Minutes of the Facilities Committee Development meeting of the Board of Managers of the Dallas County Hospital District, held Wednesday, April 16th, 2025, scheduled for 11:30 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 11:18 a.m. Committee member Todd Furniss, JD, attended in person. Board Members Ramon Miguez, PE, and Yasmin Simon, JD, were appointed for quorum.

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

Beall Carothers, Director of Planning, Development & Construction
Edmundo Castañeda, EVP & Chief Operating Officer
Fred Cerise, Chief Executive Officer
Guy Toliver, Director of Inclusion & Supplier Diversity
Jessica Hernandez, SVP & Chief Health Equity Officer
John Wilson, Director/PDC
Kellee Boardingham, Board Administrative Assistant
Lance Mendiola, VP Construction Facilities & Real Estate
Morgan Simmons, Governance Program Coordinator
Pamela Bryant, SVP & Chief Supply Chain Officer
Rick Humphrey, EVP Chief Financial Officer
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 FY24. 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. FY25 Projects

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

- Former Parkland Campus Demolition
- Richland Clinic Replacement
- OK Paper Warehouse Demolition & Surface Parking
- Operating Room 6 Hybrid Endovascular Room at New Parkland Hospital
- Emergency Department Psych Intake
- Acute Care Hospital 8th & 9th Floor Shell Buildout at New Parkland Hospital
- Lab Consolidation at New Parkland Hospital
- Interventional Radiology Expansion Project at New Parkland Hospital
- Garland Community Oriented Primary Care Phase II Renovations
- Emergency Department Triage Expansion at New Parkland Hospital
- Ambulatory Surgery Center Procedure Room Expansion
- Supply Chain Storeroom Expansion & Materials Resource Department Breakroom
- Flexible Sigmoidoscopy Room Buildout at New Parkland Hospital
- Pharmacy Refill

Lance provided an in-depth presentation on a few of the FY25 projects. Lance provided an update on the former Parkland demolition. The former campus facilities and buildings have been demolished, and site perimeter detailing is now complete, along with the final grading and lawn. Lance presented on the OK paper warehouse demolition and surface parking. The demolition will prepare the site for the construction of 764 parking spaces upon permit acceptance from the City of Dallas, which is currently being reviewed, and Parkland should move forward in the next couple of weeks. Next, Lance presented an update regarding the Richland / Vickery clinic replacement. This project is done with the evaluation phase (due to the requested GMP package being slightly over budget originally) and is now back within the budget. Lance presented the Psych intake expansion project, which is set to ensure the safety of the patients and staff with two new exam rooms, additional de-

escalation space, and a larger waiting room. Next, Lance presented the project scope for the 8th and 9th floor finish out of the WISH building, which aims to add 112 new Med surge beds. The kickoff design development will occur in the first quarter of 2025. Lastly, Lance presented the lab consolidation project, which, upon its completion, will consolidate all lab functions into the logistics building on Parkland's campus.

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. Ramon Miguez motioned for approval. Todd Furniss seconded. The motion carried unanimously.

VI. Executive Session

At 11:46 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. Consideration and Appropriate Action Regarding the Purchase and Sale Agreement between Dallas County Hospital District and Dallas College

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

At 12:01 p.m., the Board moved back into Open Session.

VII. Adjourn

With no further business to discuss, the Committee Chair adjourned the meeting at 12:01 p.m.

SO RECORDED:

MINUTES
Dallas County Hospital District Board of Managers

Facilities Committee
April 16, 2025

Vincent L Hall
Vincent L Hall (Jun 3, 2025 14:43 CDT)

Vincent Hall
Committee Chair

Steven Roth (Jun 1, 2025 10:53 CDT)

Steven Roth, JD, MPH
Assistant Secretary

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