

Exhibit 3

City of Fort Lauderdale

Northwest-Progresso-Flagler Heights Community Redevelopment Agency (NWPF CRA)



APPLICATION FOR CRA FUNDING ASSISTANCE

Name of Principal Owner in Charge Pierre Monice		Tel. No. 954-771- 8000	E-Mail Address pierre.monice@trinity-health.org
Primary Contact for this CRA Request Stephen Tillbrook		Tel. No. 954-817-5933	E-Mail Address stephen.tillbrook@akerman.com
Name of Business Holy Cross Hospital INC.		Tax I.D. No. 59-0791028	Company Website holy-cross.com
Business Address 4725 N. Federal Highway		Tel. No. 954-771-8000	Fax No.
City Fort Lauderdale		State Florida	Zip Code 33308
Commencement Date to Begin Project: <u>03/2026</u>		JOB INFORMATION	
Completion Date for Project: <u>06/2027 (Initial Phase)</u>		Full Time Equivalent (FTE) <u>200</u> Jobs to be created	
Check Appropriate Description	Project Type	Facility Description	
†Existing Business ☒	†Expansion ☒	Existing Space _____ sq. ft.	
†New Business ☐	†Relocation ☐	New Space <u>22,416</u> sq. ft.	
NAICS Code / Industry Type Healthcare	Date of Incorporation 1990	State where the business was incorporated Florida	
Proposed Project Location/City Fort Lauderdale		Proposed Address 200 E Sunrise Blvd	
Property Control Number(s) 4942 34 05 6800		Property Owner Holy Cross Hospital Inc	
Owner Tel. No. (include Area Code) 954-771-8000	Is there a lien on the property? ☐ Yes ☒ No No		
Bank(s) Where Business Accounts for Projects Are Held		2. See attached narrative	
Name of Participating Bank/Lender			
Amount \$	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
Name of Other Financial Source			
Amount \$	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
Name of Other Financial Source			
Amount \$	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
Name of Other Financial Source			
Amount \$	Contact Person	Tel. No. (include Area Code)	Fax No. (include Area Code)
Name of Other Financial Source			
Project Purpose and Economic Impact			

NOTE 1: If the project receives funds via another City, County, Federal or State program which also requires job creation/retention, the jobs created/retained for those programs must be in addition to the jobs required under this program.

NOTE 2: If project includes the purchase of equipment using CRA funds, then there must not be another UCC filing for the equipment.

Management: Owners, partners, officers, all holders of outstanding stock — 100% of ownership must be shown (*use separate sheet if necessary*).

Name	Complete Address	% Owned	From	To
Pierre Monice, President & CEO				
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To
Name	Complete Address	% Owned	From	To

PROJECT/ACTIVITY COST SUMMARY	
1. Please state the overall project cost:	\$ 83,826,465. (both phases)
2. Please state the overall project costs related to the CRA's assisted activity?	\$ 2,500,000.
3. Please indicate the sources and uses of funds for the project on the following table.	

Project Source(s) of Funding	Amount	Rate	Term
Bank Loan (specify)			
City funds			
CRA funds	2,500,000.		
Company's current cash assets	\$57,326,465.		
Owner equity (specify)	24,000,000.		
Other (specify)			
Other (specify)			
Other (specify)			
Total Sources	83,826,465.		
Select the Use(s) of Funds and the Amount Need for Each	Sources of Funds (Yes or No)	Amount	
Land Acquisition		13,000,000.	
Real Property Acquisition			
Utility and road infrastructure improvements		1,500,000.	
New construction of commercial and industrial buildings		45,231,796.	
Rehabilitation of commercial and industrial buildings			
Purchase and installation of equipment and fixtures		12,733,892	
Other (specify)	soft costs	8,860,777	
Other (specify)	inflation contingency	2,500,000	
Other (specify)			
Total Uses		83,826,465	

NOTE 3: Other "uses" include Architectural/Engineering Fees, Application Fees, Permit Fees Impact Fees

BUSINESS INDEBTEDNESS: Furnish the following information on all outstanding installment debts, code and other liens, notes and mortgages payable that relate to this project. The present balances should agree with the latest balance sheet submitted (*use a separate sheet if necessary*).

To Whom Payable	Original Amount	Original Date	Present Balance	Rate of Interest	Maturity Date	Monthly Payment
Name: not applicable	\$		\$	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$
Name: _____	\$		\$	%		\$

THE FOLLOWING ITEMS MUST BE COMPLETED AND SUBMITTED WITH YOUR APPLICATION

1. A business plan which describes the company mission, market analysis, applicant capacity, economic analysis and project feasibility, a brief history and description of the company (*including the founding of the company*), overview of operations, product information, customer base, method and areas of distribution, primary competitors and suppliers within the County.
2. A list of general and limited partners, officers, directors and shareholders of the company. Please provide a resume for all the principals and key management.
3. Corporate income tax returns for the last three years (*personal returns may also be requested*).
4. Two separate lists that detail the existing jobs on your payroll and the new jobs to be created (*within the list please provide the job title of each position, a brief description of each position, annual salary for existing and new positions and the industry average salary for those positions*).
5. If machinery and equipment are being purchased with CRA funds, provide a list of all the items to be purchased, with quotes on vendor's letterhead. Include a statement from the manufacturer, attesting to the economic life of the equipment.
6. If business is a franchise, include a copy of the franchise agreement;
7. Bank Commitment Letter detailing the conditions of the loan approval.
8. Copy of IRS determination letter as a non-profit organization (*required for all non-profit organizations only*).
9. Signed copy of resolution or minutes from the meeting of the governing body authorizing submission of the application (*required for all non-profit organizations only*).
10. Articles of Incorporation or Division of Corporations information identifying authorized signatories
11. Copy of the Property Deed (*if the applicant is the owner*)
12. Copy of By-Laws (*required for all non-profit organizations only*).
13. Please sign and submit *Statement of Personal History and Credit Check Release* (as attached).
14. If project involves construction, please provide a minimum of two (2) detailed cost estimates prepared by Architect/Engineer and/or General Contractor, preliminary plans and specifications, Architectural Illustration and photos of existing conditions.
15. Attach a street map showing the location of the proposed project, Property Folio number and Legal Description.
16. Preliminary Project Schedule.

The following items are also needed, if your funding request is \$500,000 or more
(*not applicable for Commercial Façade, Streetscape Enhancement and Property and Business Improvement Incentive requests*)

17. CPA audited corporate financial statements for the last three years (*Profit and Loss Statement and a Balance Sheet*).
18. If the most recent business return and/or financial statement is more sixty (60) days old, please submit a current Interim Financial Statement.
19. Three year financial pro formas which include operating statements, balance sheets, funding sources, and use details.
20. Ten year revenue and expense projection for the project
21. Copy of sales/purchase agreement when purchasing land or a building (*or an executed lease if applicable*).
22. Provide details regarding any credit issues, bankruptcies and lawsuits by any principal, owning 20% or more of the business.
23. The names of all affiliates and/or subsidiary companies, and their previous three (3) years financial statements and Interim Financial Statements if the financial statements are more than sixty (60) days old.
24. Letter from the Department of Sustainable Development (DSD) approving the proposed project with zoning and land use designations, and Plan Development Review number and comments.
25. Identification and qualifications of project development team (*i.e., attorney, engineer, architect, general contractor, etc.*).

26. Current Broward County Assessed Value, new capital investment dollars and total estimated new assessment when completed and placed into service.
27. Existing Leases, Lease commitments and tenant makeup (*if applicable*).
28. Copy of Environmental Report showing there are no Environmental issues (*if applicable*).
29. Copy of Appraisal Report (*if applicable*).

THE FOLLOWING ITEMS ARE REQUIRED AFTER CRA BOARD APPROVAL AND PRIOR TO EXECUTION OF AN AGREEMENT AND RELEASE OF FUNDS

30. Evidence that all funds are in-place to fully fund the project.
31. A copy of the City approved project plans, contract with General Contractor and permits (Prior to Release of Funds)
32. Scope of work and all project costs
33. Copies of Insurance Certificates (Builders Risk/All Risk Policy, Commercial General Liability, Workers Compensation with the City of Fort Lauderdale and the Fort Lauderdale CRA listed as Additional Insured.

APPLICANTS CERTIFICATION

By my signature, I certify that I have read and understand the application, criteria, loan fees and program requirements. I further certify that all the information I (we) supplied is correct and accurate. All of the owners of the company/organization (*regardless of ownership percentage*) are aware of this loan and are in full agreement with the business securing financing for this project. My (our) signature(s) represent my (our) agreement to comply with City of Fort Lauderdale Community Redevelopment Agency, as it relates to this CRA funding request.

Each Proprietor, General Partner, Limited Partner and Business Owner, owning 20% or more must sign below. For all Non-Profit Organizations, all guarantors must be approved by City of Fort Lauderdale Community Redevelopment Agency.

Business Name: _____

By: R. Mon CEO 5/13/26
Signature and Title Date

Guarantors:

Signature and Title	Date
Signature and Title	Date
Signature and Title	Date
Signature and Title	Date
Signature and Title	Date



Source and Location of Project Funds

The proposed free-standing Emergency Department is a **fully approved capital project** funded through Trinity Health's system-level capital program. Trinity Health is the parent, not-for-profit health system of Holy Cross Health, Fort Lauderdale.

The total project funding is **held within Trinity Health's centralized capital treasury**, following formal Board and Finance Committee approval. As is standard for large health systems, capital funds for major construction projects are **allocated and reserved at the system level** and disbursed to the local operating entity through scheduled capital contributions and construction draws as project milestones are achieved.

Although the capital funds are centrally held for governance and financial oversight purposes, the project is **locally executed, locally managed, and locally owned** by Holy Cross Health, Fort Lauderdale. All capital expenditures for land development, construction, equipment, and professional services are incurred **within the City of Fort Lauderdale and within the CRA district**.

Any CRA funds awarded by the City of Fort Lauderdale will be **segregated, tracked, and applied exclusively to eligible project costs occurring within the CRA boundary**, ensuring that all CRA investment directly supports local infrastructure, access to emergency care, and economic activity within the district.

Upon completion, the facility will remain a **permanent community asset**, owned and operated by Holy Cross Health, delivering long-term public health benefits, emergency access, and employment opportunities to CRA residents.

(Please see the Trinity Health Capital Project Summary Depicting the Project)

Accounting Date Between 

 Business Unit (All Column Values) ▼
 PCBU (All Column Values) ▼
 Proj Mgr Name (All Column Value: ▼
 * Ready to run report? ☒ Yes

Department (All Column Values) ▼
 Project Number 51040CD25MN0105 ▼

☐ Select by Department

Apply Reset ▼

Capital Projects Summary

CONFIDENTIAL
 Time run: 5/3/2024 12:09:43 PM

Business Unit	Project Number	Project Name	Proj Mgr Name	Budget	Actuals	Requisitions	POs	Total Spend	Remaining Budget w/ Commitments	Remaining Budget w/o Commitments
51001	51040CD25MN0105	FL-HCH Emergency & Outpatient		57,326,465	14,864,909	0	37893249	52,758,158	4,568,307	42,461,556

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Supplemental Information for Application

1. A business plan which describes the company mission, market analysis, applicant capacity, economic analysis and project feasibility, a brief history and description of the company (*including the founding of the company*), overview of operations, product information, customer base, method and areas of distribution, primary competitors and suppliers within the County.

See Exhibit 5 (Confidential)

2. A list of general and limited partners, officers, directors and shareholders of the company. Please provide a resume for all the principals and key management.

See Exhibit 6

3. Corporate income tax returns for the last three years (*personal returns may also be requested*).

See Exhibits 7-9

4. Two separate lists that detail the existing jobs on your payroll and the new jobs to be created (*within the list please provide the job title of each position, a brief description of each position, annual salary for existing and new positions and the industry average salary for those positions*).

See Exhibit 10

5. If machinery and equipment are being purchased with CRA funds, provide a list of all the items to be purchased, with quotes on vendor's letterhead. Include a statement from the manufacturer, attesting to the economic life of the equipment.

Not Applicable

6. If business is a franchise, include a copy of the franchise agreement.

Not Applicable

7. Bank Commitment Letter detailing the conditions of loan approval.

Not Applicable

8. Copy of IRS determination letter as a non-profit organization (*required for all non-profit organizations only*).

See Exhibit 10.

9. Signed copy of resolution or minutes from the meeting of the governing body authorizing submission of the application (*required for all non-profit organizations only*).

10. Articles of Incorporation or Division of Corporations information identifying authorized signatories

See Exhibit 12.

11. Copy of the Property Deed (*if the applicant is the owner*)

See Exhibit 13.

12. Copy of By-Laws (*required for all non-profit organizations only*).

See Exhibit 14.

13. Please sign and submit *Statement of Personal History and Credit Check Release* (as attached).

Not Applicable.

14. If project involves construction, please provide a minimum of two (2) detailed cost estimates prepared by Architect/Engineer and/or General Contractor, preliminary plans and specifications, Architectural Illustration and photos of existing conditions.

See Exhibit 17.

15. Attach a street map showing the location of the proposed project, Property Folio number and Legal Description.

See Exhibit 18.

16. Preliminary Project Schedule.

See Exhibit 19

The following items are also needed, if your funding request is \$500,000 or more

(not applicable for Commercial Façade, Streetscape Enhancement and Property and Business Improvement Incentive requests)

17. CPA audited corporate financial statements for the last three years (*Profit and Loss Statement and a Balance Sheet*).

See Exhibit 22-24

18. If the most recent business return and/or financial statement is more than sixty (60) days old, please submit the current Interim Financial Statement.

Not applicable.

19. Three-year financial pro forms which include operating statements, balance sheets, funding sources, and detailed use.

Not applicable.

20. Ten-year revenue and expense projection for the project.

See Exhibit 26.

21. Copy of sales/purchase agreement when purchasing land or a building (*or an executed lease if applicable*).

Not applicable. See Special Warranty Deed Exhibit 13.

22. Provide details regarding any credit issues, bankruptcies and lawsuits by any principal, owning 20% or more of the business.

Not applicable.

