

COOK COUNTY HOSPITAL

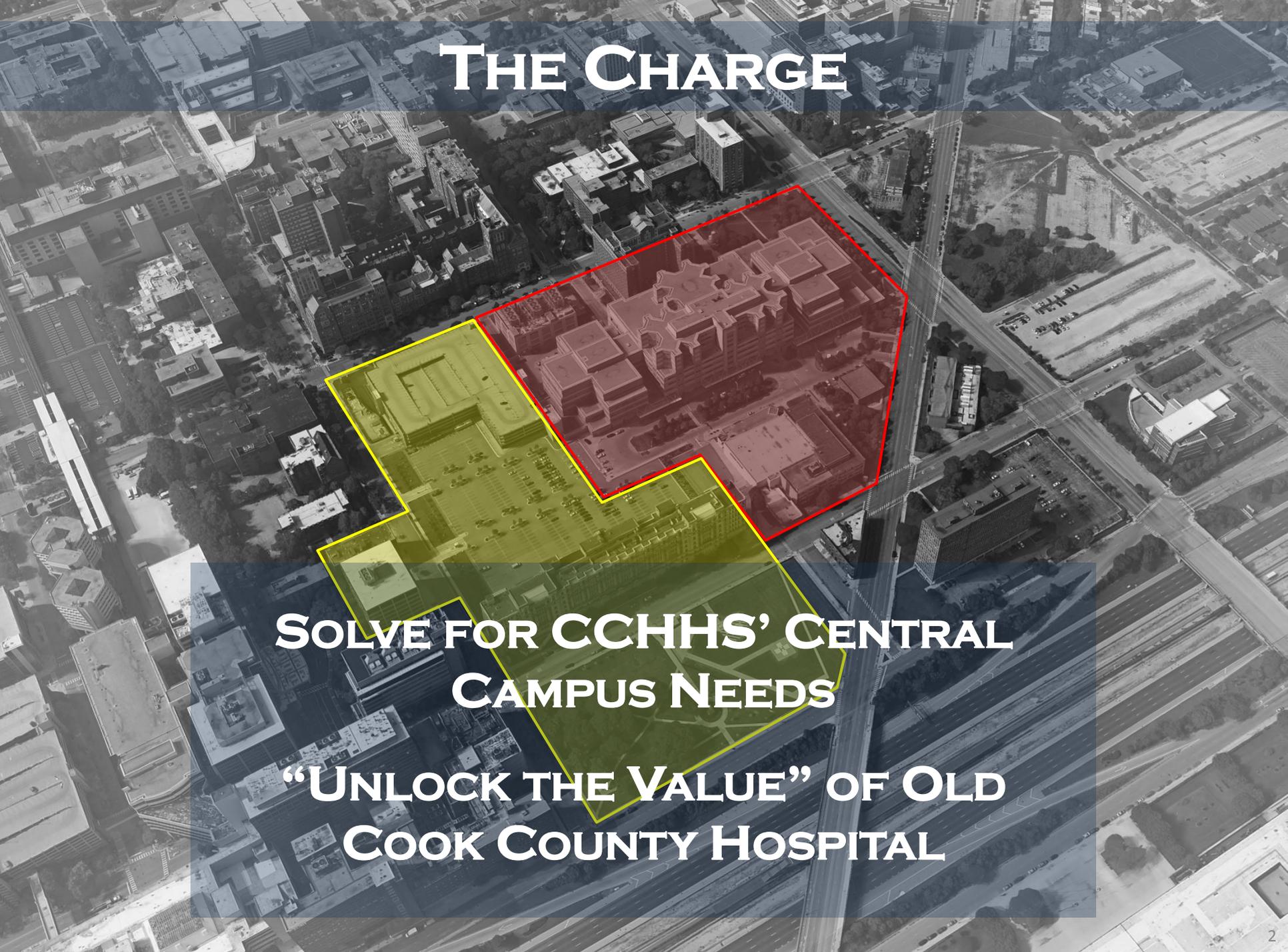
CENTRAL CAMPUS REDEVELOPMENT

BRIEFING AGENDA

- Central Campus Health Center Phase 1 Overview
- Market Rate Redevelopment Overview & RDA

IMD STAKEHOLDER BRIEFING
MAY 23, 2016

THE CHARGE

An aerial photograph of the Cook County Hospital campus in Chicago. The central part of the campus, consisting of several interconnected buildings, is highlighted with a semi-transparent red overlay. To the west and south of this central area, a larger section of the campus, including a large parking lot and several buildings, is highlighted with a semi-transparent yellow-green overlay. The surrounding cityscape, including streets, other buildings, and a highway, is visible in the background.

