

HUNT MEMORIAL HOSPITAL DISTRICT  
**SPECIAL BOARD OF DIRECTORS**

September 9, 2020

The Hunt Memorial Hospital District Board of Directors conducted a special meeting on Wednesday, September 9, 2020 at 9:00 a.m. in the sixth floor Homer Horton, Jr. Boardroom at Hunt Regional Medical Center, 4215 Joe Ramsey Blvd., E., Greenville, Texas with the following members:

Mr. John C. Nelson, Jr., Vice Chairman presiding  
Mrs. Sarah Alderman  
Mrs. Janet Peek  
Dr. Scott Pierce  
Mr. William Rutherford  
Mr. Michael Taylor  
Mrs. Julia Wensel

comprising a quorum of the Board; also,

Mr. Richard Carter, President/CEO  
Ms. Leah Curtis, Hospital Counsel  
Mr. Lee Boles, Vice President/CFO  
Mr. Reese Hurley, MSN-Adm., RN, Vice President/CNO  
Mr. John Heatherly, Vice President Operations/Support Services  
Ms. Emily Sundeen, DNP, FNP-BC, VP Quality & Clinical Integration  
Mr. Kyle Marden, Business Leader, Jacobs Architects  
Ms. Lisa Hill, Foundation Development Marketing Communications Director  
Mr. Billy Robinson, Materials Management Director  
Mr. Jeffrey Constantino, Facilities Management Director  
Mr. Pete Harrell, Facilities Project Manager

Absent were:

Mr. Joe C. Johnson  
Dr. James Barr

**Opening  
Remarks**

Mr. Carter reported six proposals were submitted for the Construction Manager At Risk position. Following a paper review, one company was excluded and the remaining five were interviewed internally over a two-day period. Following the internal reviews, the following two companies were selected for Board interviews; Robins & Morton and Whiting-Turner Contracting Company. Each of these two companies completed construction projects for Hunt Regional; Robins & Morton completed a \$4 million fourth floor renovation and Whiting-Turner Contracting Company completed a \$1 million eighth floor Pharmacy renovation of which both were very smooth projects.

**Robins &  
Morton  
Interview**

The Robins & Morton team were introduced: Tim Roberts, Superintendent, Matthew Priesz, Assistant Project Manager, Adam Scott, Senior Preconstruction Manager, Larry Jones, Preconstruction Manager, Ashley Dyer, Senior Project Manager, Mark Mattox, Project Executive and Jennifer Lacy, Lean Practice Leader. Each member outlined their job experience and what their responsibilities on the project would be. Mr. Priesz and Mr. Roberts reported, if selected, they will be relocating to Greenville for the duration of the project. They reviewed projects completed since opening their Dallas office in 2003 and discussed their approach to our project for budget development, boiler and chiller upgrade options, establishment of a guaranteed maximum price (GMP), risks to mitigate, trade contractor input and involvement, onboarding of MEP trade contractors, and subcontractor involvement. The successful alignment of phasing, logistics and early planning should prevent the need for change orders. Following Q&A and discussion on construction challenges, jobsite safety, GPO pricing, State inspections, and conducting job site tours, the Board thanked the team for their presentation and excused them from the room.

**Whiting-  
Turner  
Contracting  
Company  
Interview**

The Whiting-Turner Contracting Company team were introduced: Michael Painter, Superintendent, Chad Bolton, Project Manager, Evan McKee, Project Executive Regional Healthcare Coordinator; Daryl Steinbeck, Senior Vice President Texas and Oklahoma, Zach Fleig, Assistant Project Manager, and Ben Brown, Superintendent. Each member outlined their job experience and what their responsibilities on the project would be. They reviewed recent projects completed and noted they opened their North Texas office 25 years ago. They discussed their approach to our project for budget development, boiler and chiller upgrade options, establishment of a guaranteed maximum price (GMP), risks to mitigate, maintaining close communication with the field team, collaboration with the design team and Hunt Regional staff, COVID-19 controls, wayfinding and public access, community and construction safety measures, and site logistics and phasing. Following Q&A and discussion on GPO pricing and use of local subcontractors, the Board thanked the team for their presentation and excused them from the room.

**Executive  
Session**

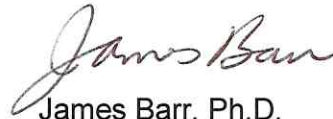
An Executive Session was under the provisions of Section 551.001 et seq., Texas Government Code for the purpose of 551.071 and 551.085. Following the Executive Session, the following action was taken.

**Selection of a  
CMAR**

Mr. Rutherford moved, seconded by Mrs. Peek, to select Robins & Morton as the Construction Manager at Risk for the expansion and renovation building program at Hunt Regional Medical Center. The motion carried unanimously.

**Adjournment**

There being no further business, the meeting adjourned at 11:41 a.m.



James Barr, Ph.D.

Secretary

slt