

CALL FOR OFFERS / REQUEST FOR PROPOSAL

Name of Proposing Company: Location Finders International, Inc.

Project Name: Call for Offers/Request for Proposal for 3.54 acre portion
of Civic Center Property

Proposal No.: RFP-0-61-2016/tt

Proposal Due: December 16, 2016 at 3:00 p.m. local time

Pre-Proposal Conference: Not Applicable

Date Issued: November 7, 2016

This document consists of 6 pages

Return **original** and **four duplicate copies** and **one CD or flash drive** of proposal in a **sealed envelope** marked with the Proposal Number as noted above to:

THERESA H. TARKA
PURCHASING ASSISTANT
VILLAGE OF DOWNERS GROVE
801 BURLINGTON AVENUE
DOWNERS GROVE, IL 60515
PHONE: 630/434-5530
FAX: 630/434-5571
www.downers.us

Submission Requirements

All respondents must complete the form below and submit it with the other required submission information described below.

1. Provide name of Purchaser and associated entities. **Olympia Acquisitions LLC**
2. Purchase Price Phase I Parcel: \$ 3,250,000
~~Phase II Parcel: \$~~ One Acquisition
3. Type of Development Proposed (Check One)
 - Multi-Family Residential - Apartments
 - Multi-Family Residential - Condominiums
 - Single-family Attached/Rowhomes
 - Office **Medical**
 - Mixed-Use Development
4. Proposed Redevelopment Project

Phase I, Number of Units/Square Footage: 50,000 - 60,000 square foot Medical Office

Phase II, Number of Units/Square Footage: N/A

5. Include concept diagrams to illustrate proposed project. **Attached for review.**
6. Describe the capitalization of the development and method of financing. Provide a project budget summary. **Attached for review.**
7. Identify purchaser's conditions to acquire the properties, including due diligence timeline and any developer-driven contingencies and internal processes for approval. **Attached for review.**
8. Provide information demonstrating experience in development projects of similar size and scope. **Attached for review.**

