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, December 11th , 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*** **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.			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	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. Acute Care Hospital 8th & 9th Floor Shell Buildout at New Parkland Hospital 10. Interventional Radiology Expansion Project at New Parkland Hospital 11. Emergency Department Triage Expansion at New Parkland Hospital 12. Lab Consolidation at New Parkland Hospital 13. Ambulatory Surgery Center Procedure Room Expansion 14. Garland COPC Phase II Renovations 15. Pharmacy Refill			
C.	Consideration and Appropriate Action Regarding the Garland COPC Phase II Renovations Contract **(See attached list of contracts)**		5	Chair
D.	Consideration and Appropriate Action Regarding Modification #2 Pharmacy Refill Minor Interior Improvements Contract **(See attached list of contracts)**		5	Chair
E.	Consideration and Appropriate Action Regarding Ambulatory Surgery Center Procedure Room Expansion Contract **(See attached list of contracts)**		5	Chair
F.	Consideration and Appropriate Action Regarding Deviation Request and Contract Modification for Parkland's Southeast Dallas Health Center Professional Building Lease Agreement Contract		5	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 = 51.44%

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%)

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

Parkland

FY24 Projects

Project Name	Status	MWBE %	Budget
Former Parkland Campus Demolition	Entire building is demolished. Groundwork activities will continue through mid January 2025	GC: Beck/EJ Smith (64%)	$39,505,800
Richland / Vickery Clinic Replacement	GMP received November 13th Current numbers exceed the contract budget by 10% Mitigation: Russell to provide full GMP Package with bid tabs on week of December 2nd. Third party cost estimator to review GMP Package	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	Equipment Nov-Dec 2024 Go Live February 2025	A&E: HED/VAI (29%) GC: Batson-Cook (38%)	$4,223,500
Annie's Place Expansion	Construction is 99% complete to date Punch list items are being addressed by the contractor Minor scope change prompting final change order.	A&E: HED/VAI (44%) GC: Whiting Turner (25%)	$2,244,966
Psych Intake	Primary construction scope to be completed early December 2024 Change order for unforeseen conditions prompting request for additional funds.	A&E: HED/VAI (39%) GC: Falkenberg (68%)	$850,000
Supply Chain Storeroom Expansion & MRD Breakroom	Storeroom & Breakroom anticipated completion in December	A&E: Smith Group (32%) GC: GCC (44%)	$843,700
Flexible Sigmoidoscopy Room Buildout	Construction Documents to be completed in December with contract for bid being issued December 6th	A&E: HED/VAI (37%) GC: TBD	$704,394

FY24 Projects Continued

Project Name	Status	MWBE %	Budget
ACH 8th & 9th Floor Shell Buildout	Schematic Design to be complete December 6th. SD pricing exercises underway.	DB: Beck/AO 30% commitment	$54,383,500
IR Expansion Project	Phase 1 (Reading Rooms), CDs complete Preparing RFP for competitive bidding Phase 2 (IRs 5 & 6) Schematic design underway	A&E: Hoefer-Welker (37%) GC: TBD	$3,065,400
ED Triage Expansion	Anticipate Design complete March 2025 Issue for competitive bidding April 2025.	A&E: Hoefer-Welker **(33%)** GC: TBD	$1,909,300
Lab Consolidation	CMAR contract scheduled for January 2025 BOM review Construction Documents to be complete December 2024. GMP under development	A&E: Page Southerland (59%) GC: TBD	$17,607,000
ASC Procedure Room Expansion	Design/Build contract scheduled for December BOM review	A&E/GC: Swinerton	$1,949,602
Garland COPC Phase II Renovations	CDs Completed, pending December BOM	A&E: Smith Group (25%) GC:CMC Development & Construction (30%)	$500,000
Pharmacy Refill	Mod #1 & #2 Minor Interior Improvements, December BOM Review	A&E: HED/VAI (31%) GC: Falkenburg (80%)	$533,937

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

- Fill, Topsoil and Seeding to be completed by December 2024
- Adjacent Building Face Restoration complete by December 2024
- New completion now anticipated early Feb 2025

Project Budget

- Project budget - $39,505,800

	Budget	Cost To Date
Owners Consultants	$975,000.00	$121,159.47
Construction Cost	$37,857,880.00	$34,434,215.00
A/E Fees	$0.00	$0.00
Major Equipment	$0.00	$0.00
FF&E	$0.00	$0.00
IT	$200,000.00	$23,613.46
Owners Contingency	$472,920.00	$0.00
Totals	**$39,505,800**	**$34,578,988**

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, Optometry and Podiatry.

