Facilities Committee Agenda

Committee Members

Chair: Vincent Hall
Eric G. Bing, MD, PhD
Todd Furniss, JD
Reina Gonzalez, JD
Farida Minner, RN

Agenda for the ***Facilities Committee*** meeting of the Dallas County Hospital District is scheduled for ***Tuesday, July 22nd, 2025, at 10:30 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: **2314 269 2855**; 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. Determine the Presence of a Quorum/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 This agenda has been developed by the Chief Governance Officer in consultation with the Committee Chair and reviewed and affirmed by Counsel.			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. Update and Report on Minority and Women-Owned Business Enterprises (MWBE) Participation in Facilities Projects		10	Guy Toliver
B. Update and Report on Current FY25 Facilities Projects		20	Lance Mendiola
1. Richland Clinic Replacement			
2. OK Paper Warehouse Demolition & Surface Parking			
3. Acute Care Hospital 8th & 9th Floor Shell Buildout at New Parkland Hospital			
4. Lab Consolidation at New Parkland Hospital			
5. Interventional Radiology Expansion Project at New Parkland Hospital			
6. Garland Community-Oriented Primary Care Phase II Renovations			
7. Emergency Department Triage Expansion at New Parkland Hospital			
8. Flexible Sigmoidoscopy Room Buildout at New Parkland Hospital			
9. Pharmacy Refill			

	PAGE	TIME (MIN)	PRESENTER(S)

10. Irving Community-Oriented Primary Care Renovations
11. Specialty and Optometry Expansion at Garland Health Center Phase III
12. General Renovation to the Pediatric Behavioral Health Center at Moody Outpatient Center
13. Un-Shell Cath Lab to Add Additional Electrophysiology Room
14. Garland Plaza Phase III 3rd Floor Build-Out – Relocation of Services
15. General Construction, Redfield Parking Lot Improvements
16. Sterile IV Compounding Facility Improvements

C. Consideration and Appropriate Action Regarding Contracts over $200,000 — 10 — Chair

(See Attached List of Contracts)

D. Report and Discussion on Opportunity for Potential Purchase and Sale of Property — 5 — Beall Carothers

IV. Executive Session

Tex. Gov't Code § 551.072

A. Report and Discussion on Opportunity for Potential Purchase and Sale of Property — 5 — Beall Carothers

V. Action Items

A. Committee May Review and Take Appropriate Action on Any Agenda Item(s) Above — Chair

VI. Adjourn — Chair

Item	Contract Type	Service or Product	Supplier	Contract Term	Current Contract Approval Amount Request	New Approved Contract Value	Selection Method	Budgeted?	Business Owner / Dept.	MWBE %	MWBE Gender	MWBE Ethnicity
												July 23, 2025
Construction and Facilities												
C1	Expense: Court Approval	Purchase of +/- 0.396 Acres of Land & Improvements at 2339 Butler Street, Dallas, Texas & Leaseback by Seller upon Close of Purchase	Jeff Staffin, Inc.	Upon contract execution- plus three years post-closing	$1,599,997	$1,599,997	Real Estate – Exemption	Yes	Beall Carothers / Planning Design & Construction	N/A	N/A	N/A

MWBE Report

MWBE Report

For all PDC projects active in FY25

Construction:

- Goal = 30%
- Actual = 40.51%

Construction Contracts over $200K:

- Total commitment of all contracts over $200K = $121,710,734
- Total commitment of M/WBE Participation = $48,952,290 (40.22%)
  - Woman Owned = $23,441,274 (19.26%)
  - Asian = $222,316 (0.18%)
  - African American = $4,981,440 (4.09%)
  - Hispanic = $2,712,956 (2.23%)
  - Native American = $1,133,902 (0.93%)
  - TBD = $16,460,402 (13.52%)

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

- Total paid of all contracts over $200K = $46,878,441
- Total paid to M/WBE vendors = $28,362,788 (60.50%)
  - Woman Owned = $20,970,026 (44.73%)
  - Asian = $222,316 (0.47%)
  - African American = $4,424,440 (9.44%)
  - Hispanic = $1,924,959 (4.11%)
  - Native American = $821,048 (1.75%)

