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, January 15th, 2025, at 10:00 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 Committee Chair 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. Emergency Department Psych Intake			
6. Acute Care Hospital 8th & 9th Floor Shell Buildout at New Parkland Hospital			
7. Lab Consolidation at New Parkland Hospital			
8. Interventional Radiology Expansion Project at New Parkland Hospital			

	PAGE	TIME (MIN)	PRESENTER(S)
9. Garland Community Oriented Primary Care Phase II Renovations			
10. Emergency Department Triage Expansion at New Parkland Hospital			
11. Ambulatory Surgery Center Procedure Room Expansion			
12. Child Care Services Facilities Expansion			
13. Supply Chain Storeroom Expansion & Materials Resource Department Breakroom			
14. Flexible Sigmoidoscopy Room Buildout at New Parkland Hospital			
15. Pharmacy Refill			
C. Construction Manager at Risk (CMAR) for Lab Consolidation Contract **(See attached list of contracts)**		5	Chair
IV. Executive Session *Tex. Gov't Code § 551.072*			
A. Update and Report on Acquisition of Property Opportunity		5	Beall Carothers
B. Discussion Regarding Potential Interest for Property		5	Beall Carothers
V. Action Items			
A. Committee May Review and Take Appropriate Action on Any Agenda Item(s) Above			Chair
VI. Adjourn			Chair

Appendix A:

C1	Capital	Construction Manager at Risk (CMAR) for Lab Consolidation	Swinerton Builders	2/1/2025 – 3/31/2026	$10,106,000	$10,106,000	Request for Qualifications	Yes, for the current fiscal year. Additional years costs will be budgeted in the appropriate fiscal year budgets.	Marc Leedlker, Planning, Design and Construction	30%	TBD	TBD

MWBE Report

MWBE Report

For all PDC projects active in FY25

Construction:

- Goal = 30%
- Actual = 48.64%

Construction Contracts over $200K:

- Total commitment of all contracts over $200K = $75,631,463
- Total commitment of M/WBE Participation = $36,639,757 (48.45%)
  - Woman Owned = $21,852,691 (28.89%)
  - Asian = $0 (0.00%)
  - African American = $5,112,212 (6.76%)
  - Hispanic = $1,957,282 (2.59%)
  - Native American = $952,152 (1.26%)
  - TBD = $6,765,420 (8.95%)

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

- Total paid of all contracts over $200K = $41,186,754
- Total paid to M/WBE vendors = $26,811,607 (65.10%)
  - Woman Owned = $20,648,357 (50.13%)
  - Asian = $161,828 (0.39%)
  - African American = $4,131,109 (10.03%)
  - Hispanic = $1,597,336 (3.88%)
  - Native American = $272,977 (0.66%)

MWBE Report

For all PDC projects active in FY25

Professional Services:

- Goal = 25%
- Prof. Services Actual = 35.30%

Prof. Service Contracts over $200K:

- Total commitment of all contracts over $200K = $3,077,819
- Total commitment of M/WBE Participation = $1,141,657 (37.09%)
  - Woman Owned = $170,018 (5.52%)
  - Asian = $0 (0.00%)
  - African American = $20,320 (0.66%)
  - Hispanic = $708,169 (23.01%)
  - Native American = $243,150 (7.90%)

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

- Total paid of all contracts over $200K = $2,078,302
- Total paid to M/WBE vendors = $805,285 (38.75%)
  - Woman Owned = $146,206 (7.03%)
  - Asian = $0 (0.00%)
  - African American = $20,319 (0.98%)
  - Hispanic = $506,260 (24.36%)
  - Native American = $132,500 (6.38%)

MWBE Report

For all PDC projects active in FY25

Goods/Equipment:

- Goal = 25%
- Actual = 19.65%

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 = $379,029.00
- Total paid to M/WBE vendors = $137,627 (36.31%)
  - Woman Owned = $0 (0.00%)
  - Asian = $0 (0.00%)
  - African American = $0 (0.00%)
  - Hispanic = $137,627 (36.31%)
  - Native American = $0 (0.00%)

