

Following the Strategic Framework established in March 2014, the County issued 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 Developer Team to redevelop the 'excess property' with much needed mixed-use development, including the possible reuse of the Old Cook County Hospital building.

Core Medical RFP

- Cook County and CCHHS jointly issued the Core Medical RFP to solicit a Development Team for the programming, design and construction of a future clinic/office building(s) to replace functions in the current Fantus Clinic Building and CCHHS Administration Building on Polk Ave.
- Through a competitive process, the County and CCHHS have selected the **Clayco and CBRE** team for the project. The team represents a comprehensive assemblage of experience and expertise best aligned to solve for CCHHS' needs, while meeting affirmative actions goals of the County:
 - Clayco/Forum (Lead Developer/Design Builder), CBRE (Co-Developer), Gensler (Architecture and Planning), Christner (Medical Planning), Brook Architecture (Architect/Office Planning), dbHMS (MEP), Site Design Group (Landscape), Matrix Engineering (Structural Engineering), Ardmore (Construction Management), Trinal (Community Involvement), KLOA (Traffic/Parking), Carol Naughton & Associates (Signage/Way finding), EDI (Environmental Engineering)
- A contract with the Development Team is pending County Board approval, and contemplates two phases: 1) a programming, schematic design and budget phase to define the project, and 2) a Design / Construction document and implementation phase to advance the final design, budgets and construction of the project. The County and CCHHS reserve the right to determine the best method of delivery including Design-Build or Construction Manager at risk, based on the results from the phase one effort.
- The Development Team's Phase One scope will explore: a new ambulatory care clinic and administrative office space facility in one flexible building to help redefine the CCHHS 'brand'; reutilization of limited space within Stroger Hospital to facilitate necessary adjacencies and efficiencies; improved vehicular access and flow through separation of the emergency and visitor drives; current and future patient, visitor, doctor/staff parking demand and a parking strategy for accommodating such.



Key Milestones:

Implementation Kickoff	Quarter 4 2015
Phase One Completion and Board Approval	Targeting April/May 2016
Phase Two Completion	June 2018

FAQ's:

1. *Where is the new clinic and office building going to be built?*

The new building will be located at the corner of Polk and Damen on a available site with ideal adjacency and potential connectivity to the Stroger Hospital.

2. *How will this be funded?*

The County and CCHHS anticipate using County Bonds to fund the project and anticipates that a new combined building will greatly reduce the current operational and future capital expenditure costs associated with the upkeep of the old and out of date facilities (Fantus and Admin Building on Polk)

3. *How do you plan on accommodating parking on the Stroger Campus?*

The Development Team will be responsible for conducting a detailed parking demand study and strategy for the CCHHS campus as part of their Phase One effort; it is anticipated that new parking options will include interim surface lots and parking garage expansion to best meet the needs. The market rate projects will be required to accommodate parking for each development onsite and independent of the parking for CCHHS needs.



Market Rate RFP

- The County also issued a second RFP to solicit interest from master development teams to unlock the value of the underutilized property on campus and possible reuse of the Old Cook County Hospital Building. The County's interest is to enhance the overall campus environment with added commercial and retail offerings, services and street activity while providing new sources of revenue through a 'market-rate' ground lease, associated property and sales taxes and other economic development.
- Seven national and international master development teams responded and after evaluation, the County narrowed the field to a shortlist of three highly qualified teams. The County evaluated the final proposals and selected a preferred Master Development team and proposal that best matched the goals and objectives of the RFP and unique development opportunity including:
 - A feasible, creative adaptive reuse of Old Cook County Hospital building
 - A transformational master redevelopment and mixed use program across the site
 - A guaranteed market-rate compensation through ground rent
 - Additional upside compensation potential
 - A master developer who will carry the risk and cost of development, all at no expense to the County
- The County is currently negotiating a redevelopment agreement and ground lease with the preferred team and anticipates announcing the results of this process by second quarter 2016
- Upon execution and Board approval, the County will share some of the exciting highlights of the development team's proposal and approach to transforming this critical, evolving area into a unique urban district that enhances the overall character and quality of the Central Campus and neighborhood.