**SOLVE FOR CCHHS' CENTRAL
CAMPUS NEEDS**

**"UNLOCK THE VALUE" OF OLD
COOK COUNTY HOSPITAL**

CENTRAL CAMPUS HEALTH CENTER — AMBULATORY CLINICS AND OFFICE BUILDING

- NEW AMBULATORY CLINICS
- PROFESSIONAL OFFICE
- INTERIM PARKING AND ACCESS IMPROVEMENTS



Central Campus Health Center: Process to Date

Clayco Team

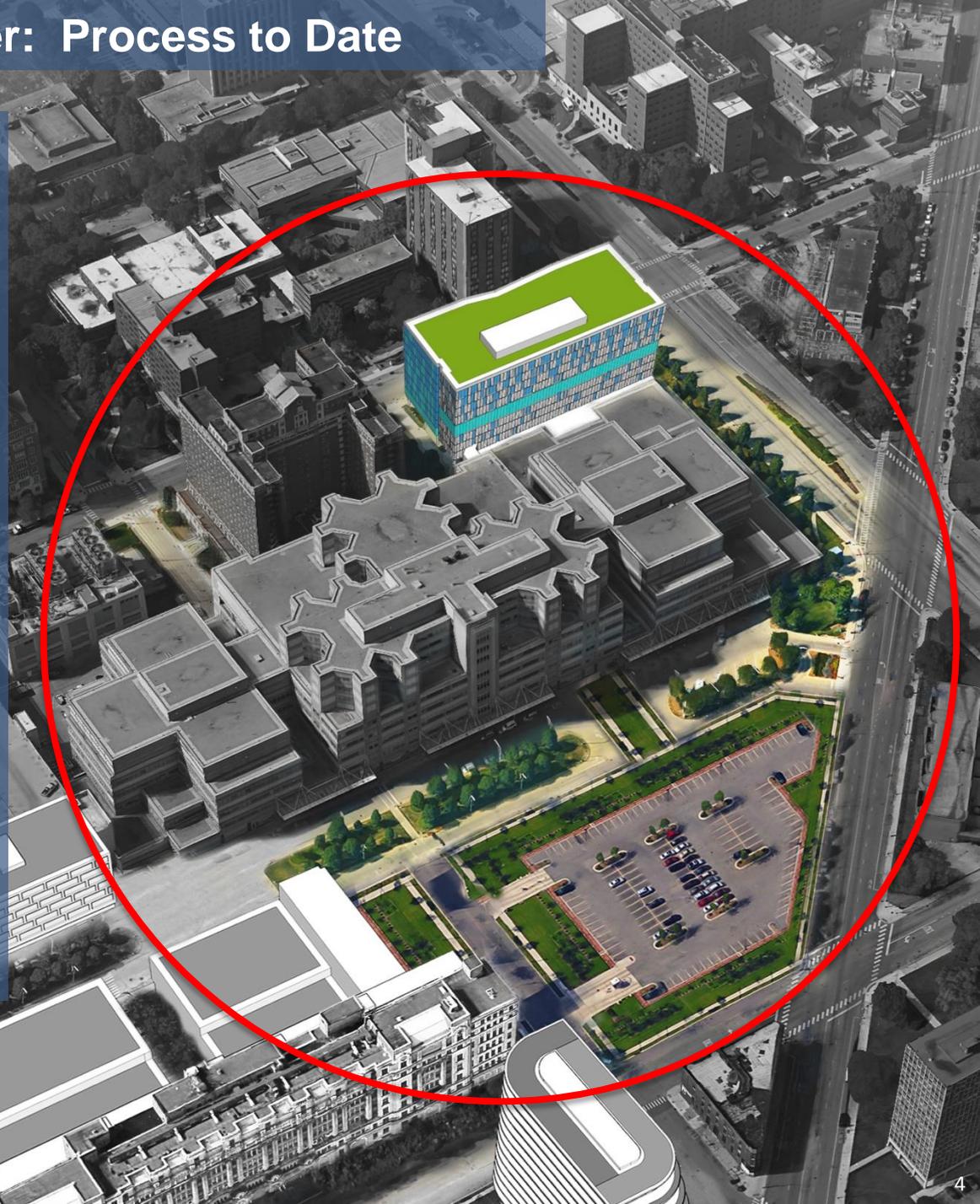
- Comprehensive Development Team secured through competitive RFP process for County funded project
- Approved in November 2015 to provide program, design, and construction services