FY25 Projects

Parkland

FY25 Projects

Project Name	Status	MWBE %	Budget
Former Parkland Campus Demolition	**Entire Building is demolished.** **Site Perimeter Detail Construction is in Progress.** **Completion of Fine-Grading and Lawns - third week of January.**	GC: Beck/EJ Smith (64%)	$39,505,800
Richland / Vickery Clinic Replacement	**Full GMP received December 20th** **Current numbers exceed the contract budget by 12%, although Parkland and Russell believed the project was trending on budget in late September.** **Mitigation:** **Third Party Cost Estimator was given the GMP on December 23rd for analysis** **GMP Analysis to be complete the end of January** **Current GMP $25,284,572** **Current budget $22,500,000 ($2,784,572 over budget)**	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	**Building Demolition Completed by GCC.** **Permitting progress is monitored weekly** **Design Professional responded on 12/18 to two most recent City questions and queried the City on 12/30 about follow-up** **When Completed, expect 764 Parking Spaces**	A&E: HED/VAI (27%) GC: GCC (Demo) (100%) Parking Lot: Phillips/May (39%)	$5,482,004
OR 6 Hybrid Endovascular Room	**Construction complete.** **Equipment installation underway** **Go-live in February 2025**	A&E: HED/VAI (29%) GC: Batson-Cook (38%)	$4,223,500
Psych Intake	**Primary construction scope to be completed in December.** **Change order for hidden conditions prompting request for additional funds.** **Chief's approval of substitution funding request for $206K scheduled for 1/7/25** **Requesting Board approval in January** **If approved, re-mobilization and completion in March 2025**	A&E: HED/VAI (39%) GC: Falkenberg (68%)	$850,000
ACH 8th & 9th Floor Shell Buildout	**Schematic Design completed December 6th.** **SD pricing received December 20th. Tracking on budget** **Design Development kicking off January 6th.** **Project is running on schedule.**	DB: Beck/AO **30% commitment**	$54,383,500
Lab Consolidation	**CMAR contract scheduled for January Board review** **Construction Documents completed December 6th.** **Draft GMP received December 20, 2024** **GMP under internal review**	A&E: Page Southerland (59%) GC: TBD	$17,607,000
IR Expansion Project	**Phase 1 (Reading Rooms & Enabling Projects) CDs complete** **Pending Requisition** **Phase 2 (IRs 5 & 6) Schematic design underway**	A&E: Hoefer-Welker (37%) GC: TBD	$3,065,400

FY25 Projects Continued

Project Name	Status	MWBE %	Budget
Garland Phase II	**Anticipate construction to start February 2025** **Estimated construction duration 4 months**	A&E: Smith Group (25.79%) GC: CMC Development (30.05%)	$557,402
ED Triage Expansion	**CD 50% Issue for Parkland Review 01/17/24 TBD.** **CD 95% Issue for Parkland Review 02/21/25** **A/E to Issue IFC Documents 03/21/25**	A&E: Hoefer-Welker **(33%)** GC: TBD	$1,909,300
ASC Procedure Room Expansion	**Design/Build contract approved in December BOM.** **Anticipate SD commencement this month.**	A&E/GC: Swinerton (41.67%)	$1,949,602
Child Care Services Expansion	**Project substantially completed.** **Anticipated Go-Live subject to Licensing Application**	A&E: HED/VAI (44%) GC: Whiting Turner (25%)	$2,244,966
Supply Chain Storeroom Expansion & MRD Breakroom	**Storeroom anticipated completion by the end of January 2025.** **Break Room anticipated completion by the end of January 2025.**	A&E: Smith Group (32%) GC: GCC (96%)	$843,700
Flexible Sigmoidoscopy Room Buildout	**Construction Documents Issued to Bidders January 7th 2025.** **Bid Due Date, February 4th, 2025**.	A&E: HED/VAI (37%) GC: TBD	$750,144
Pharmacy Refill	Mod #1 & #2 Minor Interior Improvements	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 = $24,108,808 (64.53%)
- Asian = $0
- Woman = $19,931,431
- African American = $3,821,042
- Hispanic = $191,125
- Native American = $165,210

Key Events and Dates

- Site Perimeter Detail is in Progress
- Completion of Fine-Grading and Lawns – 3rd week of January
- Fence removal will begin during third week of January
- New completion now anticipated early February 2025

Project Budget

- Project budget - $39,505,800

	Budget	Cost To Date
Owners Consultants	$975,000.00	$129,894.22
Construction Cost	$37,857,880.00	$35,956,681.00
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**	**$36,110,189**

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 12/20/2024
- 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
Construction Cost	$22,551,400.00	$0
A/E Fees	$2,749,400.00	$616,537
Major Equipment	$2,474,076.00	$0
FF&E	$976,090.00	$0
IT	$1,214,034.00	$0
Owners Contingency	$912,800.00	$0
Totals	**$31,337,800.00**	**$719,469**