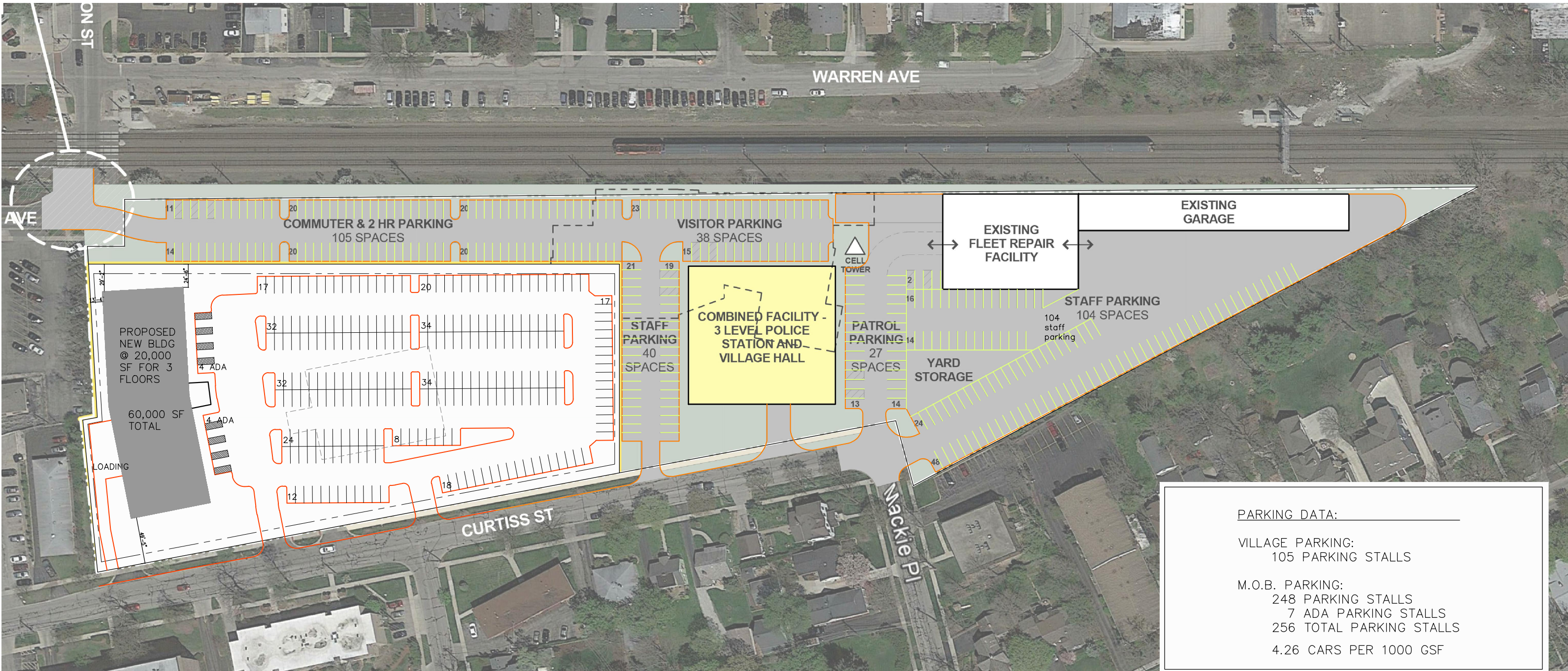
DEVELOPMENT SITE PLANS

OPTION #1

This site plan shows, in concept, the development as anticipated in the call for offer. A new 50,000-60,000 square foot Medical Office Building (MOB) is shown on the west end of the 3.52 acre parcel.

OPTION #2

This concept site plan depicts another development option possibility with a larger building being constructed in the center of the site. This structure would house both a 60,000 square foot MOB and a 60,000 square foot Village Hall/Police Station.

