Hospital 8th & 9th Floor Shell Buildout at New Parkland Hospital			
14. Interventional Radiology Expansion Project at New Parkland Hospital			
15. Emergency Department Triage Expansion at New Parkland Hospital			
16. Lab Consolidation at New Parkland Hospital			
C. Update and Report on Strategic Facilities Plan		5	Saul Cordero
1. Southeast Community Oriented Primary Care Replacement Plan			
D. Update and Report on Forthcoming Lease Renewals		5	Beall Carothers
1. Bravo Dental Lease Renewals			
2. Metrocare Lease Agreement at Southeast Health Center			
3. Mommies in Need Lease Renewal and Expansion			
E. Consider and Take Appropriate Action Regarding the Facilities Committee Charter		5	Chair
IV. Executive Session *Tex. Gov't Code § 551.072*			
A. Update on a Potential Real Estate Purchase Opportunity Update for Parkland Health		10	Beall Carothers
V. Action Items			
A. Committee May Review and Take Appropriate Action on Any Agenda Item(s) Above			Chair
VI. Adjourn			Chair

MWBE Report

MWBE Report

For all PDC projects active in FY24

Construction:

- Goal = 30%
- Actual = 51.12%

Construction Contracts over $200K:

- Total commitment of all contracts over $200K = $73,915,150
- Total commitment of M/WBE Participation = $37,716,017 (51.03%)
  - Woman Owned = $21,894,930 (29.62%)
  - Asian = $0 (0.00%)
  - African American = $5,269,531 (7.13%)
  - Hispanic = $3,562,026 (4.82%)
  - Native American = $224,110 (0.30%)
  - TBD = $6,765,420 (9.15%)

(TBD is HJ Russell + Post L JV contract for Vickery)

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

- Total paid of all contracts over $200K = $31,430,886
- Total paid to M/WBE vendors = $20,334,883 (64.70%)
  - Woman Owned = $15,339,999 (48.81%)
  - Asian = $0 (0.00%)
  - African American = $2,890,884 (9.20%)
  - Hispanic = $1,938,790 (6.17%)
  - Native American = $165,210 (0.53%)

MWBE Report

For all PDC projects active in FY24

Professional Services:

- Goal = 25%
- Prof. Services Actual = 33.39%

Prof. Service Contracts over $200K:

- Total commitment of all contracts over $200K = $2,179,037
- Total commitment of M/WBE Participation = $645,437 (29.62%)
  - Woman Owned = $141,298 (6.48%)
  - Asian = $0 (0.00%)
  - African American = $20,320 (0.93%)
  - Hispanic = $231,669 (10.63%)
  - Native American = $252,150 (11.57%)

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

- Total paid of all contracts over $200K = $892,058
- Total paid to M/WBE vendors = $203,183 (22.78%)
  - Woman Owned = $149,610 (16.77%)
  - Asian = $0 (0.00%)
  - African American = $0 (0.00%)
  - Hispanic = $18,380 (2.06%)
  - Native American = $35,192 (3.95%)

MWBE Report

For all PDC projects active in FY24

Goods/Equipment:

- Goal = 25%
- Actual = 20.32 %

Goods/Equipment over $200K:

- Total commitment of all contracts over $200K = $2,229,518
- Total commitment of M/WBE Participation = $0.00 (0.00%)
  - Woman Owned = $0 (0.00%)
  - Asian = $0 (0.00%)
  - African American = $0 (0.00%)
  - Hispanic = $0 (0.00%)
  - Native American = $0 (0.00%)

Goods/Equipment over $200K (payments to date):

- Total paid of all contracts over $200K = $0.00
- Total paid to M/WBE vendors = $0.00 (0.0%)
  - Woman Owned = $0 (0.00%)
  - Asian = $0 (0.00%)
  - African American = $0 (0.00%)
  - Hispanic = $0 (0.00%)
  - Native American = $0 (0.00%)

