Parkland

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, November 13th , 2024, at 9:00 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***			Chair
I CARE **I**ntegrity **C**ompassion and Collaboration **A**ccountability **R**espect **E**quity This agenda has been developed by the Chief Governance Officer in consultation with the Board Chair, CEO, and reviewed and affirmed by Counsel.			
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	Guy Toliver
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. Annie's Place (Child Care Services) Facilities Expansion			
6. Emergency Department Psych Intake			
7. Supply Chain Storeroom Expansion & Materials Resource Department Breakroom			
8. Flexible Sigmoidoscopy Room Buildout at New Parkland Hospital			

		PAGE	TIME (MIN)	PRESENTER(S)
	9. Oak West Behavioral Health Renovations 10. Acute Care Hospital 8th & 9th Floor Shell Buildout at New Parkland Hospital 11. Interventional Radiology Expansion Project at New Parkland Hospital 12. Emergency Department Triage Expansion at New Parkland Hospital 13. Lab Consolidation at New Parkland Hospital 14. Ambulatory Surgery Center Procedure Room Expansion			
C.	Consideration and Appropriate Action Regarding the ASC Procedure Room Expansion Contract		5	Chair
D.	Discussion Regarding Lease for Child Care Services		5	Steve Roth
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 = 51.44%

Construction Contracts over $200K:

- Total commitment of all contracts over $200K = $74,022,702
- Total commitment of M/WBE Participation = $37,988,557 (51.32%)
  - Woman Owned = $21,883,121 (29.56%)
  - Asian = $0 (0.00%)
  - African American = $5,314,257 (7.18%)
  - Hispanic = $3,801,649 (5.14%)
  - Native American = $224,110 (0.30%)
  - TBD = $6,765,420 (9.14%)

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

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

- Total paid of all contracts over $200K = $40,382,690
- Total paid to M/WBE vendors = $26,203,151 (64.89%)
  - Woman Owned = $19,012,350 (47.08%)
  - Asian = $0 (0.00%)
  - African American = $3,815,472 (9.45%)
  - Hispanic = $3,143,120 (7.78%)
  - Native American = $232,210 (0.58%)

MWBE Report

For all PDC projects active in FY24

Professional Services:

- Goal = 25%
- Prof. Services Actual = 33.99%

Prof. Service Contracts over $200K:

- Total commitment of all contracts over $200K = $2,660,355
- Total commitment of M/WBE Participation = $813,637 (30.58%)
  - Woman Owned = $166,598 (6.26%)
  - Asian = $0 (0.00%)
  - African American = $20,320 (0.76%)
  - Hispanic = $374,569 (14.08%)
  - Native American = $252,150 (9.48%)

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

- Total paid of all contracts over $200K = $1,478,543
- Total paid to M/WBE vendors = $352,996 (23.87%)
  - Woman Owned = $123,027 (8.32%)
  - Asian = $0 (0.00%)
  - African American = $20,319 (1.37%)
  - Hispanic = $61,650 (4.17%)
  - Native American = $148,000 (10.01%)

MWBE Report

For all PDC projects active in FY24

Goods/Equipment:

- Goal = 25%
- Actual = 25.76 %

Goods/Equipment over $200K:

- Total commitment of all contracts over $200K = $2,729,130
- Total commitment of M/WBE Participation = $270,216.00 (9.90%)
  - Woman Owned = $0 (0.00%)
  - Asian = $0 (0.00%)
  - African American = $0 (0.00%)
  - Hispanic = $270,216 (9.90%)
  - Native American = $0 (0.00%)

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

- Total paid of all contracts over $200K = $176,100.00
- 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 completed on October 11th GMP due on November 11th.	A&E: Corgan & Associates Schematic Design (34%) GC: H.J. Russell+Post L Joint Venture (30%)	$31,337,800.00.
OK Paper Warehouse Demolition & Surface Parking	Under City of Dallas Engineering permit process All responses from design team under review by City 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	Punch list scheduled for November 11th Equipment Nov-Dec 2024 Go Live January 13th 2025	A&E: HED/VAI (29%) GC: Batson-Cook (52.7%)	$4,223,500
Annie's Place Expansion	Construction is 99% complete to date Completion	A&E: HED/VAI (44%) GC: Whiting Turner (24%)	$2,244,966
Psych Intake	Interior Finish-out in progress Substantial completion scheduled for January 2025	A&E: HED/VAI (39%) GC: Falkenberg (44%)	$850,000
Supply Chain Storeroom Expansion & MRD Breakroom	Breakroom and Store-room expected completion in November.	A&E: Smith Group (32%) GC: GCC (44%)	$843,700
Flexible Sigmoidoscopy Room Buildout	Construction Documents completed October 29th To issue for bids November 5th	A&E: HED/VAI (37%) GC: TBD	$704,394
Oak West Behavioral Health Renovations	On Hold pending departmental leadership decision regarding Hemodialysis Unit	A&E: KAI Design (100%)	$201,100

