Parkland

Facilities Committee Agenda

Committee Members

Vincent Hall - Chair
Todd Furniss, JD
Reina Gonzalez, JD
Farida Minner, RN
John Proctor

Agenda for the ***Facilities Committee*** meeting of the Dallas County Hospital District is scheduled for ***Wednesday, October 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 331 6104; 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.	Facilities Minority and Women-Owned Business Enterprises (MWBE) Report	*5*	10 min	Guy Toliver
B.	Planning Design & Construction (PD&C) Project Horizon	*9*	20 min	John Raish
C.	OK Warehouse Demolition Update	*13*	10 min	John Raish
D.	Former Campus Demolition Update	*15*	10 min	John Raish
IV.	**Executive Session** *Tex. Gov't Code §§551.071, §§551.072, §§551.085*			
A.	Vickery Clinic Replacement Update	*20*	10 min	John Raish
B.	Southeast Clinic Strategy Update	*22*	10 min	Edmundo Castañeda
C.	Dr. Michael Carroll Lease Renewal at Southeast Clinic	*24*	5 min	Beall Carothers
D.	South Central Dallas County Land Acquisition	*26*	5 min	Beall Carothers
E.	Consultation with Attorney Regarding Lofland Garage Update	*28*	10 min	Brad Nitschke, JD
V.	**Action Items**			

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

Parkland Health

Board of Managers

Facilities Committee Update

October 2023

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Agenda

- MWBE Report
- PD&C Project Horizon
- OK Warehouse Demo Update
- Old Parkland Campus Demo Update
- Executive Session

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MWBE Report

For all PDC projects active in FY23

Construction:

- Goal = 30%
- Actual = 61.83%

Construction Contracts over $200K:

- Total commitment of all contracts over $200K = $59,241,337
- Total commitment of M/WBE Participation = $36,734,691 (62.01%)
  - Woman Owned = $24,213,584 (40.87%)
  - Asian = $129,736 (0.22%)
  - African American = $4,528,496 (7.64%)
  - Hispanic = $7,783,416 (13.14%)
  - Native American = $79,458 (0.13%)

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

- Total paid of all contracts over $200K = $26,524,638
- Total paid to M/WBE vendors = $15,152,612 (57.13%)
  - Woman Owned = $7,040,416 (26.54%)
  - Asian = $117,902 (0.44%)
  - African American = $1,958,069 (7.38%)
  - Hispanic = $5,871,015 (22.13%)
  - Native American = $165,210 (0.62%)

MWBE Report

For all PDC projects active in FY23

Professional Services:

- Goal = 25%
- Prof. Services Actual = 37.6%

Prof. Service Contracts over $200K:

- Total commitment of all contracts over $200K = $3,078,765
- Total commitment of M/WBE Participation = $1,099,601 (35.72%)
  - Woman Owned = $215,610 (7.00%)
  - Asian = $0 (0.00%)
  - African American = $194,846 (6.33%)
  - Hispanic = $456,912 (14.84%)
  - Native American = $232,233 (7.54%)

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

- Total paid of all contracts over $200K = $1,570,324
- Total paid to M/WBE vendors = $640,075 (40.76%)
  - Woman Owned = $168,491 (10.73%)
  - Asian = $0 (0.00%)
  - African American = $194,846 (12.41%)
  - Hispanic = $265,090 (16.88%)
  - Native American = $11,648 (0.74%)

MWBE Report

For all PDC projects active in FY23

Goods/Equipment:

- Goal = 25%
- Actual = 21.86 %

Goods/Equipment over $200K:

- Total commitment of all contracts over $200K = $3,098,844
- Total commitment of M/WBE Participation = $520,112 (16.78%)
  - Woman Owned = $520,112 (16.78%)
  - 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 = $820,338
- Total paid to M/WBE vendors = $471,705 (57.50%)
  - Woman Owned = $471,706 (57.50%)
  - Asian = $0 (0.00%)
  - African American = $0 (0.00%)
  - Hispanic = $0 (0.00%)
  - Native American = $0 (0.00%)

