



Central Health Brackenridge Campus Request for Qualifications No. 1609-001 For Downtown Austin Redevelopment

Issue Date: September 1, 2016

Addendum No. 1

September 30, 2016

A. Addendum to Page 14 of RFQ (section I.C.2.)

Clarification Regarding Goals and Objectives:

Central Health's mission emphasizes improving the quality of health care and outcomes, *as well as* increasing the volume of services.

Since its first year of operation in 2005, Central Health has emphasized increasing the volume of health care services it funds to Travis County's low income and uninsured residents. For example, in 2015 Central Health funded more than 376,000 primary care visits, more than double the total from 2005, and an increase of more than 24,000 from the previous year. Additionally, Central Health continues to increase the number of unduplicated patients it provides funding for, with a five-year increase of more than 32,000 patients from 2011 to 2015.

In addition to increasing the volume of services it provides, Central Health is placing added emphasis on improving the outcomes of patients. This work entails developing new provider reimbursement models based on health outcomes as well as building tools to better measure the effectiveness of the services we fund.

B. Responses to questions submitted in writing from the pre-response meeting held Thursday, September 15, 2106, from 9 a.m.-1 p.m.

Questions (in black) and Answers (in blue)

Question 1: Will the master plan design team continue on as a separate advisor to Central Health?

Answer 1: The master plan design team will continue in their engagement with Central Health.

Question 2: We have several questions about the duration of the short term leases. Will the lease for the main garage remain with Central Health?

Answer 2: The proposed term of the lease for the North annex is one year and would expire in 2018. The proposed term of the lease for the Clinical Education Center at Brackenridge (CEC) complex (which includes the clinical education buildings, cyber knife facility and the CEC parking garage) is seven years and would expire in 2024. Central Health will lease the main parking garage to Seton for the foreseeable future.

Question 3: It looks like you are a developer and are interested in a construction manager.

Answer 3: Central Health is seeking a master developer partner to implement the overall project. While Central Health may participate in certain aspects of the project including demolition, infrastructure financing, and certain marketing and tenanting activities for selected sites or buildings, we expect that the bulk of the effort will be undertaken by the master developer. Those efforts shall include, without limitation: at-risk financing and completion of site preparation costs not funded by Central Health; coordination of site and building design, final entitlement and construction activities for multiple parcels; marketing of land and buildings; financing and implementation of vertical development and/or disposition of properties to third-party builders. The master developer will also pay a ground lease under terms to be negotiated with Central Health. However, with regard to the Public Market, Central Health intends to retain governance control to ensure alignment with its vision and mission. There is also consideration of using the Public Market building to accommodate office space needs for Central Health and other programmatic activities in alignment with Central Health's public purpose. However, Central Health is open to ideas from the respondents as to how these relationships could be designed to best meet all interests. In addition, the associated green space may be best left in the public realm as well. Creative ideas are welcomed. The feasibility study for the Public Market is expected to be completed prior to the RFP invitations being issued and will provide further information and definition on plans.

Question 4: Do you know of a tenant who is interested in the corporate portion?

Answer 4: No, we do not. We expect the master developer to be responsible for marketing to tenants for all buildings in the project.

Question 5: How much health care will be in the redevelopment? The size of health care space?

Answer 5: Central Health envisions that this project will include a very broad base of uses, including workplaces, residences, shopping, and visitor services. Health care uses that complement the UT/Seton activities will be considered, but Central Health has not established expectations or requirements for the level of health care uses that may be incorporated in the project. Central Health does not intend to take an ownership or operational role in any healthcare services that might be provided on the site, although Central Health may contract with those providing services on the site if those services fall within its model of health care delivery. However, market forces should dictate those health care services which best fit on the property. Central Health's covered population is spread across the 900 square miles of Travis County with concentrations in areas of low income housing and thus the vast majority of services that are needed for those individuals are not planned to be located on this site. We envision that select specialty care service lines that are best located near a Medical School and teaching hospital are possible uses.

Question 6: Will slides be made available on the website?

Answer 6: Yes, the slides shown at the pre-proposal meeting on September 15th will be available on all three of the websites listed in the RFQ. (See Appendix A)

Question 7: When and how will a list of today's attendees be distributed?

Answer 7: It will be posted with Addendum 1 on all three of the websites listed in the RFQ. (See Appendix B)

Question 8: What was the parking ratio and count that allowed for a 3.7 million?

