

Strategic Campus Development Plan

- Prepared by the County's Strategic Program and Development Manager, The Chicago Consultants Studio, Inc., the Strategic Campus Development Plan serves as the overall strategic planning framework to guide future redevelopment, and includes a range of possible development programs and uses, and conceptual illustrations of that program. The Plan is available via links on the website: www.cookcountyil.gov/CCHHSRedevelopment.
- The Plan provides for the future Core Medical needs of the Cook County Health and Hospitals System while deploying excess real estate to enhance the quality and character of the overall urban campus and produce long-term real estate revenue for the County.

Core Medical RFP

- CCHHS and the County issued the Core Medical RFP on **November 24, 2014** to solicit a development partner in the programming, design and operation of a future clinic/office building(s)
- CCHHS and the County conducted a Pre-Submittal Briefing and site tour on December 16th which was attended by over 100 interested developers, architects, engineers, and other related professionals. The list of attendees is posted on the CCHHS website at: www.cookcountyil.gov/wp-content/uploads/2014/08/PreSubmissionBriefing-Secure_December_16_2014.pdf
- CCHHS received proposals from five qualified development teams and consortiums, including national and international expertise in urban medical developments. These teams can be found below.
- The CCHHS shortlisted to three finalist teams (see below) to begin a part two interactive interview process to develop detailed proposals. The final selected development team will enter into a contract with CCHHS and the County under a fee-developer, design-build, joint venture or other form of redevelopment process to realize a cost-efficient, high quality and lasting end product for CCHHS.

Shortlisted Teams: Core Medical Development Partner

- **CB Richard Ellis/U.S. Equities Realty** - led by CB Richard Ellis/U.S. Equities Realty, including Clayco/Forum, Gensler, Christner, Brook Architecture, dbHMS, Site Design Group, Matrix Engineering Corporation, Trinal, Ardmore Associates, KLOA, Carol Naughton & Associates, Environmental Design International, and Walsh Consulting Group.
- **Civic Health Development Group**: led by MB Real Estate Services, the team includes Plenary Group, Walsh Investors, Walsh Construction Company, Johnson Controls, Loop Capital, Skidmore Owings & Merrill, Health Management Associates, and Legat Architects
- **County Health Development Partners**: led by Navigant and consisting of Fengate Capital Management, Power Construction, Honeywell, Perkins + Will, JSMA Healthcare, Target Group, KHL Retail, Primera Engineers, Genesis Planning, Quercus, Walker Parking, Kimley Horn, Kowalenko, IDEA, Thornton Tomasetti, Ujamaa Construction, Terra Engineering, and Level-1 Global Solutions
- The selected team will be tasked with finalizing the project program with CCHHS leadership. A final budget will be developed for board approval, and the development team will execute the project as either Design-Builder or Development Manager and CM based on the delivery method selected.
- The program anticipates a new ambulatory care clinic facility, new administrative office space, minimal redeployment of space inside Stroger Hospital, new vehicular entry and circulation improvements,

expanded patient and staff parking, and flexibility for future unknown Core Medical needs to be developed.

- It is anticipated that the County will retain ownership of the Core Medical land and the new facilities.

Key Milestones:

Contract Negotiation & Selection	Quarter 4 2015
Board Approval of Development Team	Quarter 4 2015

Market Rate RFP

- The excess land of the campus has been offered in the Market Rate RFP issued on **January 8th**. This includes the Pasteur Park site, Old Cook County Hospital building and the parcel south of it, the parcels in front of the current garage and the Hektoen/Durand parcel. This RFP document can be found at: <https://app.box.com/s/b4ygynl56i3nezp8pr7c>
- The Market Rate RFP seeks an at-risk Master Developer and team for the redevelopment of these parcels to bring much needed commercial/retail and amenities to the area as well as other synergistic uses to satisfy the campus and broader neighborhood needs.
- As a part of the RFP process, an “ideas” Charrette was held for the Old Cook County Hospital on September 23rd to engage the community, stakeholders and number of civic groups in the dialogue focused on unlocking the inherent value of the old Cook County Hospital structure and surrounding area. The results of the Charrette are available on the County’s website.
- The County conducted a Pre-Submittal briefing and site tour on January 22nd followed by a detailed building tour of Old Cook County Hospital, Hektoen and Durand buildings on January 27th. Both were well attended, and the Pre-Submittal presentation and list of attendees can be accessed from the County’s redevelopment website at: www.cookcountyil.gov/CCHHSRedevelopment.
- The County has received proposals from seven development teams, including international and national development consortiums. These teams can be found online at: <http://www.cookcountyil.gov/wp-content/uploads/2014/08/Market-Rate-Team-Members.pdf>
- The County recently shortlisted to three teams (listed below) and has undertaken a part two interactive interview process to assist the finalist development teams in preparing detailed proposals. Upon choosing the preferred developer, the County will negotiate the terms of the deal to be delivered to the board for approval.

Shortlisted Teams: Market Rate Master Developer

- **Civic Health Development Group:** led by MB Real Estate Services, and consists of Plenary Group, Walsh Investors, Walsh Construction Company, Granite Development, Loop Capital, SOM, Health Management Associates, and Legat Architects
- **Lend Lease:** led by Lend Lease, and includes Perkins+Will and Port|Urbanism.
- **McCaffery Interests:** led by Chicago-based McCaffery Interests, the team includes Antunovich Associates, and W.E. O’Neil.

- The County anticipates a range of mixed-use development program including residential, retail, lodging, technology, office and medical services, open space and related urban amenities.
- The County anticipated retaining ownership of the land under a long-term land lease with the developer who will finance, build, operate and own the new buildings and improvements.

Key Milestones:

Redevelopment Agreement Negotiation & Selection	Q4 2015
Board Approval of Market Rate Developer	Q4 2015

IMD Area Opportunity

- The area surrounding the campus is experiencing a number of significant public and private investments including; the IMD Blue Line Station renovation, the Eisenhower Expressway Corridor reconstruction, the new Malcolm X City College campus with a virtual teaching hospital, the Rush Hospital redevelopment, the IMD’s Gateway Development at 2020 W. Ogden project, the IMD master planning effort, and the United Center training facilities for the Bulls and the Blackhawks. The County is uniquely positioned with this project to continue to be a key leader at the heart of the district.
- The IMD and its primary stakeholders generate 50,000 daily visitors, 30,000 daily employees, over 8,000 medical college students, establishing a 24/7 captive population generating \$3.4 billion in economic impact and activity.
- The IMD’s Gateway Development at 2020 W. Ogden is anticipated to begin later this year with upwards of 1.2 million SF of new private development including a 10-story, 255-room hotel, 75,000 to 100,000 SF of retail and restaurants, a five story parking garage, medical office and potential laboratory space, and rental residential for students and young professionals.
- The anticipated Cook County campus redevelopment alone will produce approximately 4,800 temporary construction and ancillary jobs, approximately 3,800 permanent new jobs, as much as \$6.3 million in annual property tax revenue along with sales tax and spin-off collateral benefits on new goods and services.

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.



