



Acquisition: 9566 Railroad Dr. *9.1.2020*

ITEM 23.1

Support Facilities

- Lab and Logistics Center
- COVID Response Center
- 5 Regional Testing/Vaccination Sites



Lab, Logistics and Regional Testing Site

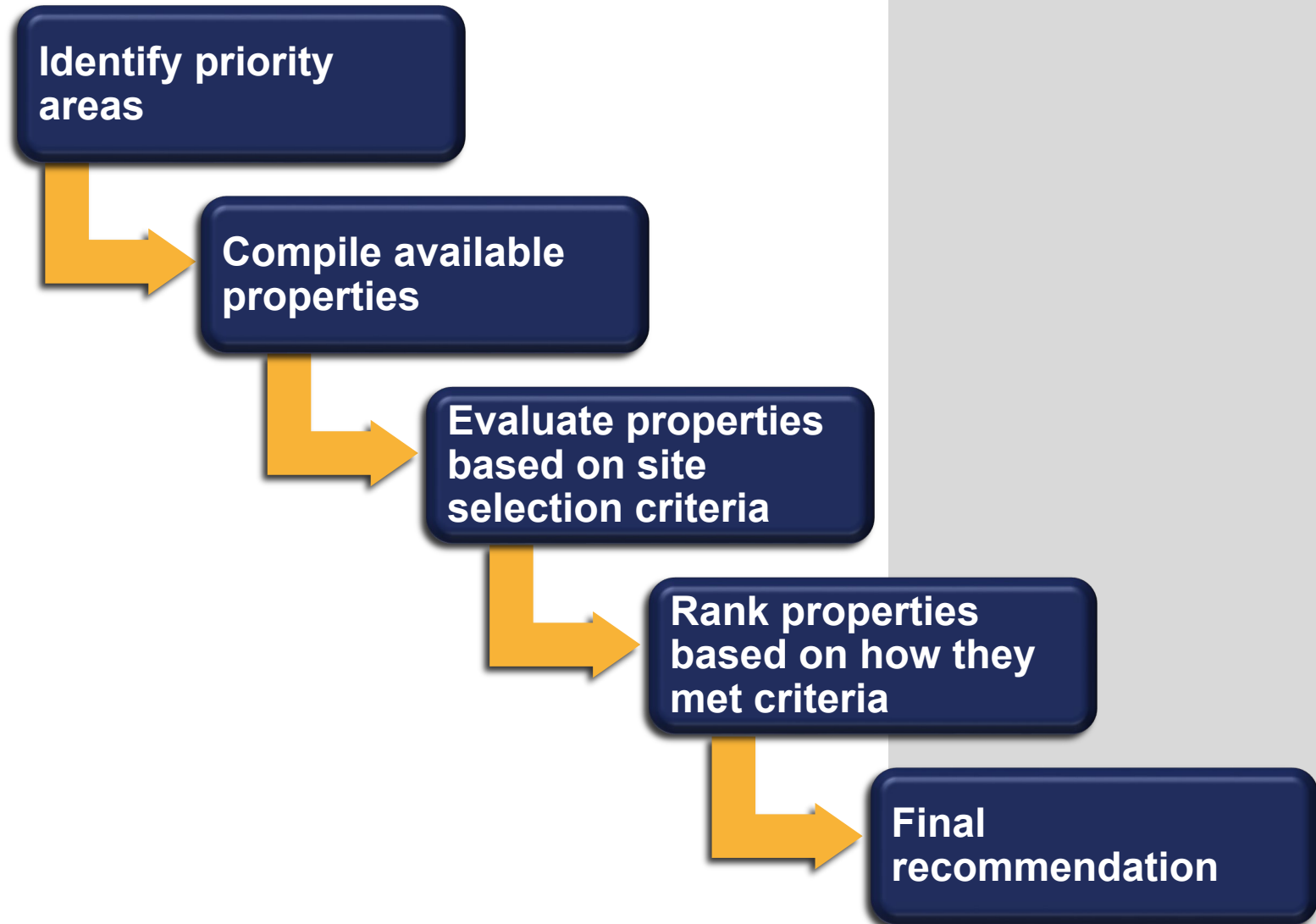
- Expands lab space for COVID testing
- Need to Consolidate and Centralize Current Logistics Operation
- Leverage Existing Resources and Efforts of the Office of Emergency Management (adjacent to the facility)