Completing Phase One

- Program, Schematic Design and Budget for Ambulatory Clinics & Professional Office
- Parking/Transit Study

Entering Phase Two Scope

- Design completion
- Construction



Central Campus Health Center: Project Scope



- 1. New Ambulatory Clinic & Professional Office Building
- 2. Stroger connection & related improvements
- 3. New visitor entry & emergency traffic separation
- 4. New interim parking lot on Fantus site

Central Campus Health Center: The Need to Modernize

Fantus Building
c.1959
Ambulatory Clinics

Hektoen
c.1964
Lab/Office/
Auditorium
(Durand
c.1914
Vacant)

Stroger Hospital

Polk Bldg.
c.1931
Offices

Central Campus Health Center: The Need to Modernize



Fantus Building



Polk Bldg.
c.1931
Offices

- Fantus, Polk Admin & Hektoen Buildings are **extremely costly to maintain and operate**
- Minimum **\$128M for repairs alone, another \$60M improvements** vs. \$118.5M for new (less expensive and more competitive)
- And are **functionally obsolete and inflexible** in today's health care marketplace
- **CCHHS seeks to meet/exceed today's health care standards through modern facilities**



Hektoen
c.1964
Lab/Office/
Auditorium
(Durand
c.1914
Vacant)

Central Campus Health Center: The Need to Modernize



- County plan to reduce 1.0M SF of building inventory by 2018; ***net 400K SF space reduction through CCHC project***
- ***Significant operational /maintenance savings***
- Much ***higher utilization of space and efficiency*** of service
- Patients now have choices and ***quality facilities are critical*** part of that choice
- ***New facility will vastly improve Environment of Care***



Central Campus Health Center: Project Overview

- New contemporary 282,000 SF combined clinic & office building
- Strategic utilization of vacant real estate at Damen & Polk
- A separate “invitation” and new image / value for CCHHS health care brand
- Flexible and modular facility responds to evolving health care industry

View West down Polk Street: New main entry/drop-off

Central Campus Health Center: Vertical Organization



Clinic

- Floors 1 – 4
- Approx. 90,000 SF

Conference Space

- Floor 5 multi-purpose, flexible conference and meeting center
- Approx. 30,000 SF

Professional Office

- Floors 6 – 9
- Approx. 120,000 SF

Flexible, modular floor plates allow interchangeability between office and clinic uses to respond to needs and market

Central Campus Health Center: Exterior Design



Corner of Polk Street and Damen: a New Image and Invitation

Central Campus Health Center: Exterior Design



View down Damen: North Elevation

Central Campus Health Center: Exterior Design

- Phase 2 Design / CD Advancement through January 2017
- January 2017 Construction Start / Ground Breaking
- Third Quarter 2018 New Building Completion and Occupancy

