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, September 18th , 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 986 7490; 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		10	Pam Bryant
B. Update and Report on Current FY24 Facilities Projects		20	Lance Mendiola
1. Former Parkland Campus Demolition			
2. Richland Clinic Replacement			
3. OK Paper Warehouse Demolition & Surface Parking			
4. Operating Room 6 Hybrid Endovascular Room at New Parkland Hospital			
5. HOMES Relocation to Tex Oak			
6. Annie's Place Expansion			
7. Ambulatory Surgical Centers Remodel for Physical Therapy Space			
8. Emergency Department Psych Intake			
9. Supply Chain Storeroom Expansion & Materials Resource Department Breakroom			
10. Flexible Sigmoidoscopy Room Buildout at New Parkland Hospital			
11. Oak West Behavioral Health Renovations			

		PAGE	TIME (MIN)	PRESENTER(S)
	12. Acute Care Hospital 8th & 9th Floor Shell Buildout at New Parkland Hospital			
	13. Interventional Radiology Expansion Project at New Parkland Hospital			
	14. Emergency Department Triage Expansion at New Parkland Hospital			
	15. Lab Consolidation at New Parkland Hospital			
	16. Ambulatory Surgery Center Storage Expansion			
C.	Multiple Award Task Order Contract (MATOC) Strategy Update		15	Lance Mendiola
D.	Update and Report on Strategic Facilities Plan Contract		15	Saul Cordero, Pam Bryant
E.	Consider and Take Appropriate Action Regarding the Facilities Committee Charter		15	Chair
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	Status	MWBE %	Budget
Former Parkland Campus Demolition	Entire building is demolished. Groundwork activities will continue through February 2025	GC: Beck/EJ Smith (64%)	$39,505,800
Richland / Vickery Clinic Replacement	Design Development documents complete (100%) Construction documents estimated completion in October (currently at 90%) GMP expected in November	A&E: Corgan & Associates Schematic Design (34%) GC: H.J. Russell+Post L Joint Venture (30%)	$31,337,800
OK Paper Warehouse Demolition & Surface Parking	Under City of Dallas Engineering permit process Express permit review process in effect	A&E: HED/VAI (27%) GC: GCC (Demo) (100%) Parking Lot: Phillips/May (39%)	$5,482,004
OR 6 Hybrid Endovascular Room	Construction in progress until November 2024 Equipment Nov-Dec 2024 Go Live January 2025	A&E: HED/VAI (29%) GC: Batson-Cook (52.7%)	$4,223,500
Annie's Place Expansion	Construction is 65% complete to date Completion is anticipated in November 2024	A&E: HED/VAI (44%) GC: Whiting Turner (24%)	$2,244,966
ASC Remodel for Physical Therapy Space	Go-Live anticipated this month	A&E: HED/VAI (26%) GC: Azteca (79%)	$939,000
Psych Intake	Steel partition framing installation in progress Electrical and lighting in progress MEP tie-in with existing utilities in progress Substantial completion Nov 2024	A&E: HED/VAI (39%) GC: Falkenberg (44%)	$850,000
Supply Chain Storeroom Expansion & MRD Breakroom	Breakroom construction underway with completion in November. S**toreroom** completion is expected in **October.**	A&E: Smith Group (32%) GC: GCC (44%)	$843,700
Flexible Sigmoidoscopy Room Buildout	A&E Contract Executed 7/1/2024. Design to be completed in October	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	Status	MWBE %	Budget
ACH 8th & 9th Floor Shell Buildout	Contract approval schedule for September BOM.	A&E: Beck/AO (Pending Board Approval) GC: TBD	$37,000,000
IR Expansion Project	A&E work underway.	A&E: Hoefer-Welker (37%) GC: TBD	$3,065,400
ED Triage Expansion	A&E has received its Task Order. Anticipate Design complete Jan 2025.	A&E: Hoefer-Welker GC: TBD	$1,909,300
Lab Consolidation	CMAR selection to be ready for next meeting.	A&E: Page Southerland (64%) GC: TBD	$11,532,900
ASC Storage Addition	Design/Build RFP received in August and currently being scored by evaluation team.	A&E: TBD GC: TBD	$1,949,602

Former Parkland Demolition

Project Scope

- The former campus facilities and buildings had become obsolete and were consuming significant Parkland resources in their idle and unoccupied state.