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

- City of Dallas Engineering permit review process
- Permitting progress is monitored weekly
- Design professional responded 12/18 to two most recent City questions and queried the City on 12/30 about follow-up

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

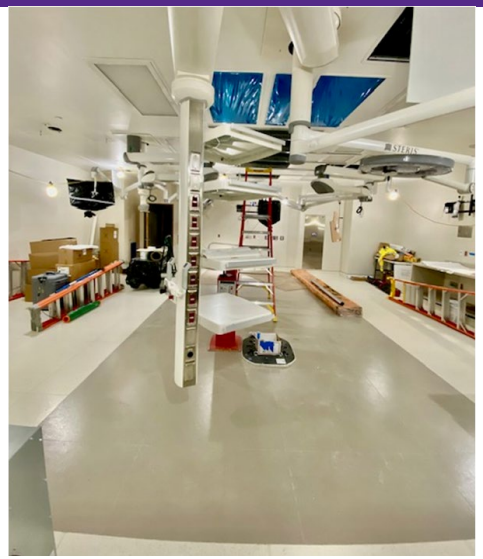
- Project Manager: Paul Woodard
- Procurement: Design – Bid – Build
- Architect: VAI/HED
- Contractor 1: GCC (Demolition)
- Contractor 2: Phillips-May (Surface Parking)

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 complete
- Equipment installation underway
- Go Live February 2025

Project Budget

- Project budget - $4,223,500

	Budget	Cost To Date
Owners Consultants	$17,000.00	$0
Construction Cost	$1,247,100.00	$957,084
A/E Fees	$165,000.00	$147,741
Major Equipment	$2,650,000.00	$292,680
FF&E	$96,800.00	$4,632
IT	$19,000.00	$0
Owners Contingency	$28,600.00	$0
Totals	**$4,223,500.00**	**$1,402,137**

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	$629,130.00
A/E Fees	$123,310.00	$115,474.45
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**	**$755,213**

Project Directory

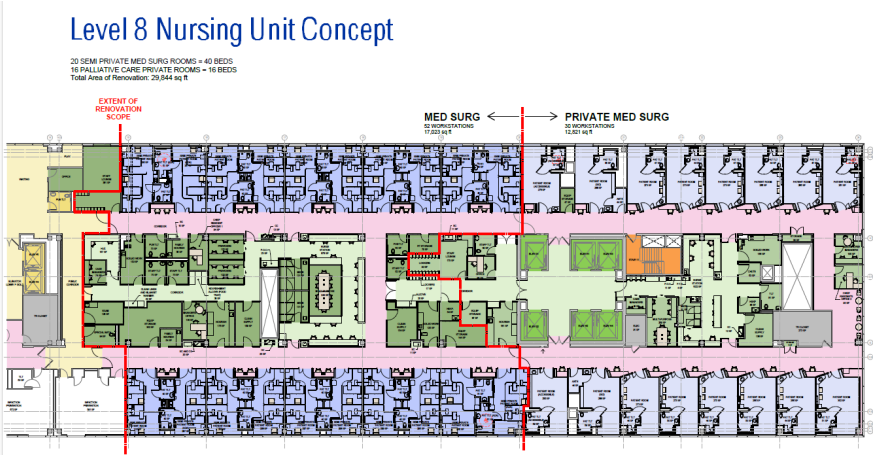
- Project Manager: Cynthia Harrington
- Procurement: Design – Bid – Build
- Architect: VAI/HED
- Contractor: Falkenberg

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 completed December 2024
- First Budget Received December 2024
- Project on track to kick off Design Development Q1 2025

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

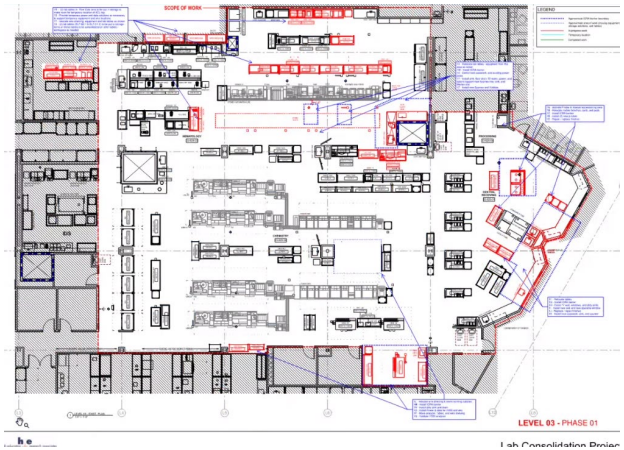
- Project Manager: Marc Leediker AIA
- Procurement: Design/Build
- Architect: Beck Architecture
- Contractor: Beck-AO Joint Venture

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 (16.58%)
- 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
- CD's completed December 6, 2024
- GMP DRAFT received December 20, 2024
- Sole Source Contracts for Custom Air Handlers & Pneumatic Tube System Executed at December BOM.

