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 ***Wednesday, April 16th, 2025, at 11:30 AM or directly following the Audit Committee Meeting*** 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 240 1128**; 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			
9. Garland Community Oriented Primary Care Phase II Renovations			

	PAGE	TIME (MIN)	PRESENTER(S)
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. Consideration and Appropriate Action Regarding Contracts over $200,000 **(See Attached List of Contracts)**		10	Chair
IV. Executive Session *Tex. Gov't Code § 551.072*			
A. Consideration and Appropriate Action Regarding the Purchase and Sale Agreement between Dallas County Hospital District and Dallas College		5	Beall Carothers, Fred Cerise, MD
B. 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

Construction and Facilities											
Capital	Irving COPC Renovations	Batson-Cook Company	4/24/2025 – 9/30/2025	$886,722	$886,722	Request for Qualifications	Yes, for the current fiscal year. Additional years costs will be budgeted in the appropriate fiscal year budgets.	Planning, Design and Construction	0%	TBD	TBD
Revenue: Court Approval	Urban Land Bank Demonstration Program Interlocal Agreement	City of Dallas	10/1/2024 – 9/30/2029	$0	$0	Real Estate – Exemption	N/A-Revenue	Planning Design & Construction	N/A	N/A	N/A
Revenue: Court Approval	Las Brisas Sublease	Irving Long Term Care, LLC, which is a subsidiary of Fundamental LTC	Upon execution – 8/31/2026	$0	$0	Real Estate – Exemption	N/A-Revenue	Planning Design & Construction	N/A	N/A	N/A

MWBE Report

MWBE Report

For all PDC projects active in FY25

Construction:

- Goal = 30%
- Actual = 40.34%

Construction Contracts over $200K:

- Total commitment of all contracts over $200K = $120,242,727
- Total commitment of M/WBE Participation = $48,179,367 (40.07%)
  - Woman Owned = $23,151,244 (19.25%)
  - Asian = $175,442 (0.15%)
  - African American = $4,534,682 (3.77%)
  - Hispanic = $2,236,974 (1.86%)
  - Native American = $1,019,152 (0.85%)
  - TBD = $17,061,873 (14.19%)

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

- Total paid of all contracts over $200K = $43,439,233
- Total paid to M/WBE vendors = $27,477,525 (63.26%)
  - Woman Owned = $20,740,644 (47.75%)
  - Asian = $215,754 (0.50%)
  - African American = $4,256,466 (9.80%)
  - Hispanic = $1,757,407 (4.05%)
  - Native American = $507,254 (1.17%)

MWBE Report

For all PDC projects active in FY25

Professional Services:

- Goal = 25%
- Prof. Services Actual = 37.81

Prof. Service Contracts over $200K:

- Total commitment of all contracts over $200K = $3,465,755
- Total commitment of M/WBE Participation = $1,427,077 (41.18%)
  - Woman Owned = $288,218 (8.32%)
  - Asian = $0 (0.00%)
  - African American = $20,320 (0.59%)
  - Hispanic = $875,389 (25.26%)
  - Native American = $243,150 (7.02%)

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

- Total paid of all contracts over $200K = $2,350,862
- Total paid to M/WBE vendors = $1,005,570 (42.77%)
  - Woman Owned = $146,206 (6.22%)
  - Asian = $0 (0.00%)
  - African American = $20,319 (0.86%)
  - Hispanic = $615,895 (26.20%)
  - Native American = $223,150 (9.49%)

MWBE Report

For all PDC projects active in FY25

Goods/Equipment:

- Goal = 25%
- Actual = 13.31%

Goods/Equipment over $200K:

- Total commitment of all contracts over $200K = $6,186,425
- Total commitment of M/WBE Participation = $270,216.00 (4.37%)
  - Woman Owned = $0 (0.00%)
  - Asian = $0 (0.00%)
  - African American = $0 (0.00%)
  - Hispanic = $270,216 (4.37%)
  - Native American = $0 (0.00%)

