Parkland

Facilities Committee Agenda

Committee Members

Chair: Vincent Hall
Eric G. Bing, MD, PhD
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, January 14th, 2026, at 11:30 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: **2312 555 2150**; 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 FY26 Facilities Projects		20	Lance Mendiola
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			

	PAGE	TIME (MIN)	PRESENTER(S)

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**

C. Consideration and Appropriate Action Regarding Contracts over $200,000 — 10 — Chair

(See Attached List of Contracts)

IV. Executive Session

Tex. Gov't Code §§ 551.072, 551.071

A. Report and Discussion Regarding Potential Purchase and Sale of Property — 10 — Edmundo Castenada

B. Consultation with Attorney Regarding Requirements Related to Committee Oversight of Minority and Women-Owned Business Enterprises (MWBE) in Facilities Projects — 10 — Brad Nitschke, JD

V. Action Items

A. Committee May Review and Take Appropriate Action on Any Agenda Item(s) Above — Chair

VI. Adjourn — Chair

Item	Contract Type	Service or Product	Supplier	Contract Term	Current Contract Approval Amount Request	New Approved Contract Value	Selection Method	Budgeted?	Business Owner / Dept.
									January 28, 2026
C2	Capital	Mod # 1 Big OK Paper Parking Lot Improvements.	Gilbert May, Inc. d/b/a Phillips May Corporation	4/24/2024-7/15/2026	$320,160	$4,313,463	Non-Sole Source Modification	Yes	Paul Woodard/Parkland Design and Construction
C3	Expense: Court Approval	Mod # 3 Amendment to Lease Agreement – DHA Lakewest Clinic	Housing Authority of Dallas	1/2/2017-1/1/2031	$254,794	$742,554	Sole Source Modification	Yes, for the current fiscal year. Additional years costs will be budgeted in the appropriate fiscal year budgets.	Beall Carothers/Planning Design & Construction

MWBE Report

MWBE Report

For all PDC projects active in FY26

Construction:

- Goal = 30%
- Actual = 37.44%

Construction Contracts over $200K:

- Total commitment of all contracts over $200K = $79,378,217
- Total commitment of M/WBE Participation = $29,636,178 (37.34%)
  - Woman Owned = $8,402,790 (10.59%)
  - Asian = $1,166,353 (1.47%)
  - African American = $8,997,260 (11.33%)
  - Hispanic = $7,470,996 (9.41%)
  - Native American = $2,857,268 (3.60%)
  - TBD = $741,511 (0.93%)

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

- Total paid of all contracts over $200K = $19,172,315
- Total paid to M/WBE vendors = $3,611,834 (18.84%)
  - Woman Owned = $1,117,686 (5.83%)
  - Asian = $45,084 (0.24%)
  - African American = $503,792 (2.63%)
  - Hispanic = $989,338 (5.16%)
  - Native American = $955,934 (4.99%)

MWBE Report

For all PDC projects active in FY26

Professional Services:

- Goal = 25%
- Prof. Services Actual = 38.43%

Prof. Service Contracts over $200K:

- Total commitment of all contracts over $200K = $3,077,422
- Total commitment of M/WBE Participation = $1,310,350 (42.58%)
  - Woman Owned = $288,218 (9.37%)
  - Asian = $0 (0.00%)
  - African American = $20,320 (0.66%)
  - Hispanic = $742,662 (24.13%)
  - Native American = $259,150 (8.42%)

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

- Total paid of all contracts over $200K = $2,493,582
- Total paid to M/WBE vendors = $1,102,131 (44.20%)
  - Woman Owned = $242,413 (9.72%)
  - Asian = $0 (0.00%)
  - African American = $20,319 (0.81%)
  - Hispanic = $616,249 (24.71%)
  - Native American = $223,150 (8.95%)

MWBE Report

For all PDC projects active in FY26

Goods/Equipment:

- Goal = 25%
- Actual = 9.04%

Goods/Equipment over $200K:

- Total commitment of all contracts over $200K = $5,344,815
- Total commitment of M/WBE Participation = $0 (0.00%)
  - Woman Owned = $0 (0.00%)
  - Asian = $0 (0.00%)
  - African American = $0 (0.00%)
  - Hispanic = $0 (0.00%)
  - Native American = $0 (0.00%)

