



Following the Strategic Framework recommendations established in March of 2014, the County conducted two Request For Proposals (RFP) offerings seeking: 1) a comprehensive Development Team to assess and plan for the core medical needs on the Central Campus; and 2) a Master Development Team to redevelop the excess property with much-needed mixed-use development, including the possible reuse of the Old Cook County Hospital building. Two highly qualified and diverse teams were selected including Clayco and CBRE for the new Central Campus Health Center project and for the Market Rate redevelopment of Old Cook County Hospital and adjacent land, the Civic Health Development Group (CHDG)– comprised of MB Real Estate Service, Walsh Investors, Plenary Group USA, and Granite Companies.

### **Central Campus Health Center (formerly “Core Medical”)**

- After the selection of Clayco and CBRE Team, through a contract approved by the Cook County and CCHHS Boards, the project was separated into two phases: 1) a programming, schematic design, and budget phase to more fully define the project and preliminary costs; and 2) a design development and construction document and implementation phase to advance the final design, budgets, and construction of the project.
- The Clayco and CBRE Team completed the Phase One effort in May of 2016 which included: the programming and schematic design of a new 282,000 square foot state-of-the-art ambulatory care clinic facility and administrative office space located in one flexible-use structure; the reconfiguration of limited space within Stroger Hospital for necessary connectivity to the existing clinics

and related inpatient infrastructure; improved vehicular access through separation of the emergency and visitor drives; a parking study and strategy accommodating current and future patient, visitor, doctor/staff parking demands.

- The County approved continuation with the Clayco and CBRE Team in June 2016 through a design/build contract amendment to advance the detailed design and construction of the \$118M combined clinic/professional office facility.
- The Team is currently refining the program, project budget and design for a new modern, efficient and highly flexible building that will enable the County to greatly enhance the outpatient offerings and patient experience while creating a new image and identity for CCHHS.



**Key Milestones:**

Ground Breaking	Q1 2017
Substantial Completion	Q2 2018

**FAQ's:**

1. *Why does the County need a new clinic/professional office building?*

The County and CCHHS believe that with a modern, state-of-the-art facility, together with the continued upswing toward outpatient care over inpatient care, they can both reclaim and grow their outpatient services and demand. With many patients now insured, there is a choice of care and CCHHS needs to update its facilities to be competitive in this quickly evolving market. While a majority of clinics will be located in the new building, some clinics are better to remain in Stroger to leverage proximity to existing facilities and inpatient services. This key adjacency and connectivity with the hospital will ultimately allow for a more comprehensive and quality patient experience that efficiently maximizes the assets of a much needed new clinic building and the existing hospital. With respect to the Professional office component, CCHHS and the County will be required to vacate and demolish the current office facilities housed in the Administration Building on Polk Street due to the inefficiencies of the building and outstanding code issues. Therefore, the administrative functions need to be relocated in a new facility, which will enable CCHHS to be competitive in attracting and retaining doctors and residents/students. Ultimately, the new building will provide a state-of-the-art facility focused on the highest patient care, create a new modern brand for the clinics, and enhance the hospital system's operational efficiency.

2. *How does the new building fit into the overall CCHHS clinical system-wide strategy and what is the program?*

CCHHS is implementing a strategy that will accommodate a majority of common clinical needs within the neighborhood clinics while focusing the Central Campus towards specialty clinics that benefit from proximity to the Stroger hospital and its accessible, central location within the Cook County market. The new building will provide a separate and distinct invitation and entrance to outpatient care as well as serve as a new image/symbol of the CCHHS brand. The building is currently planned to be nine stories tall, with over 282,000 square feet of space. The program includes the following (approximate values subject to design refinement):

• Clinic Space	89,000 square feet
• Professional Office Space	119,000 square feet
• Conference/Board/Education Center	26,000 square feet
• Circulation/Services/Public Amenities	48,000 square feet

The clinical services to be included within the building are endocrinology, dermatology, general medical care (primary care), medical oncology and related infusion services, otolaryngology, and oral health.