Answer 8: For the master plan, the design team assumed that a total of 6,645 parking spaces would be provided on-site, including 1,430 in the Main Garage and an additional 5,215 to meet the demands of the new development. The ultimate parking program will need to reflect the specific site use and programming intentions of the master developer. Central Health encourages shared parking and other efforts to reduce the total parking counts while still meeting the needs of the future tenants of the project.

Question 9: Does the goal of 3.6 million Sq. ft. of development include parking?

Answer 9: The illustrative master plan sums to 3.7 million square feet of occupied space, which does not include parking. Please note that the land and design parameters potentially may accommodate more than 3.7 million square feet depending on the uses, physical design, and parking ratios assumed.

Question 10: What was the maximum height limit for the tiny portion of the northwest corner of the site located within the Capitol view corridor?

Answer 10: The northwest corner of the main parking garage at Red River and 15th streets is subject to the Capitol View Corridor and restricts that small portion of the site to about 125 feet in height. Due to slopes in that area, the height restriction may vary by a few feet. The City of Austin has completed a Capitol view corridor determination that will be made available to shortlisted developers at the RFP stage.

Question 11: From an architectural perspective, is there a desired, or mandated, vocabulary of materials? Or, stated another way, is there any expectation for stylistic features of new buildings?

Answer 11: The Master Plan does not mandate building style or materials, but it will be important to Central Health that the buildings are built with the environment and public health in mind. We have discussed setting an Austin Energy green building minimum rating of two stars or a LEED silver rating. We also hope that the buildings are not built to all look alike and can represent the diversity of great designs. More specific guidance on these issues may be provided in the RFP stage.

Question 12: Can you speak to any hard requirements from Central Health or the City regarding 1) Workers Defense project, 2) required wage rates and 3) affordable housing?

Answer 12: Central Health understands that these and other policy issues are important in Austin and Travis County. We intend to address these issues in the coming months in the RFP stage.

Question 13: Is the 34 million lease revenue a net number?

Answer 13: Yes.

C. Questions asked but not answered from index cards during the pre-response meeting held Thursday, September 15, 2106, from 9 a.m.-1 p.m.

Question 14: How is the demo being handled and financed?

Answer 14: Central Health intends to proceed with deconstruction for Phase 1, and is in the process of evaluating different options to accomplish this. The results of this evaluation will be shared with respondents at the RFP stage.

Question 15: At the time of the RFQ or RFP, will the developer have to identify any members (CMR or A/E) of their team?

Answer 15: Developers are encouraged to provide as much information as possible about the composition of their team at the RFQ stage, as the qualifications of the entire team will be evaluated.

Question 16: Do you expect the ground lease will be bifurcated by phase or by each site? Who will have approval rights over the assignment of the ground lease?

Answer 16: The terms of the ground lease(s) will be negotiated with the selected master developer. However, Central Health does anticipate that the project will be subject to phasing requirements that will be reflected in the ground lease(s), and that Central Health will reserve some rights to approve any assignment of the ground lease or other development rights, consistent with typical private development deals on public land including other projects in Austin.

Question 17: Who is leading the I-35 capping effort and is there PPP (Public Private Partnerships) opportunities with it?

Answer 17: TxDOT is leading the reconstruction of the freeway.

Question 18: Have there been any possible right of way condemnation issues by TXDOT with the proposed I-35 re-work?

Answer 18: Not that Central Health is aware of.

Question 19: The RFQ referenced five of ten interest in developing the medical office building. What update can you provide?

Answer 19: It is not clear what is being asked so we are unable to respond to the question.

Question 20: Will the ground lease preclude any types of tenants? For example, For-Profit Health Care

Answer 20: At this time, it is not anticipated that the ground lease would specifically preclude uses that are otherwise legally permitted. However, Central Health reserves the right to work with the selected

master developer to determine whether any restrictions would be in the best interest of Central Health and/or the project.

Question 21: What is your working process/relationship with the Waller Creek Conservancy?

Answer 21: Consistent with the Board of Manager's guiding principle related to Partnerships, Central Health has worked productively with the WCC throughout the master planning process and will continue to do so during the development process.

Question 22: How do you vision the winning team working with the Conservancy and their design team?

Answer 22: See Answer 21.

Question 23: Are there any HUB requirements for the team?

Answer 23: See Page 23 of the RFQ.

Question 24: What level of design at RFP stage.

Answer 24: The RFP will provide details regarding the required level of design, which may include general site plans, massing studies, and renderings to illustrate the types of activities, buildings and open spaces.