FY24 Projects

FY24 Projects

Project Name	Bid Status	MWBE %	Budget
Former Campus Demolition	GMP Approved. De-Construction Underway	GC: Beck/EJ Smith (64%)	$39,505,800
Richland / Vickery Clinic Replacement	CMAR contract executed. Construction drawings due in August. Targeting October BOM for GMP.	A&E: Corgan & Associates Schematic Design (34%) GC: H.J. Russell+Post L Joint Venture (30% MWBE)	$31,000,000
iARx Onsite Pharmacy Central Fill	Construction underway	A&E:HED/VAI (31%) GC: Falkenberg (80%)	$7,200,000
OK Paper Warehouse Demolition & Surface Parking	Demo punchlist list item in progress by GCC. Parking - Phillips-May - Pending Permit, City of Dallas Engineering review underway	A&E: HED/VAI (27%) GC: GCC (Demo) (100%) Parking Lot: Phillips/May (39% MWBE)	$5,482,004
OR 6 Hybrid Endovascular Room	Construction scheduled to start end of July.	A&E: HED/VAI (29%) GC: Batson-Cook (52.7%)	$4,223,500
HOMES Relocation to Tex Oak	Construction Contract Awarded to Taurus Commercial. Interior finish out 95% complete, exterior 75% complete.	A&E: HED/VAI (28%) GC: Taurus Commercial (57%)	$3,873,700
Annie's Place Expansion	Construction underway.	A&E: HED/VAI (44%) GC: Whiting Turner (24%)	$2,244,966
ASC Remodel for Physical Therapy Space	Construction underway	A&E: HED/VAI (26%) GC: Azteca (79%)	$939,000
ED Psych Intake	Construction underway	A&E: HED/VAI (39%) GC: Falkenberg (44%)	$850,000
Supply Chain Storeroom Expansion & MRD Breakroom	Construction within storeroom is underway. Breakroom construction has not yet commenced.	A&E: Smith Group (32%) GC: GCC (44%)	$843,700
Flexible Sigmoidoscopy Room Buildout	A&E Contract Executed 7/1/2024.	A&E: HED/VAI (37%) GC: TBD	$704,394
Oak West Behavioral Health Renovations	On Hold pending departmental leadership review.	A&E: KAI Design (100%)	$201,100

FY24 Projects Continued

Project Name	Bid Status	MWBE %	Budget
ACH 8th & 9th Floor Shell Buildout	Short list of Design/Build Teams selected. Presentations to be held 7/15. Targeting September BOM.	A&E: TBD GC: TBD	$27,984,800
IR Expansion Project	A&E Contract to be reviewed at July BOM.	A&E: TBD GC: TBD	$3,065,400
ED Triage Expansion	A&E Contract to be reviewed at July BOM.	A&E: TBD GC: TBD	$1,909,300
Lab Consolidation	CMAR RFQ's due early August.	A&E: Page Southerland (64%) GC: TBD	$11,532,900

Former Parkland Demolition

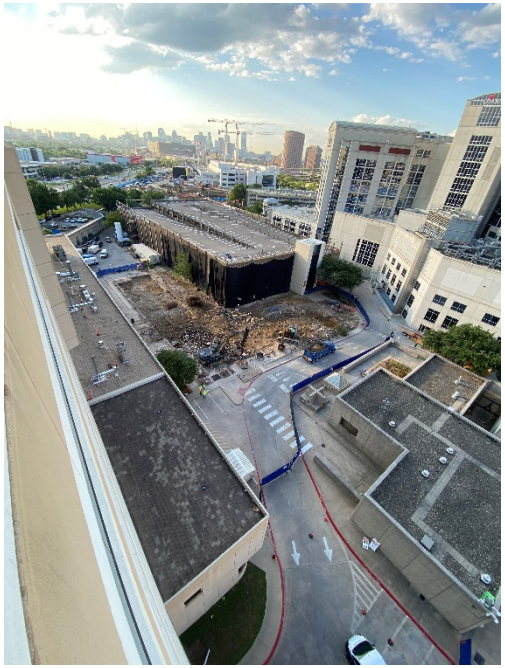
Project Scope

-These buildings had become obsolete and were consuming significant Parkland resources in their idle and unoccupied state

Updates

-Overall Project is 80% Complete.
Material processing and haul-off ongoing.

Project Progress Images



iARx Pharmacy Central Refill

Project Scope

-Refill Pharmacy requires new refill equipment to enable efficient filling of 1.5 million prescriptions annually to be distributed to Parkland Clinics.

Updates

-The project to provide infrastructure to the new refill equipment is nearly complete, lacking only camera installation and installation of the permanent air compressor package.