23. The names of all affiliates and/or subsidiary companies, and their previous three (3) years financial statements and Interim Financial Statements if the financial statements are more than sixty (60) days old.

Not applicable.

24. Letter from the Department of Sustainable Development (DSD) approving the proposed project with zoning and land use designations, and Plan Development Review number and comments.

See Exhibit 31.

25. Identification and qualifications of project development team (*i.e., attorney, engineer, architect, general contractor, etc.*).

See Exhibit 6.

1- Please describe your project.

Holy Cross Hospital, Inc. is proposing to develop and operate a Comprehensive Outpatient Center with Emergency Department that includes Imaging (CT, US, Xray), Labs, Physical Therapy, Medical Group (PCPs, Neuro, Ortho, Cardio, Sports Medicine) and other specialties, including an ambulatory surgery center. The Center will be constructed and occupied in two phases: Phase 1 includes the first floor Outpatient Center and Emergency Department. and Phase 2 includes additional outpatient specialties and an ambulatory surgical center on the second floor. The 2 story Center will be 21,792 sq ft in size and Holy Cross acquired the property for \$13,000,000 in 2026. The full project investment will exceed \$83,000,000.

This new Comprehensive Center will allow Holy Cross to care for existing patients (already in this region) in an acute setting and provide services for new patients in the community redevelop area. Holy Cross will be a new health resource to provide health care and services for the residents of downtown Fort Lauderdale and the community redevelopment area.

With our current Primary Care presence in downtown Fort Lauderdale, as well as the existing Holy Cross Health Clinic on Sistrunk Boulevard, the new Comprehensive Outpatient Center and Emergency Department will provide enhanced health care and services for this underserved but growing community of Fort Lauderdale. The Center will allow Holy Cross Health to expand Inpatient, Emergency, and Outpatient care in a fast-growing community.

The expected volume/visits for ED, Labs and Medical group are as follows:

Year 5: ED (16,432), MG (24,854), Imaging/Labs (32,107)

Finally, the Center will result in approximately 200 new, high paying jobs in the CRA, with over 100 of those new jobs on-line in 2027 with salaries exceeding \$11,000,000 and an additional 80 high paying new jobs coming online by 2029.

2. What is the address, folio number and legal description of the property?

Address:

200 east Sunrise Blvd, Fort Lauderdale, FL, 33304

Legal Description:

Holy Cross Hospital INC.

PROGRESSO 2-18 D LOTS 1 THRU 13 & LOTS 32 THRU 48 (LOTS 1 TO 4 & 45 TO 48
LABELED AS "POST OFFICE" ON PLAT), LESS N 15' OF LOTS 1 & 48, & LESS POR DESC'D IN
OR 42416/1770 AND TOGETHER WITH POR DESC IN ORD C-83-3 OR 10662/742, BLK 213

Folio/Parcel ID:

494234056800

3. What is the existing and proposed use of the property?

To provide comprehensive outpatient services and an emergency department in the
community redevelopment area.

**4. Are the proposed improvements to the property being made on behalf of a proposed
tenant for the property. If so, please provide a copy of the lease agreement.**

No. This is a new construction with no tenant involved.

5. What is the zoning of the property?

NW RAC-MUne

**6. Are you the property owner? Please provide a copy of the deed of the property. You
must be the owner of the property to apply.**

See Special Warranty Deed.

7. Is your project new construction or is it renovation?

8- What is the total capital investment of your project and what is your hard construction and soft cost? (While property acquisition cost is not an eligible CRA expense, it may be included in your total capital investment)

Total Capital Investment: \$ 83,826,465

Hard construction cost: \$ 42,585,246

Soft construction cost: \$8,860,777

9. What is the current Broward County Assessed Value of the property?

The assed Value is \$ 5.5 Million (Per the assessor's website)

10. Is there a mortgage on the property? Please provide OR Book and Page. Please note that CRA funding is in the form of a 0% interest forgivable loan, forgiven after 5 year of project completion secured by a first mortgage or subordinate mortgage on the property. Projects receiving over \$225,000 in CRA assistance will be secured by a forgivable loan forgiven after 7 years to 10 years depending on the level of CRA funding. Other forms of security in lieu of a forgivable mortgage will be considered on a case-by-case basis.

There is no Mortgage on the property.

11. Are there any other liens or pending liens on the property? Please provide OR Book and Page.

No.

12. Are there any code violations on the property? Identify.

No.

13. Is the property listed "For Sale." Please note that properties listed for sale may not apply for CRA program funding.

No.

No.

14. How many new permanent jobs will be created by the project? Please describe the jobs to be created and projected salaries.

Approximately 115 Jobs will be created in the initial phase. With the second phase (2nd floor), this number will be approximately 200 jobs.

Clinical Nurse II
Manager
Assistant Nurse Manager
ED Tech
Clinical Support Coordinator
Respiratory Therapist
Physical Therapist
Registrar
Supervisor Radiology
Ultrasound Tech
X-Ray Tech
CT Tech
Security Officer
Medical Lab Tech
Lab Tech Assistant/Phlebotomist
Nurse Practitioner
scheduler
Medical Assistant
Neurologist
Family Medicine
Internal Medicine
Cardiologist

15. What is the estimated construction commencement date of the project? Please note that no work is to commence on the project unless a Program Agreement is approved and fully executed between the CRA and the property owner and that work must commence within 90 days of CRA funding approval.

Construction Commenced in March 2026.

16. What is the estimated completion date of the project? Please note that all approved projects must be completed within a maximum of three (3) years.

Estimated Completion date June 2027.

17. Please provide proof of your matching funds (i.e. bank statement, line of credit, etc.) and identify other proposed forms of financing for your project.

See financial information provided.

18. Do you have general liability and fire and casualty insurance on the property? You will be required to demonstrate proof of insurance and may include bonding requirements as required by the City/CRA prior to commencement of work. The cost of insurance may be included as part of your total project cost funded by the program.

Yes.

19. Have you previously received funding from the CRA? Explain

No.



Northwest-Progresso-Flagler Heights Community Redevelopment Agency

APPLICATION REQUEST SUPPLEMENTAL INFORMATION

CRA Incentive Programs

Please select the incentive(s) you are applying for and insert the amount of funding assistance you are seeking:

☐ COMMERCIAL FAÇADE IMPROVEMENT PROGRAM	\$ _____
☐ PROPERTY AND BUSINESS IMPROVEMENT PROGRAM	\$ _____
☐ STREETSCAPE ENHANCEMENT PROGRAM	\$ _____
☐ DEVELOPMENT INCENTIVE PROGRAM	\$ 2,500,000
☐ PROPERTY TAX REIMBURSEMENT PROGRAM	\$ _____

Please provide a supplement sheet responding to the following numbered questions:

1. Please describe your project.
2. What is the address, folio number and legal description of the property.
3. What is the existing and proposed use of the property? Please note that certain uses are not eligible for CRA assistance. This includes convenience stores, pawn shops, check cashing stores, tattoo parlors, massage parlors, liquor stores and other uses as may be determined by the CRA that are inconsistent with the CRA Community Redevelopment Plan. Please note that there will be restrictive covenants placed on the property for minimum of 5 years restricting use of the property to only those uses for which CRA funding was provided.
4. Are the proposed improvements to the property being made on behalf of a proposed tenant for the property. If so, please provide a copy of the lease agreement.
5. What is the zoning of the property?
6. Are you the property owner? Please provide a copy of the deed of the property. You must be the owner of the property to apply.
7. Is your project new construction or is it renovation?
8. What is the total capital investment of your project and what is your hard construction and soft cost? (While property acquisition cost is not an eligible CRA expense, it may be included in your total capital investment)
9. What is the current Broward County Assessed Value of the property?
10. Is there a mortgage on the property? Please provide OR Book and Page. Please note that CRA funding is in the form of a 0% interest forgivable loan, forgiven after 5 year of project completion secured by a first

mortgage or subordinate mortgage on the property. Projects receiving over \$225,000 in CRA assistance will be secured by a forgivable loan forgiven after 7 years to 10 years depending on the level of CRA funding. Other forms of security in lieu of a forgivable mortgage will be considered on a case by case basis.

11. Are there any other liens or pending liens on the property? Please provide OR Book and Page.
12. Are there any code violations on the property? Identify.
13. Is the property listed "For Sale." Please note that properties listed for sale may not apply for CRA program funding.
14. How many new permanent jobs will be created by the project? Please describe the jobs to be created and projected salaries.
15. What is the estimated construction commencement date of the project? Please note that no work is to commence on the project unless a Program Agreement is approved and fully executed between the CRA and the property owner and that work must commence within 90 days of CRA funding approval.
16. What is the estimated completion date of the project? Please note that all approved projects must be completed within a maximum of three (3) years.
17. Please provide proof of your matching funds (i.e. bank statement, line of credit, etc.) and identify other proposed forms of financing for your project.
18. Do you have general liability and fire and casualty insurance on the property? You will be required to demonstrate proof of insurance and may include bonding requirements as required by the City/CRA prior to commencement of work. The cost of insurance may be included as part of your total project cost funded by the program.
19. Have you previously received funding from the CRA? Explain.

If you are applying for funding from the Commercial Façade Improvement Program, Property & Business Improvement Program and/or Streetscape Enhancement Program, please also complete the following:

20. Do you have a detailed scope of work? If so, please include for CRA review and approval.
21. Do you have completed architectural drawings for the scope of work to be performed? Please include along with architectural illustration(s) of the proposed work, material specifications, color selections, etc. Please note that architectural cost may be included as part of your total project cost.
22. Have your project plans been submitted for City Development Review and/or permitting and if so what are the status of the plans and the plan review number? All work must be permitted and approved by the Building Official.
23. Do you have detailed, written contractor cost estimates? If so, please provide.
24. Have you selected a contractor from the attached City/CRA Approved Contractor List? Please note if your contractor is not on the City/CRA approved list, it may be possible to have your contractor become an approved CRA Contractor. He/She will need to complete the attached Contractor Application for consideration.
25. If you are applying for the Facade Program or Property and Business investment Program, and if you are not using a City /CRA Approved Contractor, you must secure two detailed licensed and insured contractor cost estimates and CRA funding is limited to 60% of the lowest cost estimate not to exceed \$50,000 which can only be funded on a reimbursement basis, rather than a direct payment to the contractor. In addition, all

projects over \$50,000 may be assigned a CRA Construction Review Specialist who will determine the scope of work to be funded and will secure contractor pricing for the project, manage funding request and provide general project oversight.

26. For Streetscape Enhancement Program projects, see additional requirements for projects in excess of \$300,000 as required by Florida Statute 255.20.

I Pierre Monile attest that the information is correct to the best of my knowledge. I further understand that the CRA program benefits are contingent upon funding availability and CRA approval and are not to be construed as an entitlement or right of a property owner/applicant. I further understand that I am responsible for providing all documentation required by The CRA.

P Monile Signature of
Property Owner or Business Owner

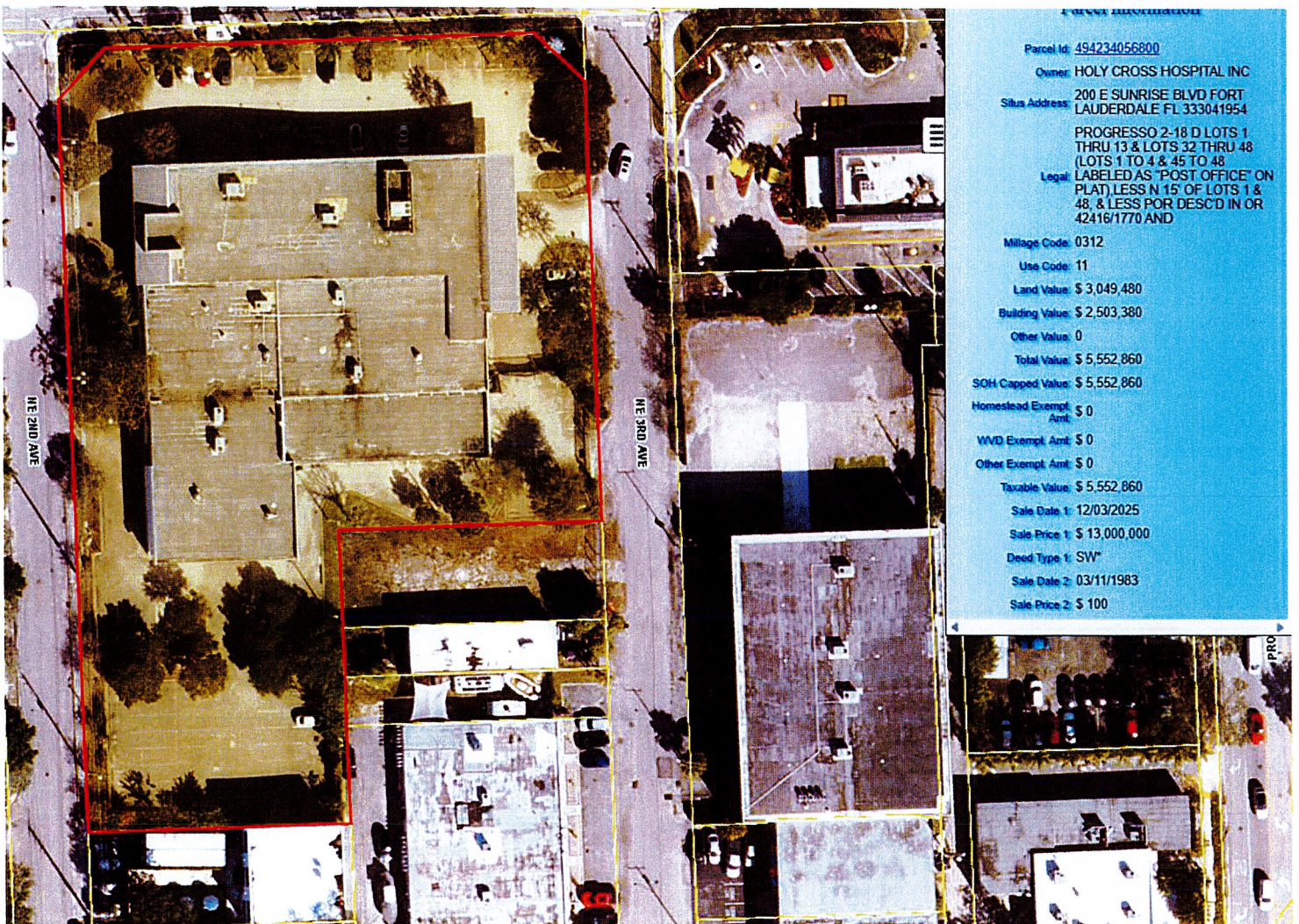
Pierre Monile
Print Name

Folio: 494234056800

Legal Description:

Holy Cross Hospital INC.