Key Events and Dates

- Entire building is demolished as of September 2024.
- Groundwork activities will continue through February 2025

Project Images

Project Budget

- Project budget - $39,505,800
- Committed costs - $38,015,410

	Budget	Commitments	Cost To Date
Owners Consultants	$975,000.00	$628,160.00	$95,860.00
Construction Cost	$37,857,880.00	$37,357,880.00	$28,462,741.00
A/E Fees	$0.00	$0.00	$0.00
Major Equipment	$0.00	$0.00	$0.00
FF&E	$0.00	$0.00	$0.00
IT	$200,000.00	$29,370.14	$23,613.00
Owners Contingency	$472,920.00	$0.00	$0.00
Totals	**$39,505,800**	**$38,015,410**	**$28,582,214**

MWBE Update

- Total Commitments = $23,931,220 (64.06%)
- Asian = $0
- Woman = $19,635,936
- African American = $3,990,346
- Hispanic = $139,728
- Native American = $165,210

Project Directory

- Project Manager: Paul Woodard
- Procurement: Design/Build
- Architect: Beck Architecture
- Contractor: Beck-EJ Smith Joint Venture

Richland / Vickery Clinic Replacement

Project Scope

- Richland Clinic to expand clinical programs currently located at Vickery Health Center on Park Lane. Services will include Women's Health, Adult, Pediatrics and Optometry.

Project Images

MWBE Update

- Total Commitments = $7,170,120 (30.20%)
- Asian = $37,500
- Woman = $25,300
- African American = $0
- Hispanic = $105,650
- Native American = $236,250
- TBD = $6,765,420 (HJ Russell)

*Note: HJ Russell TBD will be determined in GMP.

Key Events and Dates

- Design Development documents complete (100%)
- Construction Documents estimated completion in October (currently at 90%)
- GMP expected in November 2024

Project Budget

- Project budget - $31,337,800
- Committed costs - $24,009,653

	Budget	Commitments	Cost To Date
Owners Consultants	$460,000.00	$44,530.00	$44,530.00
Construction Cost	$22,551,400.00	$22,551,400.00	$0.00
A/E Fees	$2,749,400.00	$1,413,705.00	$539,419.00
Major Equipment	$2,474,076.00	$0.00	$0.00
FF&E	$976,090.00	$0.00	$0.00
IT	$1,214,034.00	$0.00	$0.00
Owners Contingency	$912,800.00	$0.00	$0.00
Totals	**$31,337,800.00**	**$24,009,635.00**	**$583,949.00**

Project Directory

- Project Manager: Sionnis Pierre
- Procurement: CMAR
- Architect: Corgan Associates, Inc.
- Contractor: Russell + Post L Joint Venture

OK Paper Warehouse Demolition & Surface Parking

Project Scope

- Demolition of the Big OK Paper building and prepping site for construction of 746 parking spaces.

Project Images

MWBE Update

- Total Commitments = $ 2,489,326 (48.35%)
- Asian = $0
- Woman = $1,352,675
- African American = $175,869
- Hispanic = $953,882
- Native American = $6,900

Key Events and Dates

- Under City of Dallas Engineering permit process
- Express permit review process in effect
- Follow up with Legal Affairs & Corp. Govt affairs on 9/12/24

Project Budget

- Project budget - $5,482,004
- Committed costs - $4,610,884

	Estimated Budget	Commitments	Cost To Date
Owners Consultants	$7,650.00	$7,650.00	$4,450.00
Construction Cost	$4,822,554.00	$4,315,554.00	$744,751.00
A/E Fees	$303,800.00	$287,680.00	$259,549.00
Major Equipment	$0.00	$0.00	$0.00
FF&E	$0.00	$0.00	$0.00
IT	$8,000.00	$0.00	$0.00
Owners Contingency	$340,000.00	$0.00	$0.00
Revised Total Budget	**$5,482,004.00**	**$4,610,884.00**	**$1,008,750.00**

Project Directory

- Project Manager: Paul Woodard
- Procurement: Design – Bid – Build
- Architect: VAI/HED
- Contractor 1: GCC (Demolition)
- Contractor 2: Phillips/May (Surface Parking)

OR 6 Hybrid Endovascular Room

Project Scope

- The Hybrid OR room will have additional imaging equipment required for endovascular surgeries.