Project Budget

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

	Budget	Cost To Date
Owners Consultants	$85,022.00	$0
Construction Cost	$12,772,500.00	$0
A/E Fees	$687,283.00	$673,828
Major Equipment	$3,621,358.00	$0
FF&E	$127,000.00	$0
IT	$502,000.00	$0
Owners Contingency	$514,120.00	$0
Totals	**$17,622,000.00**	**$673,828**

Project Directory

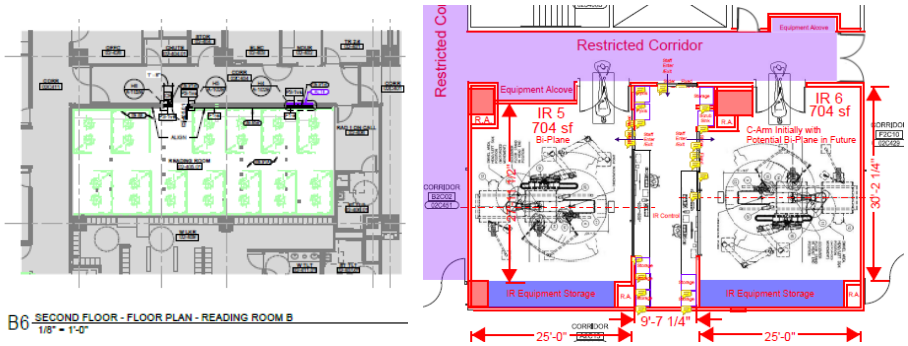
- Project Manager: Marc Leediker AIA
- Procurement: Design/Build
- Architect: Page Southerland
- Contractor: Swinerton Builders

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 and enables creation of 22 Reading Stations
- 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
- Phase 1 work to be complete by mid Q2 2025
- Phase 2 construction work of IR's 5 & 6 to follow

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

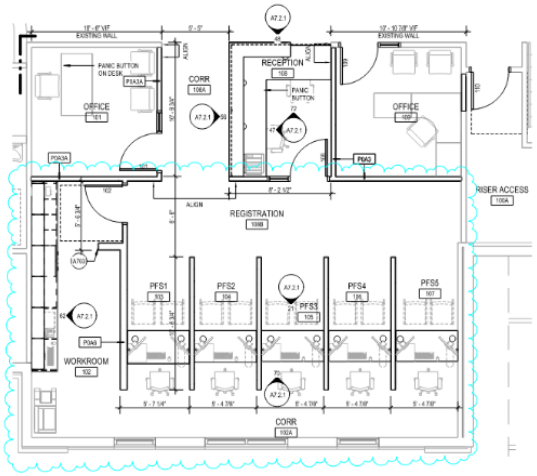
- Project Manager: Marc Leediker AIA
- Procurement: Hard Bid w/Competitive Pricing
- Architect: Hoefer Welker Architects
- Contractor: TBD

Garland COPC Phase II

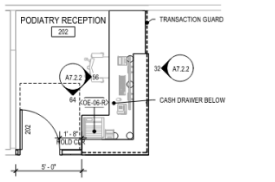
Project Scope

- Renovate Patient Financial Service Area
- Modifications tp Behavioral Health and Podiatry Reception Spaces

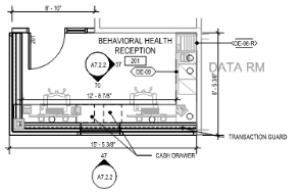
Project Images



Renovate Patient Financial Services



Modifications to Podiatry Reception Space



Modifications to Behavioral Health Reception Space

MWBE Update

- Total Commitments = $162,528 (29.68%)
- Asian = $0
- Woman = $80,021
- African American = $0
- Hispanic = $40,757
- Native American = $41,750

Key Events and Dates

- Anticipate construction to start in February 2025
- Estimated construction duration is 4 months.