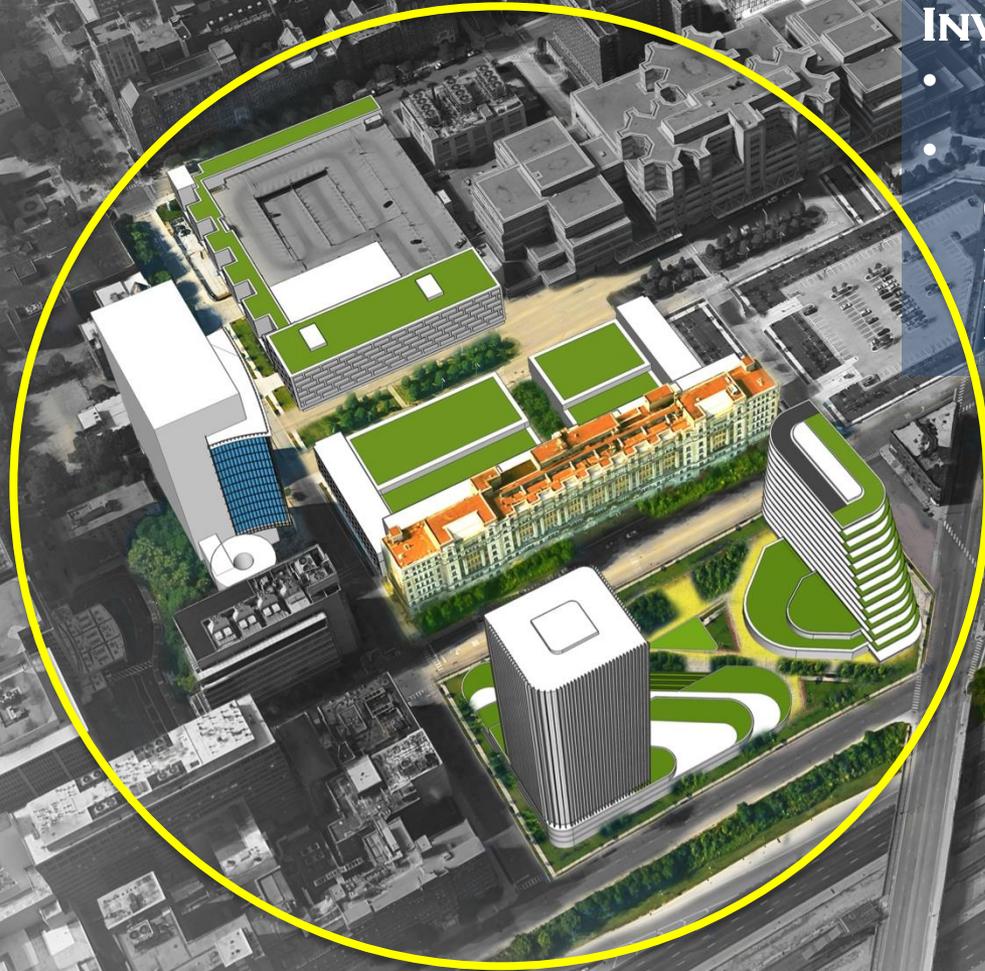


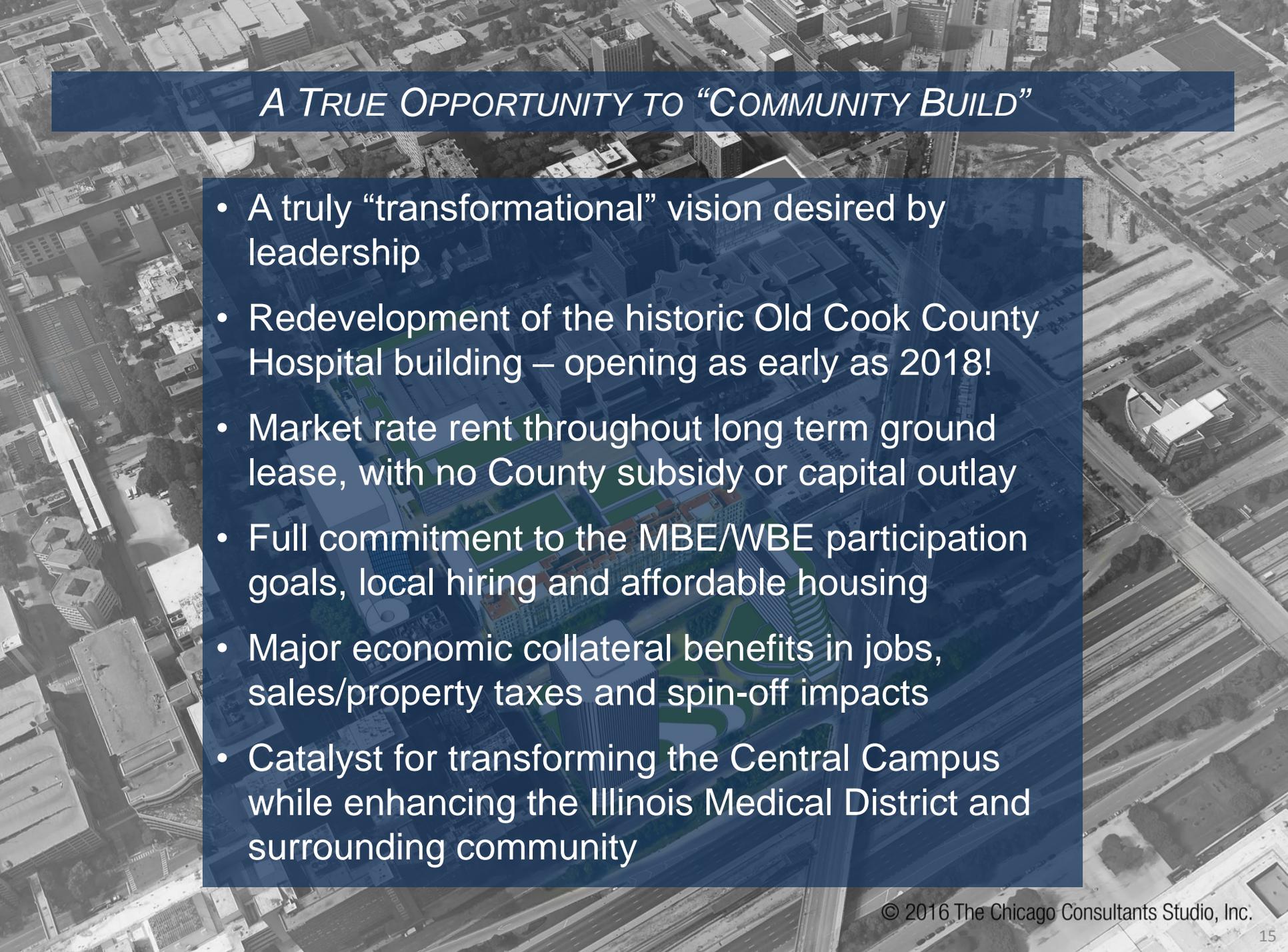
Damen St Elevation

MARKET RATE REDEVELOPMENT

**\$600M PRIVATE
DEVELOPMENT
INVESTMENT**

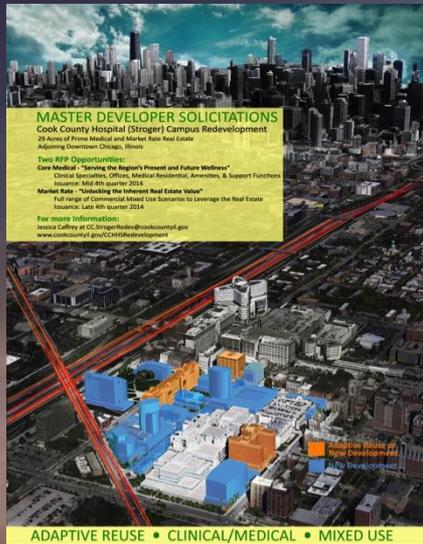
- 10-15 YEAR BUILD-OUT
- 1.6M SF MIXED-USE
(HOSPITALITY, OFFICE,
RESIDENTIAL, RETAIL,
DINING)





A TRUE OPPORTUNITY TO “COMMUNITY BUILD”

- A truly “transformational” vision desired by leadership
- Redevelopment of the historic Old Cook County Hospital building – opening as early as 2018!
- Market rate rent throughout long term ground lease, with no County subsidy or capital outlay
- Full commitment to the MBE/WBE participation goals, local hiring and affordable housing
- Major economic collateral benefits in jobs, sales/property taxes and spin-off impacts
- Catalyst for transforming the Central Campus while enhancing the Illinois Medical District and surrounding community



REQUEST FOR PROPOSALS
 Master Developer for the Lease and Redevelopment of the
**OLD COOK COUNTY HOSPITAL SITE AND
 ADJOINING REAL ESTATE**
 Near West Side, Chicago IL



Issued By
 Cook County Bureau of Asset Management
 Department of Real Estate
 January 8, 2015