**Market Rate Redevelopment**

- The County has completed negotiation of a redevelopment agreement (RDA) with CHDG. The RDA was approved by County Board in May 2016 which kicked off a 90-day due diligence period for the development team to investigate Old Cook County Hospital building.
- At this conceptual stage, the CHDG master plan anticipates a range of nearly 1.6M square feet of mixed-use program including retail, lodging, residential, commercial/office, technology, open space and related urban amenities.
- Central to CHDG’s plan is the proposed adaptive reuse and expansion of the Old Cook County Hospital building. This first phase will not only restore the iconic hospital building, but will immediately revitalize the campus through mixed-use development that includes hotel, ground floor retail, medical office, a technology center, and residential components to create a vibrant and inviting area. By tackling the hardest portion of the program first, the project will have immediate positive impact by turning an eyesore into a major asset and greatly change the character of the campus and district.
- The CHDG plan contemplates 3 additional phases that include: Phase 2) wrapping the existing CCHHS garage with retail and residential; Phase 3) professional office fronting the newly extended hospital campus parkway, and Phase 4) development of the Pasteur Park parcel with retail, office and residential in two towers, and a major useable open space amenity that will serve as the front door to the campus and district.



**Key Milestones**

Phase 1A Due Diligence Completion	Q3 2016
Old Cook County Hospital Renovation/Reuse	Q1 2020
Potential Full Completion	Q1 2028

**FAQ’s:**

1. *Is this a sale of land or lease? How did the County choose this option?*  
 From the outset, the County stated a preference for a long-term lease of the land to allow ample time for development while retaining long-term control. The RDA calls for a common long-term lease structure that essentially mimics a “sale” of land but preserves owner involvement in the redevelopment process as landlord and retains long-term control of the land.

2. *Does this development maximize the return to the County through rent and a highest and best use project?*

The County's objectives go beyond "market rate" rent alone. After careful consideration and evaluation of proposals, County believes that the selected proposal most closely aligns with the overall objectives for a transformative development that creates an amenity and restores the iconic Old Cook County Hospital through diverse mixed-use development, while ensuring market rate rent over the life of the lease. Beyond rent, this development will generate additional economic return through taxes (property, sales, etc), temporary and permanent jobs, and through a vastly improved and amenitized campus that will bolster the hospital's operations and attractiveness. Through this redevelopment, the County will realize what has long eluded them since Stroger's opening, a viable and sustainable reuse for the Old Cook County Hospital building that will reestablish this historic building as the campus icon.

3. *Is the Developer seeking subsidies for the project? Is the County a partner in the deal or sharing financial or development risk?*

Given the complexity and cost to renovate the Old Cook County Hospital Building, the Developer will pursue federal Historic Tax Credits. However, they are not seeking any direct subsidies from the County. Additionally, though the site is within the Central West TIF District, the Developer may or may not elect to pursue available TIF funds.

4. *What is the Developer's commitment to MBE/WBE and local hiring?*

The CHDG development team includes a minority equity investor who is well established in the Chicago area. Furthermore, the Clayco and CBRE Team and CHDG Development Teams have both committed to meeting or exceeding the County's MBE/WBE requirements common to other County funded projects, including 35% for Professional Services and 24% MBE and 10% WBE participation in construction. Lastly, the developer agrees to use best efforts for local hiring goals within a five-mile radius of the site as articulated in the RFP. To this end, MBE/WBE firms and interested trades/labor individuals can find opportunities to attend outreach events on the project website, **Outreach** section. These events will inform potential subcontractors on the project and how they can qualify to submit bids, including events specific to individuals looking for trade/labor work on these projects.

<https://www.cookcountyil.gov/CCHHSRedevelopment>

5. *Is there affordable housing as part of the development?*

CHDG has committed to including 20% affordable housing for any of its residential development per the requirements of the prevailing ordinance while also including provisions for a proper mix and dispersal of units throughout, and no buyout or offsite options. The developer has expressed a strong desire to make the development a mixed-use, mixed income opportunity, reflecting the community in which it will reside.

***The Cook County Hospital Central Campus Redevelopment will serve as a catalyst for neighborhood improvements, urban amenities, job creation and public sector infrastructure enhancements for the near-west side of the city. The County's leadership and success thus far in attracting highly qualified and skilled development consortiums to invest in the area is evidence of the major positive impact these initiatives will have on Chicago, Cook County and the region.***