Project Progress Images

OK Paper Warehouse Demolition & Surface Parking

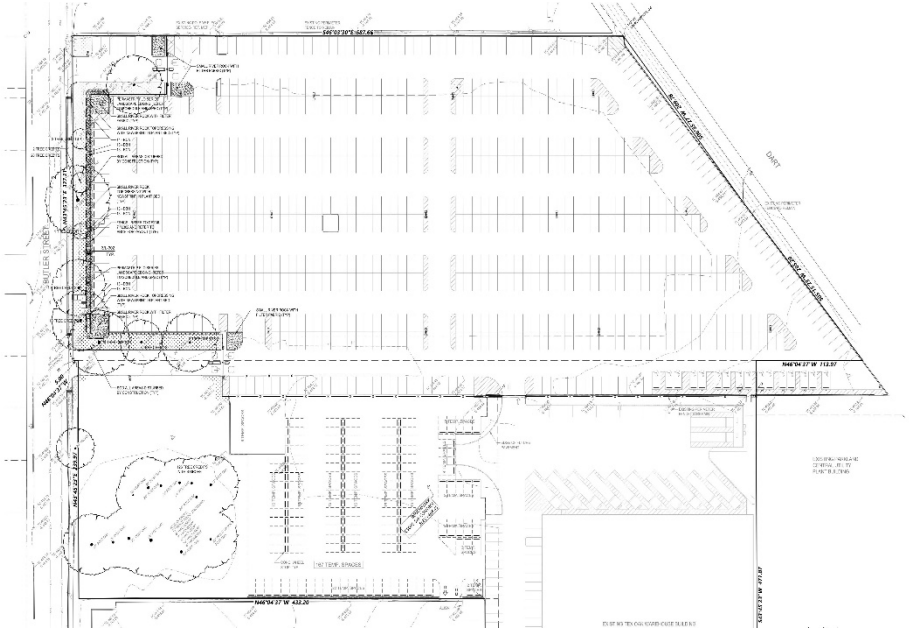
Project Scope

-Demolition of the Big OK Paper building and prepping site for new 764 parking spaces.

Updates

-Awaiting City of Dallas Engineering permit, which is expected by Mid-August ‘24.

Project Progress Images



HOMES relocation to Tex Oak

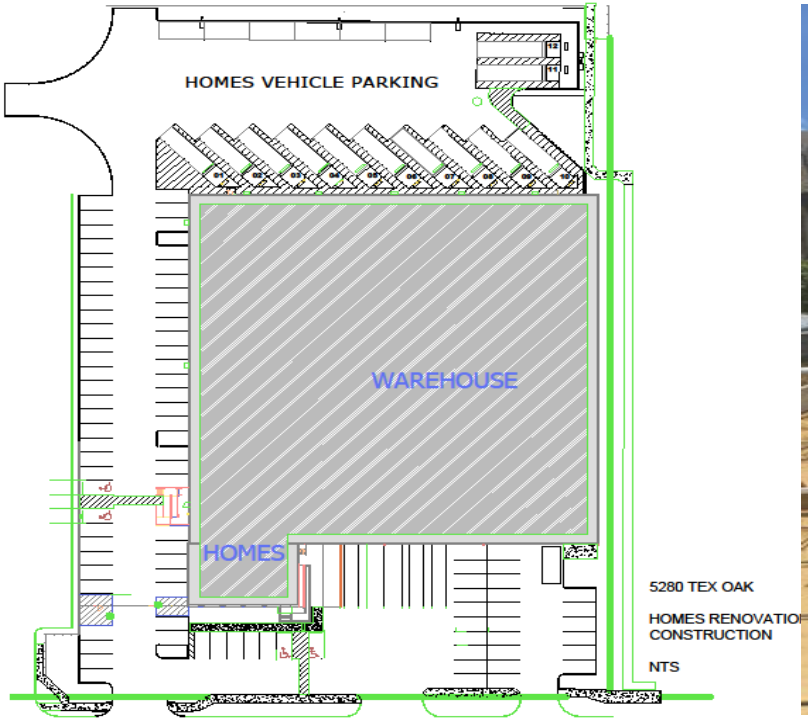
Project Scope

- Remodel interior office area and upgrade parking lot for HOMES department.