Project Images

MWBE Update

- Total Commitments = $7,212,870 (30.17%)
- Asian = $40,000
- 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

- GMP received November 13th.
- Current estimate exceed construction budget by 10%.
- Requested GMP Package from Russell with bid tabs for review
- Third party cost estimator to review GMP package.

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

OK Paper Warehouse Demolition & Surface Parking

Project Scope

- Demolition of the Big OK Paper building and prepping site for construction of 764 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
- Permitting progress is monitored weekly
- Resubmittal to City completed

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	$866,251.00
A/E Fees	$303,800.00	$262,101.00
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
Totals	**$5,482,004.00**	**$1,132,802.00**

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 = $477,447 (36.89%)
- Asian = $0
- Woman = $157,454
- African American = $202,853
- Hispanic = $55,800
- Native American = $61,340

Key Events and Dates

- Construction in progress until December 2024
- Equipment Dec-Jan 2024
- Go Live February 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	$859,773.00
A/E Fees	$165,000.00	$146,269.00
Major Equipment	$2,650,000.00	$120,372.34
FF&E	$96,800.00	$4,419.30
IT	$19,000.00	$0.00
Owners Contingency	$28,600.00	$0.00
Totals	**$4,223,500.00**	**$1,130,833.64**

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

Key Events and Dates

- Original Scope of Work Complete
- HVAC Tie-in Pending Change Order
- Substantial Completion Feb 2025

Project Budget

- Project budget - $850,000

	Budget	Cost To Date
Owners Consultants	$12,068.00	$3,638.50
Construction Cost	$629,130.00	$395,664.00
A/E Fees	$123,310.00	$113,717.45
Major Equipment	$0.00	$0.00
FF&E	$32,007.00	$0.00
IT	$7,239.00	$6,969.55
Owners Contingency	$46,246.00	$0.00
Totals	**$850,000.00**	**$519,990**

Project Directory

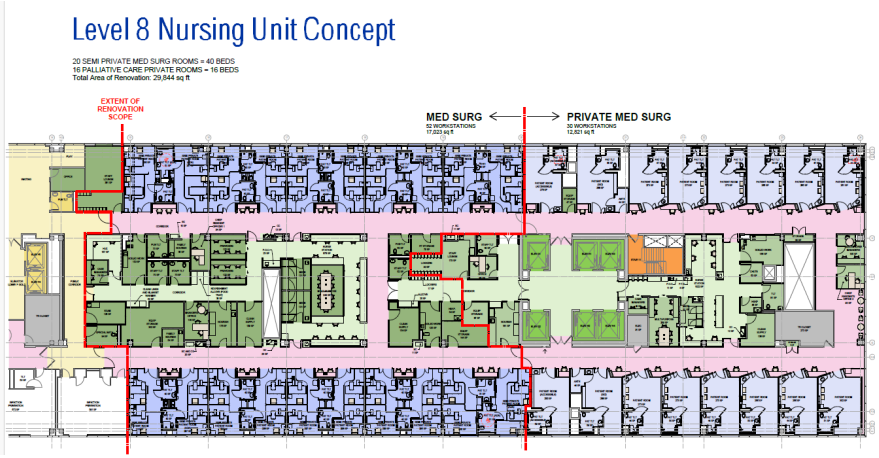
- Project Manager: Cynthia Harrington
- Procurement: Design – Bid – Build
- Architect: VAI/HED
- Contractor: Falkenberg

Level 8 & 9th Floor Finish Out

Project Scope

- The 8th and 9th Floors of the WISH building were partially finished when the New Hospital opened 10+ years ago.
- This project adds 112 new Med Surg beds (80 semi-private beds and 32 private beds).

