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, January 17, 2024, 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: 2632 882 5309; 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	*4*	15	Guy Toliver
B.	FY24 Projects	*8*	15	John Raish
C.	Acute Care Hospital Med-Surge to ICU Conversion	*11*	5	John Raish
D.	Old Parkland Campus Demo Update	*16*	5	John Raish
IV.	**Executive Session** *Tex. Gov't Code §§551.071, §§551.085*			
A.	Central Fill Pharmacy Renovation Update	*23*	5	Pamela Bryant
B.	Consultation with Attorney Regarding Potential Litigation for Construction & Design Defect Claims	*27*	20	Brad Nitschke, JD
V.	**Action Items**			
A.	Committee May Take Action on Any Agenda Item(s) Above			Chair
VI.	**Adjourn**			Chair

Parkland Health

Board of Managers

Facilities Committee Update

January 17, 2024

Parkland

Parkland

Agenda

- MWBE Report
- FY24 Projects
- Acute Care Hospital Med-Surge to ICU Conversion
- Old Parkland Campus Demo Update
- Executive Session

Parkland

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MWBE Report

For all PDC projects active in FY24

Construction:

- Goal = 30%
- Actual = 63.62%

Construction Contracts over $200K:

- Total commitment of all contracts over $200K = $43,229,003
- Total commitment of M/WBE Participation = $27,945,466 (64.65%)
  - Woman Owned = $19,914,746 (46.07%)
  - Asian = $0 (0.00%)
  - African American = $4,564,375 (10.56%)
  - Hispanic = $3,301,135 (7.64%)
  - Native American = $165,210 (0.38%)

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

- Total paid of all contracts over $200K = $18,734,409
- Total paid to M/WBE vendors = $11,171,277 (59.63%)
  - Woman Owned = $7,464,946 (39.85%)
  - Asian = $0 (0.00%)
  - African American = $2,418,673 (12.91%)
  - Hispanic = $1,122,448 (5.99%)
  - Native American = $165,210 (0.88%)

Note: Moody 6 Buildout No Longer Included

MWBE Report

For all PDC projects active in FY24

Professional Services:

- Goal = 25%
- Prof. Services Actual = 33.04%

Prof. Service Contracts over $200K:

- Total commitment of all contracts over $200K = $2,533,957
- Total commitment of M/WBE Participation = $720,197 (28.42%)
  - Woman Owned = $134,458 (5.31%)
  - Asian = $0 (0.00%)
  - African American = $20,320 (0.80%)
  - Hispanic = $231,669 (9.14%)
  - Native American = $333,750 (13.17%)

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

- Total paid of all contracts over $200K = $478,152
- Total paid to M/WBE vendors = $90,933 (19.02%)
  - Woman Owned = $70,786 (14.80%)
  - Asian = $0 (0.00%)
  - African American = $0 (0.00%)
  - Hispanic = $8,500 (1.78%)
  - Native American = $11,647 (2.44%)

Note: Moody 6 Buildout No Longer Included

MWBE Report

For all PDC projects active in FY24

Goods/Equipment:

- Goal = 25%
- Actual = 8.42 %

Goods/Equipment over $200K:

- Total commitment of all contracts over $200K = $2,229,519
- Total commitment of M/WBE Participation = $0.00 (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 = $0.00
- Total paid to M/WBE vendors = $0.00 (0.0%)
  - Woman Owned = $0 (0.00%)
  - Asian = $0 (0.00%)
  - African American = $0 (0.00%)
  - Hispanic = $0 (0.00%)
  - Native American = $0 (0.00%)

Note: Moody 6 Buildout & Large OIG Move Services Contract No Longer Included

Parkland

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- MWBE Report
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Parkland

