



CENTRAL CAMPUS HEALTH CENTER

COMMUNITY BRIEFING

November 29, 2016

AGENDA

- Call to order
- Remarks by Elected Officials
- Introduction to the Project and presentation kick-off
- Q & A

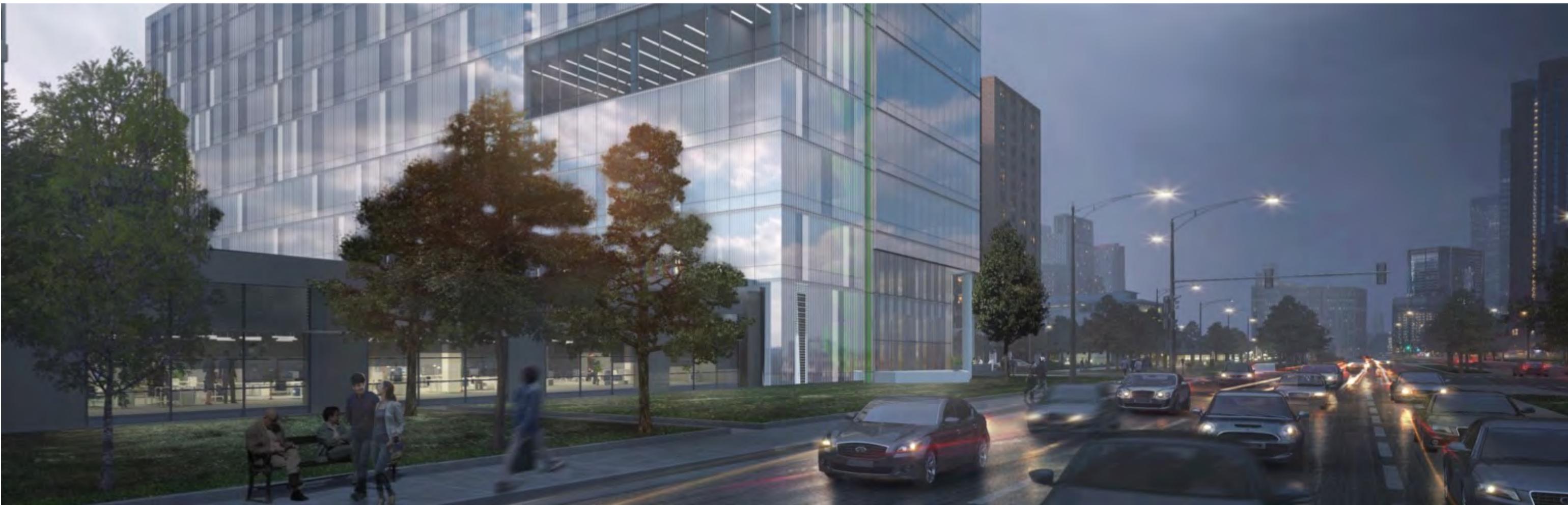


COOK COUNTY HEALTH
& HOSPITALS SYSTEM
CCHHS

CENTRAL CAMPUS HEALTH CENTER

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"The core of this project is to construct a state-of-the-art primary and specialty care ambulatory facility for CCHHS patients to replace the outdated and insufficient Fantus Clinic. We will provide an improvement in the patient experience for all residents of Cook County."

Toni Preckwinkle
Cook County Board President



“It is with great authority that we kick off the redevelopment of the CCHHS site that will transform the inner core of Chicago’s West side.”

Robert Steele
Cook County Commissioner



“The Central Campus Health Center project is an exciting development opportunity for both the 27th Ward and all of Cook County; a welcomed addition to the Illinois Medical District and upgrade to the way specialized and ambulatory healthcare services are delivered to all its patients.”

Walter Burnett, Jr.
Alderman, 27th Ward



COOK COUNTY HEALTH & HOSPITALS SYSTEM OVERVIEW

DR. JAY SHANNON



COOK COUNTY HEALTH & HOSPITALS SYSTEM

- For more than 180 years, Cook County has provided a safety net for health care in the greater Chicago region.
- The health system is comprised of two acute-care hospitals, a robust network of health centers, health services for detainees of Cook County Jail and the Juvenile Temporary Detention Center, the Cook County Department of Public Health and CountyCare, a Medicaid managed care health plan.