PROGRESSO 2-18 D LOTS 1 THRU 13 & LOTS 32 THRU 48 (LOTS 1 TO 4 & 45 TO 48 LABELED AS "POST OFFICE" ON PLAT), LESS N 15' OF LOTS 1 & 48, & LESS POR DESC'D IN OR 42416/1770 AND TOGETHER WITH POR DESC IN ORD C-83-3 OR 10662/742, BLK 213



Approximately 115 Jobs will be created in the initial phase.

Job Title	#	Brief Job Description	Annual Average Salary	Industry Average Salary	Experience/Education/Skills Required
Clinical Nurse II	14		\$ 88,122.67	\$ 81,000.00	
Nurse Manager	1		\$ 136,454.93	\$ 120,000.00	
ED Tech	4		\$ 43,409.60	\$ 50,000.00	
Clinical Support Coord.	4		\$ 41,600.00	\$ 50,000.00	
Respiratory Therapist	4		\$ 83,414.93	\$ 80,000.00	
Physical Therapist	2		\$ 105,053.87	\$ 101,000.00	
Radiology supervisor	1		\$ 99,729.07	\$ 95,000.00	
Ultrasound Tech	9		\$ 90,133.33	\$ 89,000.00	
X-Ray Tech	9		\$ 70,102.93	\$ 75,000.00	
CT Tech	9		\$ 83,414.93	\$ 85,000.00	
Security Officer	7		\$ 43,673.07	\$ 38,000.00	
Medical Lab Tech	4		\$ 75,157.33	\$ 77,000.00	
ED Physicians	4		\$ 395,000.00	\$ 395,000.00	
Specialties Providers	10	Primary care, Neurology, Cardiology, OB/GYN, GI, Sports Medicine	\$ 400,000.00	\$ 400,000.00	

*USE ADDITIONAL SHEETS IF NECESSARY

Job Title	#	Brief Job Description	Annual Average Salary	Industry Average Salary	Experience/Education/Skills Required
Registrar	19		\$ 45,000.00	\$ 45,000.00	
Supply Chain	1		\$ 78,000.00	\$73,000.00	
Lab Tech Assistant	2		\$ 50,000.00	\$ 39,000.00	
Senior Med Tech	1		\$ 91,000.00	\$ 83,000.00	
Certified Pharmacy Technician	1		\$ 43,000.00	\$ 38,500.00	

Clinical Nurse II
Manager
Assistant Nurse Manager
ED Tech
Clinical Support Coordinator
Respiratory Therapist
Physical Therapist
Registrar
Supervisor Radiology
Ultrasound Tech
X-Ray Tech
CT Tech
Security Officer
Medical Lab Tech
Lab Tech Assistant/Phlebotomist
Nurse Practitioner
scheduler
Medical Assistant
Neurologist
Family Medicine
Internal Medicine
Cardiologist

Approximately 115 Jobs will be created in the initial phase. With the second phase (2nd floor), this number will be approximately 200 jobs.

Positions and Salaries

Position/Title	MIN	MID	MAX
Clinical Nurse II	\$ 30.17	\$ 42.37	\$ 54.56
Manager	\$ 48.60	\$ 65.60	\$ 82.61
Assistant Nurse Manager	\$ 39.42	\$ 53.22	\$ 67.01
ED Tech	\$ 16.65	\$ 20.87	\$ 25.09
Clinical Support Coordinator	\$ 16.00	\$ 20.00	\$ 24.00
Respiratory Therapist	\$ 30.27	\$ 40.10	\$ 49.94
Physical Therapist	\$ 38.12	\$ 50.51	\$ 62.89
Registrar	\$ 16.65	\$ 21.66	\$ 26.68
Supervisor Radiology	\$ 35.52	\$ 47.95	\$ 60.37
Ultrasound Tech	\$ 32.70	\$ 43.33	\$ 53.97
X-Ray Tech	\$ 25.93	\$ 33.70	\$ 41.48
CT Tech	\$ 30.27	\$ 40.10	\$ 49.94
Security Officer	\$ 16.49	\$ 21.00	\$ 25.50
Medical Lab Tech	\$ 27.27	\$ 36.13	\$ 45.00
Lab Tech Assitant/Phlebotomist	\$ 18.39	\$ 23.91	\$ 29.42
Nurse Practioner	\$ 54.80	\$ 72.60	\$ 90.41
scheduler	\$ 16.65	\$ 21.66	\$ 26.68



Trinity Health



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation
HOLY CROSS HOSPITAL, INC.

Filing Information

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Principal Address

4725 NORTH FEDERAL HWY
FORT LAUDERDALE, FL 33308-4603

Mailing Address

4725 NORTH FEDERAL HWY
FORT LAUDERDALE, FL 33308-4603

Changed: 04/21/2011

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Name Changed: 05/18/2017

Address Changed: 05/17/2017

Officer/Director Detail

Name & Address

Title Director

LaPorte, Fritz
Dovere Advisory Group, LLC
1380 SW 21st Lane
Boca Raton, FL 33062

Title Director

Cunha, John, Dr.
4725 NORTH FEDERAL HWY
FORT LAUDERDALE, FL 33308-4603

Title Director

Parker, Sister Marie
The Pines at Mercy Center
3 McAuley Drive
Dallas, PA 18612

Title Director

Chastang, LaRonda
4725 NORTH FEDERAL HWY
FORT LAUDERDALE, FL 33308-4603

Title Vice Chair

O'Byrne, Karen
Motus, LLC
2 Financial Center
60 South Street
Boston, MA 02111

Title Director

McManus, Kathleen, RSM
4725 NORTH FEDERAL HWY
FORT LAUDERDALE, FL 33308-4603

Title Chairman

Molinet, Rudy J.
4725 NORTH FEDERAL HWY
FORT LAUDERDALE, FL 33308-4603

Title Director

Davila, G. Willy, Dr.
Center for Urogynecology and Pelvic Health at Holy Cross Health
1000 N.E. 56th Street
Fort Lauderdale, FL 33334

Title Director

Carter, Linda
4725 NORTH FEDERAL HWY
FORT LAUDERDALE, FL 33308-4603

Title Director

Nelson, Brian
4725 NORTH FEDERAL HWY
FORT LAUDERDALE, FL 33308-4603

Title Director

Ayers, Jonathan
4725 NORTH FEDERAL HWY
FORT LAUDERDALE, FL 33308-4603

Title Director

Alfred, Sybil
4725 N. Federal Highway
Fort Lauderdale, FL 33308

Title Director

McKay, Tamecka
4725 N. Federal Highway
Fort Lauderdale, FL 33308

Title Treasurer

Barberis, Elena
4725 N. Federal Highway
Fort Lauderdale, FL 33308

Title Director

Waheed, Ahmed Ameen
1800 E. Commercial Blvd.
Fort Lauderdale, FL 33308

Title President and CEO

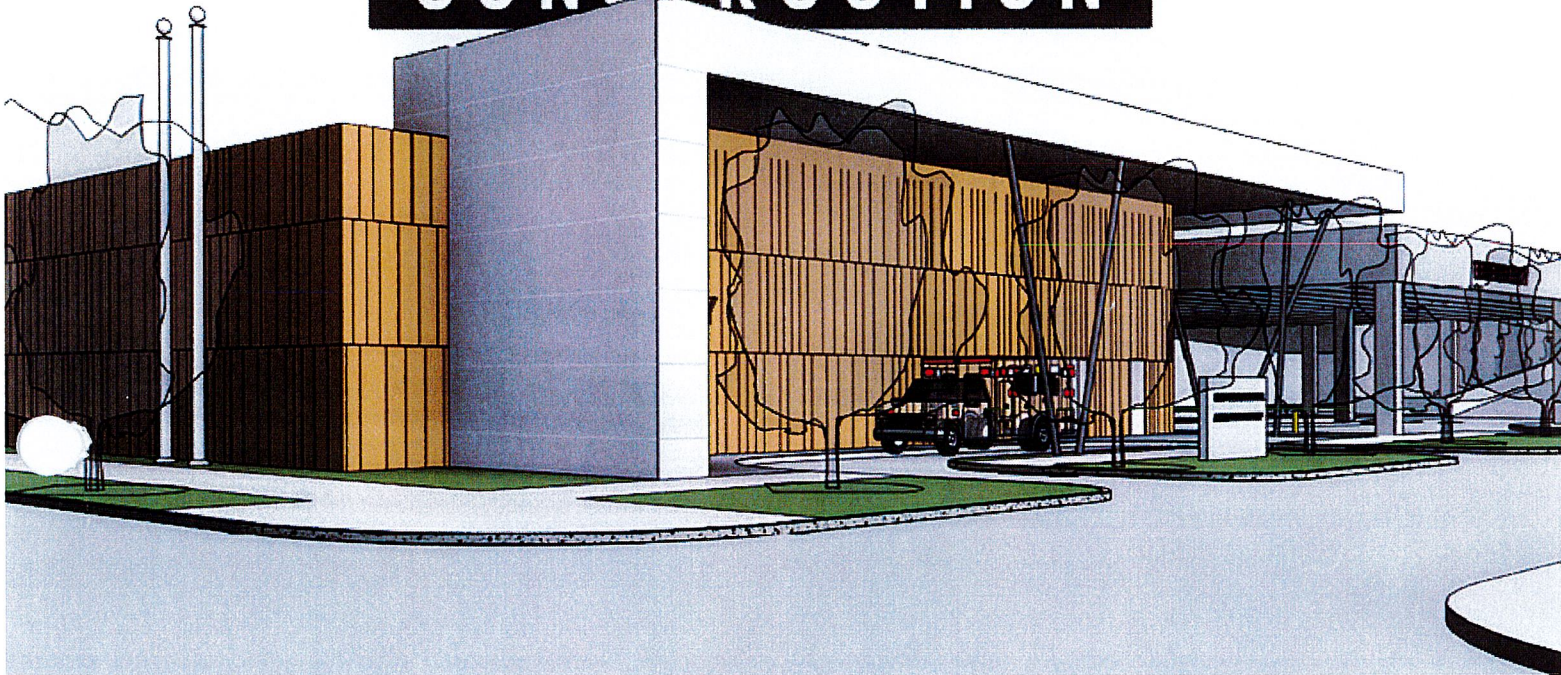
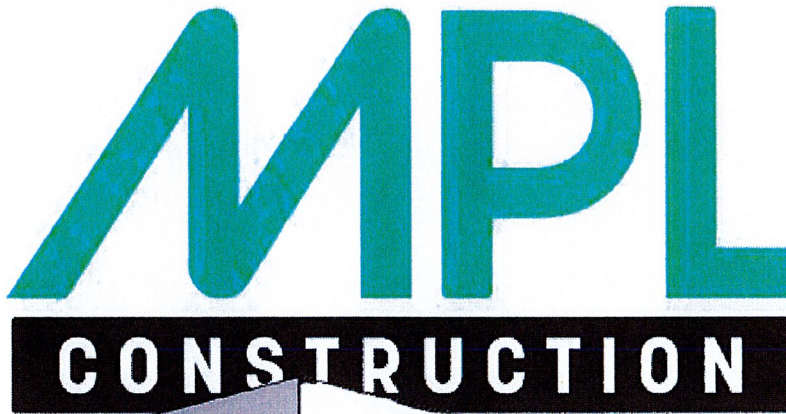
Monice, Pierre
4725 NORTH FEDERAL HWY
FORT LAUDERDALE, FL 33308-4603

Title Secretary

Murray, Mandi
20555 Victor Parkway
Livonia, MI 48152

Annual Reports

Report Year Filed Date



3/13/2026

GMP PROPOSAL: FSED & OUTPATIENT CENTER SUNRISE

Prepared for:

Holy Cross Hospital |
Trinity Health

Project Location:

200 E Sunrise Blvd,
Fort Lauderdale, FL 33304

Breitner Architecture:

Daniel Breitner
dbreitner@breitarch.com

MPL Contact:

Michael Chagas
office@mplcorp.com

AHCA Number:

23/100073-18055

Project Number:

2024.0007

100% CD dated 9/19/25 by Breitner Architecture.

COVER LETTER

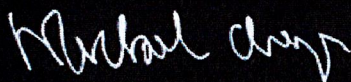
To Whom It May Concern,

As a leader in healthcare construction, MPL Construction understands the unique challenges and critical requirements that come with building and renovating medical facilities. Whether it's a hospital expansion, a new outpatient clinic, or cutting-edge patient rooms, our team is committed to delivering projects that enhance patient care, improve efficiency, and adhere to the highest standards of safety and compliance.

At MPL Construction, we specialize in healthcare construction because we know that these projects demand more than just traditional building expertise. They require a deep understanding of infection control, medical equipment integration, complex mechanical and electrical systems, and the need for uninterrupted patient care.

We don't just build or renovate structures – we create environments that support healing and innovation. We look forward to the opportunity to work together.

Best Regards,



Michael Chagas
President

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WELCOME TO MPL CONSTRUCTION

Our experience in working with healthcare administrators, facility directors, and medical staff ensures that every project is executed with precision, minimizing disruptions while maximizing quality. We are driven by a powerful mission: to deliver exceptional construction, thinking outside the box to bring smart and effective construction solutions, and shaping a seamless experience from start to finish.

WHY MPL CONSTRUCTION?

