Minutes of the Facilities Committee Development meeting of the Board of Managers of the Dallas County Hospital District, held Wednesday, January 14, 2026, 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 11:31 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: Marjorie Petty, JD and Elizabeth Palacios

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

Beall Carothers, Director of Planning, Development & Construction
Bennie Miller, Mgr., Supplier Diversity
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
Kareem Abdelfattah, ACMO
Lance Mendiola, VP Construction Facilities & Real Estate
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

Other attendees:
Kristen Harrison - SmithGroup

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

Benne Miller 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 FY26 Facilities Projects

Lance Mendiola presented the FY26 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 Mendiola reported progress across multiple capital projects, beginning with the Richland Clinic, where permit reviews are underway with the City of Dallas and site preparation is expected to begin soon. He noted plans for a community and donor event once construction is ready to proceed. The OK Paper demolition and parking lot work are 10–15% complete, with added costs tied to delays and city requirements. Several clinical buildouts—including flexible sigmoidoscopy, Level 8–9 expansions, emergency triage, and optometry—are progressing on schedule. He also detailed ongoing interventional radiology expansion efforts, validated budgets, and anticipated completions aligned with operational needs.

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 12:04 p.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.

A. Report and Discussion Regarding Potential Purchase and Sale of Property

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

At 12:20 p.m., the Board moved back into Open Session.

VII. Adjourn

With no further business to discuss, the Committee Chair adjourned the meeting at 12:20 p.m.

SO RECORDED:

Vincent Hall
Vincent Hall (Mar 16, 2026 12:30:20 CDT)
Vincent Hall
Committee Chair

Brad Nitschke
Brad Nitschke (Mar 4, 2026 12:58:30 CST)
Brad Nitschke, JD
Assistant Secretary

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