MWBE Report

For all PDC projects active in FY25

Professional Services:

- Goal = 25%
- Prof. Services Actual = 37.43%

Prof. Service Contracts over $200K:

- Total commitment of all contracts over $200K = $3,465,755
- Total commitment of M/WBE Participation = $1,427,077 (41.18%)
  - Woman Owned = $288,218 (8.32%)
  - Asian = $0 (0.00%)
  - African American = $20,320 (0.59%)
  - Hispanic = $875,389 (25.26%)
  - Native American = $243,150 (7.02%)

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

- Total paid of all contracts over $200K = $2,558,580
- Total paid to M/WBE vendors = $1,005,570 (39.30%)
  - Woman Owned = $146,206 (5.71%)
  - Asian = $0 (0.00%)
  - African American = $20,319 (0.79%)
  - Hispanic = $615,895 (24.07%)
  - Native American = $223,150 (8.72%)

MWBE Report

For all PDC projects active in FY25

Goods/Equipment:

- Goal = 25%
- Actual = 19.64%

Goods/Equipment over $200K:

- Total commitment of all contracts over $200K = $6,186,425
- Total commitment of M/WBE Participation = $270,216 (4.37%)
  - Woman Owned = $0 (0.00%)
  - Asian = $0 (0.00%)
  - African American = $0 (0.00%)
  - Hispanic = $270,216 (4.37%)
  - Native American = $0 (0.00%)

Goods/Equipment over $200K (payments to date):

- Total paid of all contracts over $200K = $2,714,142
- Total paid to M/WBE vendors = $184,594 (6.80%)
  - Woman Owned = $0 (0.00%)
  - Asian = $0 (0.00%)
  - African American = $0 (0.00%)
  - Hispanic = $184,594 (6.80%)
  - Native American = $0 (0.00%)

FY25 Projects

Parkland

FY25 Projects

Project Name	Status	MWBE %	Budget
Richland / Vickery Clinic Replacement	• **Value Engineering accomplished / Updated Guaranteed Maximum Price Proposal Submitted** • **Design Team documenting agreed changes** • **Design Team asked to propose on Activation Consulting** • **Minor Amendment submittal to Planned Development underway** • **Site Permit submittal to City of Dallas underway** • **Building Permit submission to follow**	A&E: Corgan & Associates Schematic Design (34%) GC: H.J. Russell + Post L Joint Venture **(30% Commitment)**	$31,337,800
OK Paper Warehouse Demolition & Surface Parking	• **All permitting documents submission completed for the Stormwater Pollution Prevention Plan.** • **City permitting is delayed by system upgrade** • **Expected 764 Parking Spaces in winter '25/'26**	A&E: HED/VAI (27%) GC: GCC (Demo) (100%) Parking Lot: Phillips/May (39%)	$5,482,004
ACH 8th & 9th Floor Shell Buildout	• **Project is running on schedule for June 1, 2026 completion** • **Early release package approved & long lead items ordered** • **Guaranteed Maximum Price completed early June, $300K under Design Development budget** • **Enabling moves completed** • **9th Floor Demolition to start when permit is complete**	DB: Beck/AO (**30% commitment)**	$54,383,500
Lab Consolidation	• **Construction is progressing on schedule** • **New Sysmex equipment installation complete – activation underway** • **SwissLog Pneumatic Tube install to start July 7** • **Exterior work (Air Handling Units & Mechanical Penthouse) to start Sept 2026** • **Anticipated Project Completion Q2 Calendar 2026**	A&E: Page Southerland (61%) GC: Swinerton (15.95%)	$18,682,219
IR Expansion Project	• **Permits from City of Dallas underway.** • **Reading Room Renovations to be completed by mid-September** • **Phase 2 (IRs 5 & 6) is currently in design** • **Total project budget for phase 2 in development**	A&E: Hoefer-Welker (37%) GC Phase 1: Team North Texas (15%) GC Phase 2: TBD	$3,065,400
Garland Phase II	• **Punchlist walk scheduled 07/09.** • **Employees scheduled to move back to permanent locations.**	A&E: Smith Group (26%) GC: CMC Development (60%)	$557,402
ED Triage Expansion	• **Oct 2025 Board consideration** • **Anticipate May 2026 Substantial Completion** • **Texas Department of Health and Human Services Feasibility Review Complete** • **June Cost Estimate has validated current Scope-of-Work**	A&E: Hoefer-Welker (33%) GC: TBD	$1,909,300

