Parkland

Facilities Committee Agenda

Committee Members
Don O'Bannon, Esq. - Chair
Todd Furniss, JD

Agenda for the ***Facilities Committee*** meeting of the Dallas County Hospital District is scheduled for ***Wednesday, January 11, 2023, at 9:30 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: 2624 043 0339; 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.	**Declare a Quorum Present/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			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.	Multiple Award Task Order Contract (MATOC) Strategy Update	*5*	10 min	Pam Bryant
B.	Facilities Minority and Women-Owned Business Enterprises (MWBE) Report	*7*	15 min	Guy Toliver
C.	Planning Design & Construction (PD&C) Project Horizon	*10*	5 min	John Raish
D.	Chase Relocation to Moody 6th Floor	*12*	2 min	John Raish
E.	Chase Admin Relocation to Stemmons	*15*	2 min	John Raish
F.	OK Paper Warehouse Demolition	*18*	2 min	John Raish
G.	Tex Oak Avenue Renaming Update	*20*	2 min	Edmundo Castañeda
H.	Garland COPC Lease Renewal	*22*	2 min	John Raish
I.	Workforce Development Initiatives	*24*	10 min	Chair
IV.	**Executive Session** *Tex. Gov't Code §§551.072, §§551.085*			
A.	Former Campus Demolition Update	*27*	5 min	Edmundo Castañeda
B.	Vickery Replacement Update	*28*	5 min	Edmundo Castañeda
V.	**Action Items**			

	PAGE	TIME (MIN)	PRESENTER(S)
A. Committee May Take Action on Any Agenda Item(s) Above			
VI. Adjourn			Chair

Parkland Health

Board of Managers

Facility Committee Update

January 2023

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Agenda

- MATOC Strategy Update
- MWBE Report
- PD&C Project Horizon
  - Moody 6th Floor Clinic Moves
  - Chase Admin Move to Stemmons
  - OK Paper Warehouse Demolition
  - Tex Oak Avenue Renaming Update
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- Workforce Development Initiatives
- Executive Session

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MATOC Strategy Update

- **Outside counsel has been retained to review/assess the new criteria of the program.**
- **Per the procurement manual as it relates to the bond requirement in our solicitations:**
  - Bonds are required if the contracting officer deems them advisable to protect the District interest (Purchasing manual 3-105)
  - Performance bonds required for any construction contract in excess of $100K (Purchasing manual 5-302)
  - Payment bonds required for any construction contract in excess of $25K (Purchasing manual 5-303)
  - Performance and Payment bonds are generally issued together after contract award.

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MWBE Report

For all PDC projects active in FY22

Construction:

- Goal = 30%
- Actual = 49.03%

Construction Contracts over $200K:

- Total commitment of all contracts over $200K = $18,561,384
- Total commitment of M/WBE Participation = $9,028,562 (48.64%)
  - Woman Owned = $2,156,488 (11.62%)
  - Asian = $0 (0.00%)
  - African American = $875,575 (4.72%)
  - Hispanic = $5,697,499 (30.70%)
  - Native American = $299,000 (1.61%)

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

- Total paid of all contracts over $200K = $8,933,952
- Total paid to M/WBE vendors = $4,414,430 (49.41%)
  - Woman Owned = $1,060,637 (11.87%)
  - Asian = $0 (0.00%)
  - African American = $656,573 (7.35%)
  - Hispanic = $2,602,266 (29.13%)
  - Native American = $94,954 (1.06%)

Note: Redbird (CV Roman) & Family Medicine No Longer Included

MWBE Report

For all PDC projects active in FY22

Professional Services:

- Goal = 25%
- Prof. Services Actual = 37.38%

Goods/Equipment:

- Goal = 25%
- Goods/Equipment Actual = 20.26%

Prof. Service Contracts over $200K:

- Total commitment of all contracts over $200K = $2,083,215
- Total commitment of M/WBE Participation = $720,317 (34.58%)
  - Woman Owned = $229,046 (10.99%)
  - Asian = $0 (0.00%)
  - African American = $115,623 (5.55%)
  - Hispanic = $359,748 (17.27%)
  - Native American = $15,900 (0.76%)

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

- Total paid of all contracts over $200K = $1,089,604
- Total paid to M/WBE vendors = $486,025 (44.61%)
  - Woman Owned = $104,482 (9.59%)
  - Asian = $0 (0.00%)
  - African American = $144,325 (13.25%)
  - Hispanic = $235,718 (21.63%)
  - Native American = $1,500 (0.14%)

