

Attachment A - Design/Build Packet General Information

2920 Tuttle Blvd Longview Texas

- Legal description of the site
 - 2920 Tuttle Blvd. Longview, Texas 75601, Lot 3B7201 Surrey Hills #4 Gregg County
- Survey Information concerning the Site is located at the end of this document and referred to as the
- Interior Space Requirements, (these are estimates only)
 - Approximately 50 counseling/ office spaces
 - Approximately 8 Primary Care exam Rooms
 - 3 large and 2 small group/meeting rooms
 - Breakroom
 - IT Room
 - 2-3 reception areas
 - 2 large waiting areas 1 small waiting
 - 1 Pharmacy
 - Multiple Storage
 - Staff Restrooms and Client Restrooms
- Special Material Requirements
 - Standard commercial materials except where medical grade may be required once specified on design.
- Material Quality Standards,
 - All material used must meet commercial construction material that meets all applicable codes and regulations including life safety codes, building codes, Texas Accessibility Standards, fire marshal requirements, city and county regulations.
- Conceptual Criteria for the Project
 - This facility is currently 22,300 square feet under roof. It is on approximately 2.7 acres. It was built in 2002. It must be remodeled to accommodate our services. This facility will provide all types of services to individuals with behavioral health, mental health and medical needs. It is intended to be a “one stop shop” for most individuals being served to meet their needs.
- Special Equipment Requirements
 - None specified
- Cost or Budget Estimates
 - Final budget will be based on final design and estimated cost. We estimate the budget for the remodel of the existing structure will be \$2,000,000-\$4,000,000. The expansion cannot be estimated until a design has been completed and a scope of work has been determined.

- Time Schedules,
 - Once this a design build Team has been awarded and approved by the Board of Trustees in October 2024 we expect the design process to begin within 30 days. The expectation is that this project should be complete in the Fall of 2025.
- Quality Assurance and Quality Control Requirements,
 - The design build Team will be responsible for quality control throughout the project.
 - Oversight will be provided by an outside Architect or Engineer retained by Community Healthcore to see that all state and local compliance standards are being met, and that the design build team is meeting the expectation of the Center throughout this project.
- Site Development Requirements
 - Existing building to be remodeled with possible expansion to be determined in the design process
- Applicable Codes and Ordinances
 - Contractor must meet all applicable codes and regulations including life safety codes, building codes, Texas Accessibility Standards, fire marshal requirements, city and county regulations.
- Provisions for Utilities
 - Current utility infrastructure exists for building. Any additional infrastructure would be included in final design
- Parking Requirements,
 - Must meet state and local requirements. Currently 175 spaces available with current structure.
- Other Requirements
 - None specified at this time

Survey Document Tract 1 2920 Tuttle Blvd

Tract 1:

All that certain lot, tract or parcel of land being 2.778 acres, Lot 3B, Block 7201, Replat of Surrey Hills, Unit 4, according to the plat recorded under Clerk's File No. 9920961, Gregg County Official Public Records, in the P. P. Rains Survey, A-258, Gregg County, Texas.

TOGETHER WITH THE FOLLOWING INGRESS AND EGRESS EASEMENT:

All that certain lot, tract or parcel of land being 1600 square foot tract of land in the P.P. Rains Survey, A-258, in the City of Longview, Gregg County, Texas, being part of Lot 3, of Block 7201, of Surrey Hills Unit 4, as shown on the plat of same recorded in Volume 1498, Page 586, of the Deed Records of Gregg County, Texas, and being part of the called 5.416 acre tract conveyed from Alston Diversified Investments, Inc. to ADI Partners, Ltd. By Assumption Warranty Deed dated July 1, 1997, and recorded in Clerk's File No. 9713155 of the Official Public Records of Gregg County, Texas, and being a 10 foot wide strip of land off the North side of a 36,258 square foot tract out of said called 5.416 acre tract, said 1600 square foot tract being more particularly described as follows:

Commencing at an "X" con concrete found in the East Right-of-Way line of Tuttle Boulevard for the Southwest corner of said Lot 3, of Block 7201, of Surrey Hills, Unit 4 and for the most Westerly Northwest corner of Lot 2, of Marketplace Unit #1, as shown on the plat of same recorded in Volume 1675, Page 525, of said Deed Records and for the Southwest corner of said called 5.416 acre tract and for the Southwest corner of a 36,258 square foot tract out of said called 5.416 acre tract;

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Thence: In a northerly direction with said Right-of-Way line 15.47 feet along a curve to the left with a radius of 1085.77 feet and a chord bearing N 12 deg. 41' 37" W 15.47 feet to another "X" in concrete found for the ending point of said curve;

Thence: N 12 deg. 59' 08" W with said Right-of-Way line 211.14 feet to a 5/8" Iron Rod set for the Northwest corner of said 36,258 square foot tract and the most westerly Southwest corner of a 78,698 square foot tract out of said called 5.416 acre tract, and for the Point of Beginning of this described tract;