FY25 Projects Continued

Project Name	Status	MWBE %	Budget
Flexible Sigmoidoscopy Room Buildout	• **Preconstruction meeting with CMC Construction completed** • **Building Permit anticipated 2nd week in July** • **Anticipate November 2025 substantial completion**	A&E: HED/VAI (37%) GC: CMC Development (68%)	$750,144
Pharmacy Refill	• **New compressor installation complete June 21st** • **HVAC improvement will be complete during second week in July** • **A Transfer of operating instructions, warrantees, sequence of operations, maintenance procedures is being scheduled**	A&E: HED/VAI (31%) GC: Falkenburg (83%)	$794,284
Irving COPC Renovations	• **Combined Optometry & Specialties in the Community - Specialties is Subject to American Rescue Plan Act Funding** • **Design - In progress SmithGroup / Batson-Cook** • **Room Accessories & Contents Established / Working toward order** • **July 2nd Project Progress Review with Batson-Cook Team**	DB: Batson-Cook (30% Commitment)	$1,388,022
Specialty and Optometry expansion at Garland Health Center – Phase III	• **Board Approved contract in June** • **Existing Permit for Phase II will be modified to include Phase III** • **Kick off meeting scheduled**	A&E: Smith Group (26%) GC: CMC Development (TBD%)	$555,738
General Renovation, Pediatric Behavioral Health Center (Moody 6)	• **Request for Qualifications for Architectural and Engineering Services to be issued in July**	A&E: TBD GC: TBD	$2,045,100
Unshell Cath Lab to Add Additional EP Room	• **PDC and Clinical Engineering studying "turn-key" project delivery directly from Siemens – major equipment provider**	A&E: TBD GC: TBD	$4,400,000
Garland Plaza III 3rd floor build-out to relocate services from Garland Health Center	• **Lease to be approved by the Board and Commissioners Court** • **Est Project Construction Start October 2025**	A&E: TBD GC: TBD	$972,009
General Construction, Redfield Parking Lot Improvements	• **Project approved and funded**	A&E: TBD GC: TBD	$562,800
Sterile IV Compounding Facility Improvements	• **Purchase of the Sterile Processing cabinets pending BOM approval**	A&E: TBD GC: TBD	$294,500

Richland / Vickery Clinic Replacement

Project Scope

- Richland Clinic to expand clinical programs currently located at Vickery Health Center on Park Lane. Services will include Women's Health, Adult, Pediatrics, Optometry and Podiatry.

Project Images

MWBE Update

- Total Commitments = $7,208,370 (30.15%)
- Asian = $35,500
- Woman = $25,300
- African American = $0
- Hispanic = $145,900
- Native American = $236,250
- TBD = $6,765,420 (HJ Russell)

*Note: HJ Russell TBD will be determined in GMP.

Key Events and Dates

- Value Engineering accomplished / Updated Guaranteed Maximum Price Proposal Submitted
- Design Team documenting agreed changes
- Design Team asked to propose on Activation Consulting
- Minor Amendment submittal to Planned Development underway
- Site Permit submittal to City of Dallas underway
- Building Permit submission to follow

Project Budget

- Project budget - $31,337,800

	Budget	Cost To Date
Owners Consultants	$460,000	$113,668
Construction Cost	$22,551,400	$0
A/E Fees	$2,749,400	$1,067,151
Major Equipment	$2,474,076	$0
FF&E	$976,090	$0
IT	$1,214,034	$0
Owners Contingency	$912,800	$0
Totals	**$31,337,800**	**$1,180,819**

Project Directory

- Project Manager: Paul Woodard
- Procurement: CMAR
- Architect: Corgan Associates, Inc.
- Contractor: Russell + Post L Joint Venture

OK Paper Warehouse Demolition & Surface Parking

Project Scope

- Demolition of the Big OK Paper building and prepping site for construction of 764 parking spaces.