Key Events and Dates

- Construction in progress until November 2024
- Equipment Nov-Dec 2024
- Go Live January 2025

Project Images

Project Budget

- Project budget - $4,223,500
- Committed costs - $3,932,302

	Budget	Commitments	Cost To Date
Owners Consultants	$17,000.00	$0.00	$0.00
Construction Cost	$1,247,100.00	$1,128,948.00	$64,817.00
A/E Fees	$165,000.00	$163,675.00	$135,965.00
Major Equipment	$2,650,000.00	$2,637,537.00	$236,801.00
FF&E	$96,800.00	$2,142.00	$0.00
IT	$19,000.00	$0.00	$0.00
Owners Contingency	$28,600.00	$0.00	$0.00
Totals	**$4,223,500.00**	**$3,932,302.00**	**$437,583.00**

MWBE Update

- Total Commitments = $618,062 (47.81%)
- Asian = $0
- Woman = $152,439
- African American = $352,853
- Hispanic = $53,000
- Native American = $59,770

Project Directory

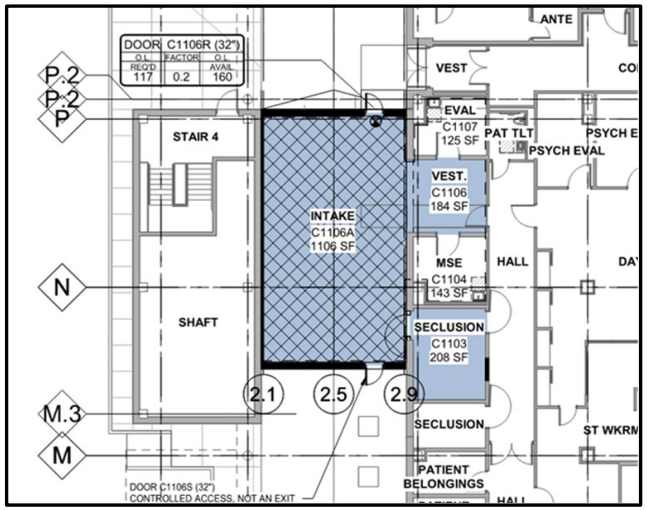
- Project Manager: Asma Momin
- Procurement: Design – Bid – Build
- Architect: VAI/HED
- Contractor: Batson-Cook

Psych Intake Expansion

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.

Project Images



MWBE Update

- Total Commitments = $317,865 (43.11%)
- Asian = $12,790
- Woman = $151,072
- African American = $57,166
- Hispanic = $96,837
- Native American = $0

Key Events and Dates

- Steel partition framing installation in progress
- Electrical and lighting in progress
- MEP tie-in with existing utilities in progress
- Substantial Completion Nov 2024

Project Budget

- Project budget - $850,000
- Committed costs - $795,740

	Budget	Commitments	Cost To Date
Owners Consultants	$40,000.00	$12,068.00	$0.00
Construction Cost	$600,000.00	$614,027.00	$83,617.00
A/E Fees	$90,000.00	$123,310.00	$106,512.00
Major Equipment	$0.00	$0.00	$0.00
FF&E	$30,000.00	$29,697.00	$0.00
IT	$40,000.00	$16,638.00	$16,638.00
Owners Contingency	$50,000.00	$0.00	$0.00
Totals	**$850,000.00**	**$795,740.00**	**$206,767.00**

Project Directory

- Project Manager: Cynthia Harrington
- Procurement: Design – Bid – Build
- Architect: VAI/HED
- Contractor: Falkenberg

Board Approval Request For Contracts Over $200,000

BOM Date: September 25, 2024	**Product or Service:** 8th & 9th Floor Build-Out	
Business Owner: Marc Leediker	**Business Owner Dept:** Planning, Design and Construction	**Contract Number:** POCRE-24213
Vendor/Supplier/Contractor: Beck-AO Joint Venture	**Source Selection Methodology:** Request for Qualifications	**Fair and Reasonable Price Determination:** Adequate Competition

Revenue, Expense or Capital:

Capital

	Contract Dates	Contract Price
Base Term:	10/1/2024 – 9/30/2026	$37,000,000
Out Years:	0 Year(s)	+$0
Total:	10/1/2024 – 9/30/2026	$37,000,000

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? Yes; and Construction is approved

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: 0

What % of this contract is M/WBE? 30%

M/WBE Race/Ethnicity? TBD

M/WBE Gender? TBD

Submitted By (Division VP): Lance Mendiola, Interim Vice President of Construction, Facilities Management and Real Estate

DALLAS COUNTY HOSPITAL DISTRICT
PARKLAND HEALTH BOARD BRIEFING DOCUMENT

Parkland

SUBJECT: 8th & 9th Floor Build-Out

VENDOR: Beck-AO Joint Venture

COST:		
	Base Term:	$37,000,000
	Out Years:	+ $0
	Total:	$37,000,000

Recommendation
Approve this contract for 8th & 9th Floor Build-Out.