Page 11

Market Rate Process

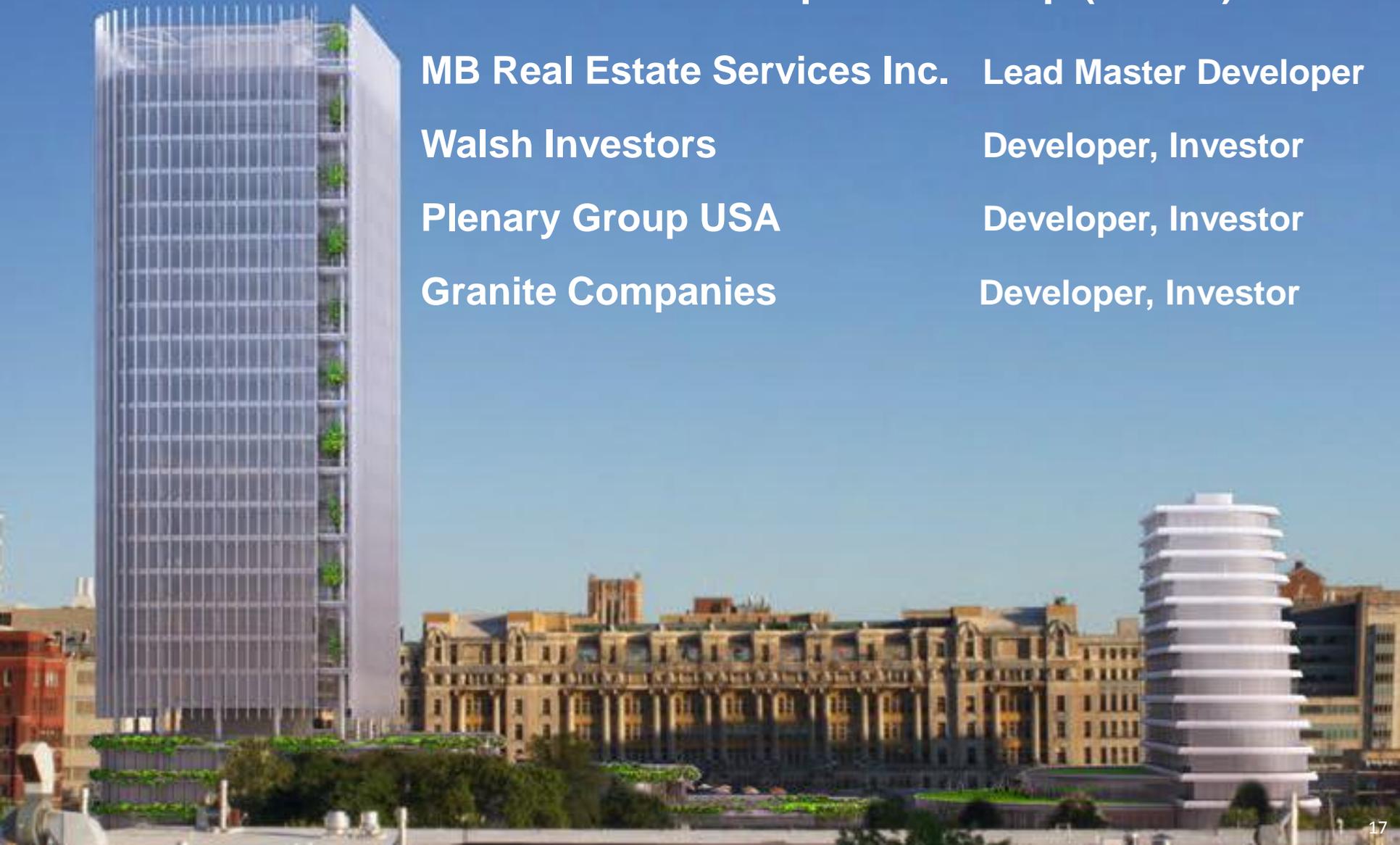
- Unlocked the inherent value of the project by generating strong interest
- Public charrette engaged community and civic groups
- Endorsement from:
 - Landmarks Illinois
 - Metropolitan Planning Council
 - Urban Land Institute Chicago
 - Lambda Alpha Chicago Chapter
 - Chicago Central Area Committee
- Transparent Request For Proposals produced seven local, national, and international teams submitting proposals
- Selected team has local, national, international and minority interests



Selected Market Rate Master Developer:

Civic Health Development Group (CHDG)

MB Real Estate Services Inc.	Lead Master Developer
Walsh Investors	Developer, Investor
Plenary Group USA	Developer, Investor
Granite Companies	Developer, Investor