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PD&C Project Horizon FY24

PD&C FY24 Project Listing

updated 09/29/23

CURRENT PROJECT	Est. Project Commencement
Former Campus Demolition	De-construction underway
Supply Chain Store Room Expansion & MRD Breakroom	Construction underway
15th Floor ICU Bed Conversion	Construction underway
HOMES Relocation to Tex Oak	Contract awarded and approved. Still awaiting building permit
OK Paper Warehouse Demolition & Surface Parking	Demolition underway. To rebid the parking lot in October
OR 6 Hybrid Endovascular Room	A&E awarded; Construction to be bid in 4th qtr calendar year 23 (1st qtr FY 24)
ED Psych Intake	A&E awarded; Construction to be bid in 4th qtr calendar year 23 (1st qtr FY 24)
Oak West Behavioral Health Renovations	A&E awarded; Construction to be bid in 4th qtr calendar year 23 (1st qtr FY 24)
Annie's Place Expansion	Construction to be rebid in 4th qtr calendar year 23 (1st qtr FY 24)
Tex Oak Warehouse Roof Replacement	Contract awarded - To begin in October 23

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PD&C Project Horizon FY24

PD&C FY24 Project Listing

updated 09/29/23

FUTURE PROJECTS	Est. Procurement
iARx Onsite Pharmacy Central Fill	A&E awarded; construction to be bid in 4th qtr calendar year 23 (1st qtr FY 24)
FUTURE PROJECTS - Construction budgets not yet approved	**Information**
9th Floor Shell finish-out	Addition of 50+ patient beds in the WISH Tower of the Acute Care Hospital

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OK Warehouse Demo & New Parking

Deliverable A – Existing Building Demolition

- Deliverable A Demolition Commence: May 2023
- Deliverable A Demolition Complete: October 29, 2023

Deliverable B – New Parking Lot Construction

- Deliverable B Bid & Contracting: Oct – Dec 2023
- Deliverable B Construct Commence: Jan 2024
- Deliverable B Construct Complete: August 2024

Overall Project Budget

	Estimated Budget	Commitments	Cost To Date
Owners Consultants	$7,650.00	$7,650.00	$4,450.00
Construction Cost	$3,174,300.00	$866,251.00	$500,923.00
A/E Fees	$287,650.00	$287,680.00	$226,124.00
Major Equipment	$0.00	$0.00	$0.00
FF&E	$0.00	$0.00	$0.00
IT	$8,000.00	$0.00	$0.00
Owners Contingency	$40,000.00	$0.00	$0.00
Totals	**$3,517,600.00**	**$1,161,581.00**	**$731,497.00**

MWBE Update

- Total Commitment = $945,166 (81.9%)
- Women = $63,515 (5.5%)
- African American = $175,869 (15.2%)
- Hispanic = $698,882 (60.6%)
- Native American = $6,900 (0.60%)

Project Directory

PDC Project Manager: Paul Woodard
Architect: VAI/HED Architects
Contractor: GCC Enterprises (Deliverable A)
Contractor: TBD (Deliverable B)

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OK Warehouse Demo & New Parking

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Old Parkland Campus Demo Update

2023 Progress:

- Notice To Proceed April 24, 2023
- Contractor Demo Permitting – June 2023
- Separation Walls Between UTSW & Children's completed September 1, 2023

Key Demolition Milestones:

• Abatement Activities:	Jul 2023 – Jan 2024
• Interior Demolition:	Aug 2023 – Feb 2024
• Structure Demolition of Bays Adjacent to Neighbors:	Oct 2023 – Mar 2024
• Ongoing Structure Demolition :	Oct 2023 – Oct 2024
• Demolition Completion:	Nov 2024
• Reconstruct Adjacent Building Facades:	Jul 2024 – Dec 2024
• Site Restoration:	Aug 2024 – Mar 2025
• Reconstruction Completion (Anticipating Permitting & Weather):	March 2025

Old Parkland Campus Demo Update

Parkland

EXECUTIVE SESSION

Parkland

Executive Session Agenda

- Vickery Replacement Update
- Southeast COPC
- Dr. Michael Carroll Lease Renewal at Southeast
- South Central Land Acquisition
- Lofland Garage