Parkland

Facilities Committee Agenda

Committee Members

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

Agenda for the ***Facilities Committee*** meeting of the Dallas County Hospital District is scheduled for ***Tuesday, February 18th, 2025, at 11:00 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: **2309 845 9355**; 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 FY25 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. Supply Chain Storeroom Expansion & Materials Resource Department Breakroom 13. Flexible Sigmoidoscopy Room Buildout at New Parkland Hospital 14. Pharmacy Refill			
C. Update and Report Regarding a Deviation Request for the Psych Intake Expansion Contract Regarding Air and Supply Ducts Re-Routing **(See attached contract)**		5	Chair
IV. Executive Session *Tex. Gov't Code § 551.072* A. Report and Discussion on Opportunity for Potential Purchase and Sale of 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:

Item	Contract Type	Service or Product	Supplier	Contract Term	Current Contract Approval Amount Request	New Approved Contract Value	Selection Method	Budgeted?	Business Owner / Dept.	MWBE %	MWBE Gender	MWBE Ethnicity
D1	Capital-Approved Deviation	Mod # 2 Psych Intake Expansion	Falkenberg Construction Co., Inc.	2/29/2024 - 4/30/2025	$186,292	$841,303	Non-Sole Source Modification	Yes	Cynthia Harrington, Planning Design and Construction	36.40%	See Chart	See Chart

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

FY25 Projects

Project Name	Status	MWBE %	Budget
Former Parkland Campus Demolition	**Entire Building is demolished.** **Site Perimeter Detail Construction is in Progress.** **Most Work Completed by 2/07 – Fencing Removed by Feb 14th** **New smaller-scale perimeter site fence in place by Feb 21st**	GC: Beck/EJ Smith (65%)	$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 Analysis complete, indicating GMP slightly over, but consistent with Market Value.** **Current GMP $25,284,572** **Current budget $22,500,000 ($2,784,572 over budget)** **SBAR developed to request additional funding**	A&E: Corgan & Associates Schematic Design (34%) GC: H.J. Russell+Post L Joint Venture **(30% Commitment)**	$31,337,800.00.
OK Paper Warehouse Demolition & Surface Parking	**Building Demolition Completed by GCC.** **Significant Permitting progress made during week of February 3rd** **A Pre-Construction meeting with the City of Dallas is being scheduled** **Contractor is Notified of Soon-to-Occur Commencement** **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 substantially complete.** **Equipment installation underway** **Go-live in March 2025**	A&E: HED/VAI (32%) GC: Batson-Cook (37%)	$4,223,500
Psych Intake	**Primary construction complete.** **Substitution funding request approved on 1/13 to mitigate hidden conditions.** **Change order approval pending board deviation in March.** **When approved, re-mobilization in April and completion in June 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 and budget update to be complete EO February.** **Project is running on schedule.**	DB: Beck/AO (**30% commitment)**	$54,383,500
Lab Consolidation	**CMAR contract Approved at January Board** **Construction Documents completed December 6th.** **Draft GMP received December 20, 2024** **GMP under internal review**	A&E: Page Southerland (59%) GC: Swinerton **(30% Commitment)**	$17,607,000
IR Expansion Project	**Phase 1 (Reading Rooms & Enabling Projects) CDs complete** **Competitive bids to be received March 11.** **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** **Additional contingency funds approved.**	A&E: Smith Group (25.79%) GC: CMC Development (30.05%)	$557,402
ED Triage Expansion	**Accomplished 50% Const Docs Session Scheduled for January 17th** **2025 March 5 - Complete Design** **2025 Aug 15 - Construction Commence** **2025 Dec 15 - Construction Final Complete** **2025 Dec 25 - State Licensing / Commence Use**	A&E: Hoefer-Welker **(33%)** GC: TBD	$1,909,300
ASC Procedure Room Expansion	**Design/Build contract approved in December BOM.** **Design kick-off occurred in January**	A&E/GC: Swinerton (41.67%)	$1,949,602
Supply Chain Storeroom Expansion & MRD Breakroom	**Storeroom completed end of January 2025.** **Break Room completion 2nd week of February 2025.**	A&E: Smith Group (32%) GC: GCC (96%)	$843,700
Flexible Sigmoidoscopy Room Buildout	**Bid Due Date, February 4th, 2025.** **Construction Commence 05/15/2025 pending BOM approval in April.**	A&E: HED/VAI (37%) GC: TBD	$750,144
Pharmacy Refill	**Base Construction complete.** **Mod #3 Ongoing Air Compressor Service – Feb '25** **Mod #4 Permanent Air Compressors – April BOM**	A&E: HED/VAI (31%) GC: Falkenburg (84%)	$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 = $24,319,670 (65.10%)
- Asian = $0
- Woman = $20,248,652
- African American = $3,629,318
- Hispanic = $209,490
- Native American = $232,210