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

- Total paid of all contracts over $200K = $2,293,234.00
- Total paid to M/WBE vendors = $184,553 (8.05%)
  - Woman Owned = $0 (0.00%)
  - Asian = $0 (0.00%)
  - African American = $0 (0.00%)
  - Hispanic = $184,553 (8.05%)
  - Native American = $0 (0.00%)

FY25 Projects

Parkland

FY25 Projects

Project Name	Status	MWBE %	Budget
Former Parkland Campus Demolition	• **Substantial Completion Issued January 31** • **Site Perimeter Wrapped-Up / Policing and Cleaning in Progress Now** • **Completion of Fine-Grading and Lawns Placed** • **Barrier & Fence removal complete** • **Original Project Deadline: 2/28/2025 Closeout in Progress**	GC: Beck/EJ Smith (65%)	$39,505,800
Richland / Vickery Clinic Replacement	• **In an effort to reduce cost the design team has created a list of VE options with Parklands input, HJ Russell is applying cost to options 02/28/2025.** • **Milestone Date for examining cost options 04/04/2025.**	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	• **Contractor / City / Parkland to sign three-way ROW Agreement** • **Being Facilitated by Civil Engineer** • **ROW Agreement Number to be paced on Final Plans Submittal** • **City to issue parking lot construction permit** • **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.** • **Go-live in April 2025**	A&E: HED/VAI (30%) GC: Batson-Cook (37%)	$4,223,500
Psych Intake	• **Original Scope of Work Complete December 2024.** • **Change Order Remobilization for HVAC Modifications Began 3/10** • **Substantial Completion Pending April 25th.**	A&E: HED/VAI (39%) GC: Falkenberg (66%)	$1,056,292
ACH 8th & 9th Floor Shell Buildout	• **Design Development completed.** • **Currently tracking under budget.** • **Project is running on schedule.**	DB: Beck/AO **(30% commitment)**	$54,383,500
Lab Consolidation	• **Final GMP Submitted below Construction Budget.** • **Conditional Notice to Proceed Issued** • **Aligning schedules with key equipment deliveries being validated** • **Anticipated Project Completion Q2 Calendar 2026**	A&E: Page Southerland (61%) GC: Swinerton (8.31%)	$17,607,000
IR Expansion Project	• **Competitive bids received March 11.** • **Final review and acceptance of low bid underway with goal of Reading Room Renovations to be complete by mid-September** • **Phase 2 (IRs 5 & 6) is currently in design.** • **Chiefs to review/approve in early May for BOM consideration late May**	A&E: Hoefer-Welker (37%) GC Phase 1: Team North Texas (TBD) GC Phase 2: TBD	$3,065,400

FY25 Projects Continued

Project Name	Status	MWBE %	Budget
Garland Phase II	• **Construction underway.** • **Estimated construction duration 4 months** • **Additional contingency funds approved.**	A&E: Smith Group (26%) GC: CMC Development (60%)	$557,402
ED Triage Expansion	• **Anticipate Complete Design on about April 15th** • **2025 Oct 15 Construction Commence** • **2026 Feb 15 Construction Final Complete** • **2026 Feb 25 State Licensing / Commence Building**	A&E: Hoefer-Welker (33%) GC: TBD	$1,909,300
ASC Procedure Room Expansion	• **Project is Currently under Design and Budget Review** • **Substantial Completion Pending September 2025**	A&E/GC: Swinerton (96%)	$1,949,602
Supply Chain Storeroom Expansion & MRD Breakroom	• **Storeroom completed end of January 2025.** • **Break Room occupied on March 10th** • **Minor Peripheral Punch List Work Underway**	A&E: Smith Group (32%) GC: GCC (96%)	$843,700
Flexible Sigmoidoscopy Room Buildout	• **2025 March Board Approval Accomplished - CMC Construction** • **2025 April 15 Construction Commence** • **2025 June15 Building Permit in Hand** • **2025 October 15 Construction Final Complete - Bid Item 1**	A&E: HED/VAI (37%) GC: CMC Development (59%)	$750,144
Pharmacy Refill	• **12 Fisheye Camera Installation Complete** • **Mod #4 Permanent Air Compressors – Approved at March BOM** • **Compressors ordered anticipate 5 weeks for delivery**	A&E: HED/VAI (31%) GC: Falkenburg (83%)	$793,207