Background
This contract is for the hiring of a Design/Builder for the 8th and 9th floor build out. The Design/Builder will perform architectural design, engineering services, pre-construction, and construction services for the WISH – Level 8 & 9 Med Surg expansion known as 8 & 9 Build out. The expansion will consist of 56 beds per floor. The projected total project cost is $37,000,000. Design and Pre-Construction services, value at $2,948,851 is included in the total.

Fair and Reasonable Price Determination
Per Texas Government Code section 2254.004, a governmental entity shall: (1) first select the most highly qualified provider of those services on the basis of demonstrated competence and qualifications; and (2) then attempt to negotiate with that provider a contract at a fair and reasonable price. Twelve statements of qualifications were received, four were determined to be in the competitive range based on qualifications and presentations were conducted with the four. A Fair and Reasonable price was determined through historical pricing for similar construction projects and the District's internal estimates. Based on Parkland's historical knowledge and assessment of the costs, the costs are in line with the market.

Competitive Range			
Vendor	**Key Strengths**	**Key Weaknesses**	**Non-Cost Score (Possible 500)**
Beck	30 joint projects together. >90% work effort reported as repeat business. Reflects strong culture. Well thought out room plan options and unit design. Impressed by their design team's flexibility and willingness to listen to the user case rationale.		485
Vendor B	Their presentation was very thorough and the team seemed strong. Worked on CV Roman and NPH		469
Vendor C	Had interesting entire department floor mock up plans. Also interesting toe-to-toe semi private room design concept. Designer seemed interested in meeting Parkland's needs.		446

Vendor D	22 shared projects together. Focused a lot on aligning design with budget.	Not receptive to feedback. They also did the Parkland 15th floor MICU redesign which did not go smoothly according to the nursing team. Very drawn out.	440

Financial Forecast

Base Term	FY2025	FY2026	Totals
Expenses	$1,474,426	$1,474,425	$2,948,851

Document Contact/Author:	Steve Adrian

Multiple Award Task Order Contract (MATOC) Strategy Update

Update and Report on Strategic Facilities Plan Contract

Parkland

Board Approval Request For Contracts Over $200,000

BOM Date: September 25, 2024	**Product or Service:** Strategic Facilities Plan	
Business Owner: Saul Cordero	**Business Owner Dept:** Strategy and Integration	**Contract Number:** PONCS-24356
Vendor/Supplier/Contractor: Blue Cottage Consulting, Inc.	**Source Selection Methodology:** Request for Qualifications	**Fair and Reasonable Price Determination:** Adequate Competition

Revenue, Expense or Capital:

Expense

	Contract Dates	Contract Price
Base Term:	10/1/2024 – 12/31/2025	$2,576,717
Out Years:	0 Year(s)	+$0
Total:	10/1/2024 – 12/31/2025	$2,576,717

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, for the current fiscal year. Additional years costs will be budgeted in the appropriate fiscal year budgets.

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: 0

What % of this contract is M/WBE? 29%

M/WBE Race/Ethnicity? N/A See Chart

M/WBE Gender? N/A

Submitted By (Division VP): Saul Cordero, Senior Vice President, Chief Strategy & Govern Administration

Parkland

DALLAS COUNTY HOSPITAL DISTRICT
PARKLAND HEALTH BOARD BRIEFING DOCUMENT

SUBJECT: Strategic Facilities Plan

VENDOR: Blue Cottage Consulting, Inc.

COST:		
	Base Term:	$2,576,717
	Out Years:	+ $0
	Total:	$2,576,717

Recommendation
Approve this contract for Strategic Facilities Plan.

Background
This contract is for a consulting engagement to develop a roadmap that identifies the financial investments Parkland needs to close the gap between the facilities it has today and those it needs to support the system's long-term strategy.

The project reviews the current strategic direction and lays out the expectations for the future based on the organization's external environment and current performance. The project considers demand for existing service lines as well as new ones.

While assessing the system's strategic direction, the project determines the effectiveness and efficiency of Parkland's facilities in meeting the system needs today and in the future. The project considers the condition of existing facilities as well as their functionality to qualify its ability to handle future demands.