***Mission:** To deliver health services with dignity regardless of a patient's ability to pay, partner with communities and providers to enhance public health, and advocate for policies that promote the physical and mental well-being of the people of Cook County.*

Build a high quality, safe, reliable, patient-centered, integrated health system that maximizes resources to ensure the greatest benefit for the patients and communities we serve.

- **300,000+** unique patients
- **914,000** outpatient clinic registrations
- **5 million** lab tests performed and analyzed
- **1.9 million** outpatient prescriptions filled annually
- **55,000** intake screenings at Cook County Jail
- **46,000** visits to the Ruth Rothstein CORE Center, one of the largest HIV treatment centers in the US

Health care trends and the Affordable Care Act are driving increased concentration on preventive, primary, and outpatient specialty care.

Benefits of this approach to health care:

- Proactively promotes long-term health and wellness
- Makes care available in the community, thus easier and more likely to be utilized
- Reduces preventable acute manifestations of chronic illnesses, costs and the personal toll of neglected conditions

CENTRAL CAMPUS HEALTH CENTER

- 4 floors of outpatient clinical space
- Replaces 3 buildings, including Fantus Health Center
- Services:
 - Dental
 - Ophthalmology
 - Oncology
 - Infusion Center
 - Adult Medicine
 - Dermatology
 - Diabetes/Endocrine





CLAYCO
CBRE

CLAYCO OVERVIEW

BOB CLARK



CLAYCO OVERVIEW & KEY PERSONNEL

CLAYCO delivers clients around the world the highest quality solutions on time, on budget and above and beyond expectations.

PHILOSOPHY

- Hire the BEST People
- Do What We Say We Will Do
- Follow the Golden Rule with Subcontractors & Suppliers

WHO IS CLAYCO?

- True Design-Builder
- Headquartered in Chicago
- Providing Integrated Services:
 - CRG (development)
 - Forum Studio (architecture & engineering)

HISTORY

- Founded in 1984 by Bob Clark
- As a Leader in LEED & Sustainable Construction
- With a Strong Commitment to Diversity on EVERY Project and
- With a Key Emphasis on Client Commitments

SAFETY IS OUR #1 PRIORITY

Our current EMR Rating is .49

“Our goal is to create an incident free culture on every project.”