- **Healthcare Expertise:** We have a proven track record of successfully completing hospitals, clinics, medical offices, and specialized treatment centers, all designed with functionality and patient experience in mind.
- **ICRA Certification:** We start every project by setting up Infection Control Risk Assessment containment, including air scrubbers with HEPA filters and sticky mats – to mitigate the potential risks of infection transmission to staff, visitors, and vulnerable patients during construction.
- **Regulatory Compliance:** We stay up to date with all healthcare construction regulations, including Joint Commission standards, OSHA requirements, and state health department guidelines.
- **Minimized Downtime:** We work closely with facility teams to develop construction schedules that limit operational disruptions, ensuring that patient care remains the top priority.
- **Innovative Solutions:** Our team integrates the latest technology, sustainable building practices, and energy-efficient designs to create long-term value for your facility.
- **Commitment to Safety:** Our rigorous safety protocols protect both patients and staff, ensuring a secure and compliant work environment.
- **Minority Owned Business:** We are certified by the state of Florida and Broward Health as a minority owned business.

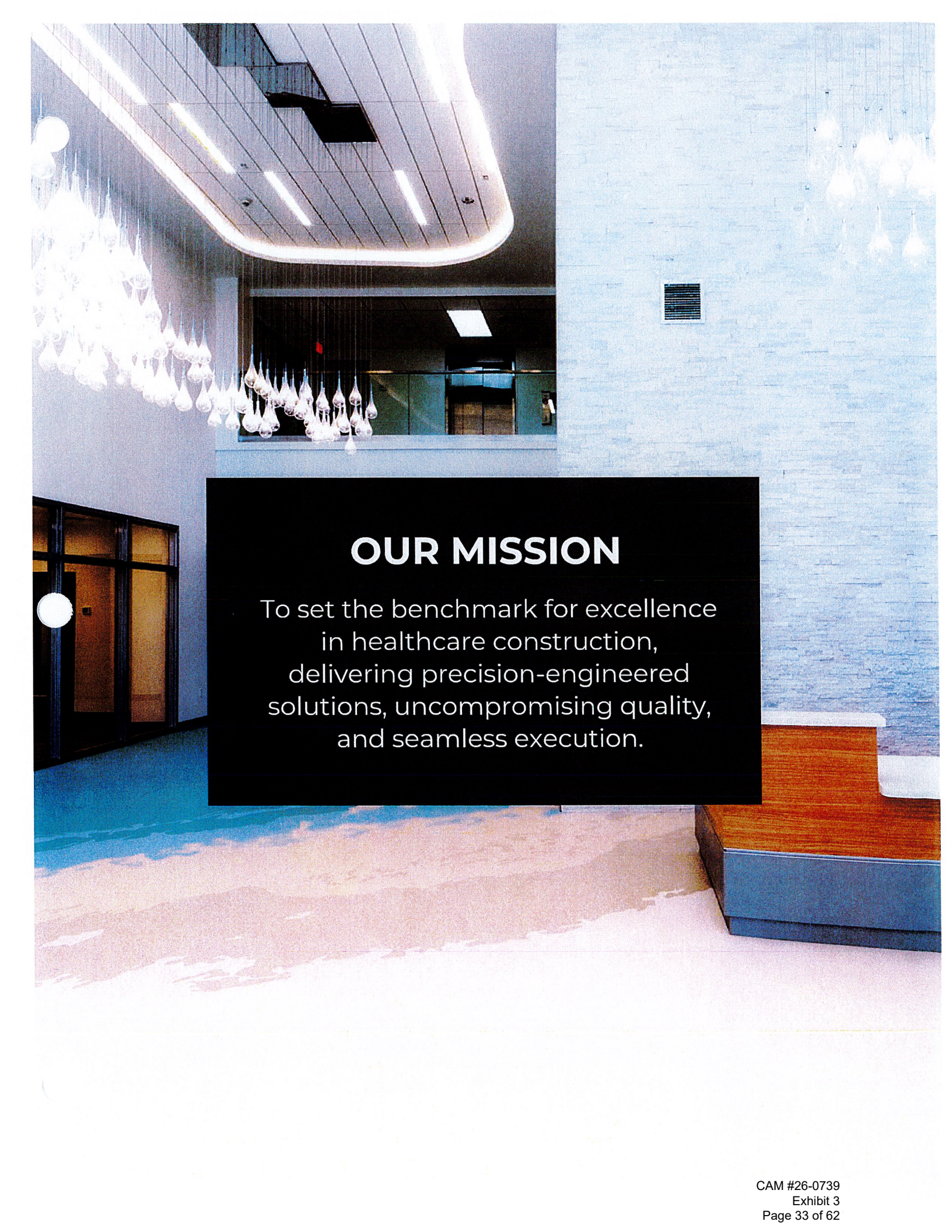




SECTION 1.0

COMPANY DESCRIPTION

P: 561.592.0962
E: office@mplcorp.com

A photograph of a modern hospital lobby. The ceiling is curved with recessed lighting. A large chandelier with many small, teardrop-shaped lights hangs from the ceiling. In the background, there is a glass railing and a glass door. The floor is a light-colored, polished material. A black rectangular box with white text is overlaid on the right side of the image.

OUR MISSION

To set the benchmark for excellence
in healthcare construction,
delivering precision-engineered
solutions, uncompromising quality,
and seamless execution.

TEAM QUALIFICATIONS

04 Identify similar projects the key team members have been engaged.

MPL specializes in the Healthcare industry. With over 20 years of experience in healthcare facilities, we carry the knowledge and expertise in procedures and protocols specific to the healthcare facility design/build, operation, maintenance, and compliance. MPL is ICRA certified and is fully knowledgeable on ICRA procedure and compliance. We are also a proud member of FHEA – the Florida Healthcare Engineers Association.

SIMILAR PROJECTS INCLUDE:

Holy Cross Hospital Oakland Park, FL 5601 and Family Health, Entire Building Renovation	MPL Team Members Include: • Michael Chagas • Fernando Ramos • Kleber Santos • Weydel Cruz • Felipe Avellar • Jessica Caixias • Giovanna Rosa	
Holy Cross Hospital Oakland Park, FL Main Lobby, 1930 Building 2nd Floor Corridor Flooring, South Auditorium Ceiling.	MPL Team Members Include: • Michael Chagas • Fernando Ramos • Kleber Santos • Felipe Avellar • Jessica Caixias • Giovanna Rosa	In 2023: Lobby Area In 2022: Urgent Care Interior Painting and Flooring In 2021: New Office Improvements
Good Samaritan Hospital West Palm Beach, FL 34 Private Patient Room Renovations and 43 Patient Bathroom Renovations.	MPL Team Members Include: • Michael Chagas • Emil Sims • Fernando Ramos • Kleber Santos • Felipe Cortes • Weydel Cruz • Felipe Avellar • Jessica Caixias • Giovanna Rosa	In 2023: Administrative Renovation
Bethesda Hospital East Boynton Beach, FL Gut Renovation of 19 Patient Rooms, Common Areas and Adjacent Multi Use Rooms	MPL Team Members Include: • Michael Chagas • Emil Sims • Fernando Ramos • Kleber Santos • Felipe Cortes • Weydel Cruz • Felipe Avellar • Jessica Caixias • Giovanna Rosa	

TEAM QUALIFICATIONS CONT.

Continued

04

Memorial Regional South Hollywood, FL

Security Department Water
Remediation, S. & N. Tower
Exterior Windows, 8th Floor,
Lounge Renovations

MPL Team Members Include:

- Michael Chagas
- Emil Sims
- Fernando Ramos
- Kleber Santos
- Felipe Cortes
- Weydel Cruz
- Felipe Avellar
- Jessica Caixias
- Giovanna Rosa

In 2023: Breast Cancer
Center Renovation,
Ceiling Tile in Corridor
and Operating Room,
and Water Damage
Remediation

St Mary's Medical Center West Palm Beach, FL

133 Patient Rooms

MPL Team Members Include:

- Michael Chagas
- Emil Sims
- Fernando Ramos
- Kleber Santos
- Felipe Cortes
- Weydel Cruz
- Felipe Avellar
- Jessica Caixias
- Giovanna Rosa

In 2025: 72 Patient
Rooms
In 2024/3: 61 Patient
Rooms

Cleveland Clinic Weston, FL

Entire 4th Floor Admin
Department Renovations

MPL Team Members Include:

- Michael Chagas
- Emil Sims
- Fernando Ramos
- Kleber Santos
- Felipe Cortes
- Weydel Cruz
- Felipe Avellar
- Jessica Caixias
- Giovanna Rosa

We have been a registered and approved vendor, and have been providing a variety of services within the construction industry for these group hospitals, since 2011:



TEAM QUALIFICATIONS CONT.

05 Provide at least three (3) client references for each of the proposed key team members.

MPL's key team members have worked on the following:

Broward Health Medical Center

Enrique Morales, ME, CHSP
Regional Director, Facilities Support
(954) 355-5781
Emorales@browardhealth.org

Cleveland Clinic Florida

Linda Ballou, Director of
Facilities Engineering
(954) 689-5023
balloul@ccf.org

West Boca Medical Center

Joe Ontiveros, Director of
Facility Operations
(561) 488-8206
jose.ontiveros@tenethealth.com

St. Mary's Medical Center

Greg Dalton, Director of Facilities
& Construction
(561) 881-2760
gregory.dalton@tenethealth.com

Good Samaritan Medical

Sheri Montgomery, CEO
(561) 650-6201
email: sheri.montgomery

Holy Cross Hospital

Brea Elles, Construction Project
Manager
(954) 542-7449
brea.elles@holy-cross.com

OTHER CLIENTS INCLUDE:

- Tenet Health
- Steward Health
- Broward Health Coral Springs, Broward Health North
- Memorial Regional Hospital, Memorial Hospital Pembroke, Memorial Regional South, Memorial Manor
- Universal Health Services
- HCA Health, JFK Medical Center
- Baptist Health
- University of Miami
- Healthcare District of Palm Beach County
- Universal Health Service
- Palm Beach Health Network
- Delray Medical Center
- Coral Gables Medical Center
- Wellington Regional
- Lakeside Hospital
- Northwest Medical Center
- Aventura Hospital
- Oncology and Hematology of South Florida
- Jackson Health System
- Novant Health

TEAM QUALIFICATIONS CONT.

06 Identify specialized credentialing key team member has successfully completed in their field of expertise and in support of performance-based design strategies.

Our key team members have obtained specialized credentials that enhance our expertise in performance-based design strategies.

These certifications underscore our commitment to delivering high-quality, performance-driven design solutions tailored to the unique needs of our clients.

Building Energy Assessment Professional (BEAP): This credential equips our team with the skills to conduct comprehensive energy assessments, enabling the development of performance-based designs that meet stringent energy performance criteria.

07 Provide a table indicating where project team members have worked together on similar projects.

Holy Cross Hospital Family Health	Michael Chagas, Fernando Ramos, Kleber Santos, Weydel Cruz, Felipe Avellar, Jessica Caixias, and Giovanna Rosa
Holy Cross Hospital Main + 1930 Building	Michael Chagas, Fernando Ramos, Kleber Santos, Felipe Avellar, Jessica Caixias, and Giovanna Rosa
Good Samaritan Hospital	Michael Chagas, Emil Sims, Fernando Ramos, Kleber Santos, Felipe Cortes, Weydel Cruz, Felipe Avellar, Jessica Caixias, and Giovanna Rosa
Bethesda Hospital East	Michael Chagas, Emil Sims, Fernando Ramos, Kleber Santos, Felipe Cortes, Weydel Cruz, Felipe Avellar, Jessica Caixias, and Giovanna Rosa
Memorial Regional South	Michael Chagas, Emil Sims, Fernando Ramos, Kleber Santos, Felipe Cortes, Weydel Cruz, Felipe Avellar, Jessica Caixias, and Giovanna Rosa
St Mary's Medical Center	Michael Chagas, Emil Sims, Fernando Ramos, Kleber Santos, Felipe Cortes, Weydel Cruz, Felipe Avellar, Jessica Caixias, and Giovanna Rosa
Broward Health	Michael Chagas, Emil Sims, Fernando Ramos, Kleber Santos, Felipe Cortes, Weydel Cruz, Felipe Avellar, Jessica Caixias, and Giovanna Rosa
Cleveland Clinic	Michael Chagas, Emil Sims, Fernando Ramos, Kleber Santos, Felipe Cortes, Weydel Cruz, Felipe Avellar, Jessica Caixias, and Giovanna Rosa

08 State and update any existing or potential financial or business relationships, family ties, or other conflicts of interest for each proposed key team member, with regard to Trinity Health or its affiliates.

None

09 Does the firm conduct reference, educational, and criminal background checks?



We do check resumes and references for validation, as well as conduct background checks.



SECTION 3.0

PROJECT VOLUME

P: 561.592.0962
E: office@mplcorp.com

PROJECT VOLUME

- 01 *For the Contract Office, indicate the annual volume of comparable projects completed in the last five (5) years. Volume for currently awarded projects may also be included.*

\$70 MILLION

- 02 *Indicate the percentage of the Contract Office staff dedicated to Healthcare projects.*

**100%
Healthcare**





SECTION 4.0

SIMILAR PROJECT
EXPERIENCE AND
REFERENCES

P: 561.592.0962
E: office@mplcorp.com

SIMILAR PROJECT EXPERIENCE AND REFERENCES

01

Provide a matrix that identifies the projects where members of the proposed team have worked together in the last 5 years and identify the specific role(s) that each team member had in those engagements.

OUR TEAM MEMBERS THAT HAVE WORKED TOGETHER IN THE LAST 5 YEARS:

CEO

- Michael Chagas

CFO

- Priscilla Markenzon

Our Project Mangers:

- Emil S.
- Jessica C.
- Felipe A.
- Erick C.
- Fernando S.
- Nando V.
- Felipe B.
- Erik F.

Superintendents:

- Felipe C.
- Fernando R.
- Victor P.
- Jefferson A.
- Erik F.

Estimators:

- Kleber S.
- Mariana M.
- Jason S.

Purchaser:

- Giovanna R.

Scheduler:

- Nicolly S.

02

Select a minimum of three (3) projects from the list of projects the team members have worked on collectively and provide the following information:

PROJECT #1: _____

A. HOLY CROSS HOSPITAL

5601 and Family Health, Entire Building Renovation
5601 N Dixie Highway, Oakland Park FL

B. Multiple Contact References

4725 N Federal Highway, Fort Lauderdale FL 33308

C. Scope and Type of Project Engagement:

After a damaging fire on the 3rd floor of the facility, we renovated the suites where the fire happened, as well as adjacent suites. Renovations for the 1st floor of the building were already planned and so were undertaken at the same time. All other areas were renovated as needed.