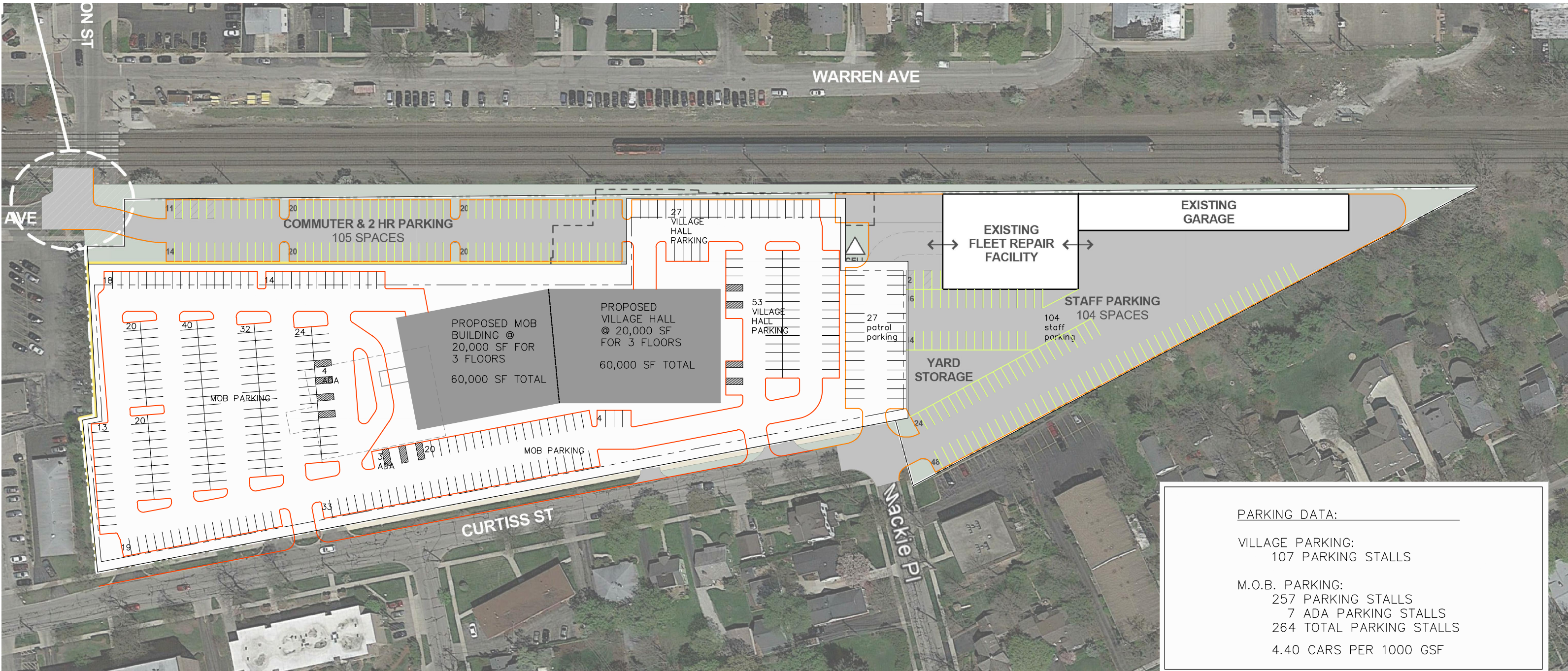


PARKING DATA:	
VILLAGE PARKING:	105 PARKING STALLS
M.O.B. PARKING:	248 PARKING STALLS
	7 ADA PARKING STALLS
	256 TOTAL PARKING STALLS
	4.26 CARS PER 1000 GSF

1 PROPOSED SITE PLAN
SCALE: 1" = 100'-0"



PROPOSED SITE PLAN OPTION 1



PARKING DATA:	
VILLAGE PARKING:	107 PARKING STALLS
M.O.B. PARKING:	257 PARKING STALLS
	7 ADA PARKING STALLS
	264 TOTAL PARKING STALLS
	4.40 CARS PER 1000 GSF

1 PROPOSED SITE PLAN
SCALE: 1" = 100'-0"



PROPOSED SITE PLAN OPTION 2

Typically, LFI finances its DuPage Medical Group development projects via construction loans with its preferred Chicago Area lenders. Both Evergreen Bank Group (Hinsdale, IL) and Centier Bank (Merrillville, IN) have funded recent DMG transactions for LFI. Please feel free to contact Mary Henthorn of Evergreen Bank Group (630-413-9586) and Zoran Koricanac of Centier Bank (219-922-2410 X4317). LFI's equity for the proposed transaction will be funded through cash holdings and operating credit lines. With our recent completion of several DMG Core Facilities, we are able to estimate an accurate project budget for this development. Here is our Summary Development Budget

**Downers Grove DMG MOB Development
LFI Development
60,000 SF Building
December-2016**

LFI Summary Budget

Acquisition Costs:

Land	<u>\$ 3,250,000</u>
Total Acquisition Costs	\$ 3,250,000

Development Costs:

Hard Costs – Building Core & Shell	\$ 11,480,182
Tenant Improvement Allowance to DMG	\$ 3,000,000
Development Soft Costs	\$ 1,787,818
Total Development Costs	<u>\$ 16,268,000</u>
Total Project Costs	<u>\$ 19,518,000</u>

The above estimates are based on management's estimate of the cost to complete the project. The estimates have been rounded to the nearest dollar. Because of the nature of an estimate the actual costs will differ from the estimated costs.

Further, DuPage Medical Group will invest an additional \$8,600,000 to fund the interior buildout of this medical office building. These funds do not include DMG's investment for furniture, fixtures and equipment.

DEVELOPMENT CONDITIONS AND CONCEPTS

The purchaser requires to buy all of the land at the same time. Development of an approximate 60,000 square foot Medical Office Building (MOB) would begin shortly after closing. In order to finance the project the purchaser would have to have fee simple ownership of both parcels.

Due diligence period would be 180 days. Closing is proposed to be 60 days after the expiration of due diligence period.