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 = $24,125,107 (64.58%)
- Asian = $175,442
- Woman = $20,275,411
- African American = $3,174,694
- Hispanic = $267,351
- Native American = $232,210

Key Events and Dates

- Substantial Completion Issued January 31
- Site Perimeter Wrapped-Up / Policing and Cleaning in Progress
- Completion of Fine-Grading and Lawns Placed
- Barrier & Fence removal complete
- Original Project Deadline: 2/28/2025 / Closeout in Progress

Project Budget

- Project budget - $39,505,800

	Budget	Cost To Date
Owners Consultants	$975,000.00	$136,022.72
Construction Cost	$37,857,880.00	$36,943,271.00
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**	**$37,102,907**

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 = $7,208,370 (30.15%)
- Asian = $35,500
- 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

- 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)
- Cost option examination 04/04/2025.

Project Budget

- Project budget - $31,337,800

	Budget	Cost To Date
Owners Consultants	$460,000.00	$113,668
Construction Cost	$22,551,400.00	$0
A/E Fees	$2,749,400.00	$972,208
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**	**$1,085,876**

Project Directory

- Project Manager: Paul Woodard
- 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

- Contractor / City / Parkland to sign three-way ROW Agreement Being Facilitated by Civil Engineer
- ROW Agreement Number to be paced on Final Plans Submittal
- City to issue parking lot construction permit

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 = $472,432 (36.51%)
- Asian = $0
- Woman = $152,439
- African American = $202,853
- Hispanic = $55,800
- Native American = $61,340

Key Events and Dates

- Construction complete
- Equipment installation complete
- Go Live April 2025

Project Budget

- Project budget - $4,223,500

	Budget	Cost To Date	Remaining
Owners Consultants	$17,000.00	$1,732	$13,431.00
Construction Cost	$1,247,100.00	$1,130,432	$118,152.00
A/E Fees	$165,000.00	$157,887	$1,325.00
Major Equipment	$2,650,000.00	$2,008,797	$216,992.00
FF&E	$96,800.00	$35,762	$92,168.00
IT	$19,000.00	$0	$19,000.00
Owners Contingency	$28,600.00	$0	$28,600.00
Totals	**$4,223,500.00**	**$3,334,610**	**$489,668.00**

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 = $603,711 (62.59%)
- Asian = $12,790
- Woman = $131,071
- African American = $95,486
- Hispanic = $364,364
- Native American = $0

Key Events and Dates

- Original Scope of Work Complete December 2024.
- Change Order Remobilization for HVAC Modifications Began March 10th.
- Substantial Completion Pending April 25th.

Project Budget

- Project budget - $1,056,292

	Budget	Cost To Date	Remaining
Owners Consultants	$12,068.00	$4,806.00	$0.00
Construction Cost	$841,303.00	$629,130.00	$0.00
A/E Fees	$123,310.00	$116,375.00	$0.00
Major Equipment	$0.00	$0.00	$0.00
FF&E	$32,007.00	$29,696.54	$2,310.46
IT	$7,239.00	$6,969.55	$0.11
Owners Contingency	$40,365.00	$0.00	$40,365.00
Totals	**$1,056,292.00**	**$786,977**	**$42,676**