Project Images



MWBE Update

- Total Commitments = $868,974 (29.47%)
- Asian = $0
- Woman = $84,151
- African American = $100,971
- Hispanic = $0
- Native American = $683,852

Note: Beck-AO has committed to 30%

Key Events and Dates

- Anticipated Schematic Design completion December 2024
- Mock Ups of two Semi-Private Rooms reviews completed
- First Budget Update expectation in 4Q 2024

Project Budget

- Project budget - $54,383,500

	Budget	Cost To Date
Owners Consultants	$2,885,319.00	$0.00
Construction Cost	$33,555,094.00	$0.00
A/E Fees	$5,433,386.00	$0.00
Major Equipment	$2,836,079.00	$0.00
FF&E	$4,225,708.00	$0.00
IT	$2,822,279.00	$0.00
Owners Contingency	$2,625,635.00	$0.00
Totals	**$54,383,500.00**	**$0**

Project Directory

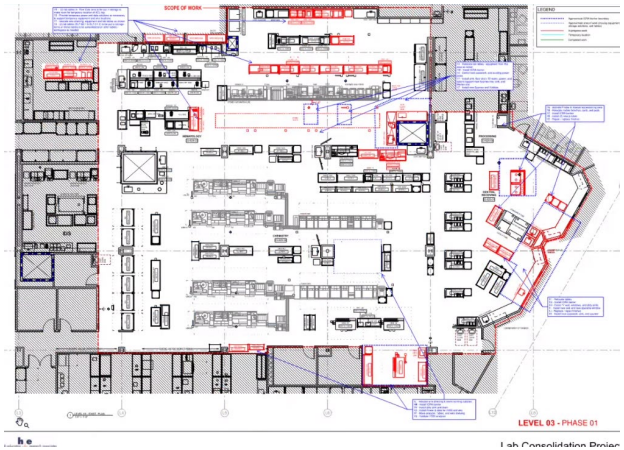
- Project Manager: Marc Leediker AIA
- Procurement: Design/Build
- Architect: Beck Architecture
- Contractor: Beck-AO Joint Venture

Lab Consolidation Project

Project Scope

- The New Parkland Hospital opened with a Rapid Response Lab (RRL) located on the 2nd floor of the ACH.
- The RRL was the primary Lab until the Logistics Building opened with the Main Lab on the 3rd Floor
- Upon completion, this 7 Phase project will consolidate all Lab functions into the Logistics Building

Project Images



MWBE Update

- Total Commitments = $403,600 (58.72%)
- Asian = $0
- Woman = $70,000
- African American = $0
- Hispanic = $333,600
- Native American = $0

Note: Design contract funded directly by Lab.

Key Events and Dates

- Schematic Design with Page Architects & HERA Lab Consultants completed 2023
- Design Development completed 3Q 2024 with updated budget
- CD's to be complete Dec 6 2024 with Final GMP budget to follow

Project Budget

- Project budget - $17,607,000
- Design contract funded directly by the Lab.

	Budget	Cost To Date
Owners Consultants	$85,022.00	$0.00
Construction Cost	$12,772,500.00	$0.00
A/E Fees	$687,283.00	$666,820.00
Major Equipment	$3,621,358.00	$0.00
FF&E	$127,000.00	$0.00
IT	$502,000.00	$0.00
Owners Contingency	$499,120.00	$0.00
Totals	**$17,607,000.00**	**$666,820**