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PD&C Project Horizon FY23

PD&C FY23 Project Listing

CURRENT PROJECT	Est. Project Commencement
Old Campus Demolition	Make Ready Underway
Psychiatry, PPCC & Maple WISH Clinic Moves from Chase Building to 6th Floor Moody	Underway
Renovation of Garland COPC / Garland COPC & Lighting Update	Underway
JFK Park	Underway
Supply Chain Store Room Expansion & MRD Breakroom	Underway
15th Floor ICU Bed Conversion	4th qtr 22
Office Space Move from Chase to Stemmons - Buildout	Underway
HOMES Relocation to Tex Oak	Rebidding to market
FUTURE PROJECTS	**Est. Procurement**
Additional of a 5th Ultrasound Room	1st qtr 23
Mommies In Need Expansion	1st qtr 23
OK Paper Warehouse Demolition & Surface Parking	Demo 4th qtr 22 Parking 1st qtr 23
Vickery Clinic Replacement	2nd qtr 23 - A&E Services
ASC Sports Medicine and Rehab	1st qtr 23 - A&E Services
Tex Oak Warehouse Roof Replacement	1st qtr 23
Hospital at Home Buildout	1st qtr 23 A&E Services
OR 6 Hybrid Endovascular Room	1st qtr 23 A&E Services
ED Psych Intake	1st qtr 23 A&E Services

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Moody 6th Floor Clinic Moves

PPCC & Maple WISH Project Directory

- Project Manager: Laura Adair
- Business Owner (PPCC): James Perez
- Business Owner (WISH): Marjorie Quint-Bouzid
- Architect: Smith Group
- Contractor: McGough

Key Events and Dates

- February 2023 – Substantial completion for BH
- March 2023 – Go live Behavioral Health
- April 2023 – Substantial Completion for Women's/PPCC
- May 2023 – Go Live for Women's/Peds

Behavioral Health Project Directory

User Lead: Minnie Mathew
PDC Project Manager: Lorrie Adair
A&E: GSR Andrade
Contractor: McGough

Project Budget

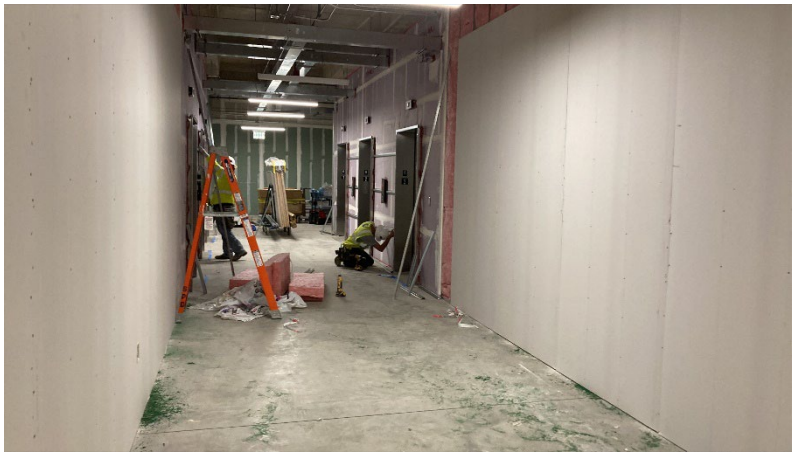
	Budget	Commitments	Cost To Date
Owners Consultants	$20,368.00	$0.00	$0.00
Construction Cost	$11,343,900.00	$10,065,099.00	$1,109,691.00
A/E Fees	$969,532.00	$902,816.00	$719,165.00
Major Equipment	$906,525.00	$677,204.00	$328,368.00
FF&E	$670,000.00	$436,652.00	$9,441.00
IT	$2,168,275.00	$64,731.01	$55,042.46
Owners Contingency	$324,400.00	$0.00	$0.00
Totals	**$16,403,000.00**	**$12,146,502.01**	**$2,221,707.46**