Project Directory

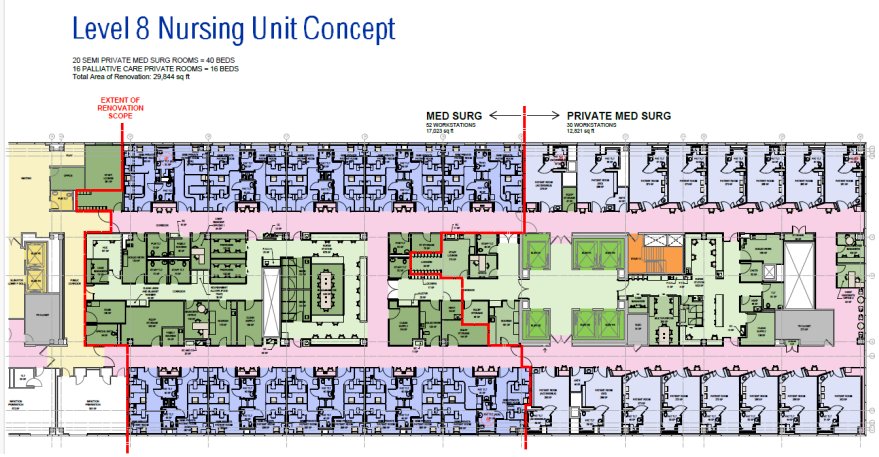
- Project Manager: Cynthia Harrington
- Procurement: Design – Bid – Build
- Architect: VAI/HED
- Contractor: Falkenberg

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 = $35,544
- Hispanic = $0
- Native American = $683,852
- TBD = $10,296,453

Note: Beck-AO TBD will be determined in GMP

Key Events and Dates

- Design Development completed on 2.28.2025
- DD Budget updated 2.28.2025
- Project is on budget and on schedule
- Final design review of 50% CD package set for 4.7.2025

Project Budget

- Project budget - $54,383,500

	Budget	Cost To Date
Owners Consultants	$2,885,319.00	$2,286.00
Design/Build Construction	$38,988,480.00	$877,331.00
A/E Fees (Inc. in Const)	$0.00	$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**	**$879,617**

Project Directory

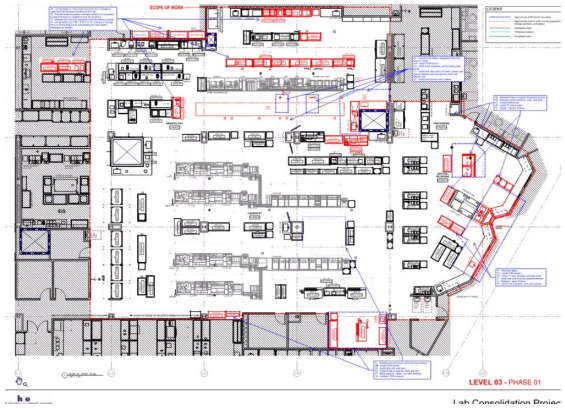
- Project Manager: Marc Leediker AIA
- Procurement: Design/Build
- Architect: Beck Architecture
- Contractor: Beck-AO Joint Venture

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 = $1,499,913 (10.83%)
- Asian = $0
- Woman = $989,145
- African American = $0
- Hispanic = $510,768
- Native American = $0

Note: Design contract funded directly by Lab.

Key Events and Dates

- Final GMP submitted below construction budget.
- Conditional notice to proceed issued.
- Aligning schedules with key equipment deliveries being validated.
- Anticipated project completion Q2 calendar 2026.

Project Budget

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

	Budget	Cost To Date
Owners Consultants	$85,022.00	$16,390
Construction Cost	$12,772,500.00	$0
A/E Fees	$1,075,219.00	$680,837
Major Equipment	$3,621,358.00	$12,551
FF&E	$127,000.00	$0
IT	$502,000.00	$0
Owners Contingency	$499,120.00	$0
Totals	**$17,607,000.00**	**$709,778**

Project Directory

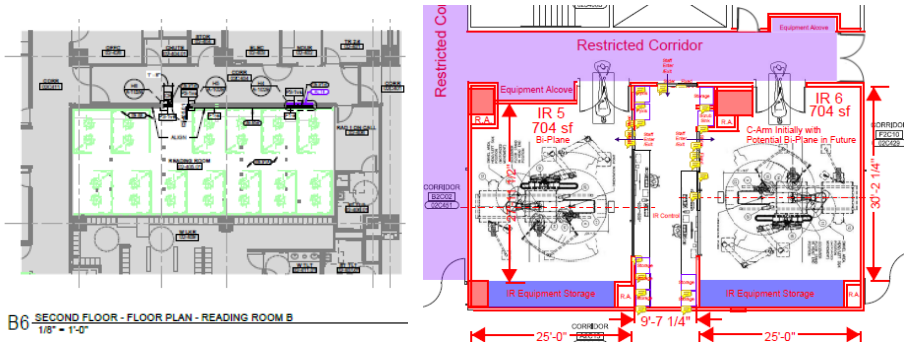
- Project Manager: Marc Leediker AIA
- Procurement: Design/Build
- Architect: Page Southerland
- Contractor: Swinerton Builders