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

- Total paid of all contracts over $200K = $1,995,106
- Total paid to M/WBE vendors = $0 (0.00%)
  - Woman Owned = $0 (0.00%)
  - Asian = $0 (0.00%)
  - African American = $0 (0.00%)
  - Hispanic = $0 (0.00%)
  - Native American = $0 (0.00%)

FY26 Projects

Parkland

FY26 Projects

Project Name	Status	MWBE %	Budget
Richland Clinic	• **Team met with City of Dallas permit Q-Team on December 10th** • **All comments returned by December 31st** • **Awaiting 3 party agreement from HJ Russell** • **Anticipated substantial completion June 2027**	Architect: Corgan & Associates (34%) Contractor: H.J. Russell + Post L Joint Venture (52%)	$31,337,800
Parkland Campus Demolition OK Paper Warehouse	• **Parking lot construction in progress (10% completion)** • **$320K change order submitted for board consideration in January** • **Expected 764 parking spaces, June 2026 project completion**	Architect: HED/VAI (27%) Contractor (Demo): GCC (100%) Contractor (Parking Lot): Phillips/May (81%)	$5,782,004
Parkland Campus Flexible Sigmoidoscopy Room Buildout and Equipment	• **Substantial completion December 2025** • **Minor punch list items outstanding**	Architect: HED/VAI (38%) Contractor: CMC Development (68%)	$750,144
Parkland Hospital ACH 8th and 9th Floor Shell Buildout	• **Construction in progress (50% completion)** • **Interior finish-out of 8th and 9th floor underway** • **Interim state inspection scheduled for 1/7/2026** • **9th floor substantial completion scheduled for March 2026** • **8th floor substantial completion scheduled for July 2026**	Architect/Contractor: Beck/AO (30% commitment)	$54,383,500
Parkland Hospital Emergency Department Triage Expansion	• **Construction contract approved at October 2025 board** • **Notice to Proceed issued December 2025** • **Permit issued in December** • **Construction commencement in January 2026** • **Anticipate June 2026 substantial completion**	Architect: Hoefer-Welker (33%) Contractor: GC Legacy (35%)	$1,909,300
Garland Health Center Garland Phase III Specialty and Optometry Expansion	• **Substantial completion December 2025** • **Punchlist underway**	Architect: SmithGroup (26%) Contractor: CMC Development (90%)	$555,738
Parkland Hospital Interventional Radiology Expansion Rooms 5 & 6	• **Phase 1 construction in progress (88% completion)** • **Anticipate phase 1 substantial completion in February 2026** • **Phase 2 (IRs 5 & 6) is currently in design (SD 100% completion)** • **Internal review for $9.6M total project budget validation**	Architect: Hoefer-Welker (37%) Contractor Ph 1: Team North Texas (15%) Contractor Ph 2: TBD	$3,065,400
Parkland Hospital Lab Consolidation	• **Construction in progress (50% completion)** • **Installation of new lab equipment is 90% complete** • **Exterior work (air handling units & mechanical penthouse) is underway** • **Anticipated completion 2nd Quarter 2026** • **Removed equipment scope impacted M/WBE participation**	Architect: Page Southerland (61%) Contractor: Swinerton (15.95%)	$17,607,000