Thence: N 77 deg. 00' 00" E with the North line of said 36,258 square foot tract and the most westerly South line of said 78,698 square foot tract 160.00 feet to a 5/8" Iron Rod set for the Northeast corner of said 36,258 square foot tract;

Thence: S 12 deg. 59' 08" E with the most easterly Westline of said 78,698 square foot tract and the East line of said 36,258 square foot tract 10.00 feet to a 5/8" Iron Rod set for the Southeast corner of this tract and the most easterly Southeast corner of a 9,409 square foot easement tract out of said 78,698 square foot tract;

Thence: S 77 deg. 00' 00" W 160.00 feet to a 5/8" Iron Rod set in the east Right-of-Way line of Tuttle Boulevard for the Southwest corner of this tract;

Thence: N 12 deg. 59' 08" W with said Right-of-Way line 10.00 feet to the Point of Beginning, containing 1600 square feet of land, more or less.

ALSO TOGETHER WITH THE FOLLOWING EASEMENT:

All that certain lot, tract or parcel of land being a 9,409 square foot tract of land in the P.P. Rains Survey, A-258, in the City of Longview, Gregg County, Texas, being part of Lot 3, of Block 7201, of Surrey Hills, Unit 4, as shown on the plat of same recorded in Volume 1498, Page 586, of the Deed Records of Gregg County, Texas, and being part of the called 5.416 acre tract conveyed from Alston Diversified Investments, Inc. to ADI Partner, Ltd., By Assumption Warranty Deed dated July 1, 1997, and recorded in Clerk's File No. 9713155 of the Official Public Records of Gregg County, Texas, and being a strip of and generally 20 foot in width off the North side of a 78,698 square foot tract out of said called 5.416 acre tract, said 9,409 square foot tract being more particularly described as follows:

COMMENCING at an "X" in concrete found in the East Right-of-Way line of Tuttle Boulevard for the Southwest corner of said Lot 3, of Block 7201, of Surrey Hills, Unit 4 and for the most westerly Northwest corner of Lot 2, of Marketplace Unit #1, as shown on the plat of same recorded in Volume 1675, Page 525, of said Deed Records and for the Southwest corner of said called 5.416 acre tract and a 36,258 square foot tract out of said called 5.416 acre tract;

THENCE: In a Northerly direction with said Right-of-Way line 15.47 feet along a curve to the left with a radius of 1085.77 feet and a chord bearing N 12 deg. 41' 37" W 15.47 feet to another "X" in concrete found for the ending point of said curve;

THENCE: N 12 deg. 59' 08" W with said Right-of-Way line 211.14 feet to a 5/8" Iron Rod set for the Northwest corner of said 36,258 square foot tract and the most westerly Southwest corner of a 78,698 square foot tract out of said called 5.416 acre tract for the Point of Beginning of this described tract;

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THENCE: N 12 deg. 59' 08" W with said Right-of-Way line 10.00 feet to a 5/8" Iron Rod set for the Northwest corner of said 78,698 square foot tract;

THENCE: N 77 deg. 00' 00" E with the North line of said 78,698 square foot tract 545.58 feet to a 5/8" Iron Rod set in the pavement of the private roadway know as Hancock Street for the beginning point of a curve;

THENCE: In an Easterly direction 22.06 feet along a curve to the left with a radius of 46.93 feet and a chord bearing N 63 deg. 32' 01" E 21.86 feet to a 5/8" Iron Rod set in said private roadway and in the East line of said Lot 3 for the Northeast corner of this tract;

THENCE: S 39 deg. 55' 58" E with said East line 5.00 feet to a 5/8" Iron Rod set in the center of said private roadway and in the most northerly North line of said Lot 2 of Marketplace #1, for the Southwest corner of the called 1.382 acre tract conveyed to Joseph H. Anders and wife by Special Warranty Deed recorded in Clerk's File No. 9819056 of said Official Public Records;

THENCE: S 50 deg. 04' 02" W with the most northerly North line of said Lot 2 and along the center of said private roadway 30.00 feet to a 5/8" Iron Rod set for the beginning point of a curve;

THENCE: In a Southwesterly direction continuing with said most northerly North line 14.08 feet along a curve to the left with a radius of 130.38 feet and a chord bearing S 46 deg. 58' 27" W 14.08 feet to a 5/8" Iron Rod set for the Southeast corner of this tract;

THENCE: S 77 deg. 00' 00" W 370.17 feet to a 5/8" Iron Rod set in the most easterly West line of said 78,698 square foot tract and the East Line of said 36,258 square foot tract for the most easterly Southwest corner of this tract, and for the Southeast corner of a 1600 square foot easement tract out of said 36,258 square foot tract;

THENCE: N 12 deg. 59' 08" W with said East line 10.00 feet to a 5/8" Iron Rod set for the Northeast corner of said 36,258 square foot tract and an ell corner of said 78,698 square foot tract;

THENCE: S 77 deg. 00' 00" W with the North line of said 36,258 square foot tract 160.00 feet to the Point of Beginning, containing 9,409 square feet of land, more or less