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

- Phase 1 competitive bid process complete
- Low bid of $137k under target amount of $235k
- Pricing on all FFE required to complete project underway
- Phase 1 work to be complete by mid Q3 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	$184,806.09
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**	**$184,806**

Project Directory

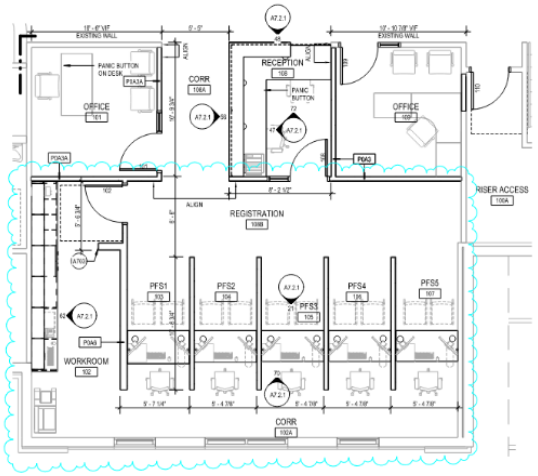
- Project Manager: Marc Leediker AIA
- Procurement: Hard Bid w/Competitive Pricing
- Architect: Hoefer Welker Architects
- Contractor: Phase One GC recommendation: Team North Texas (TNT)

Garland COPC Phase II

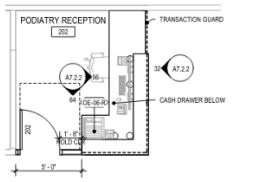
Project Scope

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

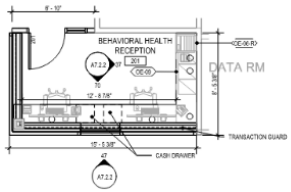
Project Images



Renovate Patient Financial Services



Modifications to Podiatry Reception Space



Modifications to Behavioral Health Reception Space

MWBE Update

- Total Commitments = $311,453 (56.87%)
- Asian = $0
- Woman = $100,021
- African American = $128,925
- Hispanic = $40,757
- Native American = $41,750

Key Events and Dates

- Construction underway.
- 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	$19,114.00
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**	**$60,277**

Project Directory

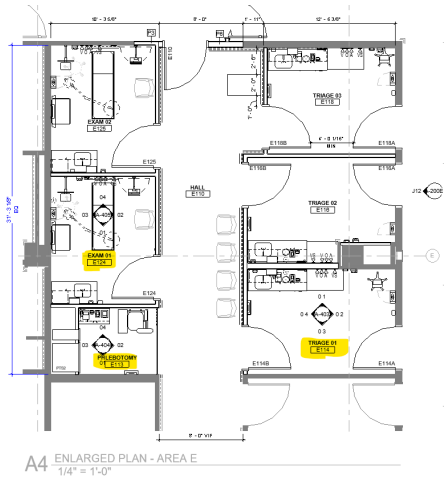
- Project Manager: Asma Momin
- Procurement: Design – Bid – Build
- Architect: Smith Group
- Contractor: CMC Development

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

- Didn't achieve 95% Const Docs Session March 5
- Anticipate Complete Design on about April 15th
  Six Weeks have been added to Dates Below
- 2025 Oct 15 Construction Commence
- 2026 Feb 15 Construction Final Complete
- 2026 Feb 25 State Licensing / Commence Building

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	$105,134.31
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**	**$105,134**