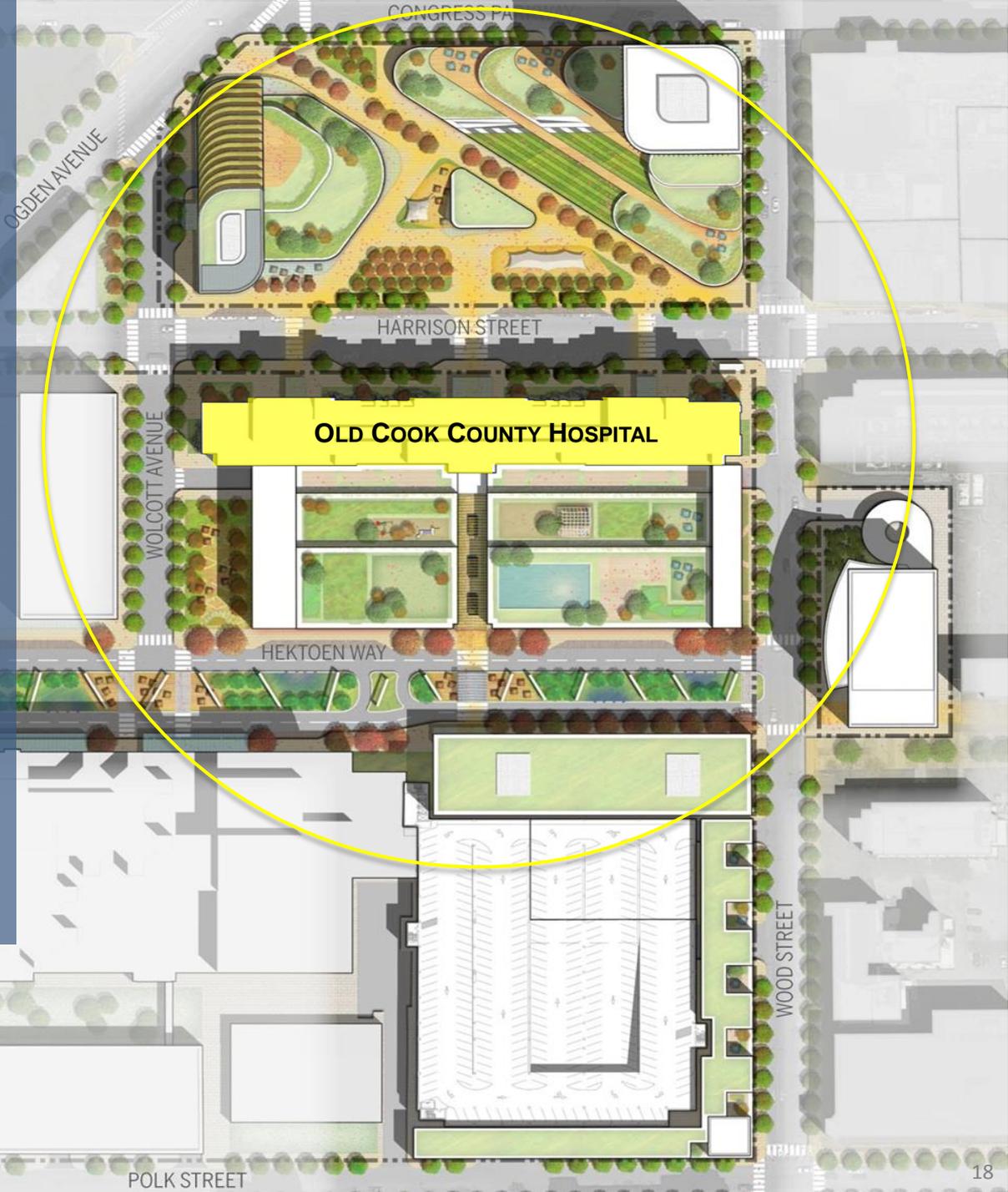
Master Plan Vision

Transformational vision centered around Old Cook County Hospital reuse and dynamic urban infill development

Mixed-Use Program

Diverse range of uses through multi-phased development including:

- Retail
- Hospitality / Lodging
- Residential
- Office / Technology / Research
- Parking
- Open Space Amenities