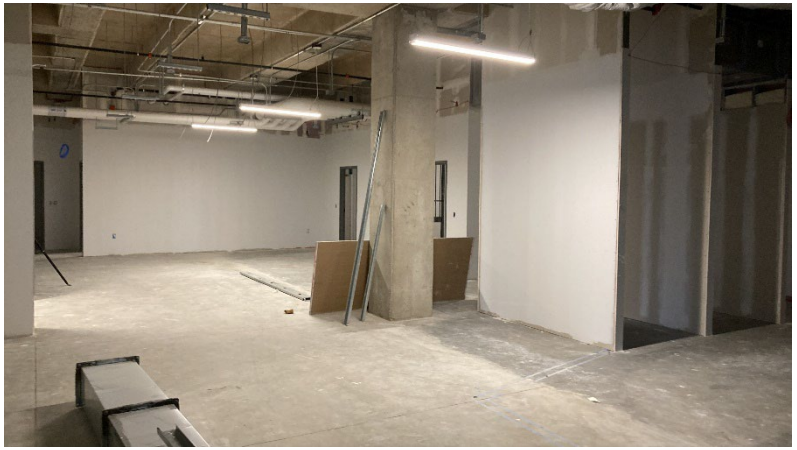
MWBE Update

- Total Commitments = $5,423,807 (49.51%)
- Woman = $1,382,018
- African American = $190,343
- Hispanic = $3,851,446

Moody 6th Floor Clinic Moves

Construction photos





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Chase Admin
Move to Stemmons

Schedule – Key Events and Dates

- January 2023 – Substantial completion
- March 2023 – Go live – all departments

Project Budget

	Budget	Commitments	Cost To Date
Owners Consultants	$0.00	$0.00	$0.00
Construction Cost	$2,546,600.00	$1,432,149.00	$0.00
A/E Fees	$80,000.00	$74,150.00	$31,500.00
Major Equipment	$0.00	$0.00	$0.00
FF&E	$1,782,604.00	$917,121.00	$39,203.00
IT	$3,173,000.00	$211,400.00	$208,678.00
Owners Contingency	$662,796.00	$0.00	$0.00
Totals	**$8,245,000.00**	**$2,634,820.00**	**$279,381.00**

Project Directory

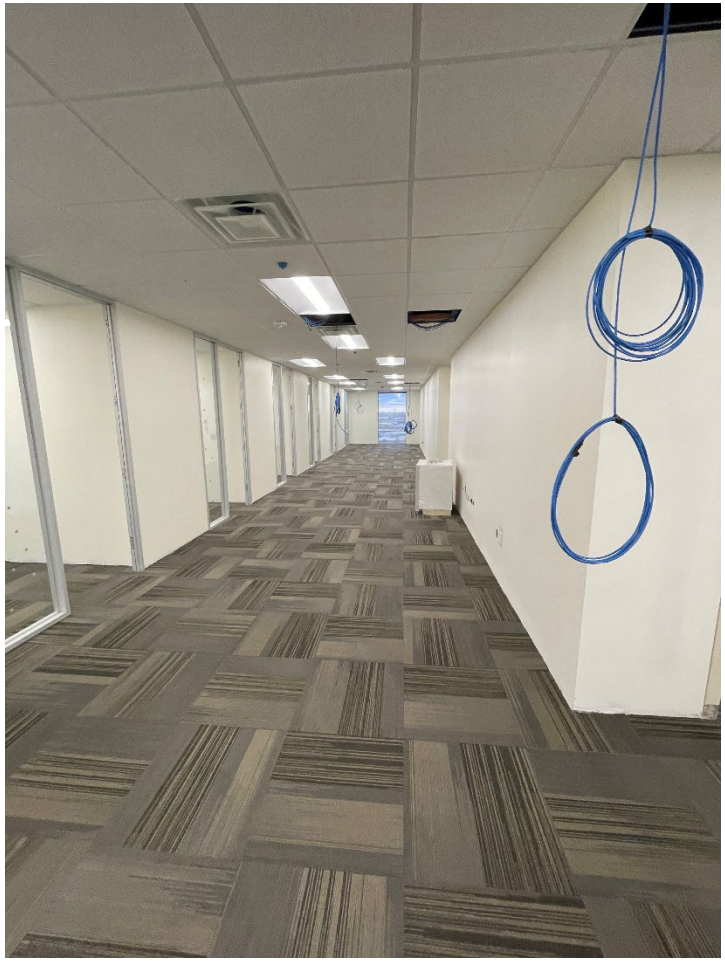
User Lead:	**Joe Longo, Steve Roth**
PD&C Project Manager:	**Lorrie Adair**
Architect:	**Entos**
Contractor:	**Highland Partners**