SIMILAR PROJECT EXPERIENCE AND REFERENCES CONT.

Continued

02

The project included the following trades and construction codes:

- Demolition – 2050
- Drywall/Framing – 9250
- Painting – 9900
- Flooring, Special and Floor Treatment – 9700
- Mechanical, Basic Materials and Methods – 15050
- Mechanical, Industrial Process Piping – 15230
- Mechanical Insulation – 15250
- Mechanical, Fire Protection – 15300
- Mechanical, Plumbing – 15400
- Mechanical, HVAC – 15500
- Mechanical, Heating Boilers and Accessories – 15510
- Mechanical, Process Piping and Equipment – 15800
- Mechanical, Controls – 15950
- Mechanical, Testing Adjusting and Balancing – 15990
- Electrical, Basic Materials and Methods – 16050
- Electrical, Contractor – 16100
- Electrical, Site Electrical Distribution – 16300
- Electrical, High Voltage Distribution Switching and Protection – 16320
- Electrical, Industrial Work – 16400
- Electrical, Lighting Protection Systems – 16670
- Electrical, Communications – 16700
- Electrical, Alarm Systems – 16750
- Electrical, Fiber Optics Cabling – 16800
- Electrical, Controls – 16900
- Electrical, Testing – 16950
- Fire Protection Specialities – 10520
- Fire Suppression and Supervisory Systems – 13900
- Fire Protection, Mechanical – 15300
- Ceiling Tile and Ceiling Grid – 9120
- Millwork – 6200
- Doors, Metal and Frames – 8100
- Doors, Special and Frames – 8120
- Doors, Wood and Plastic – 8200
- Doors, Special – 8300
- Doors, Access – 8305
- Doors, Sliding – 8310
- Doors, Overhead and Coiling – 8330
- Doors, Folding and Grilles – 8350
- Doors, Entrances Storefronts Glazing and Curtain Walls – 8400
- Construction Cleanup – 1710
- Maintenance, Industrial – 1007

MPL performed all of the work with in-house talent, including ICRA isolation of work areas, except for functions we subcontract (according to our license). These include: electrical, mechanical, plumbing, fire alarm, fire sprinklers, and elevator – which were undertaken by subcontractors hired, coordinated, managed, and paid by MPL.

D. Project Schedule and Performance to Schedule

After more than a year, the project is still ongoing. Phase one started with half of the 1st floor (Family Health), then the second half. Meanwhile, we undertook construction on the medical suites that the hospital wanted to re-open first. Then we finalized the 1st floor and a state of the art designed lobby, as well as all other medical suites and areas in order of the hospital's preference. For all phases, we have stayed within the timeline stipulated.

SIMILAR PROJECT EXPERIENCE AND REFERENCES

Continued

02

E-H. Alternative Construction Phasing Used to Optimize the Project Scope, Schedule, and Budget

We use alternative construction phasing methods to optimize project scope, schedule, and budget. Some of our most common approaches include:

- **Fast-Tracking** – Overlapping design and construction phases to accelerate project completion. This helps meet urgent healthcare needs but requires close coordination between designers and contractors.
- **Phased Construction** – Completing the project in multiple stages to allow portions of a facility to remain operational while new sections are built or renovated.
- **Incremental Turnover** – Handing over completed sections of the project for early occupancy while construction continues on other parts.
- **Modular Construction** – Utilizing prefabricated components to reduce on-site construction time, minimize disruption, and maintain quality control.
- **OAC Meetings** – Holding bi-weekly Owner, Architect, and Contractor meetings throughout the project.
- **Integrated Project Delivery (IPD)** – A collaborative approach where owners, designers, and contractors work together from the beginning to enhance efficiency and cost-effectiveness.
- **Lean Construction** – Reducing waste and optimizing workflows to improve efficiency, particularly important in healthcare projects where uninterrupted operations are critical.
- **Close Work with Architects and Designers** – We work hand in hand with a project's design team, to make sure that we bring their vision to life.

Specify Any Engagement Completed within The Past 5 Years or Currently Under Contract with Trinity Health or Its Affiliate

Holy Cross Hospital

5601 and Family Health, Entire Building Renovation
Oakland Park, Florida

Holy Cross Hospital

Main Lobby, 1930 Building 2nd Floor Corridor Flooring, South Auditorium Ceiling. In 2023: Lobby Area. In 2022: Urgent Care Interior Painting and Flooring. In 2021: New Office Improvements
Oakland Park, Florida

SIMILAR PROJECT EXPERIENCE AND REFERENCES

Continued

02

PROJECT #2:

A. GOOD SAMARITAN HOSPITAL

34 Private 2nd Floor Patient Rooms Renovations & 43 Private 2nd Floor Patient Bathrooms Renovations

1309 N Flagler Drive West Palm Beach, FL 33401

B. Sheri Montgomery

Chief Executive Officer

Good Samaritan Medical Center

1309 North Flagler Drive

West Palm Beach, FL 33401

Office: 561-650-6201

sheri.montgomery@tenethealth.com

Exec. Asst.: Laura Feak

Office 561-650-6201

Laura.Feak@tenethealth.com

C. Project Scope and Type of Engagement:

This project included:

- Demolition – 2050
- Drywall/Framing – 9250
- Painting – 9900
- Flooring, Special and Floor Treatment – 9700
- Mechanical, Basic Materials and Methods – 15050
- Mechanical, Industrial Process Piping – 15230
- Mechanical, Insulation – 15250
- Mechanical, Plumbing – 15400
- Mechanical, Process Piping and Equipment – 15800
- Mechanical, Controls – 15950
- Mechanical, Testing Adjusting and Balancing – 15990
- Electrical, Basic Materials and Methods – 16050
- Electrical, Contractor – 16100
- Electrical, Site Electrical Distribution – 16300
- Electrical, Industrial Work – 16400
- Electrical, Lighting Protection Systems – 16670
- Electrical, Controls – 16900
- Electrical, Testing – 16950
- Millwork – 6200
- Construction Cleanup – 1710
- Maintenance, Industrial – 1007
- Permit Processing Plans

MPL performed all of the projects with in-house talent, including ICRA isolation of work areas, with the exception of functions that we subcontract (according to our license). These include electrical, mechanical, plumbing, fire alarm, medical gas, and fire sprinklers – and were undertaken by subcontractors that MPL hired, coordinated, managed, and paid.

D. Project Schedule and Performance to Schedule

We stayed within the timeline stipulated by the hospital, through completion of the project. We were quick to respond to and tackle all additional items that the hospital requested via change orders.

SIMILAR PROJECT EXPERIENCE AND REFERENCES

Continued

02

E. Total Project Budget and Performance to Budget

\$2 million

We stayed within the budget estimated.

F-H. Alternative Construction Phasing Used to Optimize the Project Scope, and Budget

We use alternative construction phasing methods to optimize project scope, schedule, and budget. Some of our most common approaches include:

- **Fast-Tracking** – Overlapping design and construction phases to accelerate project completion. This helps meet urgent healthcare needs but requires close coordination between designers and contractors.
- **Phased Construction** – Completing the project in multiple stages to allow portions of a facility to remain operational while new sections are built or renovated.
- **Incremental Turnover** – Handing over completed sections of the project for early occupancy while construction continues on other parts.
- **Modular Construction** – Utilizing prefabricated components to reduce on-site construction time, minimize disruption, and maintain quality control.
- **OAC Meetings** – Holding bi-weekly Owner, Architect, and Contractor meetings throughout the project.
- **Integrated Project Delivery (IPD)** – A collaborative approach where owners, designers, and contractors work together from the beginning to enhance efficiency and cost-effectiveness.
- **Lean Construction** – Reducing waste and optimizing workflows to improve efficiency, particularly important in healthcare projects where uninterrupted operations are critical.
- **Close Work with Architects and Designers** – We work hand in hand with a project's design team, to make sure that we bring their vision to life.

Specify Any Engagement Completed within The Past 5 Years or Currently Under Contract with Trinity Health or Its Affiliate

Holy Cross Hospital

5601 and Family Health, Entire Building Renovation
Oakland Park, Florida

Holy Cross Hospital

Main Lobby, 1930 Building 2nd Floor Corridor Flooring, South Auditorium Ceiling. In 2023: Lobby Area. In 2022: Urgent Care Interior Painting and Flooring. In 2021: New Office Improvements
Oakland Park, Florida

SIMILAR PROJECT EXPERIENCE AND REFERENCES

Continued

02

PROJECT #3:

A. BETHESDA HOSPITAL EAST

2 second floor corridors, 19 patient rooms, Conference room, Patient Care Supervisor office, Inpatient Wound Care Nurse office, Elevator lobby, and locker room
2815 Seacrest Boulevard
Boynton Beach, FL 33435

B. Eric Jenssen

Corporate Director, Construction Management
Bethesda Hospital East – Baptist Health South Florida
Direct: 561-292-4934
ericj@baptisthealth.net

C. Project Scope and Type of Engagement:

This project included:

- Demolition – 2050
- Drywall/Framing – 9250
- Painting – 9900
- Flooring, Special and Floor Treatment – 9700
- Mechanical, Basic Materials and Methods – 15050
- Mechanical, Industrial Process Piping – 15230
- Mechanical Insulation – 15250
- Mechanical, Fire Protection – 15300
- Mechanical, Plumbing – 15400
- Mechanical, HVAC – 15500
- Mechanical, Heating Boilers and Accessories – 15510
- Mechanical, Process Piping and Equipment – 15800
- Mechanical, Controls – 15950
- Mechanical, Testing Adjusting and Balancing – 15990
- Electrical, Basic Materials and Methods – 16050
- Electrical, Contractor – 16100
- Electrical, Site Electrical Distribution – 16300
- Electrical, Industrial Work – 16400
- Electrical, Communications – 16700
- Electrical, Controls – 16900
- Electrical, Testing – 16950
- Fire Protection Specialties – 10520
- Fire Suppression and Supervisory Systems – 13900
- Fire Protection, Mechanical – 15300
- Ceiling Tile and Ceiling Grid – 9120
- Millwork – 6200
- Doors, Metal and Frames – 8100
- Doors, Special and Frames – 8120
- Doors, Wood and Plastic – 8200
- Doors, Special – 8300
- Doors, Access – 8305
- Doors, Sliding – 8310
- Doors, Overhead and Colling – 8330
- Doors, Folding and Grilles – 8350
- Doors, Entrances Storefronts Glazing and Curtain Walls – 8400
- Construction Cleanup – 1710
- Maintenance, Industrial – 1007
- Permit Processing Plans

MPL performed all of the projects with in-house talent, including ICRA isolation of work areas, with the exception of functions that we subcontract (according to our license). These include electrical, mechanical, plumbing, fire alarm, and fire sprinklers – and were undertaken by subcontractors that MPL hired, coordinated, managed, and paid.

D. Project Schedule and Performance to Schedule

We stayed within the timeline stipulated by the hospital. We were also quick to respond and tackle all additional items the hospital requested through change orders. The project took about a year and is complete.

SIMILAR PROJECT EXPERIENCE AND REFERENCES

Continued

02

E. Total Project Budget and Performance to Budget

\$3.7 million

We stayed within the budget estimated.

F-H. Alternative Construction Phasing Used to Optimize the Project Scope, and Budget

We use alternative construction phasing methods to optimize project scope, schedule, and budget. Some of our most common approaches include:

- **Fast-Tracking** – Overlapping design and construction phases to accelerate project completion. This helps meet urgent healthcare needs but requires close coordination between designers and contractors.
- **Phased Construction** – Completing the project in multiple stages to allow portions of a facility to remain operational while new sections are built or renovated.
- **Incremental Turnover** – Handing over completed sections of the project for early occupancy while construction continues on other parts.
- **Modular Construction** – Utilizing prefabricated components to reduce on-site construction time, minimize disruption, and maintain quality control.
- **Integrated Project Delivery (IPD)** – A collaborative approach where owners, designers, and contractors work together from the beginning to enhance efficiency and cost-effectiveness.
- **Lean Construction** – Reducing waste and optimizing workflows to improve efficiency, particularly important in healthcare projects where uninterrupted operations are critical.
- **Design-Build** – Combining design and construction services under a single contract to streamline communication and reduce project costs.
- **Preconstruction Planning with Virtual Design & Construction (VDC)** – Using tools like Building Information Modeling (BIM) to plan, simulate, and optimize construction sequencing before breaking ground.