FY26 Projects Continued

Project Name	Status	MWBE %	Budget
Irving Health Center COPC Renovation Irving Optometry Lane Expansion	• **Substantial completion end of December 2025** • **Activation in January 2026** • **First patient in early February 2026**	Architect/Contractor: SmithGroup / Batson-Cook Texas (29%)	$1,388,022
Garland Medical Plaza III Garland Plaza III Third Floor ARC and Podiatry Improvement	• **Lease approved by the Board in August 2025** • **Anticipate construction commencement in January 2026** • **Cabling and access control to align with construction** • **Anticipate substantial completion May 2026**	Architect: Landlord Contractor: Landlord	$972,009
Parkland Hospital Cardiac EP Lab Shell Buildout	• **Architect selected, contract in legal review** • **Anticipate executed design contract in January 2026**	Architect: TBD Contractor: TBD	$4,400,000
Parkland Campus Pediatric Behavioral Health Center Renovation	• **Architectural contract executed** • **Anticipate Notice to Proceed and design kick off in January 2026**	Architect: HKS (30%) Contractor: TBD	$2,045,100
Parkland Campus Redfield Parking Lot Improvements	• **Civil engineer selected, contract in legal review** • **Anticipate executed design contract in January 2026** • **Anticipate Notice to Proceed and design kick off in February 2026**	Architect: TBD Contractor: TBD	$562,800
Parkland Campus Butler Street Childcare Center Playground	• **Design/Build contractor selected, contract in legal review** • **Anticipate executed design contract in January 2026** • **Anticipate design kick off in February 2026**	Architect/Contractor: TBD	$199,900
Inland Port Clinic	• **Capital funding for architectural services approved** • **Land purchase contract executed in December 2025** • **Request for architectural qualifications due 1/14/2026** • **Anticipate recommendation of selected architect in Q1 of 2026**	Architect: TBD Contractor: TBD	$4,750,000
Southeast Medical Center	• **Request for architectural qualifications issued in December 2025** • **Request for architectural qualifications due 1/9/2026** • **Anticipate recommendation of selected architect in Q1 of 2026**	Architect: TBD Contractor: TBD	$75,615,953

Richland Clinic

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 $12,170,254 (50%)
- African American $6,641,894
- Asian $557,625
- Hispanic $3,332,465
- Native American $252,250
- Woman Owned $1,386,020

Key Events and Dates

- Team met with City of Dallas permit Q-Team on December 10th
- All comments returned by December 31st
- Awaiting 3 party agreement from HJ Russell
- Anticipated substantial completion June 2027

Project Budget

- Project budget - $31,337,800

	Budget	Cost To Date
Owner's Consultants	$460,000	$107,388
Design	$2,749,400	$1,096,146
Construction	$22,551,400	$0
Major Equipment	$2,474,076	$0
FF&E	$976,090	$0
IT	$1,214,034	$0
Owner's Contingency	$912,800	$0
Totals	$31,337,800	$1,203,535

Project Directory

- Project Manager: Paul Woodard
- Procurement: Construction Manager at Risk (CMAR)
- Architect: Corgan Associates, Inc.
- Contractor: HJ Russell + Post L Joint Venture

Parkland Campus
Demolition of OK Paper Warehouse

Project Scope

- Demolition of the Big OK Paper building and prepping site for construction of 764 parking spaces.

Project Images

MWBE Update

- Total Commitments $4,189,469 (81%)
- African American $175,869
- Asian $530,000
- Hispanic $1,933,185
- Native American $6,900
- Woman Owned $1,543,515

Key Events and Dates

- Parking lot construction in progress (10% completion)
- $320K change order submitted for board consideration in January
- Expected 764 parking spaces, June 2026 project completion

Project Budget

- Project budget - $5,782,004

	Budget	Cost To Date
Owner's Consultants	$7,650	$4,450
Design	$303,800	$267,935
Construction	$5,122,554	$866,251
Major Equipment	$0	$0
FF&E	$0	$0
IT	$8,000	$0
Owner's Contingency	$340,000	$0
Totals	$5,782,004	$1,138,636

Project Directory

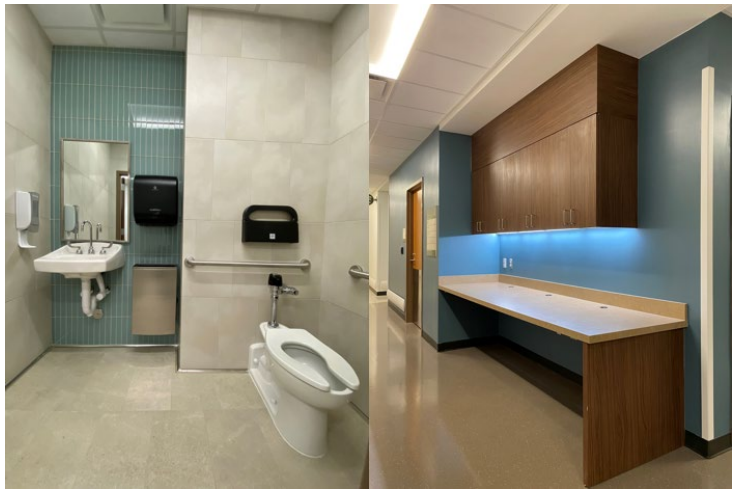
- Project Manager: Paul Woodard
- Procurement: Design – Bid – Build
- Architect: HED Architects
- Contractor 1: GCC (Demolition)
- Contractor 2: Phillips-May (Surface Parking)

