Minutes of the Facilities Committee Development meeting of the Board of Managers of the Dallas County Hospital District, held Wednesday, October 22, 2025, scheduled for 10:00 a.m. in the WISH Building Conference Room (02-175) at Parkland Health and via Webex. These minutes do not constitute a certified agenda from the meeting.

I. Attendance and Call to Order

Committee Chair Vincent Hall noted that a quorum was physically present and called the meeting to order at 10:22 a.m. Committee members Todd Furniss, JD, Farida Minner, RN, Reina Gonzalez, JD, and Eric G. Bing PhD, MD, attended in person.

Board Member attendees included: N/A

Staff Present (via Webex and in-person) included:

Beall Carothers, Director of Planning, Development & Construction
Brad Nitschke, Interim Chief Legal Officer
Donna Richardson, EVP & Chief Nursing Officer
Edmundo Castañeda, EVP & Chief Operating Officer
Fred Cerise, Chief Executive Officer
Guy Toliver, Dir. Inclusion-Supply Diversity
John Wilson, Director/PDC
Lance Mendiola, VP Construction Facilities & Real Estate
Michelle Ng, Administrative Resident
Morgan Simmons, Governance Program Coordinator
Pamela Bryant, SVP & Chief Supply Chain Officer (via Webex)
Samia Zia, Director Strategy
Saul Cordero, SVP & Chief Governance and Strategy Officer
Steven Roth, EVP & Chief Legal Officer

II. Mission Statement

Chair began the meeting by stating the mission statement:
Advance Wellness | Relieve Suffering | Develop and Educate

III. Public Comments Regarding Agenda Items

No members of the public registered for comments regarding the agenda items.

IV. Conflicts of Interest

After review of the agenda, the Chair noted zero conflicts of interest for Board Members present.

V. Reports Requiring Deliberation(s) or Approval(s)

A. Facilities Minority and Women-Owned Business Enterprises (MWBE) Report

Guy Toliver provided the MWBE Report. He reported on MWBE participation percentages for Construction Contracts over $200,000 for all projects active in FY25. Next, he reported on MWBE participation percentages for Professional Services Contracts over $200K. Lastly, he presented MWBE participation percentages for Goods/Equipment Contracts over $200K.

The Committee asked questions and received further information related to the MWBE Report.

B. Update and Report on Current FY25 Facilities Projects

Lance Mendiola presented the FY25 Projects. He reviewed the projects and provided an update on the status of each.

1. **Richland** Clinic Replacement
2. **Parkland Campus** - OK Paper Warehouse Demolition & Surface Parking
3. **Parkland Campus –** Moody Outpatient Center - Flexible Sigmoidoscopy Room Buildout and Equipment
4. **Parkland Hospital –** ACH 8th and 9th Floor Shell Buildout
5. **Parkland Hospital** - Emergency Department Triage Expansion
6. **Garland Health Center –** Community Oriented Primary Care (COPC) **–** Phase III Specialty and Optometry Expansion`
7. **Parkland Hospital –** Interventional Radiology Expansion Rooms 5&6
8. **Parkland Hospital –** Lab Consolidation
9. **Irving Health Center** - Community Oriented Primary Care (COPC) Renovation of Optometry Lane Expansion
10. **Garland Medical Plaza III –** Garland Plaza III Third Floor ARC and Podiatry
11. **Parkland Hospital –** Cardiac EP Lab Shell Buildout
12. **Parkland Campus –** Pediatric Behavioral Health Center Renovation
13. **Parkland Campus** - Redfield Parking Lot Improvements
14. **Parkland Hospital –** Butler Street Childcare Center Playground
15. **Inland Port**
16. **Southeast**

Lance provided an in-depth presentation on a few of the FY25 projects. Two significant initiatives—the Inland Port and Southeast Medical Center—are in early planning stages, with budgets allocated for FY26 and a proposed construction manager-at-risk (CMAR) delivery method to maintain design control and manage costs. Meanwhile, the Richmond Clinic has begun site mobilization following a notice to proceed, with a groundbreaking ceremony pending coordination with Dallas College. Other ongoing projects include the ED triage expansion, Garland Phase 3 (specialty and optometry), and flexible

sigmoidoscopy suite—all progressing toward completion. The Interventional Radiology (IR) rooms 5 and 6 are in schematic design, with a consolidated budget of $9.5 million, and the consolidated lab is about 30% complete, preparing for exterior work and infrastructure upgrades. Overall, Parkland is balancing strategic growth with operational improvements across its facilities. Edmundo discussed further the projects in both Inland Port and Southeast. He clarified the stated budgets for Inland Port and Southeast are partial numbers that carried into FY26 budget and are not reflective overall cost of the projects.

C. Consideration and Appropriate Action Regarding Contracts over $200,000 **(See Attached List of Contracts)**

Vincent Hall prompted the Committee to discuss and consider contracts for over $200,000. These contracts will proceed with the committee's recommendation to the Budget & Finance Committee.

The Committee asked questions and received additional information related to the consideration of contracts over $200,000.

Vincent Hall asked for a motion to approve contracts over $200,000. Todd Furniss motioned for approval. Farida Minner seconded. The motion carried unanimously.

VI. Executive Session

At 10:51 a.m., the Board entered Executive Session as permitted by the closed meeting exceptions specified on the agenda.

Members of management were excused from the discussion of topics, as necessary.

D. Report and Discussion on Three Opportunities for Potential Purchase and Sale of Property

At 10:58 a.m., the Board moved back into Open Session.

Vincent Hall asked for a motion to recommend approval regarding one of the three land purchase opportunities in Wilmer Texas. Todd Furniss motioned for approval. Reina Gonzalez seconded. The motion carried unanimously.

VII. Adjourn

With no further business to discuss, the Committee Chair adjourned the meeting at 10:59 a.m.

SO RECORDED:

Vincent Hall
Vincent Hall (Nov 20, 2025 15:31:05 CST)

Vincent Hall
Committee Chair

Steven Roth
Steven Roth (Nov 20, 2025 14:17:21 CST)

Steven Roth, JD, MPH
Assistant Secretary

Construction and Facilities												
C1	Capital	Triage Facility & Pharmacy Workroom Renovations	GC Legacy Construction LLC	11/1/2025 - 6/30/2026	$1,200,129	$1,200,129	Invitation for Bids	Yes	Paul Woodard/Planning, Design and Construction	35.57%	See Chart	See Chart