We are proposing a purchase price of \$3,250,000. We remain flexible as to what land/sites we would purchase. We also would consider combining the MOB with the new village hall and police station. The concept would entail a wall that separates the two buildings and would also demark public and private properties. LFI would oversee the planning and development of both uses.

Additionally, we would consider other solutions that may be contemplated upon further concept development.

We have included descriptions and photos of similar projects which have been completed for DuPage Medical Group.

We have included two concept plans for review. We reserve the right to use any excess land to develop residential or retail properties. We would anticipate that if we are the successful bidder that construction would start in 2017 and be completed in 2018. If the size of the site changes (i.e.: is different than the 3.54 acres in the RFO) the purchase price remains at \$3,250,000 provided it accommodates the development plan.

No consideration has been made regarding the site environmental. The completion of a Phase II Report is likely.



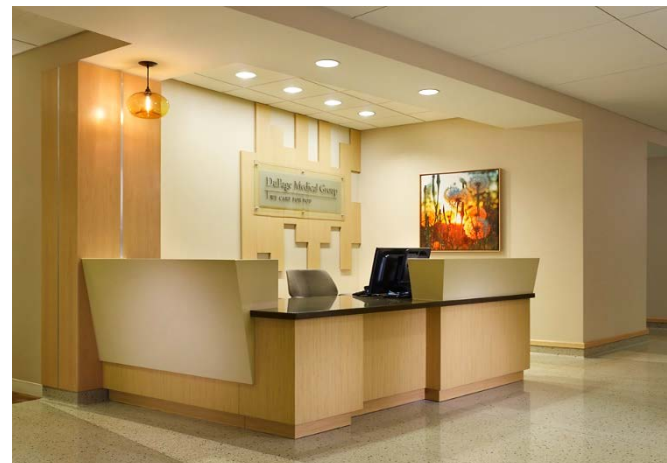
LOCATION FINDERS INTERNATIONAL, INC.

9440 Enterprise Drive | Mokena, IL 60448 | lfirealestate.com | 708.478.7666

430 Warrenville Road
Lisle, IL 60532

LFI represented DuPage Medical Group in the development of this 95,000 square foot state of the art Medical Office Building and Cancer Treatment Facility. Located in a high visibility corridor between Warrenville Rd and I-88, this high tech building presents its sloped glass walls and warm precast to thousands of motorists daily. It also has main building entrances from multiple floors. Inside it houses extensive imaging suites, practice suites, spectacular common space. A large portion of the building is dedicated to cancer treatment and oncology. There are multiple nuclear accelerators encased in three feet of concrete underground. These provide a comfortable environment for patients to receive radiation treatment. Another floor is dedicated to infusion in suites and an infusion lab. Rush University Medical Center provides the infusion services.

This building is designed to provide DuPage County patients with a healing environment to get advanced treatment.



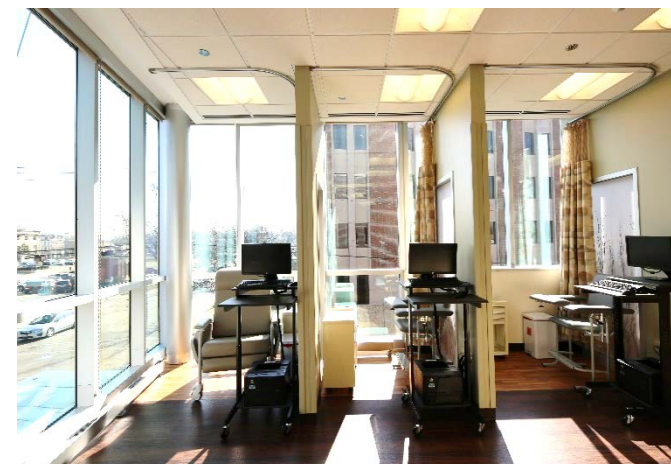


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150 E Willow Street
Wheaton, IL 60187

LFI demolished a vacated Jewel building and redeveloped the site into a 40,000 square foot Medical Office Building that serves as the DuPage Medical Group prototype. This highly functional and efficient building was built on a small site. LFI negotiated parking agreements with the city on behalf of DMG. A series of obstacles such as flood plain, site encroachments, public easements and storm water storage were overcome during the development. The three story building has a smaller footprint due to site constraints but comfortably houses OB/GYN, pediatric, internal medicine and general practices. It also has a Break-Through Care Center and a state of the art physical therapy facility. The interior design which has wood slat paneling features throughout the building is inviting, warm and modern.