Project Directory

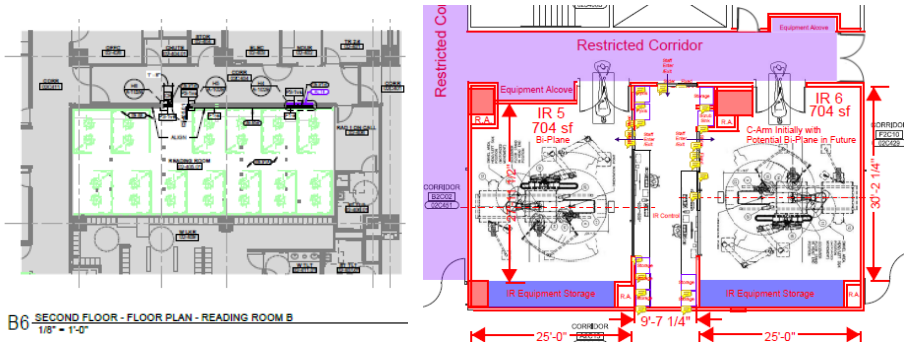
- Project Manager: Marc Leediker AIA
- Procurement: Design/Build
- Architect: Page Southerland
- Contractor: Swinerton Builders

Interventional Radiology – Rooms 5 & 6

Project Scope

- The Radiology Department has requested two additional IR rooms be added
- Only available space is current Main Reading Room
- Phase 1 work renovates three smaller areas enables creation of 21 Reading Stations to free up Main Reading Room space
- Phase 2 renovates that space and creates two IR rooms

Project Images



MWBE Update

- Total Commitments = $132,400 (36.58%)
- Asian = $0
- Woman = $0
- African American = $0
- Hispanic = $132,400
- Native American = $0

Key Events and Dates

- Reading Room Construction Documents for the Phase 1 renovation work to be issued for hard bid, competitive pricing early December 2025
- Phase 1 work to be complete by mid 2Q 2025
- Phase 2 construction work to follow by mid 2025

Project Budget

- Project budget - $3,065,400

	Budget	Cost To Date
Owners Consultants	$0.00	$0.00
Construction Cost	$138,100.00	$0.00
A/E Fees	$361,900.00	$0.00
Major Equipment	$2,565,400.00	$0.00
FF&E	$0.00	$0.00
IT	$0.00	$0.00
Owners Contingency	$0.00	$0.00
Totals	**$3,065,400.00**	**$0**

Project Directory

- Project Manager: Marc Leediker AIA
- Procurement: Hard Bid w/Competitive Pricing
- Architect: Hoefer Welker Architects
- Contractor: TBD

Consideration and Appropriate Action Regarding Garland COPC Phase II Renovations Contract

Parkland

Board Approval Request For Contracts Over $200,000

BOM Date: December 18, 2024	**Product or Service:** Garland COPC Phase II Renovations	
Business Owner: Asma Momin	**Business Owner Dept:** Planning, Design and Construction	**Contract Number:** POCRE-24723
Vendor/Supplier/Contractor: CMC Development & Construction	**Source Selection Methodology:** Invitation for Bids	**Fair and Reasonable Price Determination:** Adequate Competition

Revenue, Expense or Capital:

Capital

	Contract Dates	Contract Price
Base Term:	12/20/2024 – 7/19/2025	$500,000
Out Years:	0 Year(s)	+$0
Total:	12/20/2024 – 7/19/2025	$500,000

Lowest Bidder

Is this contractor the lowest bidder/supplier? Yes

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? 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? 30.06%

M/WBE Race/Ethnicity? TBD

M/WBE Gender? TBD

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

Parkland

DALLAS COUNTY HOSPITAL DISTRICT
PARKLAND HEALTH BOARD BRIEFING DOCUMENT

SUBJECT: Garland COPC Phase II Renovations

VENDOR: CMC Development & Construction

COST:		
	Base Term:	$500,000
	Out Years:	+ $0
	Total:	$500,000

Recommendation
Approve this contract for Garland COPC Phase II Renovations.

Background
This contract is for the hiring of a General Contractor for the Phase II renovations to the Garland COPC building. Areas to be renovated will include, Patient Financial Services, Podiatry and Behavioral reception.

Fair and Reasonable Price Determination
A fair and reasonable price was determined through adequate competition. An Invitation for Bid was issued, and six bids were received. The recommended vendor is the lowest responsive bidder of six.

