



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**

- Having selected the Clayco and the CBRE Development Team, a contract was approved by the County Board consisting of 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.
- Now nearing completion, the Development Team's Phase One scope has explored: a new state-of-the-art ambulatory care clinic facility and administrative office space 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; parking strategy accommodating current and future patient, visitor, doctor/staff parking demand.

- With the completion of the programming phase, the Development Team will be delivering a final project package to the County in April, consisting of: the Project Program (clinical and admin), Project Budget, Project Schedule, Schematic Design, and delivery method options.
- The final project package will be presented to the County Board for contract amendment approval to set the final budget and selected delivery method at the May Board.



**Key Milestones:**

Phase One Programming/SD Completion	April 2016
Anticipated CCHHS Board Approval	April 2016
Anticipated County Board Approval	May 2016
Ground Breaking	Q1 2017
Substantial Completion	Q2 2018

**Market Rate RFP**

- The Bureau of Asset Management (BAM) has completed negotiating a redevelopment agreement (RDA) and ground lease with the preferred team and will be introducing the contract to the County Board in April for approval in May.
- Upon introduction to the Board,, 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. The redevelopment plan anticipates a range of mixed-use program including residential, retail, lodging, technology, office and medical services, open space and related urban amenities.
- The development team has proposed as Phase 1 of the Project the needed adaptive reuse and expansion of Old Cook County Hospital (Old CCH). Phase 1 will restore the iconic and unused hospital building and immediately revitalize the Campus through mixed use development that includes hospitality, retail, medical office, technology, and residential components..
- A parking agreement with the development team will be negotiated within 90 days of execution of the RDA to address Old CCH’s existing deficit according to the parking study undertaken during the CCHC programming process.



**Key Milestones:**

County RDA Negotiation period	Q4 2015- Q1 2016
County Board Introduction	April 2016
Anticipated County Board Approval	May 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.***