Central Campus
Health Center

Phasing *(latest completion)*

Phase 1A *(Feb 2020)*

- Ground Floor Retail
- Hospitality / Lodging
- Residential
- Office

Phase 1B *(May 2021)*

- Technology / Research Office

Phase 2 *(August 2023)*

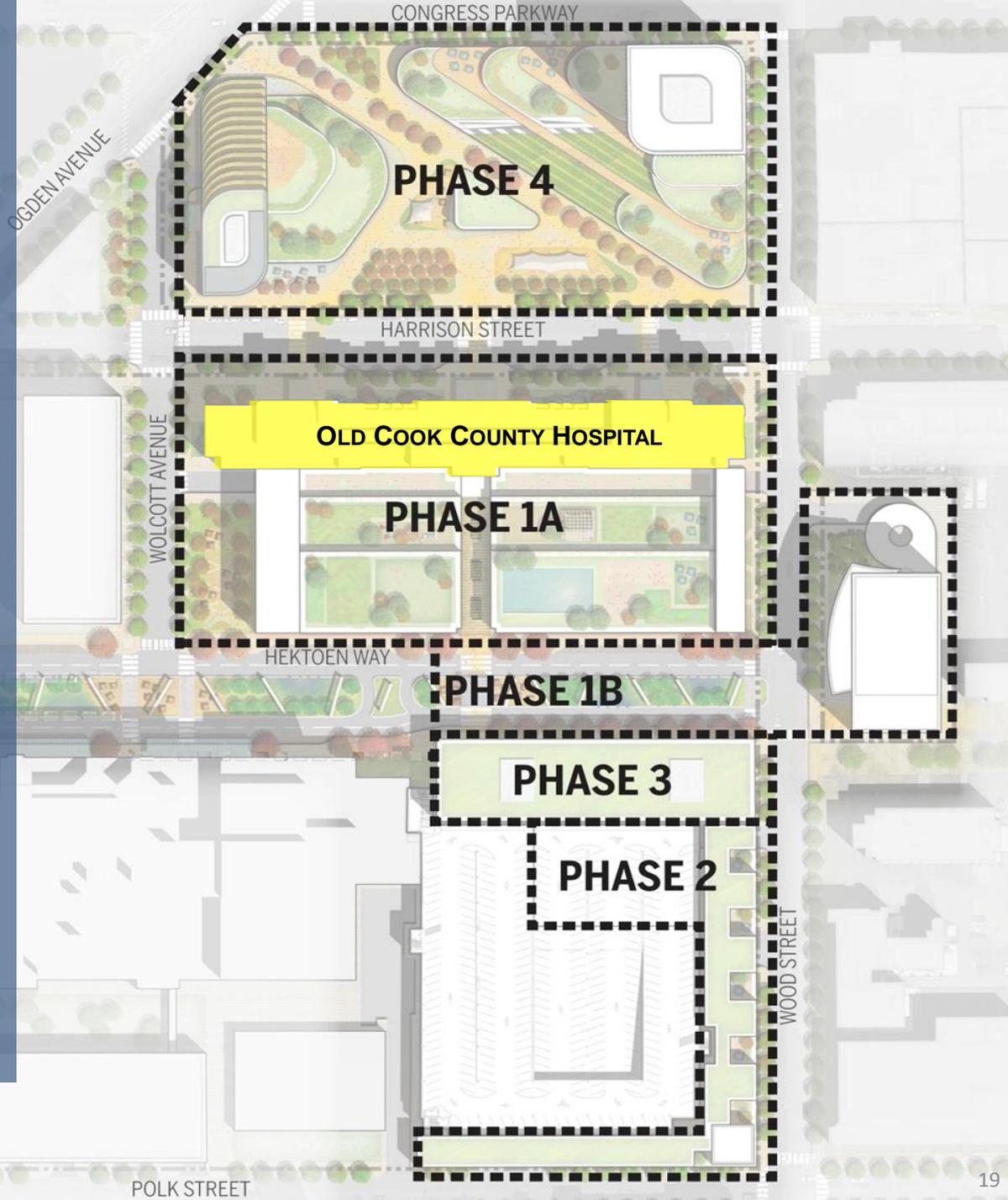
- Retail / Residential
- Parking Expansion

Phase 3 *(Nov 2025)*

- Professional Office

Phase 4 *(Feb 2028)*

- Retail
- Office
- Residential
- Park / Open Space



Phase 1A: Old Cook County Hospital Renovation



Phase 1A: South Building and Parking



Phase 1B: Technology / Research Building



Phase 2: Wood and Polk Street Retail and Residential



Phase 3: Professional Office Building



Phase 4: Pasteur Park “Market Plaza”



Phase 4: Pasteur Park Retail & Residential / Office / Hotel Towers



Market Rate Redevelopment: Key Benefits

- Restores a historic icon through Old Cook County Hospital reuse and redevelopment
- Improves the character, quality and offerings for the hospital, the central campus and the broader IMD district through much needed commercial development
- Major economic benefits beyond rent alone including new jobs, taxes and collateral development
- ***A truly transformational and “community-building” vision***