Vendor	Price Differential
CMC	$0
Vendor B	$18,845
Vendor C	$59,657
Vendor D	$128,400
Vendor E	$211,944
Vendor F	$288,943

M/WBE Participation

Subcontractors Services MWBE-Totals			
Ethnicity	**Gender**	**MWBE $**	**MWBE %**
Hispanic	Male	$21,794	4.36%
Hispanic	Female	$17,163	3.43%
Native American	Male	$41,750	8.36%
White	Female	$69,521	13.91%
Total		$150,228	30.06%

Financial Forecast

Base Term	FY2025	Totals
Expenses	$500,000	$500,000

Document Contact/Author:	Steve Adrian

Consideration and Appropriate Action Regarding Modification #2 Pharmacy Refill for Minor Interior Improvements Contract

Parkland

Board Approval Request For Modification to Contract or Funding

BOM Date: December 18, 2024	**Modification:** Mod # 2 Pharmacy Refill Minor Interior Improvements	
Business Owner: Paul Woodard	**Business Owner Dept:** Planning Design and Construction	**Contract Number:** POCRE-23275
Vendor/Supplier: Falkenberg Construction Co., Inc. **Basis of Original Contract Award** Invitation for Bids **Basis of this Modification** Non-Sole Source Modification	BOM Approved Contract Total (01/24/2024)	$337,841
	Modifications Totaling < $100,000 Modification # 1 Amount:	$78,302
Revenue, Expense or Capital: Capital	Modification that increases contract value to $100,000 more than BOM Approved Contract Total Modification # 2 Amount:	$117,794
Original Start Date: 1/29/2024 **Current Expiration:** 12/31/2024 **Mod Start Date:** 12/23/2024 **Expiration after this Mod:** 12/31/2024	New Contract Amount:	$533,937

Approvals

Has the final modification been approved by Legal for legal sufficiency?	Yes
Does this modification have an IT Component?	No
Does this modification 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

Current M/WBE Participation?	84%
M/WBE Race/Ethnicity?	See Chart
M/WBE Gender?	See Chart

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

DALLAS COUNTY HOSPITAL DISTRICT PARKLAND HEALTH BOARD BRIEFING DOCUMENT

Parkland

SUBJECT: Mod # 2 Pharmacy Refill Minor Interior Improvements

VENDOR: Falkenberg Construction Co., Inc.

COST:

BOM Approved Contract Total (01/24/2024)	$337,841
Modification #1:	$78,302
Modification # 2:	+ $117,794
Total:	$533,937

Recommendation

Approve this contract modification to Pharmacy Refill Minor Interior Improvements.

Background

This contract is for the modification to provide 12 additional new fisheye cameras to be installed throughout the pharmacy. These are used regularly for quality control in prescription filling. This modification includes a continuation of temporary compressor rental, as the specified compressor required a long lead for acquisition, and temporary compressed air equipment was required for the new Refill Apparatus testing, commissioning, and go-live operation. This modification includes providing a revision to the air conditioning system serving the room which encloses the air compressor equipment. This modification includes labor and material for the addition of power poles and cabling and electrical wiring, and for the relocation of power poles and existing cameras and cabling as an effort to 'tune' the room so that each camera and piece of supporting infrastructure was placed optimally for Pharmacy function.

M/WBE Participation

Subcontractors Services MWBE-Totals			
Ethnicity	**Gender**	**MWBE $**	**MWBE %**
White	Female	$ 182,501	34%

Prime Contractor Self Performed Work			
Ethnicity	**Gender**	**MWBE $**	**MWBE %**
Hispanic	Male	$266,719	50%

Fair and Reasonable Price Determination

The original solicitation was sent to contractors and Parkland received 2 bids. Change Order # 002 is to furnish and install 12 additional fisheye cameras, add rental cost to provide temporary air compressors due to extended material lead times, and to modify the HVAC for the air compressor room. The costs have been reviewed by the Facilities team and a Fair and Reasonable price was determined through historical pricing for similar construction projects and the District's internal estimates. Based on Parkland's internal knowledge and assessment of the costs, the costs are in line with the market.