D. Questions submitted after the pre-response meeting held September 15, 2016, from 9 a.m.-1 p.m.

Question 25: Does the current Central Health RFP for master planning have a PR, communications, community engagement or marketing component? Is there a list of the organizations who attended the walkthrough for the master planning RFP? Do you anticipate the release of a separate RFP for PR, marketing, advertising and/or communications for Central Health within the next month or so?

Answer 25: There is not a current Central Health RFP for master planning. There is an RFQ, and in that document we have not addressed PR, communications, community engagement or marketing components. We do not anticipate a separate procurement process for public relations, marketing or communications. Developers are encouraged to include this discipline as part of their respective teams. More definition in this area will be expected in the RFP step of the process. There is a list of the organizations who attended the RFQ pre-proposal meeting on September 15th. It will be posted with

Addendum 1 on all three of the websites listed in the RFQ. (See Appendix B)

Question 26: Has the City of Austin indicated initial “must-haves” for the Site / Master Plan? Please provide if available.

Answer 26: The Master Plan incorporates City of Austin urban design policy and elements that City staff suggested during the planning process, including the design of streets, etc.

Question 27: Has TXDOT advised or sent any notices to Central Health with regard to the proposed renovations of I-35 that might require some additional right of way on the eastern side of the campus?

Answer 27: See Answer 18.

Question 28: Is the proposed development schedule and phasing fixed or can the timeline/phasing be modified? What is driving the proposed phasing schedule (e.g. assumed market absorption, lease terms, etc.)?

Answer 28: The proposed development schedule is illustrative, based upon our understanding of the market at the time and the desire to maintain certain functions (e.g., the Main Garage and the CEC complex) and may be revisited.

Question 29: How was the timing of each phase of the Master Plan determined? Are there limitations to modifying the phasing schedule?

Answer 29: See Answer 28.

Question 30: Does Central Health intend to ground lease the entire Site to the master developer, or have leases/escalations in phases that coincide with the development schedule?

Answer 30: See Answer 16.

Question 31: What are the locations (e.g. Block 168, Main Garage Building, CEC Building, etc.) and anticipated terms of each of the three new leases between Seton and Central Health (e.g. lease term, rent, escalations, special provisions, etc.)? Does the lease for the Clinical Education Center (CEC) include the Block 166 CEC Garage and CEC Building?

Answer 31: Block 168 (main garage); Block 167 (north annex); Block 166 (CEC complex). See Answer 2 for the anticipated terms of the leases.

Question 32: During the Pre-Response meeting there was discussion that Central Health will only consider a ground lease structure of 99 years. Is Central Health opposed to an option to purchase the land fee simple with

restrictive covenants (including the Master Plan's 33 specific policies and actions) that would preserve the Central Health's Mission?

Answer 32: Central Health intends to offer the property on a ground lease basis and not as a fee simple transaction.

Question 33: It was stated that Seton currently pays \$34 million per year in net lease payments to Central Health. Could you please provide lease terms pertaining to these payments, both before and after commencement of master developer ground lease? What are the annual expenses? Could you please provide this as an aggregate figure, and also provide a breakdown by building, expense type, & \$/SF?

Answer 33: Central Health is not providing this information as part of the RFQ process.

Question 34: The RFQ stated that while there may be funding provided by the City of Austin, Central Health, or others for the infrastructure improvements, the developer should assume for now that they will need to provide funding. Is there an estimated budget for infrastructure improvements – design and construction of new roads (Red River, 14th, and 13 ½ streets), utilities, central plant upgrades, etc.? Are there any proposed municipal financing programs that have been suggested?

Answer 34: Information on infrastructure improvements will be provided at the RFP stage.

Question 35: Have there been any studies or reports completed for the existing property and facilities (Property Condition Reports, Environmental Reports, etc.)? Any reports would be helpful. In particular, any reports pertaining to the condition and quality of the Central Plant would be very useful.

Answer 35: Technical studies that have been done will be made available to the shortlisted respondents in the RFP stage of this solicitation.

Question 36: Will the entire Main Garage Building be leased to Seton, or will parking spaces be available to the other redevelopment blocks?

Answer 36: The entire Main Garage Building will be leased to Seton for the foreseeable future.

Question 37: What is envisioned for the Main Garage Building at the expiration of the seven (7) year lease? Due to the design/function of the structure, it appears an appropriate plan is to demolish and rebuild (rather than retain) the garage when the block is redeveloped.