Parkland Campus
Flexible Sigmoidoscopy Room Buildout and Equipment

Project Scope

- Flexible sigmoidoscopy is a procedure intended to screen colorectal cancer patients (our second largest cancer patient population) in the outpatient setting.
- The procedure will also be used to ensure that chemotherapy is effective post treatment.

Project Images



MWBE Update
- Total Commitments $193,810 (61%)
- African American $91,183
- Asian $2,595
- Hispanic $5,665
- Native American $13,150
- Woman Owned $81,217

Key Events and Dates

- Substantial completion December 2025
- Minor punch list items outstanding

Project Budget

- Project budget - $750,144

	Budget	Cost To Date
Owner's Consultants	$3,000	$0
Design	$64,325	$67,125
Construction	$275,000	$225,886
Major Equipment	$402,000	$165,560
FF&E	$0	$3,039
IT	$0	$0
Owner's Contingency	$5,819	$0
Totals	$750,144	$461,610

Project Directory

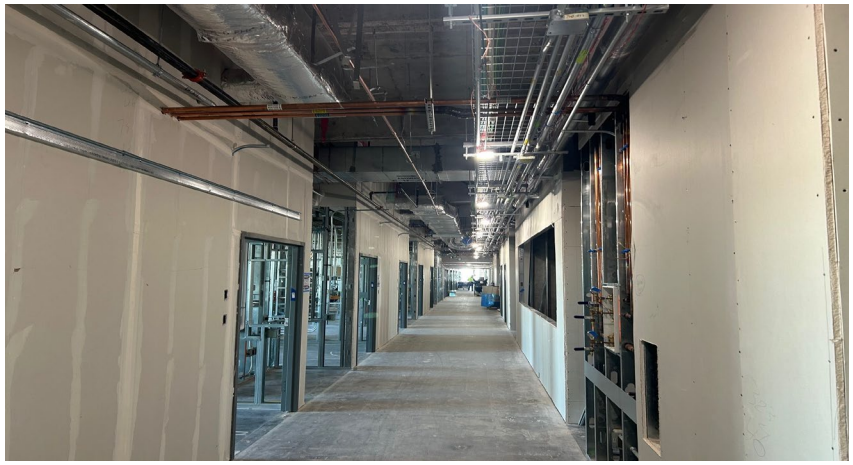
- Project Manager: Paul Woodard
- Procurement: Design – Bid – Build
- Architect: HED Architects
- Contractor: CMC Development

Parkland Hospital
Level 8 & 9th Floor Shell Buildout

Project Scope

- This project adds 112 new med surg beds (80 semi-private beds and 32 private beds).
- Our goal is to have first patient day on the 9th floor (56 beds) by June 1, 2026, just in time for the World Cup.

Project Images



MWBE Update
- Total Commitments $10,828,999 (30%)
- African American $1,505,250
- Asian $108,985
- Hispanic $2,166,687
- Native American $2,802,368
- Woman Owned $3,815,318
- TBD = $430,391

Note: Beck-AO Buyouts in Process

Key Events and Dates

- Construction in progress (50% completion)
- Interior finish-out of 8th and 9th floor underway
- Interim state inspection scheduled for 1/7/2026
- 9th floor substantial completion scheduled for March 2026
- 8th floor substantial completion scheduled for July 2026

Project Budget

- Project budget - $54,383,500

	Budget	Cost To Date
Owner's Consultants	$2,885,319	$11,843
Design	$5,433,386	$0
Construction	$33,555,094	$10,532,823
Major Equipment	$2,836,079	$430,853
FF&E	$4,225,708	$0
IT	$2,822,279	$46,513
Owner's Contingency	$2,625,635	$0
Totals	$54,383,500	$11,022,032