Key Events and Dates

- Substantial Completion Issued January 31
- Site Perimeter Detail is in Progress – Wrap-Up February 7
- Completion of Fine-Grading and Lawns – February 7
- Barrier & Fence removal complete third week of February

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. GMP package with bid tabs received December 20th.
- Current GMP $25,284,572
- Current budget $22,500,000 ($2,784,572 over budget)
- SBAR developed to request additional funding

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	$750,287
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**	**$853,219**

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

- Permitting: City of Dallas received latest Engineer's responses to minor review comments on January 31
- Westwood Engineering has been asked to be highly pro-active whenever City of Dallas responds
- John Wilson has asked the City of Dallas' Liaison Vernon Young to assist in moving to permitting to conclusion

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.

Key Events and Dates

- Construction complete
- Equipment installation underway
- Go Live March 2025

Project Images

Project Budget

- Project budget - $4,223,500

	Budget	Cost To Date
Owners Consultants	$17,000.00	$1,732
Construction Cost	$1,247,100.00	$957,084
A/E Fees	$165,000.00	$157,887
Major Equipment	$2,650,000.00	$319,937
FF&E	$96,800.00	$6,542
IT	$19,000.00	$0
Owners Contingency	$28,600.00	$0
Totals	**$4,223,500.00**	**$1,443,182**

MWBE Update

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

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 = $496,039 (63.73%)
- Asian = $12,790
- Woman = $116,071
- African American = $90,166
- Hispanic = $277,012
- 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	$4,806.00
Construction Cost	$629,130.00	$629,130.00
A/E Fees	$123,310.00	$116,375.00
Major Equipment	$0.00	$0.00
FF&E	$32,007.00	$20,863.00
IT	$7,239.00	$6,969.55
Owners Contingency	$46,246.00	$0.00
Totals	**$850,000.00**	**$778,144**

Project Directory

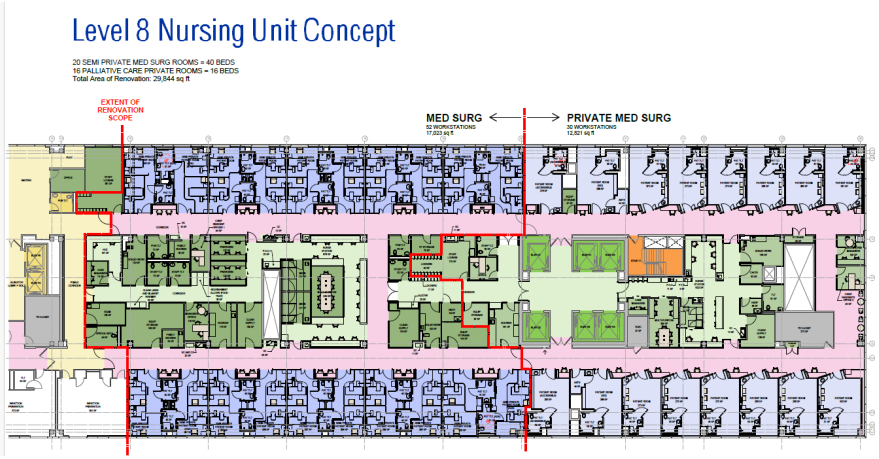
- Project Manager: Cynthia Harrington
- Procurement: Design – Bid – Build
- Architect: VAI/HED
- Contractor: Falkenberg

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 = $11,100,000 (30.00%)
- Asian = $0
- Woman = $84,151
- African American = $100,971
- Hispanic = $0
- Native American = $683,852
- TBD = $10,231,026

Note: Beck-AO TBD will be determined in GMP

Key Events and Dates

- Schematic Design completed December 2024
- First Budget Received December 2024
- Design Development on track to finish 2.28.2025
- Next Budget update by 2.28.2025

Project Budget

- Project budget - $54,383,500

	Budget	Cost To Date
Owners Consultants	$2,885,319.00	$2,286.00
Construction Cost	$33,555,094.00	$707,966.00
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**	**$710,252**