Answer 37: The Main Garage will be leased to Seton for the foreseeable future. When the redevelopment of the remainder of the campus generates

sufficient parking to accommodate parking needs, the main garage may be available for redevelopment.

Question 38: Initial master plan indicates a “liner” building along the parking garage on Block 168. It appears the promenade would limit the floor plate size, which would appear to make it challenging to economically develop a multi-level building here. Is it Central Health’s vision that the liner building be as tall as the garage? Does the Main Garage Building need to be screened with a building during Phase 1, or will Central Health allow other screening methods to improve the appearance of the garage until it is redeveloped? Some examples could be large architectural screen-walls, art murals, etc. This would still achieve Central Health’s objective of enhancing the appearance of the structure along the promenade. Note, a single- or two-story retail building along the ground floor of the garage appears to be feasible.

Answer 38: Central Health would prefer a liner building; however, Central Health is open to other ideas for the screening and/or redevelopment of the Main Garage. A benefit of the liner building, in addition to screening the garage, would be to generate additional revenue for Central Health.

Question 39: Should the master developer assume Seton will continue to lease parking spaces on the Site after the Main Garage Building is redeveloped? If so, how many spaces?

Answer 39: At this time, it is anticipated that Seton will need the full complement of parking spaces in the current garage.

Question 40: The RFQ states that Central Health reserves the right to self-develop block 167 in conjunction with the University of Texas for health care uses. What will be the time limitations of this right? This will affect not just the pricing approach but also the land development approach of asset classes.

Answer 40: Central Health is aware that reserving rights to Block 167 will affect the design, phasing, and financing of the overall redevelopment. We intend to work with the selected master developer to determine the best course of action for Central Health and the project overall.

Question 41: The RFQ states that Central Health reserves the right for separate negotiations and dispositions for all six blocks of the Master Plan. What are the parameters for this right? As stated previously, this will effect pricing and other asset class development.

Answer 41: At present, Central Health intends that the entire site would be developed as a single master-planned project (with phasing). The

language in the RFQ reserves a right to do otherwise, but that is Central Health's current intention.

Question 42: Has Central Health had any discussions with the property owners of the buildings just south of Block 165 which contains the former HealthSouth building? If so, please provide detail.

Answer 42: No.

Question 43: Can you share the TXP report and its underlying data?

Answer 43: Certain information from Central Health's preliminary planning efforts will be made available to shortlisted developers in the RFP stage of this solicitation.

Question 44: Can you provide additional information regarding projected growth in the population served by Central Health? And other relevant demographic data that may already have been collected?

Answer 44: In October of 2015, Central Health published a demographic reported entitled Central Health Planning Regions Overview: "An Analysis of Age, Poverty, and Race/Ethnicity Trends in Travis County, Texas." This report is available at <http://www.centralhealth.net/public-resources/planning-regions-overview-2014-19/>.

Question 45: Are consultants to the existing Master Plan excluded from participating in the response to RFQ, and/or being Team-members of Developer respondents?

Answer 45: Yes.

Question 46: Is there a restriction on page size? – Is either 8 ½" x 11" or 11" x 17" acceptable for response submission?

Answer 46: 8 ½" x 11"

Question 47: Evaluation Committee - Please list the anticipated Evaluation Committee and their specific roles as key stakeholders

Answer 47: This information is not available at this time.

Question 48: Schedule - Page 20 of the RFQ estimates that the RFP master developer selection process is estimated to be released in January 2017, if available, please share dates on expected schedules with regards to:

- Executing a Development Agreement
- Duration of Central Health Approvals (2 weeks, 1 month, etc.) during various phases of project
- Conceptual Design / Programming
- First Phase of Deconstruction

- Anticipated Phasing Dates (any preference on which facility type is a priority to Central Health and Community)-
- Occupancy target date to achieve successful revenue generation-
- Realignment of Red River-

Answer 48: Central Health intends to identify a preferred Master Developer by mid-2017. All other milestones listed above will be subject to negotiations between Central Health and the selected developer. In general, Central Health seeks to have development and revenue generation commence as expeditiously as possible.

Question 49: Shall we anticipate a Protest Deadline process within milestone dates of each Development phase of the project?

Answer 49: The protest deadline refers to selection of a shortlist during the RFQ stage; a similar deadline can be anticipated for the RFP stage.

Question 50: Facility Assessments – Has a facility assessment been completed for each asset on Central Health's 14 acres, to determine age of building systems?