Project Directory

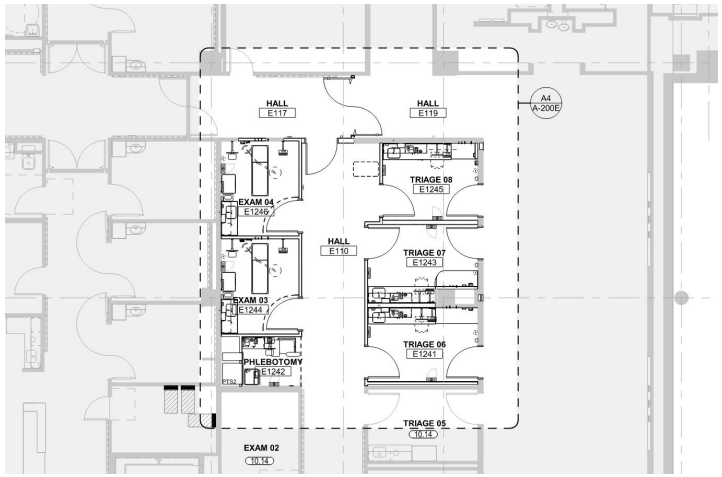
- Project Manager: Marc Leediker AIA
- Procurement: Design/Build
- Architect: Beck Architecture
- Contractor: Beck-AO Joint Venture

Parkland Hospital
Emergency Department Triage Expansion

Project Scope

- Emergency Department 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

Project Images



MWBE Update

- Total Commitments $479,300 (35%)
- African American $320,000
- Asian $0
- Hispanic $159,300
- Native American $0
- Woman Owned $0

Key Events and Dates

- Construction contract approved at October 2025 board
- Notice to Proceed issued December 2025
- Permit issued in December
- Construction commencement in January 2026
- Anticipate June 2026 substantial completion

Project Budget

- Project budget - $1,909,300

	Budget	Cost To Date
Owner's Consultants	$25,000	$0
Design	$194,000	$128,398
Construction	$1,418,600	$0
Major Equipment	$113,700	$0
FF&E	$78,000	$0
IT	$80,000	$0
Owner's Contingency	$0	$0
Totals	$1,909,300	$128,398

Project Directory

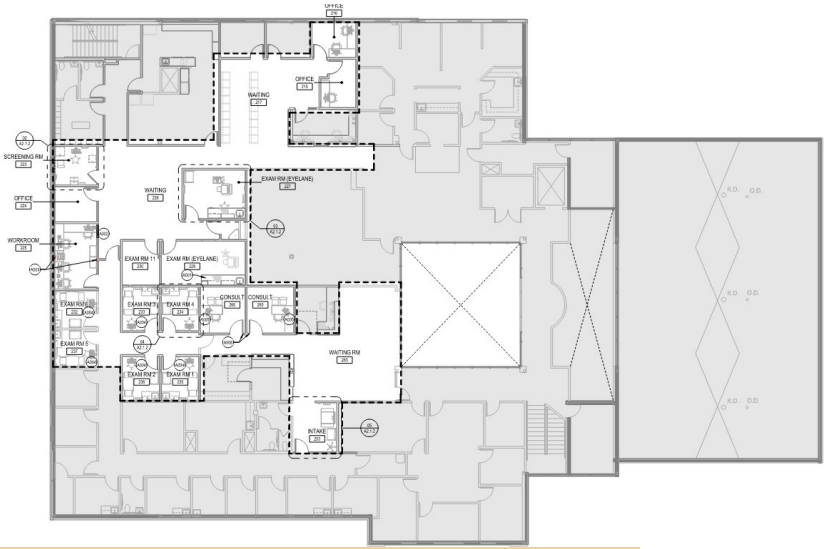
- Project Manager: Paul Woodard
- Procurement: Design – Bid – Build
- Architect: Hoefer-Welker
- Contractor: GC Legacy Construction

Garland Health Center
Phase III Specialty and Optometry Expansion

Project Scope

- Construct additional eye lane
- Add workroom and reconfigure exam rooms for specialty in the community
- Update finishes in the waiting areas and offices