-TODD FRIIS, VP RISK MANAGEMENT, CLAYCO



Kurt Scheuermann
Project Manager



Dino Sartori
Vice President of Operations



Otto Nichols
Project Executive



Karen Sartori
Senior Project Manager

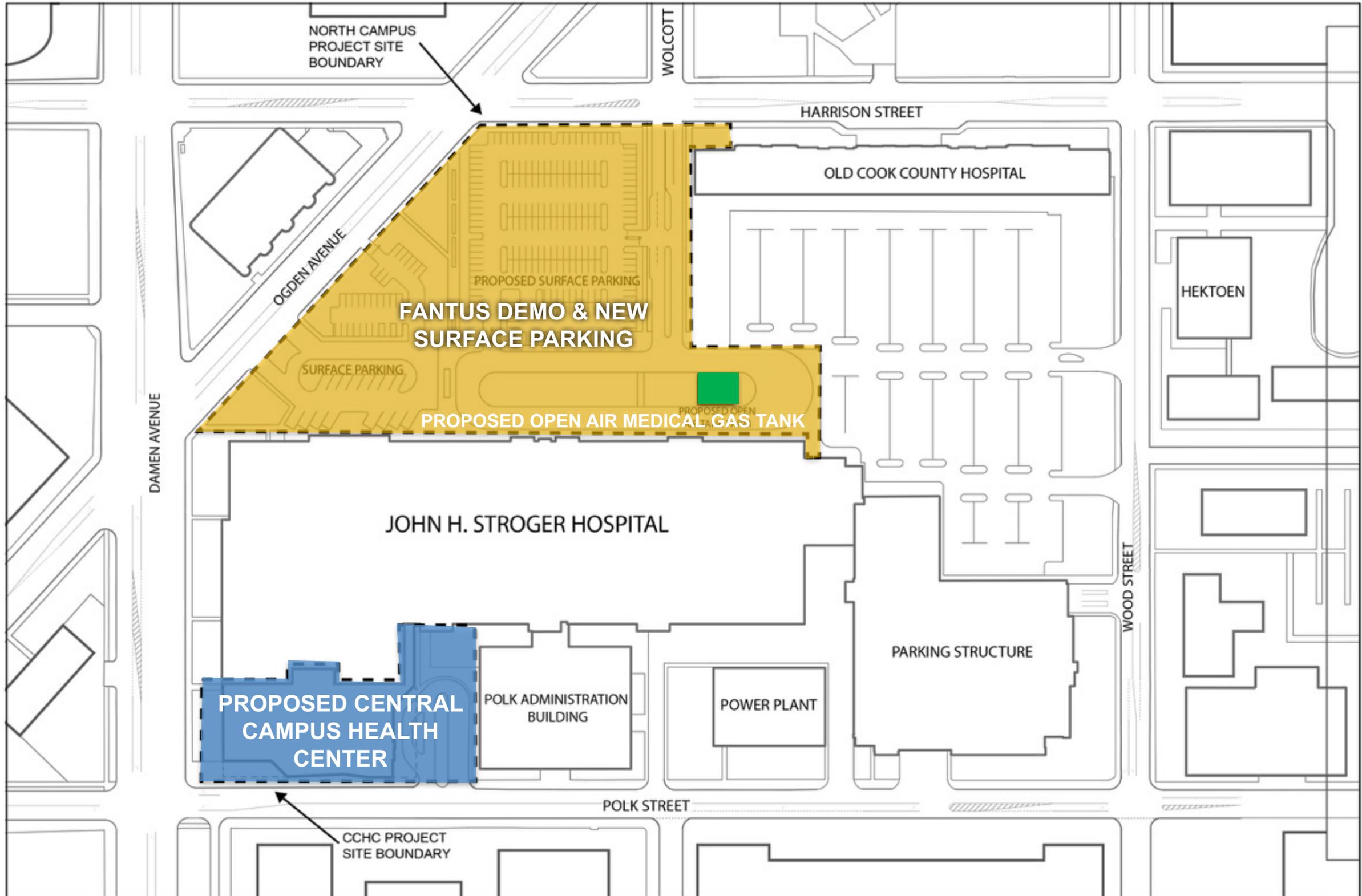


Sandra Marks
*Senior Vice President,
Office of Community &
Government Affairs*



Ryan McGuire
*Vice President, Corporate
Business Unit, Chicago*

SITE PLAN



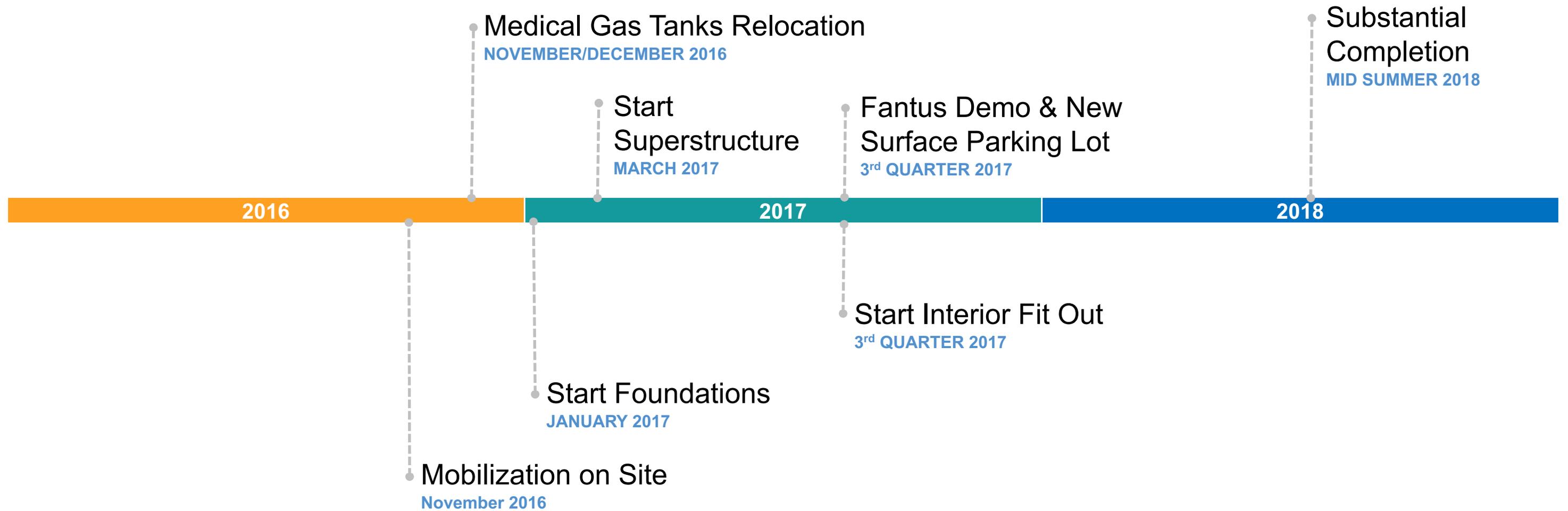
- Programming Process
- Estimated Construction Cost is \$108.5 Million
- 282,000 Gross Square Feet
- 9 Stories, 150 Feet Tall
- Pursuing LEED Silver