Project Budget

- Project budget - $557,402

	Budget	Cost To Date
Owners Consultants	$0.00	$0.00
Construction Cost	$500,000.00	$0.00
A/E Fees	$47,690.00	$41,163.00
Major Equipment	$0.00	$0.00
FF&E	$0.00	$0.00
IT	$0.00	$0.00
Owners Contingency	$9,712.00	$0.00
Totals	**$557,402.00**	**$41,163**

Project Directory

- Project Manager: Asma Momin
- Procurement: Design – Bid – Build
- Architect: Smith Group
- Contractor: CMC Development

Consideration and Appropriate Action Regarding Construction Manager at Risk (CMAR) for Lab Consolidation Contract

Board Approval Request For Contracts Over $200,000

BOM Date: January 29, 2025	**Product or Service:** Construction Manager at Risk (CMAR) for Lab Consolidation	
Business Owner: Marc Leediker	**Business Owner Dept:** Planning, Design and Construction	**Contract Number:** POCRE-24601
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:	2/1/2025 – 3/31/2026	$10,106,000
Out Years:	0 Year(s)	+$0
Total:	2/1/2025 – 3/31/2026	$10,106,000

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?	Yes; and IT approved
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 of Construction, Facilities Management and Real Estate

DALLAS COUNTY HOSPITAL DISTRICT
PARKLAND HEALTH BOARD BRIEFING DOCUMENT

Parkland

SUBJECT: Construction Manager at Risk (CMAR) for Lab Consolidation

VENDOR: Swinerton Builders

COST:		
	Base Term:	$10,106,000
	Out Years:	+ $0
	Total:	$10,106,000

Recommendation
Approve this contract for Construction Manager at Risk (CMAR) for Lab Consolidation.

Background
This contract is for the hiring of a Construction Manager at Risk (CMAR) for the Lab Consolidation project. A CMAR will perform preconstruction services and administer the construction work on behalf of the District and is required to competitively award all of the construction work through subcontracts.

This project will take the volumes currently handled by the Rapid Response Lab (RRL) and move that volume to the Main Lab on the 2nd floor of the Logistics Building. As part of the consolidation the SwissLog pneumatic tube system will be upgraded with additional capacity and speed. The Lab Consolidation projected total project estimate is $10,106,000 but pre-construction services are needed to confirm the cost. The CMAR will competitively award all of the construction work through bid packages creating a Guaranteed Maximum Price (GMP) for the project, Pre-Construction services and Construction Fee are included in the total.

Fair and Reasonable Price Determination
A fair and reasonable price was determined through adequate competition. 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.

Vendor	Key Strengths	Key Weaknesses	Non-Cost Score Max 500 pts.
Swinerton Builders	More relevant laboratory experience, project methodology. Impressive safety record		458
Vendor B	Prior Parkland experience	No pre-construction timeline. Incomplete team	388

Financial Forecast

Base Term	FY2025	FY2026	Totals
Expenses	$7,349,818	$2,756,182	$10,106,000

Document Contact/Author:	Steve Adrian

Upcoming FY25 Projects

Project Name	Status	MWBE %	Budget
Other Engineering / Facilities, Purchase of +/- 3.74 acres - 4701 Bengal Street	Est. Project Start Feb 2025	TBD	$13,165,500
Other Surgery, Unshell Cath Lab to Add Additional EP Room	Est. Project Start Feb 2025	TBD	$4,400,000
Radiographic / Fluroscopic System, Biplane Angio Unit for newly constructed IR 6	Est. Project Start May 2025	TBD	$2,600,000
General Renovation, Pediatric Behavioral Health Center	Est. Project Start May 2025	TBD	$2,045,100
Garland COPC Optometry, 2 Eye Lane and 1 Provider Workspace	Est. Project Start Feb 2025	TBD	$972,009
Irving COPC Specialty in the Community 5 Exam Rooms, 1 Eye Lane and 1 Provider Workspace	Est. Project Start Feb 2025	TBD	$712,222
General Construction, CV Roman Shell Build Out	Est. Project Start May 2025	TBD	$639,600
General Construction, Redfield Parking Lot Improvements	Est. Project Start March 2025	TBD	$562,800
Garland COPC Ambulatory Specialty Clinic 88820 ARPA Specialty Care Expansion Exam Rooms, and Seating Area Enhancement.(1)	Est. Project Start Feb 2025	TBD	$555,738
General Renovation, New Clinical Space at Bluitt-Flowers	Est. Project Start July 2025	TBD	$418,500
4th Floor WISH - Office Ceiling & Remaining Buildout	Est. Project Start Feb 2025	TBD	$321,700
General Renovation, Bluitt-Flowers Central Registration Area	Est. Project Start Feb 2025	TBD	$230,120

Update and Report on Acquisition of Property Opportunity

Discussion Regarding Potential Interest for Property

Thank You