Updates

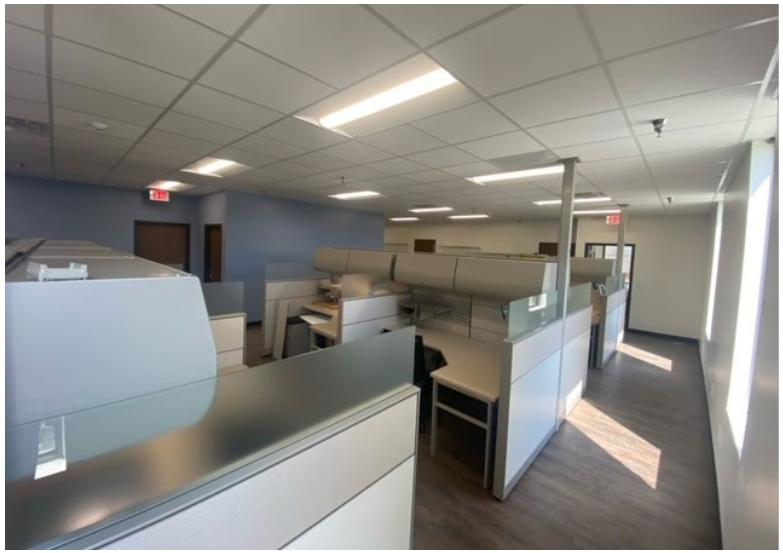
–Interior construction is complete, exterior paving work 75% complete

Project Progress Images



Parkland

HOMES relocation to Tex Oak



Annie's Place Expansion

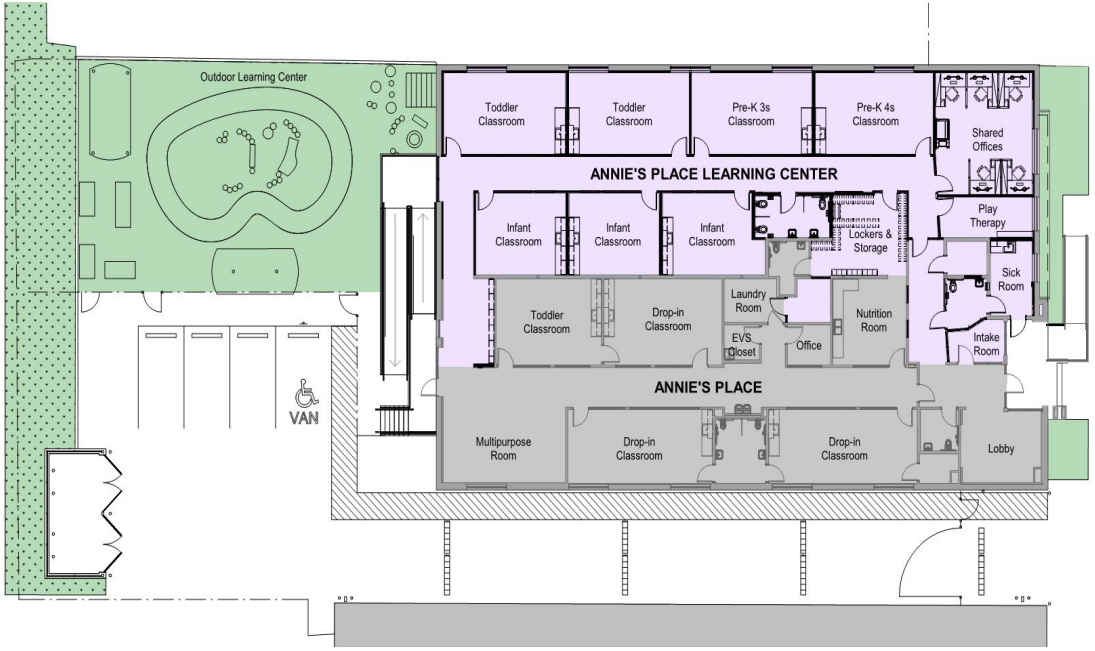
Project Scope

-Expansion of the vacant portion of Annie's Place to become a Learning Center and daycare for Parkland Employees

Updates

-Construction is approximately 15% complete.