PROJECT AT A GLANCE



PROJECT MILESTONES



LOGISTICS PLAN – PHASE 1 – SOUTH SITE

Basement and Deep Foundations Start Mid December 2016

Exits to be redirected internally within Stroger Hospital



LOGISTICS PLAN – PHASE 2 – SOUTH SITE

Reposition Construction Perimeter at Polk February 2017
Tower Crane Mobilization February 2017



LOGISTICS PLAN – PHASE 2 – PEDESTRIAN TRAFFIC



Phase 1 – Concept & Design

- Ardmore Associates
- Brook Architecture, Inc.
- CN+A
- dbHMS
- Environmental Design International
- Site Design Group
- Terra Engineering
- Trinal

Phase 2 – Bid Package #1

- MBE = 39%
 - Complete Mechanical
 - Express Electric Supply
 - II In One Contractors
- WBE = 5%
 - Certified Construction Services, LLC
 - Great Lakes Metals Corporation

Phase 2 – Bid Package #2

- Being awarded now

Phase 2 – Bid Package #3

- Released December 6, 2016

PROJECT EMPLOYMENT
INTEREST FAIR:
1ST QUARTER 2017

COMPLIANCE REQUIREMENTS:

This is a Cook County and Cook County Health and Hospitals System project and is subject to MBE, WBE, Local Hiring, and Local Impact Area Hiring Goals. This project is also subject to the Illinois Prevailing Wage Act.

MBE/WBE COMBINED MINIMUM GOALS:

35% of the total adjusted contract amount for professional services.

MBE MINIMUM GOALS:

24% of the total adjusted contract amount for subcontractors and suppliers for construction work.

MBE MINIMUM GOALS:

25% of the total adjusted contract amount for goods and services.

WBE MINIMUM GOALS:

10% of the total adjusted contract amount for subcontractors and suppliers for construction work.

WBE MINIMUM GOALS:

10% of the total adjusted contract amount for goods and services.

GOALS:

Clayco will work closely with representatives from the following, *but not limited to*, organizations to ensure that both the Local and Local Impact Hiring Goals are addressed:

- Chicago Cook Workforce Partnership
- CEC (Communities Empowered Through Construction)
- Job Corps
- Helmets to Hardhats

LOCAL HIRING GOALS:

50% of the total on-site laborer hours.

LOCAL IMPACT AREA HIRING GOALS:

7.5% of the total on-site laborer hours.

PREVAILING WAGES:

Rates in accordance with the Illinois Department of Labor.