FY24 Projects

Project Name	Bid Status	MWBE %	Budget
Former Campus Demolition	GMP Approved. De-Construction Underway	Construction: Beck/EJ Smith (64%)	$39,505,800
Supply Chain Store Room Expansion & MRD Breakroom	Pre-Construction activities underway by GCC. Building permit received.	A&E: Smith Group (32%) Construction: GCC (44%)	$843,700
15th Floor ICU Bed Conversion	All Phases approved by Texas Department of State Health Services.	A&E: Hoefer-Welker (57%) Construction: Phillips/May (60%)	$707,800
HOMES Relocation to Tex Oak	Construction Contract Awarded to Taurus Commercial. Rec'd Permit for Interior Buildout, Still waiting on Exterior Permit.	A&E: VAI/HED (27%) Construction: Taurus Commercial (56%), K-Post (Roof) (18%), Joel Brown (Temp Trailer Ins) (46%)	$3,873,700
OK Paper Warehouse Demolition & Surface Parking	Demo nearing completion by GCC. Parking lot MATOC bids over budget. Additional funds approved 12/20/2023 by BOM.	A&E: HED/VAI (27%) Construction: GCC (Demo) (100%)	$4,622,404
OR 6 Hybrid Endovascular Room	No MATOC or Open Market Bids Rec'd. Contracts reaching out contractors to see why no one bid.	A&E: HED/VAI (29%)	$4,223,500
ED Psych Intake	Construction Documents issued. Pending Open Market Construction Bids.	A&E: HED/VAI (38%)	$850,000
Oak West Behavioral Health Renovations	A&E Awarded; MATOC construction bid FY24 Q3.	A&E: KAI Design (100%)	$201,100
Annie's Place Expansion	MATOC construction bids over budget. Additional funding approval by Board 12/20/2023.	A&E: HED/VAI (24%)	$2,244,966
Tex Oak Warehouse Roof Replacement	To be completed in January '24.	A&E: N/A Construction: Supreme Roofing (30%)	$851,300
Southeast COPC Conceptual Plan	Conceptual Plan Team selected.	A&E: HKS, Inc. (25%)	$88,559,300
Vickery Clinic Replacement	Design contract awarded. Working through program validation and Visioning.	A&E: Hoefer-Welker (Civil Eng) (30%), Hoefer-Welker (Land Use) (31%), Corgan & Associates (Design) (30%)	$31,000,000
iARx Onsite Pharmacy Central Fill	Construction contract pending Jan BOM.	A&E:HED/VAI (27%)	$7,200,000
ASC Remodel for Physical Therapy Space	Construction contract pending Feb BOM.	A&E: VAI/HED (26%)	$939,000

Parkland

Future Projects

Project Name	Bid Status	Budget
Flexible Sigmoidoscopy Room Buildout	Programming	$750,144
9th Floor Shell Buildout	Determining Procurement Strategy	$27,984,800
Developmental Cognitive Clinic Buildout	Finalizing Project Location from 4th Floor to 6th Floor	$1,630,600
ED Triage Expansion	Programming	$1,909,300
IR Expansion Project	Pending capital functional review for funding	$3,425,300

Parkland

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- MWBE Report
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- **Acute Care Hospital Med-Surge to ICU Conversion**
- Old Parkland Campus Demo Update
- Executive Session

15th Level ACH 18 Bed Med-Surge to ICU Conversion

Discussion Points

- Project Construction was completed in two phases
- Construction Contract awarded to Phillips-May June 2023
- Project Construction and Activation is complete, and Beds are now Occupied

Project Images

Key Events and Dates

- Construction Contract Awarded: June 7, 2023
- Phase I Construction Complete: September 29, 2023
- Phase I Activation Complete: October 2, 2023
- Phase I Occupancy (9 Beds) October 9, 2023
- Phase II Construction Complete: December 8, 2023
- Phase II Activation Complete: December 12, 2023
- Phase II Occupancy (9 Beds): December 16, 2023

Project Budget

- Original Budget - $707,800
- Committed Costs - $569,397

	Budget	Commitments	Cost To Date
Owners Consultants	$13,600.00	$0.00	$0.00
Construction Cost	$433,333.00	$433,333.00	$298,815.00
A/E Fees	$87,500.00	$87,500.00	$84,243.00
Major Equipment	$41,982.00	$36,079.00	$2,535.00
FF&E	$29,616.00	$3,671.00	$3,671.00
IT	$66,002.00	$8,814.00	$8,814.00
Owners Contingency	$35,767.00	$0.00	$0.00
Totals	**$707,800.00**	**$569,397.00**	**$398,078.00**

Project Directory

- Project Manager: Mark Stewart
- Business Owner: Kathleen Doherty and Katie Mapula
- Architect: Hoefer Welker
- Contractor: Phillips-May

15th Level ACH 18 Bed Med-Surge to ICU Conversion

Scope of Work

Construction Executed in 2 Phases
Modify 18 Med-Surge Beds into ICU
12 of the 18 Beds to include Neuro Monitoring System (Nihon Kohden)
Expand the Staff Lounge by 25%
Modify the Staff Area and add Neuro Monitoring System

Patient Head Wall Under Construction

Patient Head Wall Complete

Corridors Repainted by PHHS In-House Team as part of the project

Breakroom Expansion Complete

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- **Old Parkland Campus Demo Update**
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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

As of end of November 2023, the following has been accomplished:

- This represents the very detailed and intricate interior abatement and demolition, and the separation of the Former Parkland Hospital from neighboring buildings
- 7,676 Tons of material removed
- 547 Truckloads of material transported
- By project's end, more than 14,000 truckloads of material are expected to be removed - So the pace of heavy hauling will soon increase

As of December 15, 2023, 187 demolition staff have been working daily, and 156,179 staff work hours have accumulated.

- Presently work is in progress on:
  - 75% of abatement work is complete
  - Lower levels abatement and interior demolition
  - Demolition adjacent to the Aston Building
  - Set-Up for demolition adjacent to Children's
  - Abatement and demolition of the smokestack extending up from the Central Plant

The Date of Project Substantial Completion remains February 25, 2025.

Parkland

EXECUTIVE SESSION

Parkland

Executive Session Agenda

Central Fill Pharmacy Renovation Update

Consultation with Attorney Regarding Potential Litigation for Construction & Design Defect Claims

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