Regional Testing / Vaccination Site

- Selection Criteria
- Demographic Information

Site Selection Criteria



Identifying Priority Areas

- The goal is to provide regional medical clinics to help provide COVID-19 testing and, when available, the COVID-19 vaccination.
 - Factors considered for facility location:
 - Income;
 - Mobility and access to transit; and
 - Access to healthcare

Ideal User Department Requirements

- 2,500 to 3,000 square feet
- Drive through capability desired
- Onsite Parking
- Adequate Ventilation Systems
- Move in ready or ready for immediate tenant improvement
- Easily Accessible and visible
- Easy to clean surfaces
- Restrooms
- Waiting areas
- IT rooms
- Storage

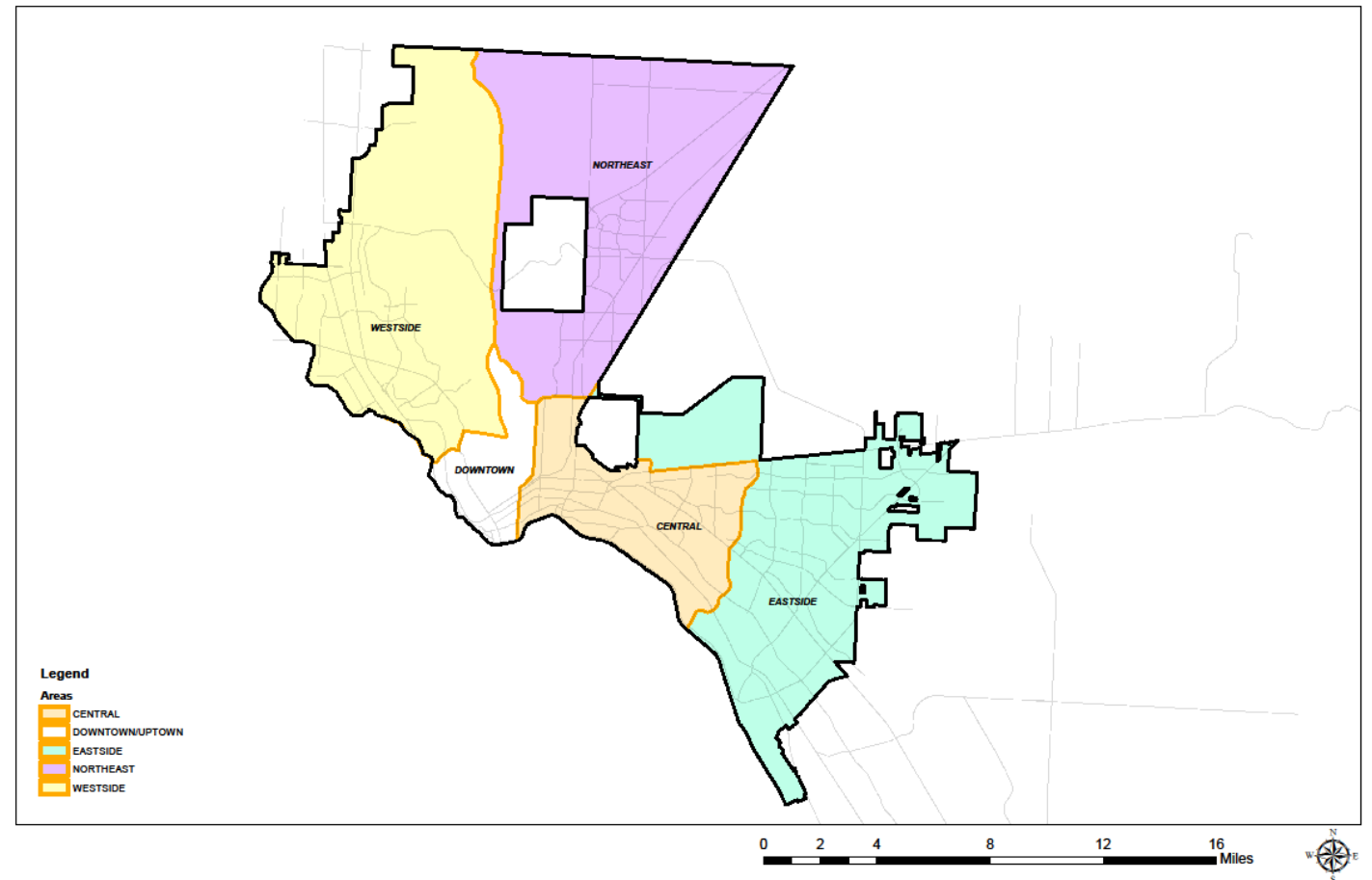


Clinic Site Selection Criteria

- **Location:**
 - Proximity, and adequately spaced, to rest of health facilities and services.
 - Emphasis on placement in underserved communities
 - Strategically located as close to public transit stops as possible