Project Images

MWBE Update

- Total Commitments = $ 2,489,326 (48.35%)
- Asian = $0
- Woman = $1,352,675
- African American = $175,869
- Hispanic = $953,882
- Native American = $6,900

Key Events and Dates

- All permitting documents submission completed for the Stormwater Pollution Prevention Plan.
- City permitting delayed by system upgrade
- Expected 764 Parking Spaces in winter '25/'26

Project Budget

- Project budget - $5,482,004

	Budget	Cost To Date
Owners Consultants	$7,650	$4,450
Construction Cost	$4,822,554	$866,251
A/E Fees	$303,800	$262,465
Major Equipment	$0	$0
FF&E	$0	$0
IT	$8,000	$0
Owners Contingency	$340,000	$0
Totals	**$5,482,004**	**$1,133,166**

Project Directory

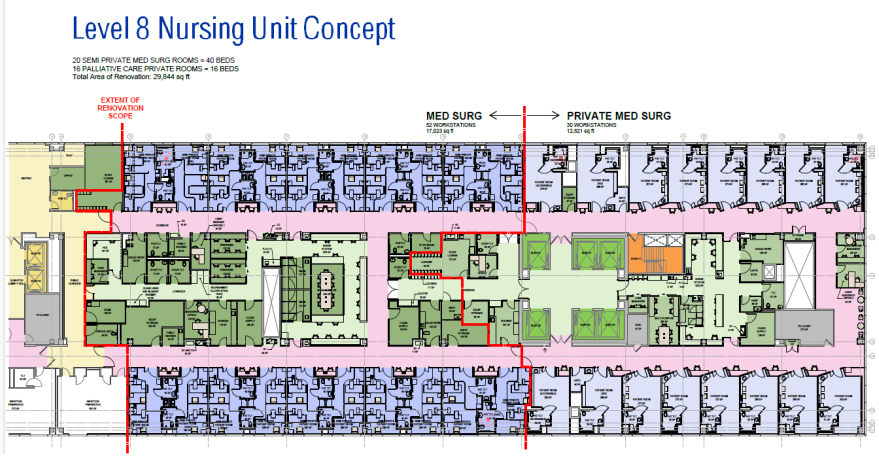
- Project Manager: Paul Woodard
- Procurement: Design – Bid – Build
- Architect: VAI/HED
- Contractor 1: GCC (Demolition)
- Contractor 2: Phillips-May (Surface Parking)

Level 8 & 9th Floor Finish Out

Project Scope

- The 8th and 9th Floors of the WISH building were partially finished when the New Hospital opened 10+ years ago.
- This project adds 112 new Med Surg beds (80 semi-private beds and 32 private beds).

Project Images



MWBE Update

- Total Commitments = $11,100,000 (30.00%)
- Asian = $0
- Woman = $310,465
- African American = $115,450
- Hispanic = $461,268
- Native American = $783,852
- TBD = $9,428,965

Note: Beck-AO TBD will be determined in GMP

Key Events and Dates

- Project is running on schedule for June 1, 2026 completion
- Early release package approved & long lead items ordered
- Guaranteed Maximum Price completed early June, $300K under Design Development budget
- Enabling moves completed
- 9th Floor Demo to start when permit is complete

Project Budget

- Project budget - $54,383,500

	Budget	Cost To Date
Owners Consultants	$2,885,319	$18,940
Design/Build Construction	$38,988,480	$1,961,974
A/E Fees (Inc. in Const)	$0	$0
Major Equipment	$2,836,079	$0
FF&E	$4,225,708	$0
IT	$2,822,279	$0
Owners Contingency	$2,625,635	$0
Totals	**$54,383,500**	**$1,980,914**