Project Images



MWBE Update

- Total Commitments $264,388 (81%)
- African American $134,139
- Asian $0
- Hispanic $107,549
- Native American $0
- Woman Owned $22,700

Key Events and Dates

- Substantial completion December 2025
- Punchlist underway

Project Budget

- Project budget - $555,738

	Budget	Cost To Date
Owner's Consultants	$2,100	$0
Design	$45,000	$0
Construction	$280,000	$129,148
Major Equipment	$70,000	$23,191
FF&E	$42,000	$0
IT	$53,000	$0
Owner's Contingency	$63,638	$0
Totals	$555,738	$152,339

Project Directory

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

Parkland Hospital
Interventional Radiology Expansion
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
- Texas Department of Health requires improvements for patient flow from prep to procedure to recovery

Project Images

MWBE Update

- Total Commitments $152,300 (30%)
- African American $0
- Asian $0
- Hispanic $152,300
- Native American $0
- Woman Owned $0

Key Events and Dates

- Phase 1 construction in progress (88% completion)
- Anticipate phase 1 substantial completion in February 2026
- Phase 2 (IRs 5 & 6) is currently in design (SD 100% completion)
- Internal review for $9.6M total project budget validation

Project Budget

- Phase 2 project budget currently approved - $3,065,400

	Budget	Cost To Date
Owner's Consultants	$0	$68,954
Design	$361,900	$226,910
Construction	$138,100	$135,863
Major Equipment	$2,565,400	$0
FF&E	$0	$0
IT	$0	$0
Owner's Contingency	$0	$0
Totals	$3,065,400	$431,727

Project Directory

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

Parkland Hospital
Lab Consolidation Project

Project Scope

- The New Parkland Hospital opened with a rapid response lab (RRL) located on the 2nd floor of the Acute Care Hospital.
- Upon completion, this 7 phase project will consolidate all lab functions into the Logistics Building

Project Images

MWBE Update

- Total Commitments $2,271,033 (16%)
- African American $0
- Asian $0
- Hispanic $510,768
- Native American $0
- Woman Owned $1,449,145
- TBD = $311,120 (Swinerton)

Key Events and Dates

- Construction in progress (50% completion)
- Installation of new lab equipment is 90% complete
- Exterior work (air handling units & mechanical penthouse) is underway
- Anticipated completion 2nd Quarter 2026
- Removed equipment scope impacted M/WBE participation

Project Budget

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

	Budget	Cost To Date
Owner's Consultants	$85,022	$16,390
Design	$387,936	$281,847
Construction	$12,472,500	$6,300,347
Major Equipment	$3,621,358	$1,747,255
FF&E	$127,000	$0
IT	$502,000	$383,647
Owner's Contingency	$411,184	$0
Totals	$17,607,000	$8,729,486

Project Directory

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

Consideration and Appropriate Action Regarding Contracts over $200,000

Board Approval Request For Modification to Contract or Funding

BOM Date: January 28, 2026	**Modification:** Mod # 3 Amendment to Lease Agreement – DHA Lakewest Clinic	
Business Owner: Beall Carothers	**Business Owner Dept:** Planning Design & Construction	**Contract Number:** POCRE-18483.3
Vendor/Supplier: Housing Authority of Dallas **Basis of Original Contract Award** Real Estate – Exemption **Basis of this Modification** Sole Source Modification	BOM Approved Contract Total (10/27/2020): OR, if has not been to the board, Current Contract Amount:	$487,760
	Actions Totaling < $100,000 Amount: Amount: Amount:	$0 $0 $0
Revenue, Expense or Capital: Expense: Court Approval	Modification that increases contract value to $100,000 more than BOM Approved Contract Total Modification # 3 Amount:	$254,794
Original Start Date: 1/2/2017 **Current Expiration:** 1/1/2026 **Mod Start Date:** 1/2/2026 **Expiration after this Mod:** 1/1/2031	New Contract Amount:	$742,554

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?	No

Financial

Is Funding included in the applicable FY Budget?	Yes, for the current fiscal year.
FTE Impact:	Additional years costs will be budgeted in the appropriate fiscal year budgets. None