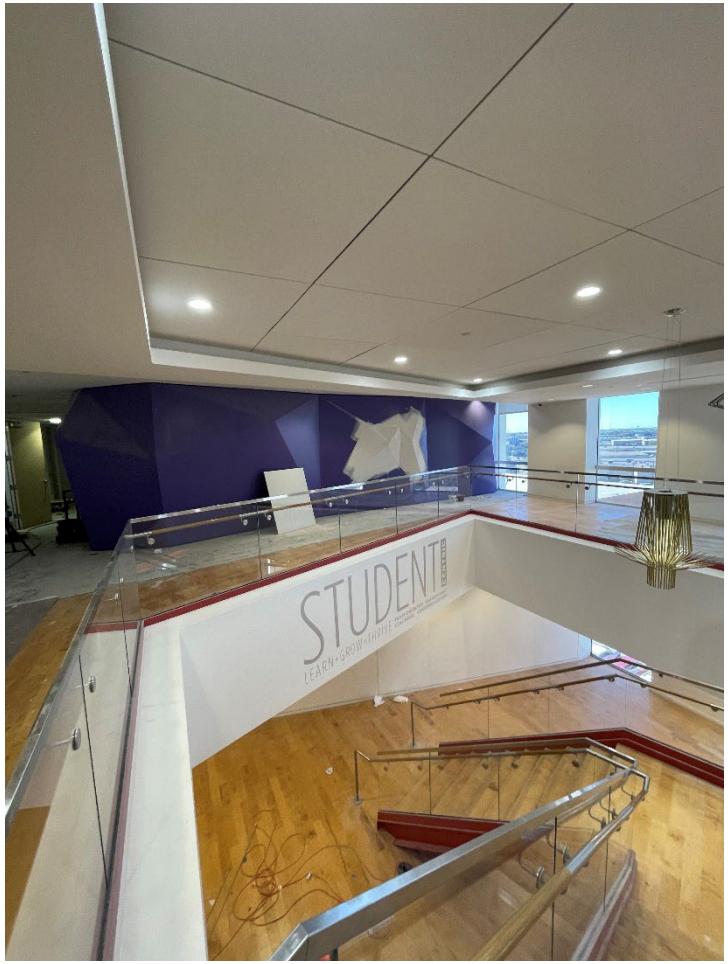
MWBE Update (LV Design only)

- Total Commitments = $35,468 (47.83%)
- Woman = $32,060
- Hispanic = $3,408

Chase Admin
Move to Stemmons

Construction photos





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OK Paper Warehouse Demolition

Preliminary Schedule

- Board Consideration for Design Svcs: August 2022
- Deliverable A Design Commence: September 2022
- Deliverable B Design Commence: October 2022
- Deliverable A Bid Period: Dec – Jan 12, 2023
- Deliverable B Bid Period: Feb – Mar 12, 2023
- Deliverable A Demolition Completed: May 2023
- Deliverable A Parking Completed: December 2023

Deliverable A = Demolition
Deliverable B = New Parking

Project Budget

	Estimated Budget	Commitments	Cost To Date
Owners Consultants	$7,650.00	$7,650.00	$0.00
Construction Cost	$2,997,880.00	$0.00	$0.00
A/E Fees	$279,680.00	$279,680.00	$0.00
Major Equipment	$0.00	$0.00	$0.00
FF&E	$0.00	$0.00	$0.00
IT	$16,060.00	$0.00	$0.00
Owners Contingency	$216,330.00	$0.00	$0.00
Totals	**$3,517,600.00**	**$287,330.00**	**$0.00**

There have been no A/E Invoices yet on this project.
Overall Design Effort is approximately 20% complete.

Project Directory

PDC Project Manager: Paul Woodard

MWBE Update (A/E Fees)

- Total Commitment = $78,915 (28.22%)
- Women = $63,515
- Hispanic = $8,500
- Native American = $6,900

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Tex Oak Avenue Renaming Update

Renaming Options

- Support Building A
- Private drive from Logistics Building to Maple Garage
- Private drive between DART and Moody Outpatient Clinic Building

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Garland COPC Lease Renewal

- Current lease expiration is 9-15-2023
- Lease renewal term is 10 years (9-16-2023 to 9-15-2033)
- Annual lease rate is $10 per year / $100 total lease consideration

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EXECUTIVE SESSION

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Executive Session Agenda

- Former Campus Demolition
- Vickery Replacement to Richland College

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Executive Session Agenda

Former Campus Demolition

Vickery Replacement to Richland College

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Executive Session Agenda

- Former Campus Demolition
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