

STATE OF TEXAS) (MITCHELL COUNTY HOSPITAL DISTRICT
COUNTY OF MITCHELL) (

ON THE FIRST OF SEPTEMBER 2020 after required notice and having the agenda posted according to law, the members of the board met in called session at 5:30 p.m. in the Conference Room at Mitchell County Hospital at 997 West I-20 in Colorado City, Texas. The members of board in attendance were:

PATTY PHARIS, President

CHERYL WARREN, Vice-President

MARSHA RICKARD, Secretary

MARIA RUBIO, Member

THOMAS MOORE, Member

HELEN EDWARDS, Member

Members Absent

JERRY REYNOLDS, Member

Also present was Robbie Dewberry; CEO; Michelle Gafford, CFO; Carla Sauer, Administrative Assistant; Sterling Burleson, Hospital District Attorney; Dr. Dee Roach, Chief of Staff; Jim Bullard, RHMA; Cliff Shiller, PT; Jessica Whitesides, MCNRC Administrator; Murray Hall, RHC Manager; Corey Branch, PS&C; Kelby Sue, PS&C; Austin Moore, PS&C.

- Patty Pharis called the meeting to order at 5:30 p.m.
- Robbie Dewberry gave the invocation for this meeting.
- No public comment was made.
- **Review, Discuss, and Possible Action on Board Resolution Regarding Initiative of Texas A&M Rural and Community Health Institute**

Mr. Dewberry presented the board resolution regarding initiative of Texas A&M Rural & Community Health Institute. After review, Mr. Moore made a motion to approve the Board resolution as recommended by Administration; Mrs. Rickard seconded the motion, which carried unanimously.

- **Review, Discuss, and Possible Action on Next Steps on Construction Project**
Corey Branch, Kelby Sue & Austin Moore with Parkhill, Smith & Cooper, LLC discussed the next steps in moving forward with the construction project. Presentation & Items discussed:
 - Base Price for Construction Project
 - Alternative cost saving options to include in bid proposals.
 - Tentative proposed schedule.
 - Advertising for Proposals.

- **Selection of Construction Manager at Risk Delivery Method for Mitchell County Bond Project**
Mr. Dewberry & Parkhill, Smith & Cooper, Inc. recommend that Mitchell County Hospital utilize the Construction Manager-at-Risk delivery method as authorized by the Texas Government Code. This is a one-step process that will allow Mitchell County Hospital to simultaneously receive qualifications and fee information from proposers.

Mrs. Rickard made a motion to approve the Construction Manager at Risk Delivery Method as recommended by Administration; Mrs. Warren seconded the motion, which carried unanimously.


- **Approve Construction Manager Evaluation Committee**
Mr. Dewberry & Parkhill, Smith & Cooper, Inc., recommend that the Hospital Board select the following a committee to evaluate, score, and rank the CMAR RFP submittals and make a recommendation to the Hospital Board for approval:
Name 1, representative of Patty Pharis, Board Chair
Name 2, representative of Sterling Burleson, Hospital District Attorney
Name 3, representative of Robbie Dewberry, Hospital CEO
Name 4, representative of Bob Martin, Plant Operations Manager
Name 5, representative of Jessica Whiteside, Nursing Home Administrator
Name 6, representative of Michelle Gafford, Hospital CFO

Mrs. Warren made a motion to approve the Construction Manager Evaluation Committee as recommended by Administration; Mrs. Rubio seconded the motion, which carried unanimously.

- **Review, Discuss, and Possible Action on Construction Manager Selection Criteria**
Mr. Dewberry & Parkhill, Smith & Cooper, Inc., recommend that the Hospital Board adopt the following Construction Manager-at-Risk Evaluation Criteria and Scoring System for construction project(s).
A. (0-5 points) Price-Compensation for Pre-Construction Phase Services.
B. (0-15 points) Price-Compensation for Construction Phase Services.
C. (0-20 points) Guaranteed Maximum Price
D. (0-10 points) Number of Construction Days
E. (0-5 points) Resume of project manager.
F. (0-10 points) Resume of proposed job superintendent.
G. (0-15 points) Past experience on projects of similar scope, size, complexity and location.
H. (0-10 points) Past experience as Construction Manager.
I. (0-5 points) Description and example of your methodology and process to keep and enforce sub contractors and vendors to maintain the project schedule.
J. (0-5 points) Any other relevant factor or additional information that you feel is important for the evaluation committee to know and not addressed in Items A through I above.
K. Letter of Intent to issue Performance and Payment Bonds from proposer's bonding company listing availability of current bonding capacity and amount of work currently under bond.

Mrs. Rubio made a motion to approve the Construction Manager Selection Criteria as recommended by Administration; Mrs. Rickard seconded the motion, which carried unanimously.

- With no further business to address, this meeting was adjourned. The time was 6:16 p.m.



Patty Pharis, Chairman
Mitchell County Hospital District Board of Directors