



COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER _____

PAGE 1 OF 9

DATE: 09/19/2023

**SUBJECT: APPROVAL TO SUBMIT A LETTER OF INTENT TO PURCHASE
TO STILLWATER CAPITAL LLC FOR THE PURCHASE OF SIX
ACRES OF LAND LOCATED AT THE NORTHEAST CORNER OF
HERITAGE PARKWAY AND REGENCY PARKWAY**

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court approve a Letter of Intent (LOI) to Purchase to Stillwater Capital LLC for the purchase of six (6) acres of land located at the northeast corner of Heritage Parkway and Regency Parkway in Mansfield, Texas.

BACKGROUND

On June 21, 2016, the Commissioners Court, through Court Order #122837, approved a Professional Services Contract in the amount of \$70,050.00 with LBL Architects for preliminary architectural and engineering services, to address departmental space issues and building deficiencies at the Subcourthouse at Mansfield. The information collected was to enable the County to make informed decisions on the scope and services for a possible renovation/expansion of the existing building or the construction of a new building.

On August 3, 2021, the Commissioners Court, through Court Order #135980, approved Amendment No. 1 for additional services in the amount of \$27,500.00 to include structural investigations, building envelope energy assessments, and site planning conceptual design of the Subcourthouse at Mansfield.

The Facilities Management Department completed a review of the comprehensive building analysis for the Subcourthouse at Mansfield, and it has been determined that the building is undersized and does not achieve the space programming requirements and does not meet departmental needs. In addition, a structural assessment was conducted, and the report identified deficiencies in the existing slab on grade foundation. Furthermore, an energy analysis was conducted which identified that the building envelope does not meet energy efficiency standards.

On October 26, 2021, the Commissioners Court, through Court Order #136689, approved Amendment No. 2 for additional services in the amount of \$28,000.00 to include a site evaluation of three (3) land parcels, including one (1) within a planned development at the northeast corner of Heritage Parkway and Regency Parkway, also known as "The Reserve".

If approved, the Facilities Management Department will submit the attached LOI to purchase six (6) acres of land located at the northeast corner of Heritage Parkway and Regency Parkway in Mansfield, Texas. In addition, Tarrant County will be required to deposit \$50,000.00 in an escrow account to be held by an acceptable title company and applied to the purchase price. If the Court elects to terminate the purchase of property during the Due Diligence Period as defined in the LOI, Tarrant County will receive a full refund of the Earnest Money less \$500.00. The LOI is not a binding agreement and is subject to mutual execution of a Purchase and Sale Agreement.

SUBMITTED BY:	Facilities Management	PREPARED BY: APPROVED BY:	Frank Lopez Michael Amador
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REFERENCE NUMBER: _____ DATE: 09/19/2023 PAGE 2 OF 9

The Criminal District Attorney's Office has reviewed this LOI as to form.

FISCAL IMPACT

Funding in the amount of \$50,000.00 is available in account 540000/3110217000/45100-2023.