Answer 50: See Answer 35.

Question 51: Are any buildings on campus on the historical register and should be planned to remain/repurposed?

Answer 51: None of the buildings are on national, state or local historical registers.

Question 52: Of the medical office and clinical use programs (i.e., POB, Clinical Education Center –CEC), who are the anticipated lessee of the programs

Answer 52: The Main Garage, Block 167; the North Annex, Block 168; and the CEC Complex, Block 166 will be leased to Seton.

Question 53: Are there connectors or bridges anticipated to cross 15th Street, to connect the Brackenridge campus to the Dell Seton Medical Center campus?

Answer 53: A pedestrian bridge is under construction across 15th Street; it will connect the Main Garage to the new Dell Seton Medical Center at UT; no other bridges are planned.

Question 54: Is it anticipated that the chosen developer will demolish facilities or recommend reuse of other functions?

Answer 54: Central Health is currently exploring the funding and implementation responsibility of demolishing the buildings in the expected first phase of development, but developers are instructed in the RFQ to

assume that the developers will bear these responsibilities. As stated in the RFQ, developers are encouraged to signify any ideas for reuse of existing facilities or other ideas regarding the implementation of the Master Plan.

Question 55: When may the Developer begin their market demand analysis for other potential non-Central Health commercial use tenants?

Answer 55: Developers are encouraged to conduct their own market analysis at any time, as the results are expected to inform the developers' interest in the project. During the RFP stage of this solicitation, shortlisted developers will be required to provide conceptual programming and preliminary financial terms, both of which are likely to be informed and improved by market analysis. For clarification, at this point in time, the only uses under consideration for Central Health on the property include the public market, administrative offices for Central Health inside the market building and the green space connecting the public market with Waterloo Park and the Waller Creek Greenbelt.

Question 56: Is there any off-campus work that must integrate with master planning studies currently in progress?

Answer 56: Not that Central Health is aware of.

Question 57: Have strategic programming studies been completed to determine which service-lines will move off-campus, expand on-campus, etc. Can this programming be shared?

Answer 57: Current service lines will move off campus or become potential tenants for future buildings.

Question 58: Has the hospital begun any required CON Programs with regard to estimated project costs, estimated schedule? Can the information be shared?

Answer 58: Central Health does not have this information. Central Health is a financier, planner and arranger of health care services and not an operator of the hospital or any service lines.

Question 59: Does Central Health anticipate a proposed Master Developer / Developer partner to take any speculative space risk in campus buildings to lease to 3rd party Physicians?

Answer 59: Physicians' office space will be developed as part of the Seton/UT project across 15th Street. If a master developer believes additional physicians' office space may be in demand on the Central Health property, Central Health anticipates that such development would be at the developer's risk.

Question 60: What do you currently envision as a major challenge(s) to the proposed Central Health Brackenridge Campus Redevelopment? How do you plan to manage or provide solutions to this challenge?

Answer 60: Please refer to the master planning document.

Question 61: Will Central Health anticipate a separate RFQ for building management and maintenance services of site facilities?

Answer 61: Yes, Central Health will provide building management and maintenance for some currently leased buildings. However, building management and maintenance for future facilities constructed by the Master Developer will not be Central Health's responsibility.