Financial Forecast

Current Contract Amount	FY2024	FY2025	Total
$337,841	$117,794	$78,302	$533,937

Document Contact/Author:	Kimberly Bell

Consideration and Appropriate Action Regarding ASC Procedure Room Expansion Contract

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? Yes

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, Interim Vice President, Construction, Facilities, Real Estate

DALLAS COUNTY HOSPITAL DISTRICT PARKLAND HEALTH BOARD BRIEFING DOCUMENT

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

Consideration and Appropriate Action Regarding Deviation Request and Contract Modification for Parkland's Southeast Dallas Health Center Professional Building Lease Agreement Contract

Approved Deviation Request
Contract Modification

Must be approved before: As soon as possible	**Reason for approval request:** In November 2024, Tenant requested an additional one-year lease extension to 12-31-25 contrary to commitments to vacate premises

BOM Date: December 18, 2024	**Modification:** Mod # 4 Amendment #6 to Lease Agreement	
Business Owner: Beall Carothers	**Business Owner Dept:** Planning Design & Construction	**Contract Number:** POCRE-18432 A4
Vendor/Supplier: Michael Carroll M.D. **Basis of Original Contract Award** Real Estate – Exemption **Basis of this Modification** Sole Source Modification	BOM Approved Contract Total (10/25/2023):	($409,818)
Revenue, Expense or Capital: Revenue: Court Approval-Approved Deviation	Modification # 4 Amount:	($27,119)
Original Start Date: 1/1/2013 **Current Expiration:** 12/31/2024 **Mod Start Date:** 1/1/2025 **Expiration after this Mod:** 12/31/2025	New Contract Amount:	($436,937)

Approvals

Has the final modification been approved by Legal for legal sufficiency?	In Process
Does this modification have an IT Component?	No
Does this modification have a Construction Component?	No

Financial

Is Funding included in the applicable FY Budget?	N/A-Revenue
FTE Impact:	None

Diversity

Current M/WBE Participation?	0%
M/WBE Race/Ethnicity?	N/A
M/WBE Gender?	N/A

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

Request: Authorize the appropriate Contracting Officer to execute this contract with the stipulation that it will be presented to the Parkland Board of Managers for approval at the next regularly scheduled meeting.

_____ **Date:**_____
EVP Administration Operations

_____ **Date:** _____
Dr. Fred Cerise, President & CEO

_____ **Date:** _____
Chair Finance Committee

DALLAS COUNTY HOSPITAL DISTRICT
PARKLAND HEALTH BOARD BRIEFING DOCUMENT

Parkland

SUBJECT: Mod # 4 Amendment #6 to Lease Agreement

VENDOR: Michael Carroll M.D.

COST:

BOM Approved Contract Total (10/25/2023):	($409,818)
Modification # 4:	+ ($27,119)
Total:	($436,937)

Recommendation
Approve this contract modification to Amendment #6 to Lease Agreement.

Approved Deviation Reason
Tenant requested a one-year lease extension in November 2024. Conversations with tenant in the recent past indicated tenant would be vacating the premises on/before December 31, 2024.

Background
Dr. Carroll has leased 1,524 square feet in Parkland's Southeast Dallas Health Center Professional Building since the mid-1990's, before Parkland acquired the building. The lease amendment allows for either party to terminate the lease with ninety (90) days written notice.

Fair and Reasonable Price Determination
A search of the commercial real estate database Costar shows no comparable medical office space in the subject zip code. An expanded search of a five-mile radius indicates several medical offices with rents ranging from $9.92 to $31.21/sf. The renewal rate of $17.80/sf as contemplated in Lease Amendment #6 is a fair market value for this lease space and submarket as confirmed by Costar.

Financial Forecast

Current Contract Amount	FY2025	FY2026	Total
($409,818)	($20,339)	($6,779)	($436,937)

Sole Source Justification
N/A – Real Estate Exemption

Document Contact/Author:	Beall Carothers, Director Real Estate Development

Thank You