FY24 Projects Continued

Project Name	Status	MWBE %	Budget
ACH 8th & 9th Floor Shell Buildout	Schematic Design 70% complete	A&E: Beck/AO GC: Beck/AO	$54,383,500
IR Expansion Project	A&E work underway.	A&E: Hoefer-Welker (37%) GC: TBD	$3,065,400
ED Triage Expansion	Anticipate Design complete Jan 2025.	A&E: Hoefer-Welker GC: TBD	$1,909,300
Lab Consolidation	CMAR contract scheduled for December Board review	A&E: Page Southerland (64%) GC: TBD	$13,190,000
ASC Procedure Room Expansion	Design/Build contract scheduled for December Board review	A&E: TBD GC: TBD	$1,949,602

Board Approval Request For Contracts Over $200,000

BOM Date: December 18, 2024	**Product or Service:** ASC Procedure Room Expansion	
Business Owner: Cynthia Harrington	**Business Owner Dept:** Planning, Design and Construction	**Contract Number:** POCRE-24622
Vendor/Supplier/Contractor: Swinerton Builders	**Source Selection Methodology:** Request for Qualifications	**Fair and Reasonable Price Determination:** Adequate Competition

Revenue, Expense or Capital:

Capital

	Contract Dates	Contract Price
Base Term:	12/20/2024 – 7/19/2025	$1,116,700
Out Years:	0 Year(s)	+$0
Total:	12/20/2024 – 7/19/2025	$1,116,700

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? In Process

Does this contract have an IT Component? Yes; approval in process

Does this contract have a Construction Component? Yes; and Construction is approved

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? 30%

M/WBE Race/Ethnicity? TBD

M/WBE Gender? TBD

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

DALLAS COUNTY HOSPITAL DISTRICT
PARKLAND HEALTH BOARD BRIEFING DOCUMENT

Parkland

SUBJECT: ASC Procedure Room Expansion

VENDOR: Swinerton Builders

COST:

Base Term:	$1,116,700
Out Years:	+ $0
Total:	$1,116,700

Recommendation
Approve this contract for ASC Procedure Room Expansion.

Background
This contract is for the hiring of a Design/Builder for the ASC Procedure Room Expansion project. The Design/Builder will perform architectural design, engineering services, pre-construction, and construction services for this addition. The projected total project cost is $1,116,700 which includes design and pre-construction services.

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.

Vendor	Key Strengths	Key Weaknesses	Non-Cost Score Max 500 pts.
Swinerton Builders	More relevant experience, project methodology. Impressive safety record		450
Vendor B	Prior Parkland experience	No pre-construction timeline. Incomplete team	432
Vendor C	Relevant experience	Allocation of Safety Coordinator hours	429
Vendor D	Very thorough project approach	Construction schedule issues	419

Financial Forecast

Base Term	FY2025	Totals
Expenses	$1,116,700	$1,116,700

Document Contact/Author:	Steve Adrian

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.

Project Images

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

Key Events and Dates

- Rubble Removal has continued since Aug 9th 2024.
- Fill, Topsoil and Seeding to be complete by Dec 1st 2024
- Adjacent Building Face Restoration complete by Dec 15th 2024
- Completion Formerly by Feb 28th now anticipated Early Feb 2024

Project Budget

- Project budget - $39,505,800

	Budget	Cost To Date
Owners Consultants	$975,000.00	$110,569.93
Construction Cost	$37,857,880.00	$31,185,769.00
A/E Fees	$0.00	$0.00
Major Equipment	$0.00	$0.00
FF&E	$0.00	$0.00
IT	$200,000.00	$23,613.00
Owners Contingency	$472,920.00	$0.00
Totals	**$39,505,800**	**$31,319,952**

Project Directory

- Project Manager: Paul Woodard
- Procurement: Design/Build
- Architect: Beck Architecture
- Contractor: Beck-EJ Smith 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 review process
- City of Dallas response to recent submittal due Nov 4th 2024
- Permitting progress is monitored weekly
- Permitting progress is reported to PD&C and to Phillips-May

Project Budget

- Project budget - $5,482,004

	Budget	Cost To Date
Owners Consultants	$7,650.00	$4,450.00
Construction Cost	$4,822,554.00	$744,751.00
A/E Fees	$303,800.00	$260,643.00
Major Equipment	$0.00	$0.00
FF&E	$0.00	$0.00
IT	$8,000.00	$0.00
Owners Contingency	$340,000.00	$0.00
Revised Total Budget	**$5,482,004.00**	**$1,009,844.00**

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.