Project Directory

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

Consideration and Appropriate Action Regrading Contracts over $200,000

Board Approval Request For Contracts Over $200,000

BOM Date: April 23, 2025	**Product or Service:** Irving COPC Renovations	
Business Owner: Paul Woodard	**Business Owner Dept:** Planning, Design and Construction	**Contract Number:** POCRE-25052
Vendor/Supplier/Contractor: Batson-Cook Company	**Source Selection Methodology:** Request for Qualifications	**Fair and Reasonable Price Determination:** Adequate Competition

Revenue, Expense or Capital:

Capital

	Contract Dates	Contract Price
Base Term:	4/24/2025 – 9/30/2025	$886,722
Out Years:	0 Year(s)	+$0
Total:	4/24/2025 – 9/30/2025	$886,722

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?	0%
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

Parkland

SUBJECT: Irving COPC Renovations

VENDOR: Batson-Cook Company

COST:		
	Base Term:	$886,722
	Out Years:	+ $0
	Total:	$886,722

Recommendation
Approve this contract for Irving COPC Renovations.

Background
This contract is for the hiring of a Design/Builder for the Irving COPC Renovations project. The Design/Builder will perform architectural design, engineering services, pre-construction, and construction services for this addition. The projected total project cost is $886,722 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. Four statements of qualifications were received, two were determined to be in the competitive range based on qualifications and presentations were conducted with the two. 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.
Batson-Cook	Prior Parkland experience, very detailed presentation		463
Vendor B		No pre-construction timeline. Incomplete team	440

Financial Forecast

Base Term	FY2025	Totals
Expenses	$886,722	$886,722

Document Contact/Author:	Steve Adrian

Parkland

Board Approval Request For Contracts Over $200,000

BOM Date: April 23, 2025	**Product or Service:** Urban Land Bank Demonstration Program Interlocal Agreement	
Business Owner: Beall Carothers	**Business Owner Dept:** Planning Design & Construction	**Contract Number:** POCRE-24953
Vendor/Supplier/Contractor: City of Dallas	**Source Selection Methodology:** Real Estate – Exemption	**Fair and Reasonable Price Determination:** N/A-Revenue

Revenue, Expense or Capital:

Revenue: Court Approval

	Contract Dates	Contract Price
Base Term:	10/1/2024 – 9/30/2029	$0
Out Years:	0 Year(s)	+$0
Total:	10/1/2024 – 9/30/2029	$0

Lowest Bidder

Is this contractor the lowest bidder/supplier? N/A-Real Estate
If not, what premium will be paid for this contract over the lowest bidder? N/A

Approvals

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

Financial

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

Diversity

Potential for M/WBE engagement: N/A-Real Estate
Were M/WBE's Directly Solicited? N/A-no solicitation performed
Number Responding M/WBE's: N/A-no solicitation performed
What % of this contract is M/WBE? N/A
M/WBE Race/Ethnicity? N/A
M/WBE Gender? N/A

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

DALLAS COUNTY HOSPITAL DISTRICT PARKLAND HEALTH BOARD BRIEFING DOCUMENT

SUBJECT: Urban Land Bank Demonstration Program Interlocal Agreement

VENDOR: City of Dallas

COST:		
	Base Term:	$0
	Out Years:	+ $0
	Total:	$0

Recommendation
Approve this contract for Urban Land Bank Demonstration Program Interlocal Agreement.

Background
As a result of the Urban Land Bank Demonstration Program initiative, (the "Urban Land Bank"), the City of Dallas identifies unimproved, tax-foreclosed real property that may be acquired by its Urban Land Bank (ULB) at below market value. These properties are then sold by the ULB to qualified developers for the development of affordable housing to be sold to low-income households. This action places the newly developed properties back into productive use, which in turn provides tax revenues to the local taxing authorities.

The agreement must be approved by the Boards of all taxing entities including the City of Dallas, Dallas County Community College District, Dallas County, Dallas Independent School District and Dallas County Hospital District. The Parkland Board of Managers approved the original agreement in July 2004 and annual agreements were approved by the Board in subsequent years.

Fair and Reasonable Price Determination
Parkland receives no tax revenues for foreclosed properties. However, Parkland does benefit indirectly as the program contemplated herein places non-performing real estate assets back into the tax base. Additionally, lower income citizens receive a benefit from the development of affordable and safe housing.

