

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