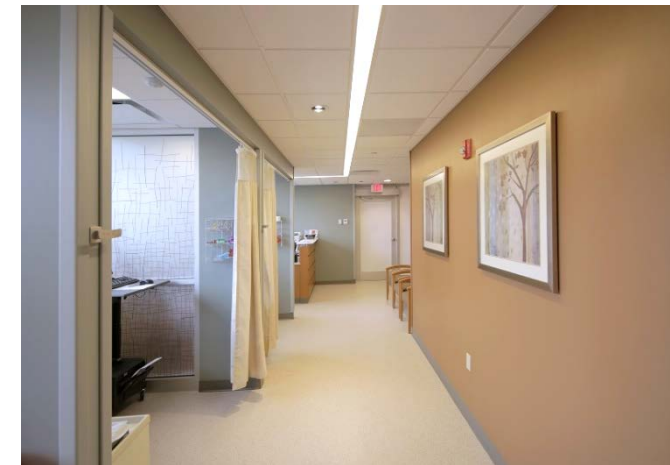
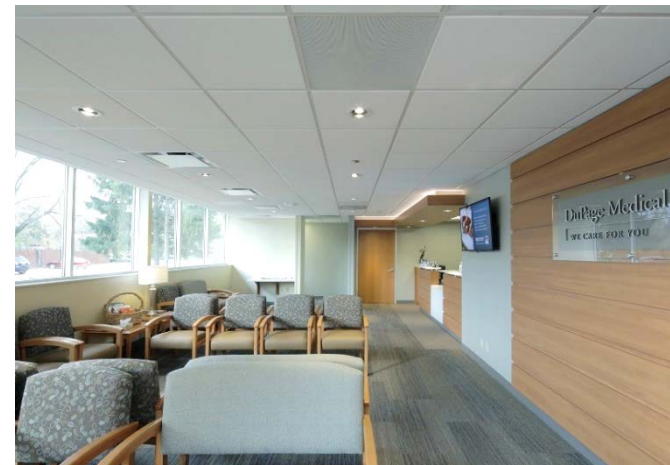
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40 South Clay Street
Hinsdale, IL 60521

LFI successfully redeveloped 40 S. Clay in Hinsdale. This project is located at the intersection of Clay and Chicago Avenue and not only abuts downtown Hinsdale, it also abuts single family residential. In this regard, the development team was sensitive to its neighbors, proactively working with the Village of Hinsdale and the surrounding neighbors throughout the redevelopment.

The property consisted of two "maintenance deferred" connected buildings of 30,000 square foot each built in the late 1950's and the early 1960's. The project was complex given the multi-phasing of the full redevelopment which included relocating existing tenants during each phase and maintaining a secure environment for patients and DMG employees during all phases of construction. The two buildings, although connected required complete replacement of the mechanical and electric building systems. Additionally, the lower level of one of the buildings required greater ceiling height for the medical equipment; this was accomplished through excavating approximately 4 feet of the existing floor in the building. The project timeline ran from 2012 through 2015.





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220 Springfield Road
Bloomington, IL 60108

This Bloomington development is replacing an existing adjacent building which had become obsolete. It is a direct replication of the prototype Wheaton development. The 50,000 square foot building will house a large OB/GYN practice, general medicine, physical therapy and an Urgent Care among other practices. The imaging component is significant and will support all of the different units. LFI navigated the approval process, negotiating credits for traffic impact and sewer and water tap on fees. The building will be operational in Spring 2017.



DMG BLOOMINGDALE MOB
220 SPRINGFIELD DR, BLOOMINGDALE, IL 60108

DuPage Medical Group
943.478.7666