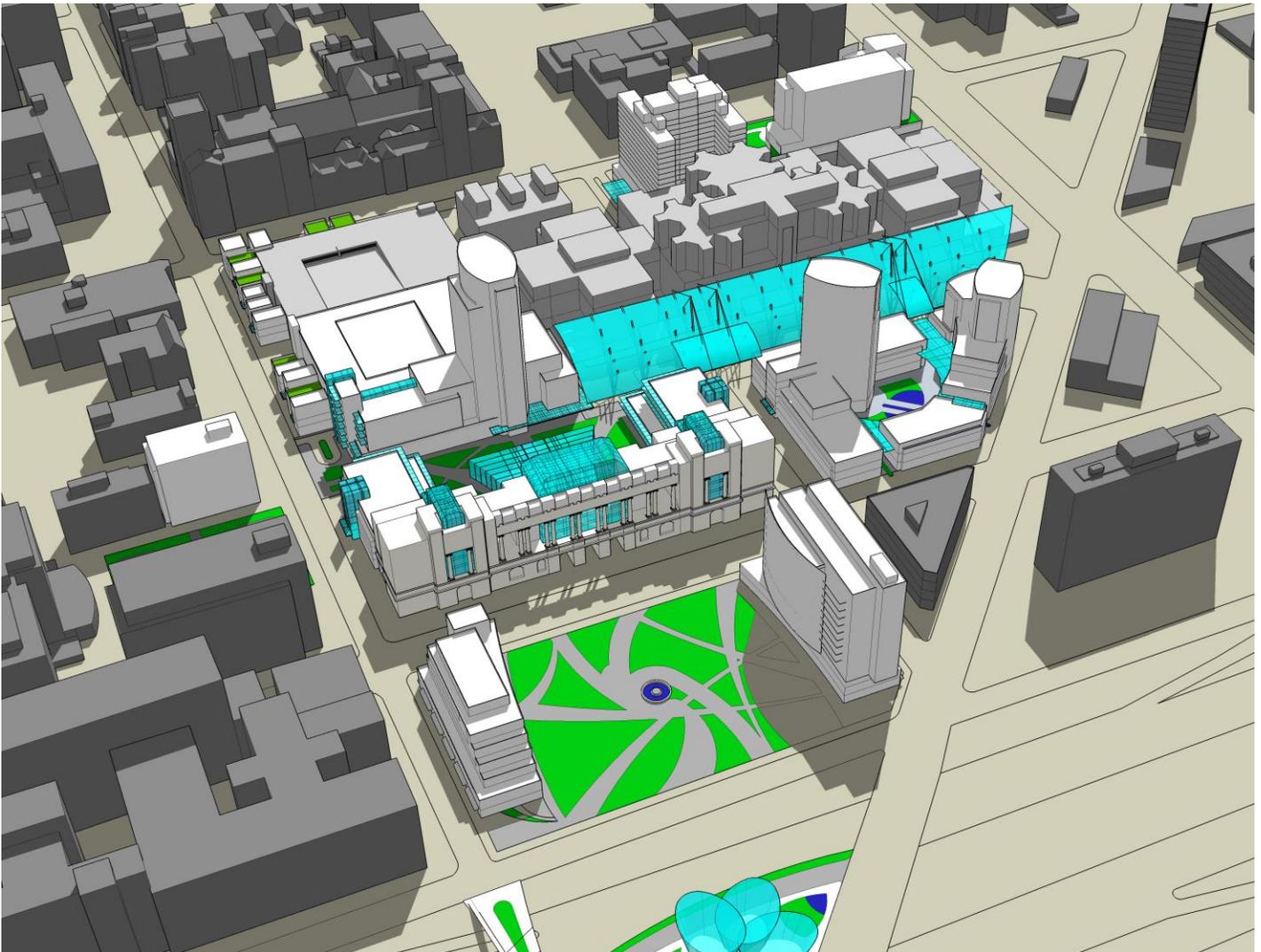
At this conceptual stage and consistent with the Strategic Framework, the development plan anticipates a range of mixed-use program including residential, retail, lodging, technology, office and medical services, open space and related urban amenities.

Key Milestones:

Redevelopment Agreement Negotiation & Selection

Q2 2016

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.



Conceptual Rendering from CC Strategic Framework