Diversity

Current M/WBE Participation?	0%
M/WBE Race/Ethnicity?	N/A
M/WBE Gender?	N/A

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

DALLAS COUNTY HOSPITAL DISTRICT
PARKLAND HEALTH BOARD BRIEFING DOCUMENT

Parkland

SUBJECT: Mod # 3 Amendment to Lease Agreement – DHA Lakewest Clinic

VENDOR: Housing Authority of Dallas

COST:

BOM Approved Contract Total (10/27/2020): OR, if has not been to the board, Current Contract Amount:	$487,760
Action:	$0
Action:	$0
Action:	$0
Modification # 3:	+ $254,794
Total:	$742,554

Recommendation
Approve this contract modification to Amendment to Lease Agreement – DHA Lakewest Clinic.

Background
Parkland's lease with Housing Authority of Dallas (DHA) dates to January 2002. This Lease Amendment is a continuation of previous agreements.

Fair and Reasonable Price Determination
A search of the commercial real estate database, Costar - a commercial real estate database - indicates Parkland is receiving a fair market rental rate for comparable medical office space in the submarket.

Financial Forecast

Current Contract Amount	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total
$487,760	$38,219	$50,958	$50,958	$50,958	$50,958	$12,739	$254,794

Sole Source Justification
N/A – Real Estate Exemption

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

Board Approval Request For Modification to Contract or Funding

BOM Date: February 25, 2026	**Modification:** Mod # 11 Eleventh Amendment to Lease Agreement	
Business Owner: Beall Carothers	**Business Owner Dept:** Planning Design & Construction	**Contract Number:** POCRE-19173.11
Vendor/Supplier: The Board of Regents of the University of Texas System for the use and benefit of the University of Texas Southwestern Medical Center at Dallas **Basis of Original Contract Award** Real Estate – Exemption **Basis of this Modification** Sole Source Modification	BOM Approved Contract Total (3-30-2021):OR, if has not been to the board, Current Contract Amount:	$1,106,330.00
	Actions Totaling < $100,000 Amount: Amount: Amount:	$0 $0 $0
Revenue, Expense or Capital: Revenue: Court Approval	Modification that increases contract value to $100,000 more than BOM Approved Contract Total Modification # 11 Amount:	$21,502.15
Original Start Date: 4/1/2008 **Current Expiration:** 3/31/2026 **Mod Start Date:** 4/1/2026 **Expiration after this Mod:** 3/31/2031	New Contract Amount:	$1,127,832.15

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?	No

Financial

Is Funding included in the applicable FY Budget?	Yes, for the current fiscal year.
FTE Impact:	Additional years costs will be budgeted in the appropriate fiscal year budgets. None

Diversity

Current M/WBE Participation?	0%
M/WBE Race/Ethnicity?	N/A
M/WBE Gender?	N/A

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

DALLAS COUNTY HOSPITAL DISTRICT
PARKLAND HEALTH BOARD BRIEFING DOCUMENT

Parkland

SUBJECT: Mod # 11 Eleventh Amendment to Lease Agreement

VENDOR: The Board of Regents of the University of Texas System for the use and benefit of the University of Texas Southwestern Medical Center at Dallas

COST:

BOM Approved Contract Total (3-30-2021):OR, if has not been to the board, Current Contract Amount:	$1,106,330.00
Action:	$0
Action:	$0
Action:	$0
Modification # 11:	+ $21,502.15
Total:	$1,127,832.15

Recommendation
Approve this contract modification to Eleventh Amendment to Lease Agreement.

Background
UT Southwestern has operated a HIV Research Clinic at Parkland since April 2008. In June 2021, the clinic moved from the Amelia Court Building at the former Parkland campus to the Moody Outpatient Center ("MOC"). This lease amendment continues the lease relationship for the term of April 1, 2026 to March 31, 2031.

Either party may terminate the lease with 90 days written notice to the other party.

Fair and Reasonable Price Determination
Not applicable – real estate exemption. However, rental rates were confirmed through search of comparable properties through Costar (Commercial Real Estate database).