E. Appendices

Appendix A: Power Point Presentation

Appendix B: Attendee List

Appendix C: Resolution of the Central Health Board of Managers

THE FUTURE OF THE CENTRAL HEALTH BRACKENRIDGE CAMPUS: HEALTHY, EQUITABLE, INNOVATIVE

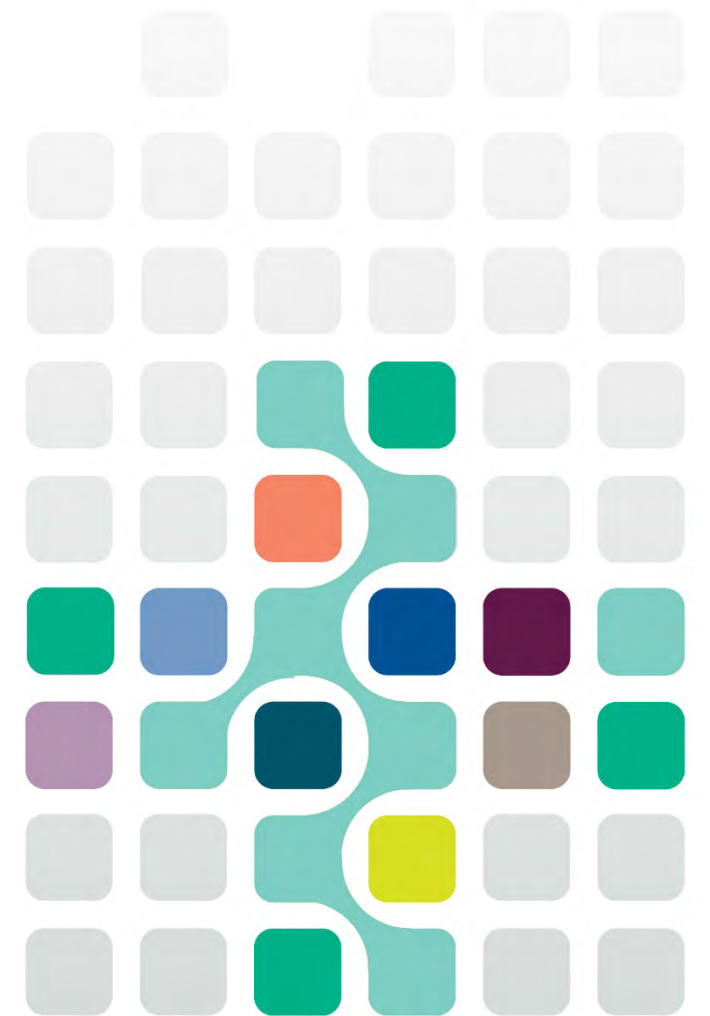
REQUEST FOR QUALIFICATIONS: PRE-RESPONSE MEETING

THURSDAY SEPTEMBER 15, 2016

Gensler



mccann adams studio



CENTRAL
HEALTH

WELCOME, MEETING LOGISTICS, INTRODUCTIONS AND AGENDA REVIEW



CENTRAL HEALTH
BRACKENRIDGE CAMPUS

- Juan Garza, VP for Finance & Development, Central Health
- Norma Williams, Purchasing Supervisor, Central Health



QUESTIONS AND ANSWERS



CENTRAL HEALTH
BRACKENRIDGE CAMPUS

Juan Garza, VP of Finance & Development, Central Health

- All questions must be submitted by 10 a.m. on index cards in legible handwriting
- Submit one question per card, and include name of company/representative
- We will answer verbally today those that time will allow for and put into writing for Addendum 1
- All others not answered verbally will be responded to in Addendum 1
- All additional questions must be submitted via our website by the close of business on Friday September 23, 2006