Project Directory

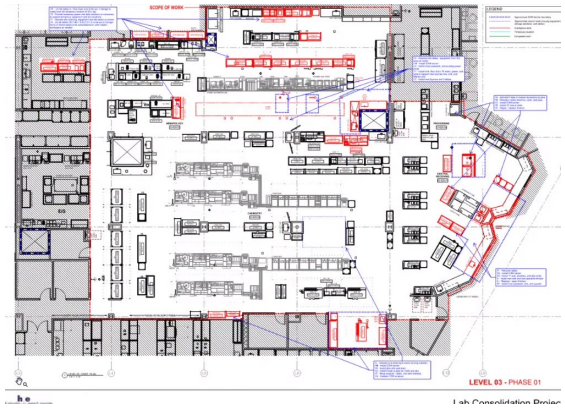
- Project Manager: Marc Leediker AIA
- Procurement: Design/Build
- Architect: Beck Architecture
- Contractor: Beck-AO Joint Venture

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 = $3,435,400 (27.39%)
- Asian = $0
- Woman = $70,000
- African American = $0
- Hispanic = $333,600
- Native American = $0
- TBD = $3,031,800

Note: Swinerton TBD will be determined in GMP
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	$680,837
Major Equipment	$3,621,358.00	$0
FF&E	$127,000.00	$0
IT	$502,000.00	$0
Owners Contingency	$499,120.00	$0
Totals	**$17,607,000.00**	**$680,837**

Project Directory

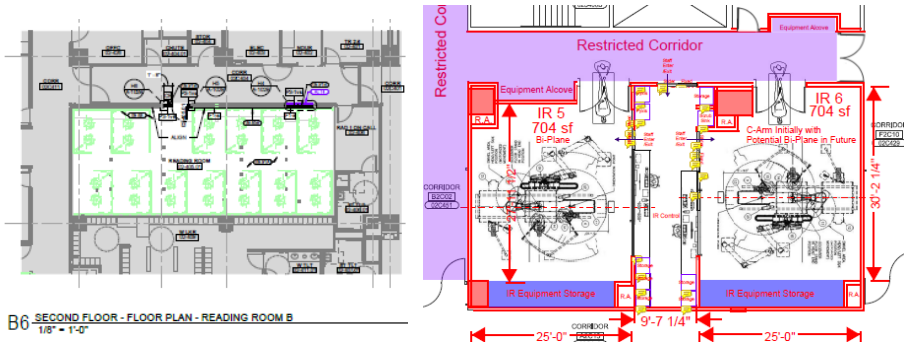
- Project Manager: Marc Leediker AIA
- Procurement: Design/Build
- Architect: Page Southerland
- Contractor: Swinerton Builders

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 completed for 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	$154,007.00
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**	**$154,007**

Project Directory

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

Garland COPC Phase II

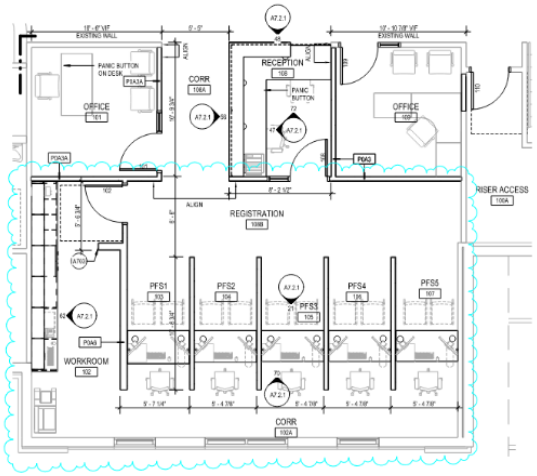
Project Scope

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

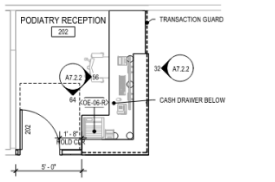
Key Events and Dates

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

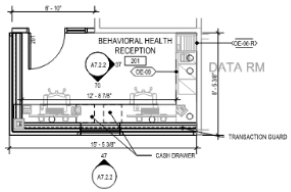
Project Images



Renovate Patient Financial Services



Modifications to Podiatry Reception Space



Modifications to Behavioral Health Reception Space

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**

MWBE Update

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

Project Directory

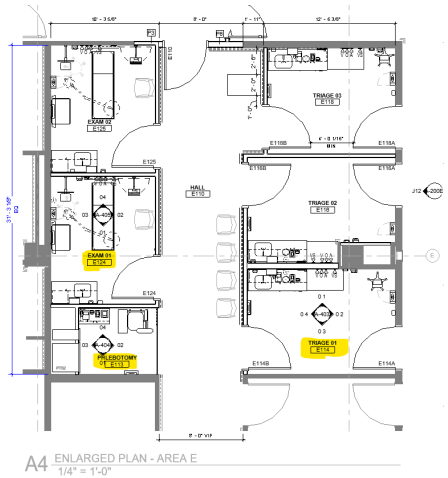
- Project Manager: Asma Momin
- Procurement: Design – Bid – Build
- Architect: Smith Group
- Contractor: CMC Development