Project Directory

- Project Manager: Marc Leediker AIA
- Procurement: Design/Build
- Architect: Beck Architecture
- Contractor: Beck-AO Joint Venture

Lab Consolidation Project

Project Scope

- The New Parkland Hospital opened with a Rapid Response Lab (RRL) located on the 2nd floor of the ACH.
- Upon completion, this 7 Phase project will consolidate all Lab functions into the Logistics Building

Project Images

MWBE Update

- Total Commitments = $2,271,033 (16.39%)
- Asian = $0
- Woman = $1,449,145
- African American = $0
- Hispanic = $510,768
- Native American = $0
- TBD = $311,120 (Swinerton)

Note: Design contract funded directly by Lab.

Key Events and Dates

- Construction is progressing on schedule
- New Sysmex equipment installation complete – activation underway
- SwissLog Pneumatic Tube install to start July 7
- Exterior work (Air Handling Units & Mechanical Penthouse) to start Sept 2026
- Anticipated Project Completion Q2 Calendar 2026

Project Budget

- Project budget - $18,682,219
- Design contract funded directly by the Lab.

	Budget	Cost To Date
Owners Consultants	$85,022	$42,302
Construction Cost	$12,772,500	$0
A/E Fees	$1,075,219	$680,837
Major Equipment	$3,621,358	$1,466,595
FF&E	$127,000	$0
IT	$502,000	$0
Owners Contingency	$499,120	$0
Totals	**$18,682,219**	**$2,189,734**

Project Directory

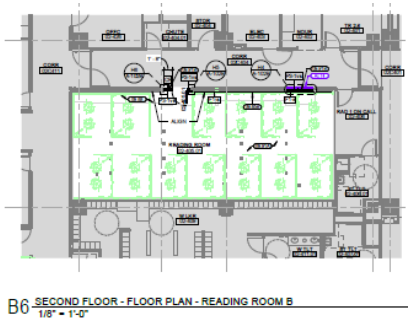
- Project Manager: Marc Leediker AIA
- Procurement: Design/Build
- Architect: Page Southerland
- Contractor: Swinerton Builders

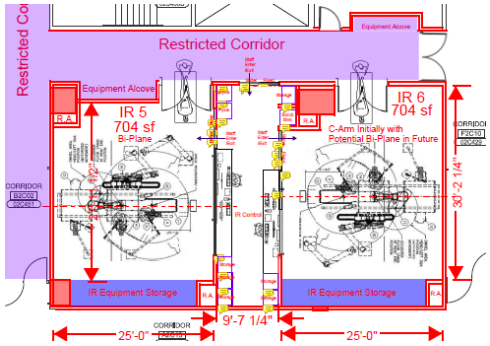
Interventional Radiology – Rooms 5 & 6

Project Scope

- The Radiology Department has requested two additional IR rooms be added
- Only available space is current Main Reading Room
- Phase 1 work renovates three smaller areas and enables creation of 22 Reading Stations
- Phase 2 renovates that space and creates two IR rooms
- TDH requires improvements for Patient flow from Prep to Procedure to Recovery

Project Images





MWBE Update

- Total Commitments = $152,300 (30.60%)
- Asian = $0
- Woman = $0
- African American = $0
- Hispanic = $152,300
- Native American = $0

Key Events and Dates

- Permits from City of Dallas underway.
- Reading Room Renovations to be completed by mid-September
- Phase 2 (IRs 5 & 6) is currently in design
- Total project budget for phase 2 in development

Project Budget

- Phase 2 Project budget currently approved - $3,065,400
- Total Project Cost for phase 2 being developed

	Budget	Cost To Date
Owners Consultants	$0	$0
Construction Cost	$138,100	$0
A/E Fees	$361,900	$184,806
Major Equipment	$2,565,400	$0
FF&E	$0	$0
IT	$0	$0
Owners Contingency	$0	$0
Totals	**$3,065,400**	**$184,806**