Project Images

MWBE Update

- Total Commitments = $590,922 (45.71%)
- Asian = $0
- Woman = $152,555
- African American = $323,800
- Hispanic = $55,667
- Native American = $58,900

Key Events and Dates

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

Project Budget

- Project budget - $4,223,500

	Budget	Cost To Date
Owners Consultants	$17,000.00	$0.00
Construction Cost	$1,247,100.00	$215,132.00
A/E Fees	$165,000.00	$146,269.00
Major Equipment	$2,650,000.00	$111,569.00
FF&E	$96,800.00	$280.00
IT	$19,000.00	$0.00
Owners Contingency	$28,600.00	$0.00
Totals	**$4,223,500.00**	**$473,250.00**

Project Directory

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

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, Optometry and Podiatry.

Project Images

MWBE Update

- Total Commitments = $7,210,370 (30.16%)
- Asian = $37,500
- Woman = $25,300
- African American = $0
- Hispanic = $145,900
- Native American = $236,250
- TBD = $6,765,420 (HJ Russell)

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

Key Events and Dates

- Construction Documents completed mid October (100%)
- GMP expected mid November
- After internal review of GMP, if contract documents are satisfactory NTP may be issued end of November 2024

Project Budget

- Project budget - $31,337,800

	Budget	Cost To Date
Owners Consultants	$460,000.00	$102,932.00
Construction Cost	$22,551,400.00	$0.00
A/E Fees	$2,749,400.00	$600,062.00
Major Equipment	$2,474,076.00	$0.00
FF&E	$976,090.00	$0.00
IT	$1,214,034.00	$0.00
Owners Contingency	$912,800.00	$0.00
Totals	**$31,337,800.00**	**$702,994.00**

Project Directory

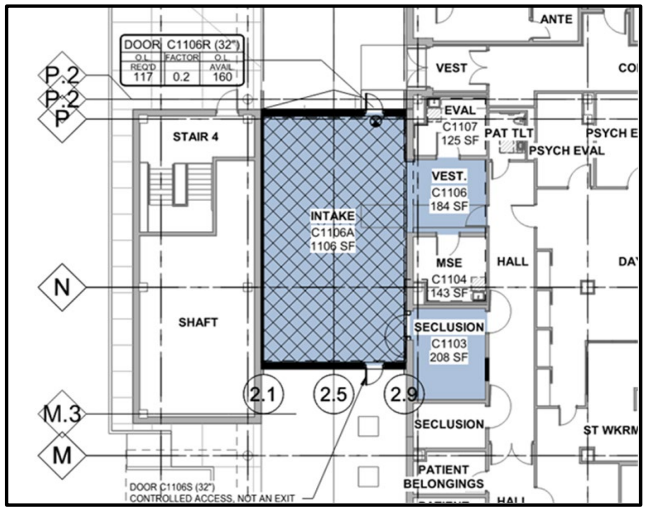
- Project Manager: Sionnis Pierre
- Procurement: CMAR
- Architect: Corgan Associates, Inc.
- Contractor: Russell + Post L Joint Venture

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 = $464,912 (63.05%)
- Asian = $12,790
- Woman = $100,261
- African American = $90,166
- Hispanic = $261,695
- Native American = $0

Key Events and Dates

- Construction On-going
- HVAC Tie-in Pending PCO
- Substantial Completion Jan 2025

Project Budget

- Project budget - $850,000

	Budget	Cost To Date
Owners Consultants	$12,068.00	$2,797.50
Construction Cost	$629,130.00	$256,864.00
A/E Fees	$123,310.00	$111,916.45
Major Equipment	$0.00	$0.00
FF&E	$32,007.00	$0.00
IT	$7,239.00	$4,597.59
Owners Contingency	$46,246.00	$0.00
Totals	**$850,000.00**	**$376,176**

Project Directory

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

Discussion Regarding Lease for Child Care Services

Thank You