Project Progress Images



Psych Intake

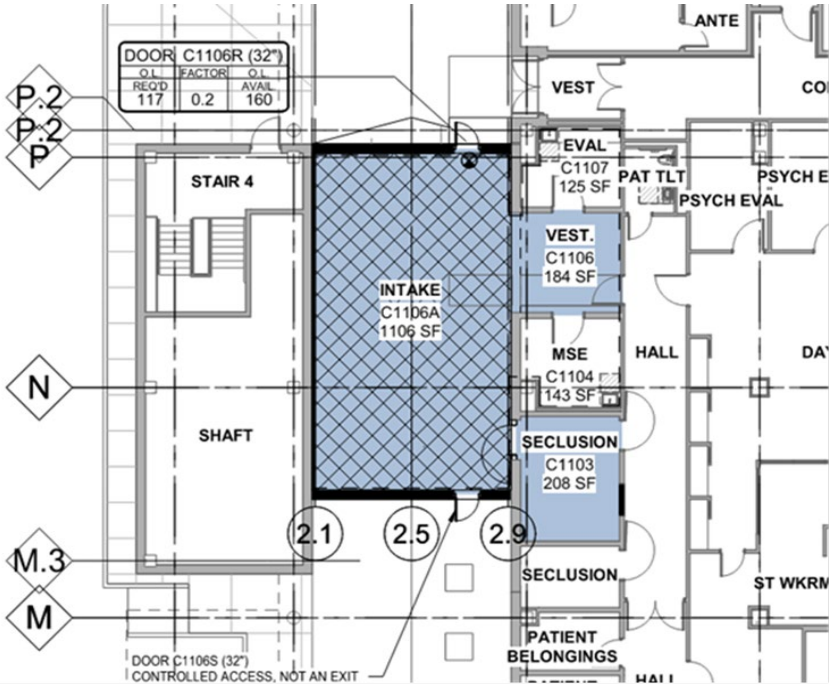
Project Scope

- Expansion of the current intake area to ensure the safety of the patients and staff. The new expanded space will include two exam rooms, additional de-escalation area and larger waiting room.

Updates

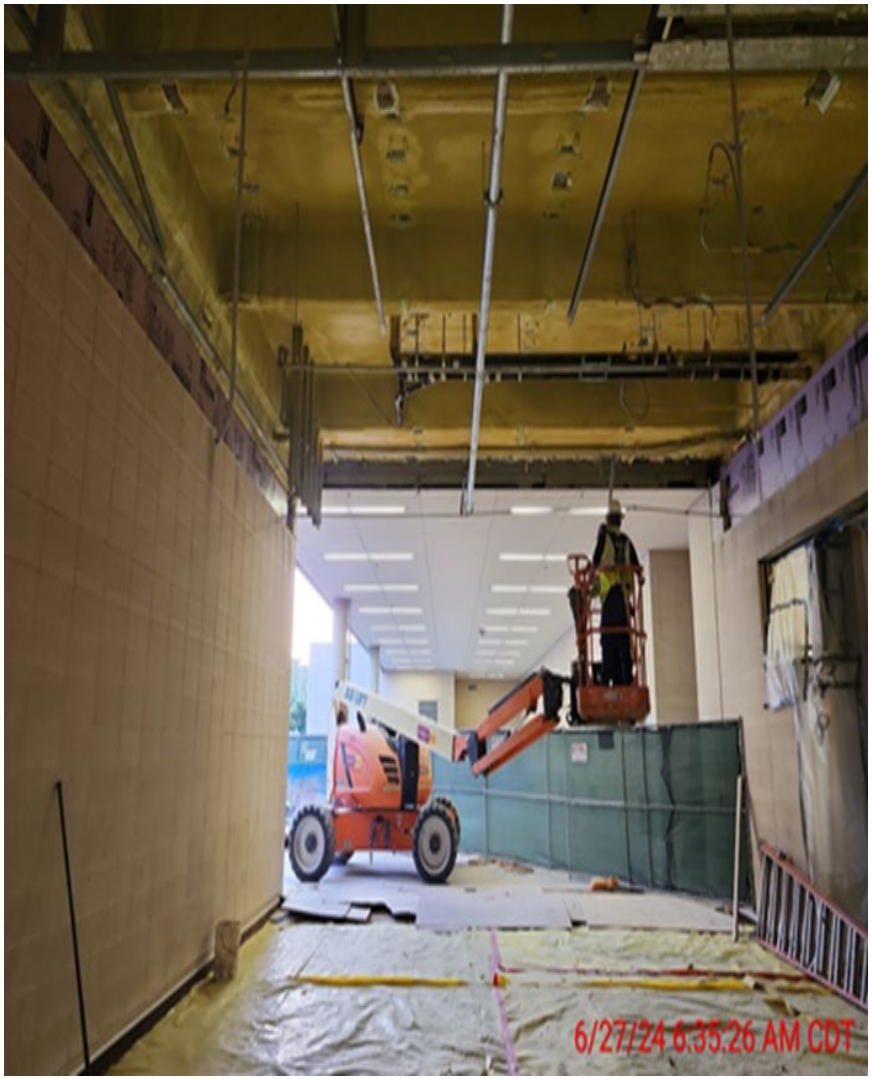
– Demo continues through the end of the month, next phase is installing the concrete floor