Specify Any Engagement Completed within The Past 5 Years or Currently Under Contract with Trinity Health or Its Affiliate

Holy Cross Hospital

5601 and Family Health, Entire Building Renovation
Oakland Park, Florida

Holy Cross Hospital

Main Lobby, 1930 Building 2nd Floor Corridor Flooring, South Auditorium Ceiling. In 2023: Lobby Area. In 2022: Urgent Care Interior Painting and Flooring. In 2021: New Office Improvements
Oakland Park, Florida

EMIL SIMS PROJECT LIST RESUME

PROJECT NAME	Project Sector	PROJECT SCOPE	Project Size	LOCATION	VALUE
Texas Facilities Commission	Civic / Government	Energy Performance Contract Phase V - Upgrade HVAC Control Devices, Lighting Fixtures, and Plumbing Fixtures in three (3) State Bldgs.		Austin, TX	\$24M
Honor Health / UHS - Via Linda Behavioral Health Hospital	Healthcare	Ground Up 120 Bed BH 80,000 SF Facility	80,000 SF	Scottsdale, AZ	\$59M
Northwest Texas Healthcare System	Healthcare	Cath Lab Reno	1200 SF	Amarillo, TX	\$59M
Northwest Texas Healthcare System	Healthcare	Bi-Plane Unit	1200 SF	Amarillo, TX	\$13M
Compass Intervention Center	Healthcare	40 Bed Behavioral Health Expansion / Interior Reno	8000 SF	Memphis, TX	\$10M
Fort Duncan Regional Medical Center	Healthcare	20 Bed Behavioral Health Expansion	3000 SF	Eagle Pass, TX	\$38M
UT Southwestern Medical Center	Healthcare	CS-8 Internal Medicine Renovation (Convert existing lab into office space)	5000 SF	Dallas, TX	\$743K
UT Southwestern Medical Center	Healthcare	Y3.234 Tissue Culture Lab (Convert existing storage closet into animal lab space)	200 SF	Dallas, TX	\$137K
UT Southwestern Medical Center	Healthcare	Lot 17 Surface Parking Expansion	43,560 SF	Dallas, TX	\$247K
HCA Medical City Fort Worth	Healthcare	Renovate existing Pharmacy	2000 SF	Fort Worth, TX	\$683K
UT Southwestern Medical Center	Healthcare	302,500 SF New Build 9-Story Academic/Clinical Tower and Parking Garage - 750 spaces	302500 SF	Dallas, TX	\$282M
Carland Independent School District 2014 Bond Program	K-12	New Builds / Renovations of 72 K-12 Facilities, over 3,400,000 SF	3,400,000 SF	Carland, TX, Rowlett, TX, Sachse, TX	\$455M
Houston Community College 2012 Bond Program		ALIEF Early College Health Science Reno	9,000 SF	Houston, TX	\$14M
Houston Community College 2012 Bond Program	Higher Education	Northline Parking Garage/Surface Lot		Houston, TX	\$20M
Houston Independent School District 2012 Bond Program	K-12	Coordinated the Job Order Contracting (JOC) construction efforts on thirty-three (33) active middle school campuses to create new student lavatories	132,000 SF	Houston, TX	\$33M
HCA Medical Center of Plano	Healthcare	86,000 SF Two-Story Vertical Expansion of Existing Emergency Dept.	86,000 SF	Plano, TX	\$37M

EMIL SIMS RESUME

PROJECT NAME	Project Sector	PROJECT SCOPE	Project Size	LOCATION	VALUE
Deaconess Gateway Hospital	Healthcare	216,000 SF - Six Story 64 patient bed tower expansion with Central Energy Plant	216,000 SF	Newburg, IN	\$70M
Spelman College	Higher Education	Food Court / Student Common Space Renovation	3,600 SF	Atlanta, GA	\$22M
Jewish Hospital	Healthcare	Dining / Servery / We Proudly Brew Coffee Kiosk Renovation	7,000 SF	Louisville, KY	\$37M
John Hopkins Hospital	Healthcare	Dining / Servery Renovation	3,000 SF	Baltimore, MD	\$23M
Virginia Health Hospital	Healthcare	Dining / Servery / Food Court Renovation	4,200 SF	Arlington, VA	\$27M
FedEx Fuel Station	Oil & Gas	3 New Fueling Pumps and canopies		West Memphis, AR	\$350K
HCA Woman's Hospital of Texas	Healthcare	110,000 SF - Four Story 86 post-partum and anti-partum patient rooms, 26-bed Level Two NICU, 13 new LDR beds, and 2 C-Section and recovery room, and new Central Energy Plant	110,000 SF	Houston, TX	\$52M

GMP COST ESTIMATE



(1 of 2)

Cost Code - Division	Cost Code Name	Cost Type	Budget Code	Cost Code Description	Total to Date
Site Demolition	Division 02				\$388,454.00
02 - Site Construction	Division 02	SVC - Professional Services	02-220.S	Existing Structure Demolition	\$187,000.00
02 - Site Construction	Division 02	SVC - Professional Services	02-230.S	Underground Site Demolition	\$201,454.00
Sitework	Division 02				\$1,654,084.30
02 - Site Construction	Division 02	SVC - Professional Services	02-300.S	Earthwork Undercut and Pad Fill	\$264,383.00
02 - Site Construction	Division 02	SVC - Professional Services	02-621.S	Foundation Drainage Assemblies	\$1,389,701.30
Landscaping	Division 02				\$149,496.00
02 - Site Construction	Division 02	SVC - Professional Services	02-900.S	Landscaping	\$149,496.00
Concrete	Division 03				\$6,928,980.00
03 - Concrete	Division 03	SVC - Professional Services	03-50.S	ED/Clinic Concrete Footer, Walls & Columns	\$3,726,485.00
03 - Concrete	Division 03	SVC - Professional Services	03-220.SVC	Precast Concrete Garage	\$2,543,320.00
03 - Concrete	Division 03	SVC - Professional Services	03-220.SVC	Precast Main Building	\$659,175.00
Metals	Division 05				\$1,528,720.54
05 - Metals	Division 05	SVC - Professional Services	05-100.S	Metal Canopy	\$374,000.00
05 - Metals	Division 05	SVC - Professional Services	05-400.S	Cold-Formed Metal Framing - Strut Technologies	\$45,750.00
05 - Metals	Division 05	SVC - Professional Services	05-500.SVC	Metal Fabrications, Enclosures, Bollards & Bike Rack	\$175,499.00
05 - Metals	Division 05	SVC - Professional Services	05-700.M	Metal Hailings	\$29,874.54
05 - Metals	Division 05	SVC - Professional Services	05-700.S	Ornamental Metal - ACM	\$292,200.00
05 - Metals	Division 05	SVC - Professional Services	05-700.SVC	Ornamental Metal - Perforated Panel	\$550,000.00
05 - Metals	Division 05	SVC - Professional Services	05-700.SVC	Metal Stairs	\$36,000.00
05 - Metals	Division 05	SVC - Professional Services	05-700.SVC	Metal Covers	\$26,397.00
Millwork	Division 06				\$291,876.00
06 - Wood and Plastics	Division 06	SVC - Professional Services	06-050.SVC	Millwork	\$291,876.00
Roofing	Division 07				\$699,950.00
07 - Thermal and Moisture Protection	Division 07	SVC - Professional Services	07-500.S	Concrete Roof	\$699,950.00
Doors	Division 08				\$1,784,523.00
08 - Doors and Windows	Division 08	SVC - Professional Services	08-100.S	Doors	\$460,125.00
08 - Doors and Windows	Division 08	SVC - Professional Services	08-300.S	Interior Glazing	\$196,000.00
08 - Doors and Windows	Division 08	SVC - Professional Services	08-600.SVC	Window Treatments	\$36,158.00
08 - Doors and Windows	Division 08	SVC - Professional Services	08-600.S	Glazing	\$1,082,240.00
08 - Doors and Windows	Division 08	SVC - Professional Services	08-300.S	Overhead Door	\$10,000.00
Framing & Drywall	Division 09				\$2,730,625.00
09 - Finishes	Division 09	SVC - Professional Services	09-250.S	Framing & Drywall	\$1,321,225.00
09 - Finishes	Division 09	SVC - Professional Services	09-500.S	Acoustical Ceilings	\$194,500.00
09 - Finishes	Division 09	SVC - Professional Services	09-600.S	Flooring	\$367,500.00
09 - Finishes	Division 09	SVC - Professional Services	09-700.S	Stucco Finish	\$500,000.00
09 - Finishes	Division 09	SVC - Professional Services	09-900.S	Paints and Coatings	\$331,950.00
09 - Finishes	Division 09	SVC - Professional Services	09-600.S	Epoxy	\$15,450.00
Specialties	Division 10				\$488,000.00
10 - Wall Specialties	Division 10	SVC - Professional Services	10-260.S	Wall Trim and Corner Guards	\$146,000.00
10 - Medical Accessories	Division 10	SVC - Professional Services	12-400.SVC	Medical Accessories Installation	\$141,000.00
10 - CT & XRAY Room	Division 10	SVC - Professional Services	13-090.S	Shielding Atlatross	\$201,000.00
Elevator	Division 14				\$380,000.00
14 - Conveying Systems	Division 14	SVC - Professional Services	14-200.S	Elevators	\$380,000.00
Mechanical	Division 15				\$4,142,500.00
15 - Mechanical	Division 15	SVC - Professional Services	15-700.S	Heating, Venting and Air Conditioning	\$4,142,500.00
Electrical	Division 16				\$4,703,728.00
16 - Electrical	Division 16	SVC - Professional Services	16-100.S	Electrical - Horton/Jones	\$4,478,728.00
16 - Electrical	Division 16	SVC - Professional Services	16-300.SVC	FPL/AT&T Undergrounding Utility Services	\$225,000.00

GMP COST ESTIMATE



(2 of 2)

Fire Suppression	Division 21				\$408,835.24
21 - Fire Suppression	Division 21	SVC - Professional Services	21-1000.S	Fire Suppression System	\$285,425.25
21 - Fire Stopping	Division 21	SVC - Professional Services	21-1000.S	Firestopping	\$20,729.99
21 - Fire Sealant	Division 21	SVC - Professional Services	07-900.S	Fireproofing	\$98,680.00
Plumbing	Division 22				\$1,583,600.00
22 - Plumbing	Division 22	SVC - Professional Services	22-0500.SVC	Plumbing	\$1,583,600.00
Fire Alarm	Division 28				\$92,357.92
28 - Electronic Safety and Security	Division 28	SVC - Professional Services	28-3100.S	Fire Alarm	\$92,357.92
Paving & Sidewalks	Division 32				\$592,955.00
32 - Exterior Improvements	Division 32	SVC - Professional Services	32-1216.SVC	Asphalt Paving	\$148,765.00
32 - Exterior Improvements	Division 32	SVC - Professional Services	32-1313.SVC	Concrete Sidewalks	\$116,371.00
33 - Utilities	Division 32	SVC - Professional Services	33-1000.SVC	Utility Tap Connections (Water/Fire/Sanitary)	\$268,022.00
32-Flood Barriers	Division 32	SVC - Professional Services	32-800	Flood Panels	\$59,797.00
General Conditions	Division 01				\$1,869,989.62
01 - General Conditions	01-520 - Construction Facilities	SVC - Professional Services	01-520.S	Job Trailer- General Requirements	\$57,654.00
01 - General Conditions	01-520 - Construction Facilities	SVC - Professional Services	01-520.SVC	Connex Container- General Requirements	\$17,655.00
01 - General Conditions	01-523 - Sanitary Facilities	SVC - Professional Services	01-523.S	Sanitary Facilities- General Requirements	\$14,544.00
01 - General Conditions	01-580 - Project Identification	SVC - Professional Services	01-580.SVC	Permit Expeditor and Consultant - General Requirements	\$44,750.00
01 - General Conditions	01-740 - Cleaning	SVC - Professional Services	01-740.SVC	Cleaning- General Requirements	\$26,500.00
01 - General Conditions	01-760 - Protecting Installed Construction	SVC - Professional Services	01-760.SVC	Surface Protecting- General Requirements	\$15,000.00
01 - General Conditions	01-804 - Hazardous Materials Removal and Disposal	SVC - Professional Services	01-804.S	WM (Dumpster)- General Conditions	\$15,574.04
01 - General Conditions	01-820 - Temp Fencing 01-010 - Project Management	SVC - Professional Services	01-820.S	Construction Fence Rental - General Requirements	\$18,292.00
01 - General Conditions		SVC - Professional Services	01-010.S	Project Management- General Requirements	\$1,660,000.58
Sub Total					\$30,419,654.82
General Requirements					\$3,562,141.56
01 - General Requirements	01-015 - Overhead & Profit	C&P	01-015.O	Overhead & Profit- 2%	\$608,393.09
01 - Insurance Requirements	01-Contractors Insurance	INS Fees	O - Other	Contractors Insurance 1.18%	\$358,951.92
01 - Insurance Requirements	01-SDI Insurance	INS Fees	O - Other	SDI Insurance 1.03%	\$313,322.44
01 - Insurance Requirements	01- Permit Fees	AHJ Fees	01-700.SVC	Permit Cost Allowance 2.5%	\$760,491.37
01 - Contingency Allowance 5%	01- Contingency Allowance	Cont.	O - Other	Contingency Allowance 5%	\$1,520,982.73
Total					\$33,981,796.18

Acceptance of GMP Proposal for Sunrise FSED

\$ 33,981,796.18

THIRTY-THREE MILLION NINE HUNDRED EIGHTY-ONE THOUSAND
SEVEN HUNDRED NINETY-SIX DOLLARS AND EIGHTEEN CENTS

The Owner hereby accepts the GMP Proposal in its entirety, including
without limitation.

The Owner acknowledges that it has reviewed the GMP Proposal and
agrees to all terms therein without modification. This acceptance makes
the GMP binding upon both parties effective as of the date first above
written, and the project shall proceed on a guaranteed
maximum price basis in accordance with the Agreement.

Based on 100% CD dated 9/19 by Breitner Architecture.

Project duration: 14 Months

Per A133 of the GMP Agreement, owner must advise or accept this GMP
proposal no later than Friday March 13, 2026.

ACCEPTANCE SIGNATURES

HOLY CROSS HOSPITAL, INC.