Project Directory

- Project Manager: Marc Leediker AIA
- Procurement: Hard Bid w/Competitive Pricing
- Architect: Hoefer Welker Architects
- Contractor: Phase One GC under contract: Team North Texas (TNT)

Garland COPC Phase II

Project Scope

- Renovate Patient Financial Service Area
- Modifications to Behavioral Health and Podiatry Reception Spaces

Project Images

MWBE Update

- Total Commitments = $311,453 (56.87%)
- Asian = $0
- Woman = $100,021
- African American = $128,925
- Hispanic = $40,757
- Native American = $41,750

Key Events and Dates

- Punchlist walk scheduled 07/09.
- Employees scheduled to move back to permanent locations.

Project Budget

- Project budget - $557,402

	Budget	Cost To Date
Owners Consultants	$0	$0
Construction Cost	$500,000	$159,076
A/E Fees	$47,690	$44,163
Major Equipment	$0	$0
FF&E	$0	$0
IT	$0	$0
Owners Contingency	$9,712	$0
Totals	**$557,402**	**$203,239**

Project Directory

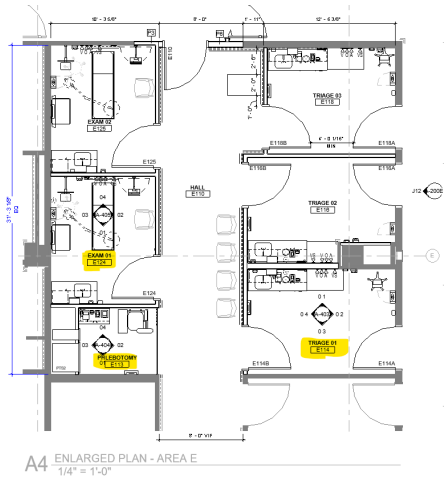
- Project Manager: Asma Momin
- Procurement: Design – Bid – Build
- Architect: Smith Group
- Contractor: CMC Development

ED Triage Expansion

Project Scope

- ED Triage Area Expansion: Three Triage and two Exam Rooms at former Pharmacy footprint
- Displaced Satellite Pharmacy move to Pod L Annex (to be Pharmacy Workroom)
- Five staff from Pod L Annex will be moved to workstations within Pod L

Project Images



MWBE Update

- Total Commitments = $52,300 (32.89%)
- Asian = $0
- Woman = $0
- African American = $0
- Hispanic = $52,300
- Native American = $0

Key Events and Dates

- Oct 2025 Board consideration
- Anticipate May 2026 Substantial Completion
- Texas Department of Health and Human Services Feasibility Review Complete
- June Cost Estimate has validated current Scope-of-Work

Project Budget

- Project budget - $1,909,300

	Budget	Cost To Date
Owners Consultants	$25,000	$2,217
Construction Cost	$1,418,600	$0
A/E Fees	$194,000	$107,866
Major Equipment	$113,700	$0
FF&E	$78,000	$0
IT	$80,000	$0
Owners Contingency	$0	$0
Totals	**$1,909,300**	**$110,083**

Project Directory

- Project Manager: Paul Woodard
- Procurement: Design – Bid – Build
- Architect: Hoefer-Welker
- Contractor: TBD

Consideration and Appropriate Action Regarding Contracts over $200,000

Parkland

Board Approval Request For Contracts Over $200,000

BOM Date: July 23, 2025	**Product or Service:** Purchase of +/- 0.396 Acres of Land & Improvements at 2339 Butler Street, Dallas, Texas & Leaseback by Seller upon Close of Purchase	
Business Owner: Beall Carothers	**Business Owner Dept:** Planning Design & Construction	**Contract Number:** POCRE-25139
Vendor/Supplier/Contractor: Jeff Staffin, Inc.	**Source Selection Methodology:** Real Estate – Exemption	**Fair and Reasonable Price Determination:** Market Price

Revenue, Expense or Capital:

Expense: Court Approval

	Contract Dates	Contract Price
Base Term:	Upon contract execution – plus 135 days (120 days for inspection period plus 15 days to close	$1,600,000
Out Years:	3 Year(s)	+($3)
Total:	Upon contract execution – plus three years post-closing	$1,599,997

Lowest Bidder

Is this contractor the lowest bidder/supplier? N/A-Real Estate

If not, what premium will be paid for this contract over the lowest bidder? N/A

Approvals

Has the final contract been approved by Legal for legal sufficiency? Yes

Does this contract have an IT Component? No

Does this contract have a Construction Component? No

Financial

Is Funding included in the applicable FY Budget? Yes

FTE Impact: None

Diversity

Potential for M/WBE engagement: N/A-Real Estate

Were M/WBE's Directly Solicited? N/A-no solicitation performed

Number Responding M/WBE's: N/A-no solicitation performed

What % of this contract is M/WBE? N/A

M/WBE Race/Ethnicity? N/A

M/WBE Gender? N/A

Submitted By (Division VP): Lance Mendiola, Vice President, Construction, Facilities, Real Estate

DALLAS COUNTY HOSPITAL DISTRICT
PARKLAND HEALTH BOARD BRIEFING DOCUMENT

SUBJECT: Purchase of +/- 0.396 Acres of Land & Improvements at 2339 Butler Street, Dallas, Texas & Leaseback by Seller upon Close of Purchase

VENDOR: Jeff Staffin, Inc.

COST:		
	Base Term:	$1,600,000
	Out Years:	+ ($3)
	Total:	$1,599,997

Recommendation

Approve this contract for Purchase of +/- 0.396 Acres of Land & Improvements at 2339 Butler Street, Dallas, Texas & Leaseback by Seller upon Close of Purchase.

Background

The contract is for the purchase of ±0.396 acres of land and improvements located at 2339 Butler Street – the northwest corner of Butler and Gregg Street, Dallas, Texas. Purchase of the site is an unusual opportunity to acquire property within close proximity of Parkland's main campus. Terms of the purchase agreement include the seller leasing back the property from Parkland for a period of three (3) years post-closing for $1.00 per year. Seller/tenant would continue to operate the current business – a self-serve, coin operated car wash – during the leaseback period.

Fair and Reasonable Price Determination

Current submarket sales comparable data indicate the purchase price is a fair and reasonable value for limited supply of available product in the medical district. A real estate appraisal will be delivered prior to the expiration of the inspection period to confirm valuation of the asset.

Financial Forecast

Base Term	**FY2026**	**FY2027**	**FY2028**	**Totals**
Expenses / Real Estate Purchase	$1,600,000			
Totals	$1,600,000			$1,600,000
Out Years	**FY2025**	**FY2026**	**FY2027**	**Totals**
Rental Income	($1)	($1)	($1)	($3)
Grand Totals	**$1,599,999**	($1)	($1)	**$1,599,997**

During the contract's initial inspection/diligence period of one hundred twenty (120) days, Parkland will engage with independent, third-party vendors to perform a site survey based upon American Land Title Association standards (an "ALTA survey"), appraisal of the asset, property condition assessment and Phase I Environmental Site Assessment ("Phase I ESA"). Diligence expenditures are estimated to total $22,500 ($5,000 for Phase I ESA, $5,000 for appraisal, $7,500 for ALTA survey and $5,000 contingency).

Upon completion of diligence activities and assuming Parkland completes the purchase, the parties have agreed to lease the premises to the Seller for up to three (3) years post-closing at a rate of $1.00 per year.

Sole Source Justification

N/A – Real Estate Exemption

Document Contact/Author:	Beall Carothers, Director, Real Estate Development

Report and Discussion on Opportunity for Potential Purchase and Sale of Property

- **2339 Butler Street - 0.396 acres / 17,250 sf land**
  - Parties have agreed to business points
  - $1,600,000 purchase price ($92.75/sf)
  - Car wash to lease back property for three years post closing (lease term would expire late 2028/early 2029)
  - Inspection/diligence period = 120 days
  - Closing = 15 days after expiration of inspection period

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Thank You