Project Progress Images



Parkland

Psych Intake



Strategic Facilities Plan Update (Oral)

Forthcoming Lease Renewals & Updates

Forthcoming Lease Renewals & Updates:

The following contracts are forthcoming from a Real Estate perspective:

- Bravo Dental lease renewals for:
  - Bluitt Flowers Health Center
  - deHaro-Saldivar Health Center
  - Garland Health Center
  - E. Carlyle Smith, Jr. Health Center
  - Irving Health Center
  - Southeast Health Center

- Metrocare Lease Agreement at Southeast Health Center

- Mommies In Need lease renewal/expansion

Facilities Committee Charter

Parkland

PARKLAND HEALTH & ~~HOSPITAL SYSTEM~~

Board Facilities Committee Charter

The Board of Managers (the "Board") of ~~the~~ Parkland Health ("Parkland") has authorized the formation of a Facilities Committee (the "Committee") and approved the following charter to set forth the purposes, structure, authority, and duties and responsibilities of the Committee and the members thereof.

Purpose

The Committee is a standing committee of the Board. The Committee will exercise general oversight of institutional proposals with an actual or expected costs exceeding $200,000, involving building projects and related equipment (collectively, "Building Projects"), including the development and construction of new buildings for Parkland. The Committee may review and recommend changes relating to contracting and purchasing involving building projects and related equipment procurement and monitor the progress relative to the implementation of such changes. The Committee will inform the Board of developments, trends, and opportunities that may influence institutional building and related equipment proposals that pose major policy issues for Parkland in terms of mission, strategic direction, or financial requirements. The Committee will also be responsible for providing general oversight for Parkland's facilities related activities, including its facilities operations, maintenance, grounds, real estate holdings, and leasehold interests. The Committee Chair, along with the Board Chair, will also participate with the Board's Land Use Advisory Committee ("LUAC") and will keep the Board timely informed of the status and progress of the LUAC's activities and recommendations. The Committee will also receive, and review reports prepared by Management and will take such action as is required.

Membership, Meetings, Minutes and Committee Action

The Committee will be chaired by a member of the Board and will consist of at least two other Board members. The executive liaisons to the Committee will be the Chief Executive Officer, the Chief Governance Officer, the Chief Operating Officer, and the Chief Financial Officer, all of whom will assist the Committee and the Committee Chair in discharging their responsibilities.

The Committee will follow the Board's operating guidelines for membership, meetings, minutes and committee actions established by the Board and as amended by the Board from time to time. The Committee will meet four times per year unless the Committee determines otherwise. A majority of the Committee will constitute a quorum for the purposes of conducting business.

Responsibilities

Within the specific parameters adopted by the Board from time to time, the Committee will review change orders on the construction of new building projects for Parkland of $100,000 or

more and make recommendations to the Board regarding their adoption.

In fulfilling its charge, the Committee's responsibilities will include the following:

- Overseeing Building Projects and all real estate and leasehold transactions requiring Board and Commissioners Court approval (collectively, "Real Property Transactions");
- Reviewing reports prepared, and recommendations developed, by Management regarding Building Projects and Real Property Transactions and making recommendations as appropriate to Management and the Board;
- Reviewing expenditures for Building Projects and making recommendations as appropriate to Management and the Board;
- Reviewing Minority and Women Business Enterprise (MWBE) participation in construction and design projects;
- Reviewing the proposed capital and construction budgets for Building Projects and any related recommendations by Management or external advisors;
- Reviewing audits and evaluations of Building Projects and Real Property Transactions;
- Reviewing, on an ongoing basis, the design and construction plans for, and progress of, new building projects;
- Reviewing, on an ongoing basis, the development and implementation of the move and transition plans for new building projects;
- Reviewing change orders for Building Projects and making recommendations to the Board regarding their adoption;
- Overseeing Parkland's facilities related activities, including its facilities operations, maintenance, grounds, real estate holdings, and leasehold interests; and,
- Ensuring that the Board is timely informed of the status and progress of Building Projects and Parkland's facilities operations, maintenance, grounds, real estate holdings, and leasehold interests.

Facilities Committee Chair **Date**

Dallas County Hospital District Chair **Date**

Previously Approved
July 2014
April 2016
January 2017
June 2018
July 2019
September 2020
August 2021

Parkland

PARKLAND HEALTH

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Dallas County Hospital District Chair **Date**

Previously Approved
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January 2017
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September 2020
August 2021

Executive Session

Executive Session

Real Estate Purchase Opportunity Update

Thank You