- **Space:**
 - Proposed location has ample acreage for building and public parking.
 - No/Less construction time:
 - Site is on city owned property, preexisting medical facility requiring little renovation, or priced appropriately for the necessary renovation.
- **Cost:**
 - Land or facility purchase plus construction cost is reasonable and equitable between sites.
- **Connectivity:**
 - Relation to major thoroughfares and freeways. Proximity to other public transportation or connectivity that allows for the greatest availability of those to be serviced.
- **Move-in time:**
 - Adequate planning for acquisition/closing, any renovation, moving, etc. for facility to be functional on deadline.

Addressing the Needs of the Northeast

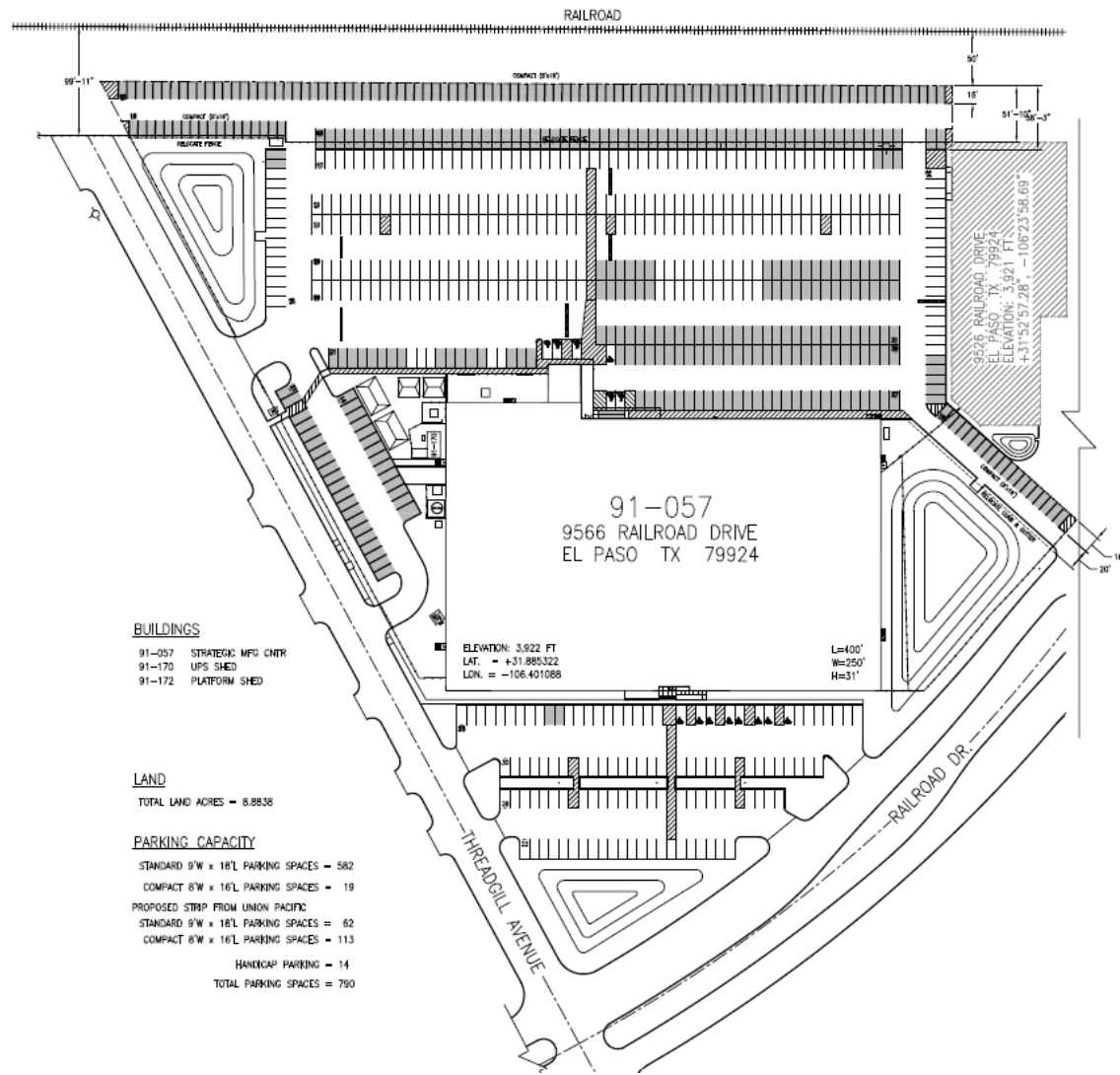
- Acquisition of this property accomplishes the goal of providing a regional testing/clinic site in the Northeast **and** allows for the collocation of a lab and logistics center.





