



Legislation Details (With Text)

File #: 22-5827 **Version:** 1 **Name:**
Type: Financial Authorization **Status:** Passed
File created: 9/19/2022 **In control:** Commissioners Court
On agenda: 9/27/2022 **Final action:** 9/27/2022
Title: Request for approval to purchase a certain tract for a negotiated price for the Harris County Hospital District d/b/a Harris Health System for the public project known as the LBJ Hospital Replacement Project, tract number 1, for \$750,000.00 which is \$118,626.00 over the appraised value, UPIN 22036MF2HN01, Precinct 1.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 22-5827 NP - LBJ Hospital Replacement Project, Tract 1 P1.pdf

Date	Ver.	Action By	Action	Result
9/27/2022	1	Commissioners Court		

Department: County Engineer

Department Head/Elected Official: Milton Rahman, Ph.D., P.E., PMP, CFM, County Engineer

Regular or Supplemental RCA: Regular RCA

Type of Request: Financial Authorization

Project ID (if applicable): 22036MF2HN01

Vendor/Entity Legal Name (if applicable): Any applicable landowner and/or property interest holder

MWDBE Contracted Goal (if applicable): Not applicable

MWDBE Current Participation (if applicable): Not applicable

Justification for 0% MWDBE Participation Goal: N/A - Goal not applicable to request

Request Summary (Agenda Caption):

Request for approval to purchase a certain tract for a negotiated price for the Harris County Hospital District d/b/a Harris Health System for the public project known as the LBJ Hospital Replacement Project, tract number 1, for \$750,000.00 which is \$118,626.00 over the appraised value, UPIN 22036MF2HN01, Precinct 1.

Background and Discussion:

The existing Lyndon B Johnson Hospital is over 36 years old and reaching the end of its useful life. Infrastructure issues and site constraints frequently contribute to a reduction in available hospital beds in a community with significant needs for inpatient services. Analysis from architectural and engineering consultants indicate it is more practical and feasible to replace the facility than renovate. This acquisition would facilitate the construction of a new hospital with improved visibility and access to the community and allow Harris Health to maintain current operations during construction of new facilities. Acquiring this tract would allow for the best use of the site to design and construct new facilities on the expanded campus.

Expected Impact:

A new hospital will significantly improve care delivery within the northeast Harris County community by increasing access to healthcare services and improving quality of outcomes into the foreseeable future.

Alternative Options:

No viable alternatives have been identified. The existing site significantly constrains facility size, capacity, access and the ability to maintain existing services.

Alignment with Goal(s):

- Justice and Safety
- Economic Opportunity
- Housing
- Public Health
- Transportation
- Flooding
- Environment
- Governance and Customer Service

Prior Court Action (if any):

Date	Agenda Item #	Action Taken
2/8/2022	71	The tract was approved for public necessity.
8/23/2022	89	The tract was approved for a revised public necessity.

Location:

Address (if applicable): 5816 Lockwood Drive, Houston, TX 77026

Precinct(s): Precinct 1

Fiscal and Personnel Summary			
Service Name			
	SFY 22	FY 23	Next 3 FYs
Incremental Expenditures (do NOT write values in thousands or millions)			
Labor Expenditures	\$	\$	\$
Non-Labor Expenditures	\$750,000.00	\$	\$
Total Incremental Expenditures	\$750,000.00	\$	\$
Funding Sources (do NOT write values in thousands or millions)			
Existing Budget			
Other Harris Health System Capital Budget	\$750,000.00	\$	\$
Choose an item.	\$	\$	\$
Choose an item.	\$	\$	\$
Total Current Budget	\$750,000.00	\$	\$

Additional Budget Requested			
Choose an item.	\$	\$	\$
Choose an item.	\$	\$	\$
Choose an item.	\$	\$	\$
Total Additional Budget Requested	\$	\$	\$
Total Funding Sources	\$750,000.00	\$	\$
Personnel (Fill out section only if requesting new PCNs)			
Current Position Count for Service	-	-	-
Additional Positions Requested	-	-	-
Total Personnel	-	-	-

Anticipated Court Date: September 27, 2022

Anticipated Implementation Date (if different from Court date): N/A

Emergency/Disaster Recovery Note: Not an emergency, disaster, or COVID-19 related item

Contact(s) name, title, department: Albrina C. Coleman, Director, Real Property Division

Attachments (if applicable): Authorization to Acquire; Map