By: _____ Name: _____

Title: _____ Date: _____

MPL CONSTRUCTION

By: _____ Name: _____

Title: _____ Date: _____

ACCEPTANCE



Proposed Schedule (1 of 4)

ID	Task Name	Duration	Start	Finish
1	Design, GMP Contract, Pre-construction & Submittals	198 days	Fri 9/19/25	Tue 6/23/26
2	MPL Receives GMP Set	1 day	Fri 9/19/25	Fri 9/19/25
3	Mock Up of Treatment Room (staff review)	1 day	Thu 11/13/25	Thu 11/13/25
4	Out to Bid With GMP Set	20 days	Mon 9/29/25	Fri 10/24/25
5	Review Preliminary GMP Pricing and Alternates	15 days	Mon 10/27/25	Fri 11/14/25
6	Owner Notice to Proceed	2 days	Fri 3/13/26	Mon 3/16/26
7	FPL / Comcast / At&T UG Utilities Design & Permitting	150 days	Fri 9/19/25	Thu 4/16/26
8	Scope and Award Critical Trades	15 days	Tue 3/17/26	Mon 4/6/26
9	Procure Sitework Subcontractor and Submittals	5 days	Tue 3/17/26	Mon 3/23/26
10	Procure Pre Cast Subcontract and Submittal Approval	21 days	Tue 3/17/26	Tue 4/14/26
11	Precast Fabrication	37 days	Tue 3/17/26	Wed 5/6/26
12	Joist Fabrication	90 days	Tue 3/17/26	Mon 7/26/26
13	Procure Glass Subcontractor and Submittal Approval	30 days	Tue 3/17/26	Mon 4/27/26
14	Glass Fabrication	40 days	Tue 3/17/26	Mon 5/11/26
15	Procure HVAC Subcontractor and RTU Submittal Approval	20 days	Tue 3/17/26	Mon 4/13/26
16	Procure Electric Subcontractor and Gear submittal Approval	20 days	Tue 3/17/26	Mon 4/13/26
17	Switchgear Fabrication and Delivery	120 days	Tue 3/17/26	Mon 8/31/26
18	Owner Procurement of Medical Equipment	30 days	Tue 3/17/26	Mon 4/27/26
19	Obtain all Necessary Permits	70 days	Tue 3/17/26	Mon 6/22/26
20	New Utility applications and Coordination	70 days	Tue 3/17/26	Mon 6/22/26
21	Finalize Owner Equipment delivery Date	60 days	Mon 11/17/25	Fri 2/6/26
22	Light fixture Submittal Approval	21 days	Tue 3/17/26	Tue 4/14/26
23	Millwork Submittal Approval	25 days	Tue 3/17/26	Mon 4/20/26
24	Finish Submittals	60 days	Tue 3/17/26	Mon 6/8/26
25	Site Construction	341 days?	Thu 3/26/26	Thu 7/15/27
26	Mobilization	4 days	Thu 3/26/26	Tue 3/31/26
27	Signage / Fencing / Erosion Controls	7 days	Wed 4/1/26	Thu 4/9/26
28	Preliminary Survey	3 days	Wed 4/1/26	Fri 4/3/26
29	Utility Cut & Cap	4 days	Thu 3/26/26	Tue 3/31/26



Proposed Schedule (2 of 4)

ID	Task Name	Duration	Start	Finish
30	Site Demo / Clearing and Grubbing	40 days	Wed 4/1/26	Tue 5/26/26
31	Termite Treatment	1 day?	Thu 3/26/26	Thu 3/26/26
32	Stormwater Demo	14 days	Thu 3/26/26	Tue 4/14/26
33	Grade for Building Pad / Remove Unsuitable Soil	5 days	Mon 5/25/26	Fri 5/29/26
34	Site Drainage & Storm Trap	39 days	Mon 4/13/26	Thu 6/4/26
35	Site Grading	5 days	Mon 6/1/26	Fri 6/5/26
36	Concrete Curbs North to South	10 days	Fri 6/5/26	Thu 6/18/26
37	Site Lighting Pole Bases	21 days	Wed 6/10/26	Wed 7/8/26
38	Exterior Concrete Flatwork	21 days	Mon 11/2/26	Mon 11/30/26
39	Site Lighting	6 days	Tue 12/1/26	Tue 12/8/26
40	Utility Connection	1 day?	Thu 3/26/26	Thu 3/26/26
41	Decon Tank	5 days	Thu 3/26/26	Wed 4/1/26
42	Paving	29 days	Thu 12/17/26	Tue 1/26/27
43	Asphalt and Stripping	10 days	Mon 2/15/27	Fri 2/26/27
44	Ballard	5 days	Thu 3/26/26	Wed 4/1/26
45	Monument Signage	12 days	Mon 3/1/27	Tue 3/16/27
46	Irrigation and Landscape	30 days	Mon 3/1/27	Fri 4/9/27
47	Site Improvements	30 days	Fri 4/30/27	Thu 6/10/27
48	Final As Built Survey	7 days	Fri 6/11/27	Mon 6/21/27
49	Main Building (ED & Clinic)	315 days?	Fri 5/1/26	Thu 7/15/27
50	Footer Layout	9 days?	Fri 5/1/26	Wed 5/13/26
51	Underground Plumbing and Electrical	21 days	Thu 5/14/26	Thu 6/11/26
52	Footings and Foundations	13 days	Thu 5/14/26	Mon 6/1/26
53	Stem Wall Verticals	9 days	Tue 6/2/26	Fri 6/12/26
54	1st flt CMU walls & Tie Cols	8 days	Mon 6/15/26	Wed 6/24/26
55	Set Concrete Slab	4 days	Thu 6/25/26	Tue 6/30/26
56	2nd Floor Beams & Elevated Slab	36 days	Wed 7/1/26	Wed 8/19/26
57	2nd Floor CMU Lift, Beams & Columns	14 days	Thu 8/20/26	Tue 9/8/26
58	Roof Beam & Elevator Slab	36 days	Wed 9/9/26	Wed 10/28/26
59	Fire Suppression	30 days	Thu 8/20/26	Wed 9/30/26
60	Blocking and Roof Curbs	5 days	Thu 10/1/26	Wed 10/7/26
61	Interior Framing	30 days	Thu 8/20/26	Wed 9/30/26
62	Insulation	1 day?	Fri 5/1/26	Fri 5/1/26
63	Exterior Cold Form Framing / Sheathing	20 days	Thu 10/1/26	Wed 10/28/26
64	Fire Alarm	30 days	Thu 10/1/26	Wed 11/11/26
65	Install Electric Switch Gear	40 days	Mon 8/3/26	Fri 9/25/26
66	Door Frames & Insulation	14 days	Thu 10/15/26	Tue 11/3/26



Proposed Schedule (3 of 4)

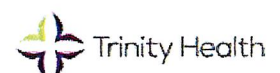
ID	Task Name	Duration	Start	Finish
67	MEP Wall Rough	21 days	Thu 9/3/26	Thu 10/1/26
68	TI Cable Install	10 days	Thu 9/3/26	Wed 9/16/26
69	Exterior Glass & Doors	14 days	Mon 9/28/26	Thu 10/15/26
70	Exterior Waterproofing	12 days	Thu 10/29/26	Fri 11/13/26
71	Exterior Precast Finish	21 days	Mon 11/16/26	Mon 12/14/26
72	Hang Drywall	16 days	Fri 9/25/26	Fri 10/16/26
73	Overhead Colling Door	21 days	Thu 10/29/26	Thu 11/26/26
74	Overhead MEP Rough	20 days	Thu 9/10/26	Wed 10/7/26
75	ED Building Roofing	15 days	Thu 10/8/26	Wed 10/28/26
76	Set RTU's	3 days	Thu 10/29/26	Mon 11/2/26
77	Nurse Call Station Rough	14 days	Tue 11/3/26	Fri 11/20/26
78	Exterior Glass Curtain Wall/ Storefront	18 days	Mon 9/28/26	Wed 10/21/26
79	TR Room Make Ready	2 days	Thu 10/22/26	Fri 10/23/26
80	Finish Drywall	21 days	Wed 10/14/26	Wed 11/11/26
81	UPS Install	21 days	Wed 10/28/26	Wed 11/25/26
82	ACT Ceilings and Hard Drywall Ceiling	15 days	Thu 11/5/26	Wed 11/25/26
83	Temp Meter - Energize	2 days	Thu 11/19/26	Fri 11/20/26
84	80% AHCA Inspection	3 days	Thu 12/17/26	Mon 12/21/26
85	Flooring	60 days	Mon 12/7/26	Fri 2/25/27
86	Painting	45 days	Thu 11/12/26	Wed 1/13/27
87	MEP Trim Out and Start Up	30 days	Thu 10/22/26	Wed 12/2/26
88	Test & Balance	5 days	Mon 12/14/26	Fri 12/18/26
89	ACM	14 days	Thu 1/14/27	Tue 2/2/27
90	Exterior Trims	30 days	Thu 2/25/27	Wed 4/7/27
91	Accessories	30 days	Thu 2/25/27	Wed 4/7/27
92	Install Doors and Hardware	28 days	Thu 2/25/27	Mon 4/5/27
93	Millwork	77 days	Tue 11/24/26	Wed 3/10/27
94	Interior Glass Install	40 days	Thu 1/28/27	Wed 3/24/27
95	Low Voltage/ Nurse Call Trim & Testin	30 days	Thu 1/28/27	Wed 3/10/27
96	Owner Building Signage	21 days	Thu 3/11/27	Thu 4/8/27
97	AHJ Building/Fire Inspection	5 days	Wed 5/26/27	Tue 6/1/27
98	100% AHCA Inspection	2 days	Wed 6/9/27	Thu 6/10/27
99	Punch Out	21 days	Fri 6/11/27	Fri 7/9/27
100	Parking Garage	307 days?	Wed 5/13/26	Thu 7/15/27
101	Excavation	4 days	Wed 5/13/26	Mon 5/18/26
102	Elevator Pit	6 days	Wed 5/13/26	Wed 5/20/26
103	Forms and Rebar	21 days	Thu 5/14/26	Thu 6/11/26
104	Pour Footers	14 days	Wed 5/13/26	Mon 6/1/26



Proposed Schedule (4 of 4)

ID	Task Name	Duration	Start	Finish
105	Concrete Columns & Walls	14 days	Fri 6/12/26	Wed 7/1/26
106	Erect Precast	21 days	Thu 7/2/26	Thu 7/30/26
107	Fire Suppression	14 days	Fri 7/31/26	Wed 8/19/26
108	Underground Plumbing and Electrical	21 days	Fri 7/31/26	Fri 8/28/26
109	French Drains	5 days	Thu 5/14/26	Wed 5/20/26
110	Petroleum Tank	120 days	Wed 5/13/26	Tue 10/27/26
111	Generator	30 days	Wed 8/5/26	Tue 9/15/26
112	Concrete Slab on Grade	20 days	Fri 7/31/26	Thu 8/27/26
113	Interior CMU	14 days	Fri 9/11/26	Wed 9/30/26
114	MEP Rough	7 days	Wed 5/13/26	Thu 5/21/26
115	Precast Finishes	13 days	Fri 5/22/26	Tue 6/9/26
116	Install Electric Switch Gear	5 days	Thu 10/1/26	Wed 10/7/26
117	Doors	1 day?	Thu 10/8/26	Thu 10/8/26
118	Perforated Panels	40 days	Wed 6/10/26	Tue 8/4/26
119	Elevator	60 days	Mon 8/3/26	Fri 10/23/26
120	Flooring	7 days	Mon 10/26/26	Tue 11/3/26
121	Parking Lot Light Poles	14 days	Mon 10/26/26	Thu 11/12/26
122	Fire Alarm	60 days	Mon 8/3/26	Fri 10/23/26
123	MEP Trim Out	50 days	Fri 1/1/27	Thu 3/11/27
124	Final Inspection	1 day?	Fri 3/12/27	Fri 3/12/27
125	Owner Provided Medical Equipment	110 days?	Tue 10/27/26	Mon 3/29/27
126	Phillips UPS Delivery for CT	1 day	Tue 10/27/26	Tue 10/27/26
127	Phillips CT	25 days	Mon 1/4/27	Fri 2/5/27
128	Xray Unistrut (Cannon)	2 days	Tue 12/1/26	Wed 12/2/26
129	Cannon Xray Clinic	1 day?	Tue 1/5/27	Tue 1/5/27
130	Cannon Xray ED	7 days	Tue 1/5/27	Wed 1/13/27
131	Patient Monitoring System	30 days	Fri 11/13/26	Thu 12/24/26
132	Baxter Nurse Call Station	30 days	Fri 11/13/26	Thu 12/24/26
133	Innovo Speaker	30 days	Fri 1/5/27	Thu 2/18/27
134	EMS Radio	30 days	Tue 10/27/26	Mon 12/7/26
135	Furniture	10 days	Tue 3/16/27	Mon 3/29/27
136	Case Work	14 days	Wed 2/3/27	Mon 2/22/27
137	Striker Lamp - Unistrut	5 days	Thu 1/14/27	Wed 1/20/27
138	Lab In ED	30 days	Thu 11/12/26	Wed 12/23/26
139	Ultrasound Room Phillips	6 days	Thu 2/25/27	Thu 3/4/27
140	Hoyer Walk Accessories	14 days	Tue 3/9/27	Fri 3/26/27

Substantial Completion: July 15, 2027



3 June 2025

Attn: General Counsel
Holy Cross Hospital, Inc.
4725 N. Federal Highway
Fort Lauderdale, Florida 33308

**RE: Phase II Environmental Site Assessment
200 E. Sunrise Boulevard and
923 NE 3rd Avenue
Fort Lauderdale, FL
Langan Project No.: 330158101**

Langan Engineering and Environmental Services, LLC (Langan) has completed this Phase II Environmental Site Assessment (ESA) of the property located at 200 E. Sunrise Boulevard and 923 NE 3rd Avenue in Fort Lauderdale, Broward County, Florida ("subject property") for Holy Cross Hospital, Inc. (the "client") in accordance with our 9 April 2025 scope of services and ASR #2 dated 8 May 2025. The Phase II ESA was based on the findings of our draft Phase I ESA, dated 4 April 2025. We understand that the client requested this Phase II ESA as part of their due diligence associated with a potential property transaction.

SUBJECT PROPERTY DESCRIPTION

The 2.15-acre subject property is located at the south side of East Sunrise Boulevard, bound to the east by Northeast 3rd Avenue and to the west by Northeast 2nd Avenue. The subject property is comprised of two parcels identified by the Broward County Property Appraiser as Parcel ID Numbers 4942 34 05 6800 and 4942 34 05 6830. The subject property is improved with a 18,489-square-foot, two-story, commercial building, constructed in 1981 and renovated in 2005. The subject property building is comprised of a retail sales area, offices, warehouse/storage areas, bathrooms, chemical storage areas, and janitorial rooms on the first floor, with additional storage areas on the second floor. There are six bay doors located on the south side the building. The subject property is also improved with asphalt-paved parking and landscaped areas. Access to the subject property is from East Sunrise Boulevard on the north, Northeast 2nd Avenue on the west, and Northeast 3rd Avenue on the east. A Subject Property Location Map is provided as **Figure 1**.