Financial Forecast

Base Term	FY2025	FY2026	FY2027	FY2028	FY2029	Totals
Revenue	$0	$0	$0	$0	$0	$0

Sole Source Justification
N/A – Real Estate Exemption

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

Parkland

Board Approval Request For Contracts Over $200,000

BOM Date: April 23, 2025	**Product or Service:** Las Brisas Sublease	
Business Owner: Beall Carothers	**Business Owner Dept:** Planning, Design & Construction	**Contract Number:** TBD
Vendor/Supplier/Contractor: Irving Long Term Care, LLC, which is a subsidiary of Fundamental LTC	**Source Selection Methodology:** Real Estate – Exemption	**Fair and Reasonable Price Determination:** Market Price

Revenue, Expense or Capital:

Revenue: Court Approval

	Contract Dates	Contract Price
Base Term:	Upon execution – 8/31/2026	$0
Out Years:	0 Year(s)	+$0
Total:	Upon execution – 8/31/2026	$0

Lowest Bidder

Is this contractor the lowest bidder/supplier? N/A-Real Estate
If not, what premium will be paid for this contract over the lowest bidder? N/A

Approvals

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

Financial

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

Diversity

Potential for M/WBE engagement: N/A-Real Estate
Were M/WBE's Directly Solicited? N/A-no solicitation performed
Number Responding M/WBE's: N/A-no solicitation performed
What % of this contract is M/WBE? N/A
M/WBE Race/Ethnicity? N/A
M/WBE Gender? N/A

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

DALLAS COUNTY HOSPITAL DISTRICT
PARKLAND HEALTH BOARD BRIEFING DOCUMENT

Parkland

SUBJECT: Las Brisas Sublease

VENDOR: Irving Long Term Care, LLC, which is a subsidiary of Fundamental LTC

COST:		
	Base Term:	$0
	Out Years:	+ $0
	Total:	$0

Recommendation
Approve this contract for Las Brisas Sublease.

Background
This is a QIPP nursing facility sublease transaction similar to other QIPP sublease agreements previously approved by the Parkland Board of Managers and Commissioners Court. A new sublease will be entered into as a part of the sublease and operation of the facility by Parkland Health from Irving Long Term Care, LLC, which is a subsidiary of Fundamental LTC. Parkland has an existing business relationship with Fundamental LTC in other QIPP facilities.

Fair and Reasonable Price Determination
All rental payments are the responsibility of the Management Company per the terms of the separate Management Agreement.

Financial Forecast

Base Term	All Years
Base Rental Payments	$0

Under the terms of the sublease agreement, it should be noted that the agreement is structured to automatically renew on an annual basis on September 1, 2026, unless terminated by either party. The parties have the right to terminate the agreement with or without cause by providing a minimum of 60 days written notice (without cause) and 30 days (with cause).

For the purposes of this document, the sublease term is contemplated to commence upon execution by the parties with an expiration of August 31, 2026, continuing on a yearly basis thereafter unless terminated per the terms of the agreement.

Sole Source Justification
N/A – Real estate exemption

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

Consideration and Appropriate Action Regarding the Purchase and Sale Agreement between Dallas County Hospital District and Dallas College

Update and Report on Property Acquisition Opportunities

Thank You

Appendix

Information Only

Parkland

Upcoming FY25 Projects

Project Name	Status	MWBE %	Budget
Other Surgery, Unshell Cath Lab to Add Additional EP Room	Est. Project Start April 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 April 2025	TBD	$972,009
Irving COPC Specialty in the Community 5 Exam Rooms, 1 Eye Lane and 1 Provider Workspace	Est. Project Start April 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 May 2025	TBD	$562,800
Garland COPC Ambulatory Specialty Clinic 88820 ARPA Specialty Care Expansion Exam Rooms, and Seating Area Enhancement.(1)	Est. Project Start April 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 May 2025	TBD	$321,700
General Renovation, Bluitt-Flowers Central Registration Area	Est. Project Start May 2025	TBD	$230,120