M/WBE Participation

Subcontractors Services MWBE-Totals			
Ethnicity	**Gender**	**MWBE $**	**MWBE %**
Black	Female	$67,700	3%
Hispanic	Male	$557,875	24%
Hispanic	Female	$60,000	2%
Total		$685,575	29%

Fair and Reasonable Price Determination
Per Texas Government Code section 2254.004, a governmental entity shall: (1) first select the most highly qualified provider of those services on the basis of demonstrated competence and qualifications; and (2) then attempt to negotiate with that provider a contract at a fair and reasonable price. Price was not a selection criterion for these Professional Services. Six statements of qualifications were received, and presentations were conducted for the top five.

A fair and reasonable price was determined through negotiation.

Scoring			
Vendor	**Key Strengths**	**Key Weaknesses**	**Non-Cost Score (Possible 600)**
Blue Cottage	Only firm with project manager dedicated 100% to project. Demonstrated ability to work and communicated deliverables, Cohesive team. Broad and relevant experience working with safety nets.		580
Vendor B	Proposed partnership is strong. Strong strategy and design background. Relevant Parkland experience.	Outcome is collaboration dependent	545
Vendor C	Strong methodology	Cohesive group of experts lacking market presence. Process for community input was not clear	513
Vendor D	Strong team.	Proposed timeline difficult to attain. Processes for community input and operational assessment are not clear.	490
Vendor E	Experienced team with project management opportunities	Approach to presentations and relationship was not clear enough.	490

Financial Forecast

Base Term	FY2025	FY2026	Totals
Expenses	$2,061,372	$515,345	$2,576,717

Document Contact/Author:	Steve Adrian

Facilities Committee Charter

Parkland

PARKLAND HEALTH

Board Facilities Committee Charter

The Board of Managers (the "Board") of 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. On behalf of the Board, the Committee reviews Parkland's real estate, and planning, design, and construction projects. The Committee reviews long-term, strategic plans to ensure alignment with the organization's mission and goals, and recommends Board action on those plans when appropriate. The Committee reviews project-specific plans to ensure alignment with the organization's strategic priorities, budget, and risk tolerance, and recommends Board action when appropriate. 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 C~~c~~ommittee actions established by the Board and as amended by the Board from time to time. The Committee will meet with such frequency and at such intervals as it determines are necessary to fulfill its duties and responsibilities, and in any case not less than four times per year. The Committee shall meet at the request of the Committee Chair, the Chair of the Board, or any five members of the Board.~~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~~

Parkland

~~more and make recommendations to the Board regarding their adoption.~~

Within specific parameters adopted by the Board from time to time, the Facilities Committee shall have the authority to approve facilities contracts requiring Board approval and shall provide routine reports to the Board of its actions and consideration of such contracts. Additionally, the Facilities Committee may vote at any properly-noticed meeting to recommend the full Board approve, reject, or move from the consent agenda for open debate any item properly before the Committee for discussion.

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 and approving contracts, as needed and directed by the Board;
- 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; ***[Note to draft: this provision does not apply a minimum contract value threshold.]***
- 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 of $100,000 or more 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

Board Facilities Committee Charter

The Board of Managers (the "Board") of 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. On behalf of the Board, the Committee reviews Parkland's real estate, and planning, design, and construction projects. The Committee reviews long-term, strategic plans to ensure alignment with the organization's mission and goals and recommends Board action on those plans when appropriate. The Committee reviews project-specific plans to ensure alignment with the organization's strategic priorities, budget, and risk tolerance, and recommends Board action when appropriate. 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 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 with such frequency and at such intervals as it determines are necessary to fulfill its duties and responsibilities, and in any case not less than four times per year. The Committee shall meet at the request of the Committee Chair, the Chair of the Board, or any five members of the Board. A majority of the Committee will constitute a quorum for the purposes of conducting business.

Responsibilities

Within specific parameters adopted by the Board from time to time, the Committee shall have the authority to approve contracts requiring Board approval and shall provide routine reports to the Board of its actions and consideration of such contracts. Additionally, the Facilities Committee may vote at any properly noticed meeting to recommend the full Board approve, reject, or move from the consent agenda for open debate any item properly before the Committee for discussion.

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 and approving contracts, as needed and directed by the Board;
- 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 of $100,000 or more 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
September 2024

Thank You