“THE VISION” Central Campus Development



- Solve for CCHHS’ Central Campus Needs
- Enhance the Value of the Central Campus

MARKET RATE DEVELOPMENT

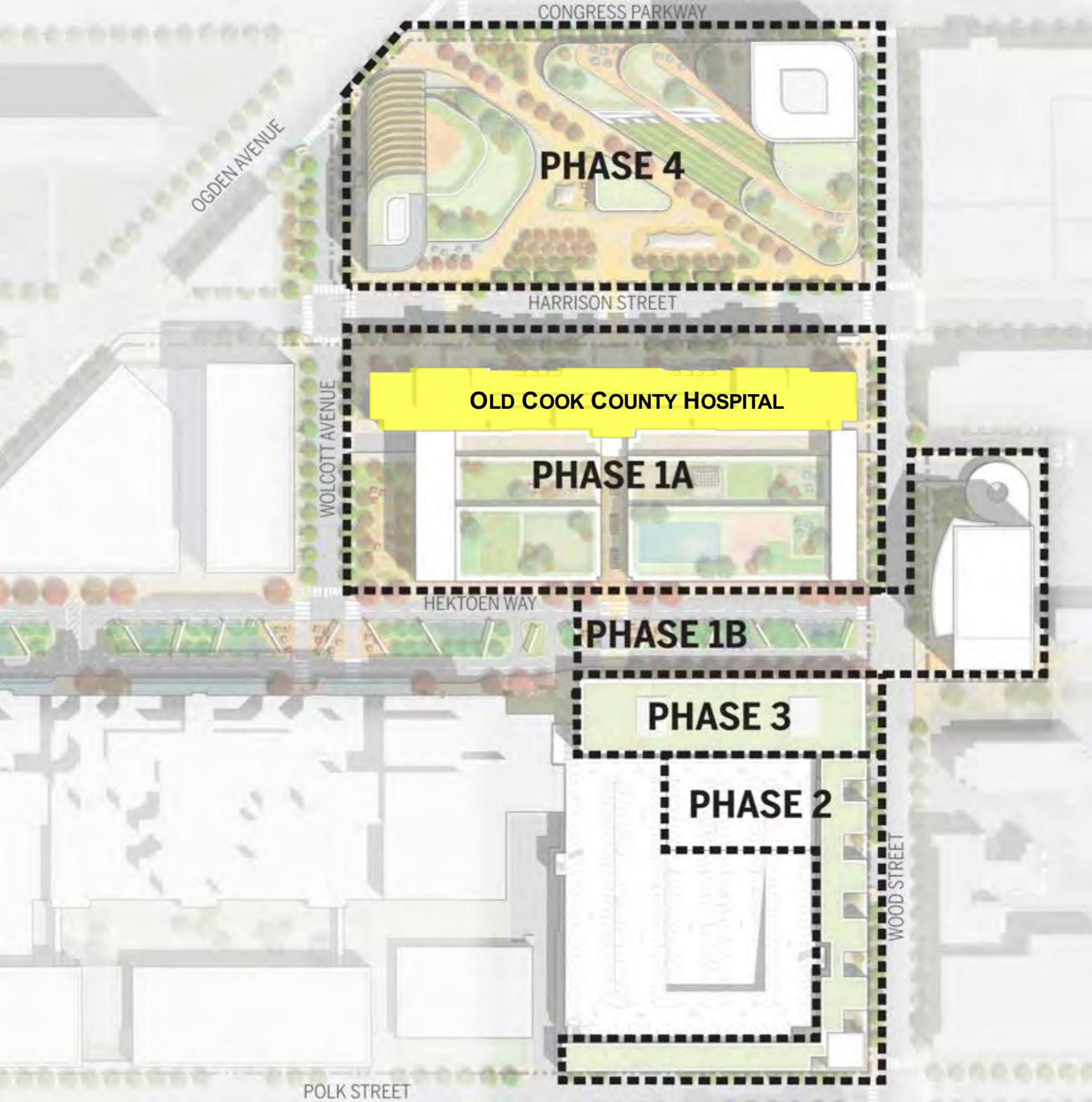
Civic Health Development Group

\$600M Private Development Investment

- 10-15 Year Build-Out
- 1.6M SF Mixed Use (Hospitality, Office, Residential, Retail, Dining)



PHASING (LATEST COMPLETION)



Phase 1A (Feb 2020)

- Ground Floor Retail
- Hospitality / Lodging
- 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



MARKET RATE REDEVELOPMENT: KEY BENEFITS



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

COOK COUNTY CENTRAL CAMPUS REDEVELOPMENT



THE REALIZATION



Q + A



Please visit for more information: www.cookcountyil.gov/cchhsredevelopment