OPENING REMARKS



CENTRAL HEALTH
BRACKENRIDGE CAMPUS

- Larry Wallace, Executive VP and COO



OVERVIEW OF CENTRAL HEALTH AND PROJECT OBJECTIVES

- Christie Garbe, M.A., VP & Chief Strategy Officer, Central Health



A legacy of caring for the community

Central Health Brackenridge Campus



City-County Hospital

1884



University Medical Center
Brackenridge

1970-2017



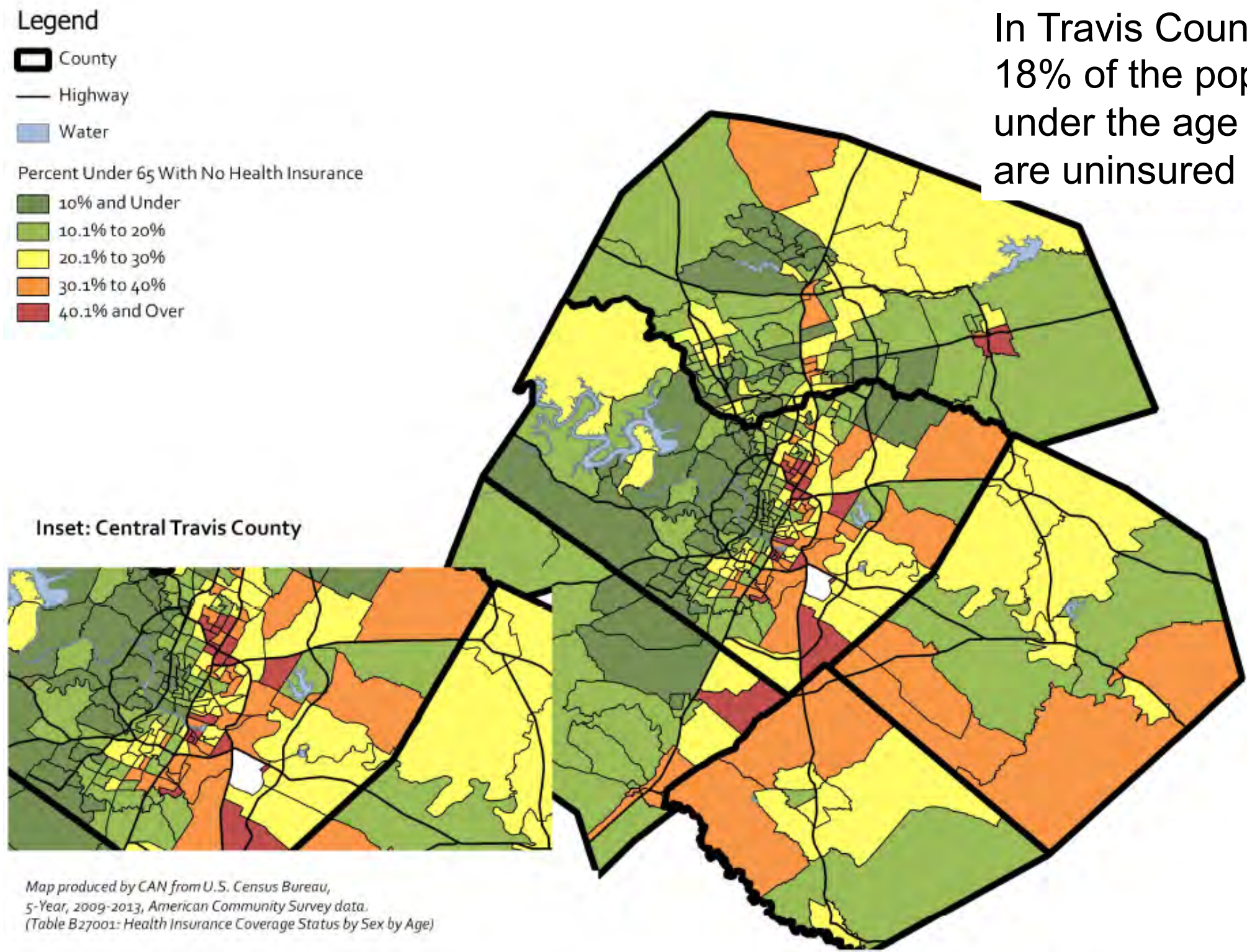
Central Health Brackenridge
Campus

Future

MISSION: WHY DOES CENTRAL HEALTH EXIST?



CENTRAL HEALTH
BRACKENRIDGE CAMPUS



Map produced by CAN from U.S. Census Bureau,
5-Year, 2009-2013, American Community Survey data.
(Table B27001: Health Insurance Coverage Status by Sex by Age)

MISSION: WHY DOES CENTRAL HEALTH EXIST?



CENTRAL HEALTH
BRACKENRIDGE CAMPUS



Access, Affordability, and Collaboration:
By caring for those who need it most Central Health works to improve the health of our community.



