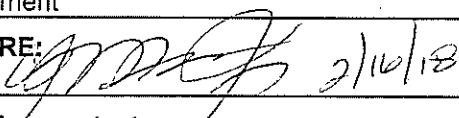
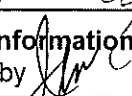
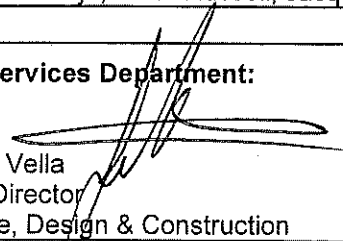
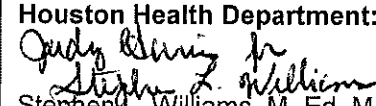


SUBJECT: Purchase and Sale Agreement with Protestant Episcopal Church Council of the Diocese of Texas (Seller), and Appropriation of Funds for the purchase of 6.50 acres of land at 4410 Reed Road (Parcel PY18-001), for the Houston Health Department. WBS No. H-000091-0001-2-01-01				Page 1 of 1	Agenda Item														
FROM (Department or other point of origin): General Services Department		Origination Date:		Agenda Date:															
DIRECTOR'S SIGNATURE: C.J. Messiah, Jr.  2/16/18		Council District affected: D																	
For additional information contact: Jacquelyn L. Nisby 		Phone: 832-393-8023		Date and identification of prior authorizing Council action:															
RECOMMENDATION: Approve and authorize a Purchase and Sale Agreement between Protestant Episcopal Church Council of the Diocese of Texas, a Texas non-profit corporation (Seller) and the City of Houston (Purchaser) for 6.50 acres of land at 4410 Reed Road, Houston, Harris County, Texas (Parcel PY18-001), for the Houston Health Department, and appropriate funds.																			
Amount of Funding and Source of Funding: \$1,015,000.00 Public Health Consolidated Construction Fund (4508)				Finance Budget:															
SPECIFIC EXPLANATION: The General Services Department recommends approval of a Purchase and Sale Agreement between the Protestant Episcopal Church Council of the Diocese of Texas, a Texas non-profit corporation (Seller), and the City of Houston (Purchaser) for 6.50 acres of land at 4410 Reed Road, for a purchase price of \$1,000,000.00 plus additional acquisition expenses, for the Houston Health Department (HHD). HHD plans to build a new Health and Multi-Service Center and associated parking areas at 4410 Reed Road, to replace the Sunnyside Multi-Service Center at 9314 Cullen Blvd., and the Health Center at 4605 Wilmington Street. The proposed site is large enough to combine both facilities in one building, has direct access to Reed Road and is in proximity to the existing Health and Multi-Service Centers. The existing facilities were built in 1975 and suffer from functional obsolescence and physical deterioration due to age. The existing Centers will remain operational until the new facility is constructed. The following is a breakdown of expected costs: <table style="margin-left: 40px; border: none;"> <tr> <td style="padding-right: 20px;">\$1,000,000.00</td> <td>Purchase Price</td> </tr> <tr> <td>5,000.00</td> <td>Environmental Due Diligence</td> </tr> <tr> <td>5,000.00</td> <td>Estimated Title Costs</td> </tr> <tr> <td>5,000.00</td> <td>Estimated Closing/other Costs</td> </tr> <tr> <td>\$1,015,000.00</td> <td>Estimated Total</td> </tr> </table>						\$1,000,000.00	Purchase Price	5,000.00	Environmental Due Diligence	5,000.00	Estimated Title Costs	5,000.00	Estimated Closing/other Costs	\$1,015,000.00	Estimated Total				
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\$1,015,000.00	Estimated Total																		
CIP FISCAL NOTE: The five-year projected operating and maintenance costs for this project are noted below: <table style="margin-left: 40px; border: none;"> <tr> <td colspan="6">Capital Project Information: See attached Form A for a breakdown of capital costs.</td> </tr> <tr> <td colspan="6">Estimated Fiscal Operating Impact (grounds keeping does not occur during the construction period)</td> </tr> </table>						Capital Project Information: See attached Form A for a breakdown of capital costs.						Estimated Fiscal Operating Impact (grounds keeping does not occur during the construction period)							
Capital Project Information: See attached Form A for a breakdown of capital costs.																			
Estimated Fiscal Operating Impact (grounds keeping does not occur during the construction period)																			
<table border="1" style="width:100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="width: 20%;">Project</th> <th style="width: 10%;">FY18</th> <th style="width: 10%;">FY19</th> <th style="width: 10%;">FY20</th> <th style="width: 10%;">FY21</th> <th style="width: 10%;">FY22</th> <th style="width: 20%;">FY18-FY22 Total</th> </tr> </thead> <tbody> <tr> <td>4410 Reed Road H-000091-0001-2-01-01</td> <td>\$8,287.50</td> <td>\$16,575.00</td> <td>\$00.00</td> <td>\$00.00</td> <td>\$8,287.50</td> <td>\$33,150.00</td> </tr> </tbody> </table>						Project	FY18	FY19	FY20	FY21	FY22	FY18-FY22 Total	4410 Reed Road H-000091-0001-2-01-01	\$8,287.50	\$16,575.00	\$00.00	\$00.00	\$8,287.50	\$33,150.00
Project	FY18	FY19	FY20	FY21	FY22	FY18-FY22 Total													
4410 Reed Road H-000091-0001-2-01-01	\$8,287.50	\$16,575.00	\$00.00	\$00.00	\$8,287.50	\$33,150.00													
CJM:JLN:RAV:CF:cf xc: Marta Crinejo, Anna Russell, Jacquelyn L. Nisby, Stephen Williams, Claudette Manning																			
REQUIRED AUTHORIZATION																			
General Services Department:  Richard A. Vella Assistant Director Real Estate, Design & Construction		Houston Health Department:  Stephen L. Williams, M. Ed, MPA Director																	

CUIC ID # 25CF45