Historical documentation indicated that the subject property was improved with a warehouse utilized by Broward Mill Works from as early as 1928. The warehouse was expanded in the late 1940s and utilized as a wood planing mill until the late 1950s when it was renovated into an automotive dealership and service center. A filling station was also identified at the subject property in 1951. The warehouse was demolished, and the subject property was improved with two office buildings. In 1981 it was redeveloped again as portions of the current subject property building were developed on the western end, with additions in 1988 and 2007. It was occupied by Mitsubishi Fort Lauderdale between 1985 and 2005, followed by Rolls Royce and Bentley until 2020, and most recently by Christmas Palace.

The Phase I ESA identified the following recognized environmental conditions (RECs) in connection with the subject property:

- *Former Wood Planing Mill:* The subject property historically operated as a wood planing mill from as early as the 1920s to the 1950s. Wood planing mill operations typically used chemicals for wood preservation purposes including but not limited to fungicides, insecticides, adhesives, and copper-based compounds. The years of operation were also prior to environmental regulation and the handling and disposal practices are unknown. Therefore, the potential for a discharge from the historical wood planing mill is considered a REC.
- *Former Automotive Repair and Dealerships:* The subject property historically operated as automotive sales and service facilities from as early as the 1950s and was also occupied by a filling station from at least 1951. These types of facilities typically store and generate hazardous materials and waste. A Florida Department of Environmental Regulation (FDER, currently the Florida Department of Environmental Protection (FDEP)) Storage Tank Notification Form dated 15 February 1990 was submitted by Holman Imports DBA Ft. Lauderdale Mitsubishi, noted that two tanks of unknown size and contents were removed in 1982. No further documentation regarding the underground storage tanks (USTs) or closure assessments were available for review in the regulatory file. Based on the historical use of the subject property as an auto repair facility and the lack of information documenting the tanks and tank removal assessment, the potential for a discharge from the former USTs and historical auto repair services is considered a REC.

The objective of the Phase II ESA is to further investigate the RECs by evaluating whether impacted soil and groundwater are present at the subject property.

GEOPHYSICAL SURVEY

On 15 April 2025, Langan contracted Geoview, Inc. (Geoview) of St. Petersburg, Florida to perform a geophysical survey, that included ground penetrating radar, and to identify any subsurface anomalies or other potential buried subsurface structures (i.e., underground storage tanks (USTs)) that could have environmentally impacted the soil and groundwater quality at the subject property. The geophysical survey identified a potential vault on the south side of the subject building measuring approximately 5 ft by 5 ft in plan dimension and located at a depth of 1 to 2 ft below ground surface (bgs). The geophysical survey also identified multiple areas of suspected buried metallic debris at the eastern and southern portions of the subject property. However, no anomalies indicative of USTs or other waste containers (i.e. soakage pits, septic tanks, etc.) were identified within the survey area. A copy of the Geophysical Survey report is in **Appendix A**.

SOIL AND GROUNDWATER ASSESSMENT

This section describes the soil and groundwater assessment activities conducted for this Phase II ESA. Langan conducted the field activities according to Chapter 62-160, Florida Administrative Code (F.A.C.) and the Florida Department of Environmental Protection (FDEP) Standard Operating Procedures (revised January 2017, effective April 2018). Langan contracted JAEE Environmental Services, Inc. (JAEE) of Davie, Florida, a licensed water well driller, to provide drilling services and Pace Analytical Services, LLC (Pace), of Ormond Beach, Florida, a laboratory certified by the National Environmental Laboratory Accreditation Program (NELAP), to provide analytical services. Before drilling, Langan contacted Sunshine State One-Call of Florida to mark the property for underground utility lines. Langan also contracted Geoview to conduct a private locate of the proposed boring locations.

Langan collected the samples in laboratory-supplied containers and placed the samples in a cooler with ice immediately following collection. The samples were submitted to Pace under proper chain-of-custody procedures. Sample locations are shown on **Figure 2**.

On 16 and 17 April 2025, Langan advanced 14 soil borings (LSB-1 through LSB-14) and installed ten monitoring wells (LMW-1, LMW-2, LMW-3, LMW-5, LMW-6, LMW-7, LMW-9, LMW-10, LMW-12, and LMW-13). The sampling rationale and laboratory analysis for each boring is as follows:

Boring No.	Rationale	Laboratory Testing
SB-1/LMW-1 LSB-2/LMW-2	To assess the former gasoline filling station and associated USTs	Soil – VOCs ¹ , PAHs ² , TRPHs ³ Groundwater – VOCs, PAHs, TRPHs, 1,2-dichloroethane (EDB) ⁴ , lead (Pb) ⁵ .
LSB-3/LMW-3	Former 2,000-gallon diesel UST	Soil – VOCs, PAHs, TRPHs Groundwater – VOCs, PAHs, TRPHs, EDB, lead.
LSB-4	Former on-site auto service and repair and former wood planing mill operations	Soil – VOCs, PAHs, TRPHs, metals (As, Cd, Cr, Cu, Pb) ⁵
LSB-5/LMW-5 LSB-6/LMW-6 LSB-7/LMW-7 LSB-8	Former on-site auto service and repair	Soil – VOCs, PAHs, TRPHs, PCBs ⁶ , 4 RCRA metals ⁵ Groundwater – VOCs, PAHs, TRPHs, 4 RCRA metals
LSB-9/LMW-9 LSB-10/LMW-10 LSB-11 LSB-12/LMW-12 LSB-13/LMW-13 LSB-14	Former wood planing mill operations	Soil – VOCs, PAHs, TRPHs, metals (As, Cr, Cu) Groundwater – VOCs, PAHs, TRPHs, metals (As, Cr, Cu)

(1) volatile organic compounds (VOCs) by EPA Method 8260

(2) polycyclic aromatic hydrocarbons (PAHs) by EPA Method 8270

(3) total recoverable petroleum hydrocarbons (TRPH) by the Florida Petroleum-Range Organics Method (FL-PRO)

(4) EDB by EPA Method 8011

(5) Resource Conservation Recovery Act (RCRA) metals – arsenic, cadmium, chromium, copper and lead by EPA Method 6020

(6) polychlorinated biphenyls (PCBs) by EPA Method 8082

Soil Assessment

On 16 and 17 April 2025, JAEF advanced exterior soil borings LSB-1 through LSB-3, and LSB-9 through LSB-14 using a truck mounted 6620DT Geoprobe® drill rig and interior soil borings LSB-4 through LSB-8 were advanced using a small track-mounted Geoprobe® equipped with direct-push technology and decontaminated stainless steel Macro-sore soil sampler with an acetate sleeve. The borings were advanced from the ground surface to 14 feet bgs. Prior to collecting the samples, Langan screened the soil for petroleum hydrocarbon vapors, using an Ion Science Tiger organic vapor analyzer (OVA) equipped with photoionization detector (PID), in accordance with the procedures in Chapter 62-780.200(17), F.A.C. Before screening, the PID was calibrated in accordance with the manufacturer's specifications using 100 ppm isobutylene calibration gas. No PID readings exceeded 1 part per million (ppm). PID results are shown on the soil boring logs. Langan collected all soil samples at LSB-1 through LSB-3 from the 4-6' interval based on the depth to water table and rationale for sampling at those locations. The water table was encountered at approximately 6 feet bgs. Langan collected soil samples from the 0-2' interval at the remaining soil boring locations based on the OVA readings. The soil boring logs are provided in **Appendix B**.

Based on the initial soil analytical results, Langan remobilized to the subject property on 15 May 2025 to collect confirmation samples at previous soil boring locations LSB-6 and LSB-7. The confirmation samples were collected from the 0-2' and 2-4' intervals for analysis of PAHs. Langan requested the lab archive the samples from the 2-4' interval pending analytical results.

Lithology

Generally, the soil lithology on the subject property is described as brown, grey, and white fine to medium grained sand from ground surface to approximately seven to eight feet bgs, underlain by limestone to 14 feet bgs. Limerock fill material was observed at the top two feet in several of the borings, and an asphalt layer and asphalt fragments were also observed in the one-to-two-foot interval at LSB-6 and LSB-7.

Groundwater Assessment

On 16 and 17 April 2025, under Langan supervision, JAEE installed ten shallow groundwater monitoring wells LMW-1, LMW-2, LMW-3, LMW-5, LMW-6, LMW-7, LMW-9, LMW-10, LMW-12, and LMW-13. The monitoring wells were installed using a truck-mounted Geoprobe® equipped with direct-push technology. The monitoring wells within the interior of the subject property warehouse (LSB-5 through LSB-7) were advanced using a small track-mounted Geoprobe® equipped with direct-push technology. The monitoring wells were constructed of 10 ft of 1.5-inch diameter polyvinyl chloride (PVC), 0.010-slotted, pre-packed well screen, which intersected the water table encountered at approximately 6 ft bgs and approximately 4 to 5-feet of PVC riser. The wells were finished with a 20/30 silica sand pack to a total depth of 14 ft bgs. The interior monitoring wells LMW-5 through LMW-7 were finished with a 1-ft stickup, and the exterior monitoring wells were finished flush-to-grade. After installing the wells, JAEE developed them using a trash pump and polyethylene tubing until the water was clear of visible suspended solids and turbidity was less than 20 NTUs. The wells were allowed to equilibrate for a minimum of 24-hours before sampling.

On 21 and 22 April 2025, Langan collected the groundwater samples from the newly installed monitoring wells using a low flow peristaltic pump and high-density polyethylene (HDPE) tubing. Before collecting the groundwater sample, Langan purged the well and monitored water quality parameters (dissolved oxygen, turbidity, pH, temperature, and conductivity) until values stabilized within FDEP-acceptable ranges.

The groundwater sampling logs, and calibration logs are provided in **Appendix C**. Purge water was spread onto an impervious surface to evaporate, in accordance with Section K of Design, Installation, and Development of Monitoring Wells (FDEP, Standard Operating Procedure PCS-006, May 2, 2005).

DATA EVALUATION

Langan compared laboratory analytical data for the soil and groundwater samples to the Soil Cleanup Target Levels (SCTLs) and Groundwater Cleanup Target Levels (GCTLs) per Chapter 62-777, F.A.C. Langan also reviewed the laboratory reports to ensure that detection limits did not exceed cleanup target levels, that surrogate recoveries were within acceptable limits, and that data were properly flagged. **Appendix D** contains copies of the laboratory analytical reports, chain-of-custody records, and benzo(a)pyrene conversion tables. **Table 1** provides a summary of the soil analytical data and **Table 2** provides a summary of the groundwater analytical data. Soil analytical results for compounds that exceed the SCTLs are shown on **Figure 3**.

Soil Analytical Results

Laboratory analysis detected the following compounds exceeding the SCTLs:

- Benzo(a)pyrene exceeded the Direct Exposure Residential (DER) SCTL of 0.1 milligram per kilogram (mg/kg) at LSB-6 (0-2') at 0.30 mg/kg and LSB-7 (0-2') at 0.84 mg/kg. The concentration at LSB-7 also exceeded the Direct Exposure Commercial/Industrial (DEC/I) SCTL of 0.7 mg/kg.
- Benzo(a)pyrene toxicity equivalent (TEQ) exceeded the DER SCTL of 0.1 mg/kg at LSB-6 (0-2') at 0.4 mg/kg and LSB-7 (0-2') at 2.5 mg/kg. The concentration at LSB-7 also exceeded the DEC/I SCTL of 0.7 mg/kg.
- No other concentrations of PAH analytes were detected exceeding their respective SCTLs in the remaining soil samples collected.
- No concentrations of metals, VOCs, TRPHs, or PCBs were detected exceeding their respective SCTLs in the remaining soil samples collected.

Laboratory analysis of the confirmation samples collected in May 2025 detected the following:

- Benzo(a)pyrene exceeded the DER SCTL at LSB-6B (0-2') at 0.40 mg/kg and LSB-7B (0-2') at 0.21 mg/kg.
- Benzo(a)pyrene TEQ exceeded the DER SCTL at LSB-6B (0-2') at 2.5 mg/kg, LSB-7A (0-2') at 0.15 mg/kg, and LSB-7B (0-2') at 1.2 mg/kg. The concentration detected at LSB-7B also exceeded the DEC/I SCTL of 0.7 mg/kg.
- No concentrations of PAHs were detected in the 2-4' samples collected.

Benzo(a)pyrene and benzo(a)pyrene TEQs were confirmed in the 0-2' interval at LSB-6 and LSB-7

Groundwater Analytical Results

No concentrations of VOCs, PAHs, TRPHs, EDB, or metals were detected exceeding their respective GCTLs in the groundwater samples collected.

CONCLUSIONS AND RECOMMENDATIONS

The soil and groundwater results are summarized as follows:

- Benzo(a)pyrene and benzo(a)pyrene TEQs were detected at two soil sample locations (LSB-6 and LSB-7) in the top two-foot interval exceeding the SCTLs. These borings were also located in the interior portions of the subject property building and former automotive repair bays warehouse. An asphalt layer was observed within the top two feet and therefore, it is likely that the elevated benzo(a)pyrene and benzo(a)pyrene TEQ concentrations are related to the asphalt. Langan recommends further delineation to facilitate removal and disposal of the soil in top two feet.
- None of the contaminants of concern tested for were detected exceeding their respective GCTLs in the groundwater samples collected.

LIMITATIONS

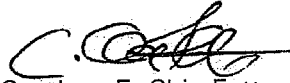
Langan's services were provided according to generally accepted environmental science, geosciences, and engineering practices at the time the work was performed. No expressed or implied representation or warranty is included or intended in our reports, except that we provided our services within the limits prescribed by the Client and with the customary thoroughness and competence of our profession.

CLOSURE

We appreciate the opportunity to work with you on this project. Please contact us with questions.

Sincerely,

Langan Engineering and Environmental Services, LLC



Candace E. Chin Fatt
Senior Project Manager



Vincent D. Yarina, P.G., CEM
Principal

Enclosures: Table 1 – Soil Analytical Summary
Table 2 – Groundwater Analytical Summary
Figure 1 – Subject Property Location Map
Figure 2 – Sample Location Map
Figure 3 – Soil Analytical Summary Map
Appendix A – Geophysical Survey
Appendix B – Soil Boring Logs
Appendix C – Groundwater Sampling and Equipment Calibration Logs
Appendix D – Laboratory Analytical Report and Chain-of-Custody Record

FBPE Registry No. 00006601

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