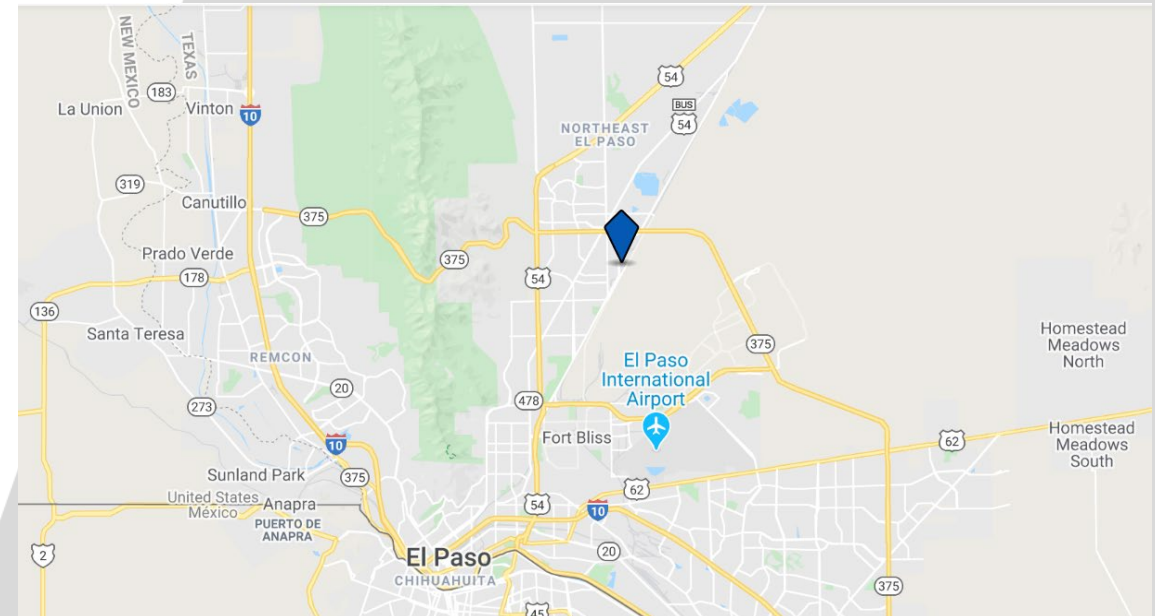
9566 Railroad Dr.

- **Owner:** Annlynn Corp.
- **PID:** S54699924005100
- **Building Size:** 116,312 sq.ft.
 - **Acreage:** 8.88 acres
 - **Zoning:** M-1
- **Current Use:** Vacant Warehouse



9566 RAILROAD DR: PROPERTY HISTORY

- Built in 1983, for Boeing Company, the now vacant 100,000 sq. foot (16,000 SF of dedicated office space) is located in the North East of El Paso and has plenty of parking.
- Boeing made significant improvements including: ESFR (VESDA), HVAC (mechanical cooling) throughout the building, compressed air piping, Deionized water piping, Chilled water piping, and Two transformers of 2,500 KVA each.



9566 Railroad Dr.

- Allows for Coordination with OEM
- Ample Parking for Testing
- Space for BSL-2/BSL-3 Mobile Lab
- Co-locates Testing, Lab and Logistics Operations in One Building

Property Acquisition Timeline

6/29/2020	Initial Offer on Railroad
7/8/2020	Appraisal on Railroad
7/23/2020	Review Appraisal ordered
7/27/2020	LOBR sent registered mail
7/28/2020	Final Offer on Railroad eligible
7/29/2020	Appraisal Received—\$5,459,000
8/4/2020	Final Offer on Railroad dispensed pending Review appraisal
8/17/2020	Receive Review Appraisal—Confirms Previous Appraisal
8/17/2020	Final Offer Response
8/18/2020	Contract of Sale Goes Out
8/25/2020	Post for Council
9/1/2020	Council
9/4/2020	Closing ASAP

Final Terms

- Purchase Price: \$5.495 Million
- Additional Earnest Money: \$25,000





Thank You