ED Triage Expansion

Project Scope

- ED Triage Area Expansion: Three Triage and two Exam Rooms at former Pharmacy footprint
- Displaced Satellite Pharmacy move to Pod L Annex (to be Pharmacy Workroom)
- Five staff from Pod L Annex will be moved to workstations within Pod L
- The Triage Improvements will be named in honor of Doris Nelson, RN

Project Images



MWBE Update

- Total Commitments = $52,300 (32.89%)
- Asian = $0
- Woman = $0
- African American = $0
- Hispanic = $52,300
- Native American = $0

Key Events and Dates

- Accomplished 50% Const Docs Session Scheduled for January 17th
- 2025 March 5 - Complete Design
- 2025 Aug 15 - Construction Commence
- 2025 Dec 15 - Construction Final Complete
- 2025 Dec 25 - State Licensing / Commence Use

Project Budget

- Project budget - $1,909,300

	Budget	Cost To Date
Owners Consultants	$25,000.00	$0.00
Construction Cost	$1,418,600.00	$0.00
A/E Fees	$194,000.00	$53,902.23
Major Equipment	$113,700.00	$0.00
FF&E	$78,000.00	$0.00
IT	$80,000.00	$0.00
Owners Contingency	$0.00	$0.00
Totals	**$1,909,300.00**	**$53,902**

Project Directory

- Project Manager: Paul Woodard
- Procurement: Design – Bid – Build
- Architect: Hoefer-Welker
- Contractor: TBD

Parkland

Update and Report Regarding a Deviation Request for the Psych Intake Expansion Contract Regarding Air and Supply Ducts Re-Routing

Parkland

Approved Deviation Request Contract Modification

Must be approved before: ASAP	**Reason for deviation request: Extended approval time effects patient care**

BOM Date: February 26, 2025	**Modification:** Mod # 2 Psych Intake Expansion	
Business Owner: Cynthia Harrington	**Business Owner Dept:** Planning Design and Construction	**Contract Number:** POCRE-23868 A2

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 (02/28/2024)	$614,027
	Modifications Totaling < $100,000 Modification # 1 Amount:	$40,984
Revenue, Expense or Capital: Capital-Approved Deviation	Modification that increases contract value to $100,000 more than BOM Approved Contract Total Modification # 2 Amount:	$186,292
Original Start Date: 2/29/2024 **Current Expiration:** 4/30/2025 **Most Recent Mod Start Date:** 2/27/2025 **Expiration after this Mod:** 4/30/2025	New Contract Amount:	$841,303

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
FTE Impact:	None

Diversity

Current M/WBE Participation?	36.4%
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

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 # 2 Psych Intake Expansion

VENDOR: Falkenberg Construction Co., Inc.

COST:

BOM Approved Contract Total (02/28/2024)	$614,027
Modification # 1:	$40,984
Modification # 2:	+ $186,292
Total:	$841,303

Recommendation
Approve this contract modification to Psych Intake Expansion.

Approved Deviation Reason
Normal Board approval timeline delays implementation to provide critical and immediate patient care services, and the project faces unnecessary price escalations.

Background
This contract is for HVAC duct modifications for the Psych Intake project.
Unforeseen conditions require re-routing of the return air and supply ducts to connect to a larger duct in the hospital. The work includes demo and build back of existing soffit ceiling.

M/WBE Participation

Subcontractors Services M/WBE-Totals			
Ethnicity	Gender	M/WBE $	M/WBE %
Hispanic	Male	$ 364,364.00	43.31%
Black	Male	$ 33,000.00	3.92%
Black	Female	$ 62,486.00	7.43%
White	Female	$ 96,356.00	11.45%
Total		$ 556,206.00	66.11%

Fair and Reasonable Price Determination
A fair and reasonable price was determined through adequate competition. An Invitation for Bid was sent to contractors. Parkland received three bids. Change Order # 002 is for the additional center wall demolition above the ceiling. This included the demo of the wall above the ceiling, the demo, installation, and painting of the ceiling and the demolition and installation of additional padding that was affected by the ceiling demolition. 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	FY2025	Total
$614,027	$227,276	$841,303

Document Contact/Author:	Kimberly Bell

Report and Discussion on Opportunity for Potential Purchase and Sale of Property

Thank You

Appendix

Information Only

Parkland

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