Financial Forecast

Current Contract Amount	FY2026	FY2027	FY2028	FY2029
$1,106,330.00	($114,016.87)	$29,099.18	$29,679.23	$30,272.17

FY2030	FY2031	Total
$30,878	$15,590.46	$1,127,832.15

As per the terms of the lease amendment, in FY 2026, Parkland will reimburse UTSW in the amount of $128,421.44 which represents rental amounts that were overcharged by Parkland to UTSW for the period of 6-15-2022 to 3-31-2025. The overcharged amount is the result of the premises in Moody building being mis-measured by Beck in 2022. In early 2022, Beck provided the UTSW lease space square footage of 1,573 square feet but actual measurement for the suite is 1,289 square feet. The difference is a 284 square foot discrepancy. Rental rate for the period of 6-15-22 to 3-31-25 (1,386 days total) is $21.50 per square foot. At a daily rental rate of $92.66 for 1,386 days, the resulting math is $128,421.44. Per the lease amendment, Parkland agrees to issue a check to UTSW within thirty (30) days from March 31, 2026.

Sole Source Justification
Not applicable – real estate exemption

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

Board Approval Request
For Modification to Contract or Funding

BOM Date: January 28, 2026	**Modification:** Mod # 1 Big OK Paper Parking Lot Improvements.	
Business Owner: Paul Woodard	**Business Owner Dept:** Parkland Design and Construction	**Contract Number:** POCRE-19095
Vendor/Supplier: Gilbert May, Inc. d/b/a Phillips May Corporation **Basis of Original Contract Award** Request for Proposals (Best Value) **Basis of this Modification** Non-Sole Source Modification	BOM Approved Contract Total (04/24/2024): Actions Totaling < $100,000 Amount: Amount: Amount:	$3,994,303
Revenue, Expense or Capital: Capital	Modification that increases contract value to $100,000 more than BOM Approved Contract Total Modification # 1 Amount:	$320,160
Original Start Date: 4/24/2024 **Current Expiration:** 1/1/2024 **Mod Start Date:** 1/29/2026 **Expiration after this Mod:** 7/15/2026	New Contract Amount:	$4,313,463

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?	80%
M/WBE Race/Ethnicity?	See Chart
M/WBE Gender?	See Chart

Submitted By (Division VP): Pam Bryant, Senior Vice President, Chief Supply Chain Officer

DALLAS COUNTY HOSPITAL DISTRICT
PARKLAND HEALTH BOARD BRIEFING DOCUMENT

Parkland

SUBJECT: Mod # 1 Big OK Paper Parking Lot Improvements.

VENDOR: Gilbert May, Inc. d/b/a Phillips May Corporation

COST:

BOM Approved Contract Total (04/24/2024):	$3,994,303
Action:	
Action:	
Action:	
Modification # 1:	+ $320,160
Total:	$4,313,463

Recommendation
Approve this contract modification to Big OK Paper Parking Lot Improvements..

Background
This modification includes the components Parkland Change Order #001 and #002. Parkland Change Order #001 includes the value of construction cost escalation which occurred during the 18-month construction permit period. Parkland Change Order #002 includes project scope revisions required by the City of Dallas to improve the concrete drive apron thickness design and to enhance existing electrical illumination along Butler Street.

M/WBE Participation

Subcontractors Services M/WBE-Totals			
Ethnicity	**Gender**	**MWBE $**	**MWBE %**
Asian	Male	$534,000	12
Hispanic	Male	$1,255,028	29
	Female	$1,664,435	39
Total		$3,453,463	80%

Fair and Reasonable Price Determination
A fair and reasonable price was determined through adequate competition for the original Task Order. The change order costs have been reviewed by the Facilities team, and a fair and reasonable price was confirmed based on historical pricing for similar construction projects and the District's internal estimates. Based on Parkland's internal knowledge, and assessment of the costs, they are in line with the market.

Financial Forecast

Current Contract Amount	FY2026	Total
$3,994,303	$320,160	$4,313,463

Document Contact/Author:	Kimberly Bell

Report and Discussion Regarding Potential Purchase and Sale of Property

Consultation with Attorney Regarding Requirements Related to Committee Oversight of Minority and Women-Owned Business Enterprises (MWBE) in Facilities Projects

Thank You

Appendix

Information Only

Parkland