10 Goals in 10 Years

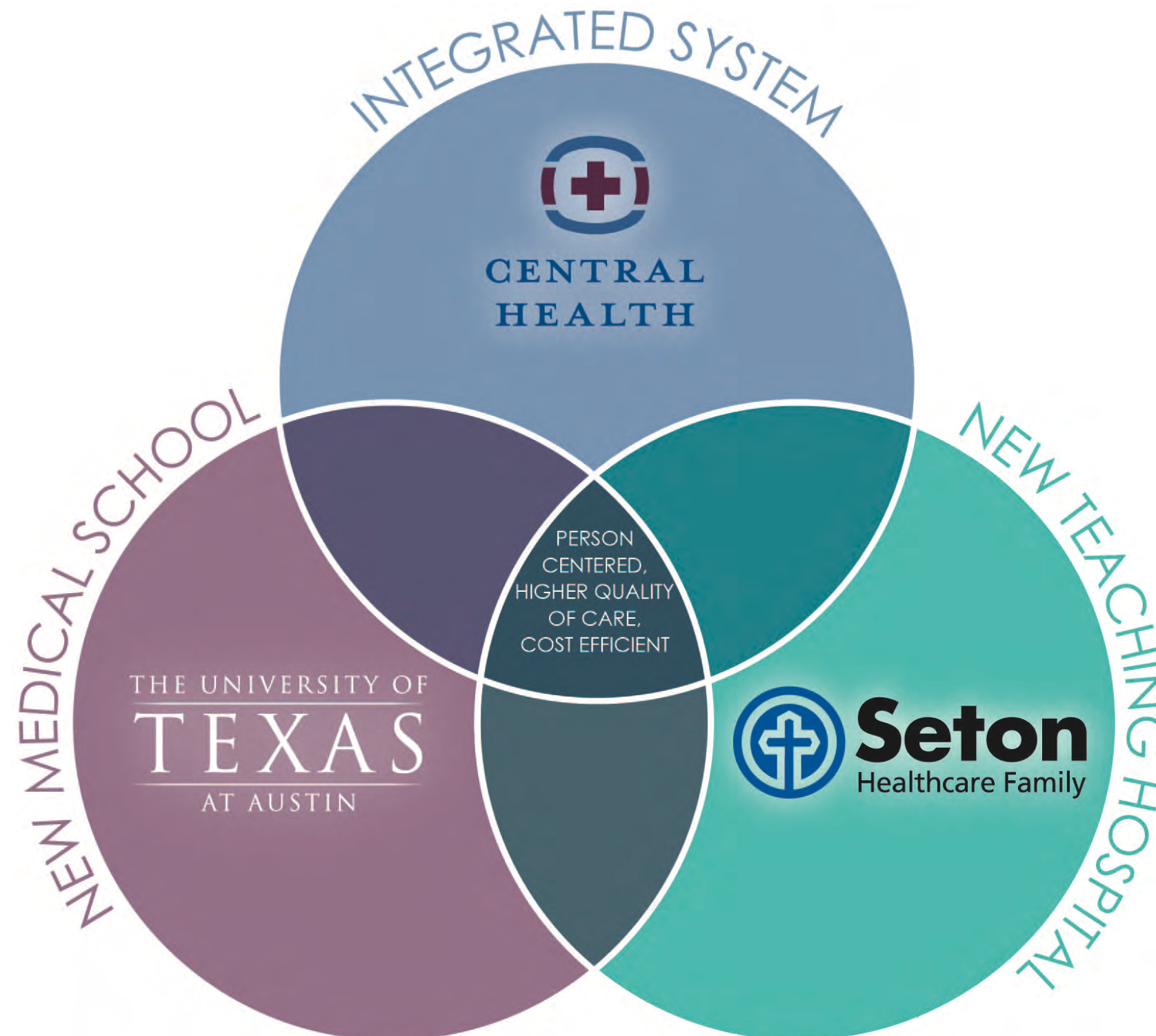
- ☒ 1. Build a medical school - *under construction*
- ☒ 2. Build a modern teaching hospital - *under construction*
- ☒ 3. Foster modern, uniquely Austin health clinics - *underway*
- ☒ 4. Develop a research institute and laboratories for public and private research - *under study*
- ☐ 5. Launch a new commercialization incubator
- ☐ 6. Make Austin a center for comprehensive cancer care
- ☒ 7. Provide needed behavioral health services and facilities - *underway*
- ☒ 8. Improve basic infrastructure, and create a sense of place - *working with the Waller Creek Conservancy on campus redevelopment*
- ☐ 9. Bolster the medical examiner's office
- ☒ 10. Solve the funding puzzle - *took advantage of the 1115 Waiver and are continuing to work to seek new funding partnerships*

PARTNERSHIP

Integrated Delivery System



CENTRAL HEALTH
BRACKENRIDGE CAMPUS



Transforming health care, reducing costs, and closing gaps in care delivery

GUIDING PRINCIPLES



CENTRAL HEALTH
BRACKENRIDGE CAMPUS

Mission

Advance Central Health's efforts to provide access to health care to those who need it most, and promote Travis County as a model healthy community.

Stewardship

Promote uses and programs at the Central Health Brackenridge Campus that support the short-term and long-term fiscal stability of Central Health and deliver returns for the citizens and taxpayers of Travis County.

Partnership

Strengthen and expand relationships with health and wellness providers, collaborate with other public-sector entities, and help advance the goals of the larger community.

COMMUNITY ENGAGEMENT & FEEDBACK



TOOLS USED

- Large community events
- Small meetings
- Website and e-news
- Surveys



KEY THEMES

- Maximize value through mixed use
- Health care close to home
- Campus should be open, accessible, inclusive

➤ *Over 8,400 reached*

PUBLIC MARKET PLANNING



CENTRAL HEALTH
BRACKENRIDGE CAMPUS

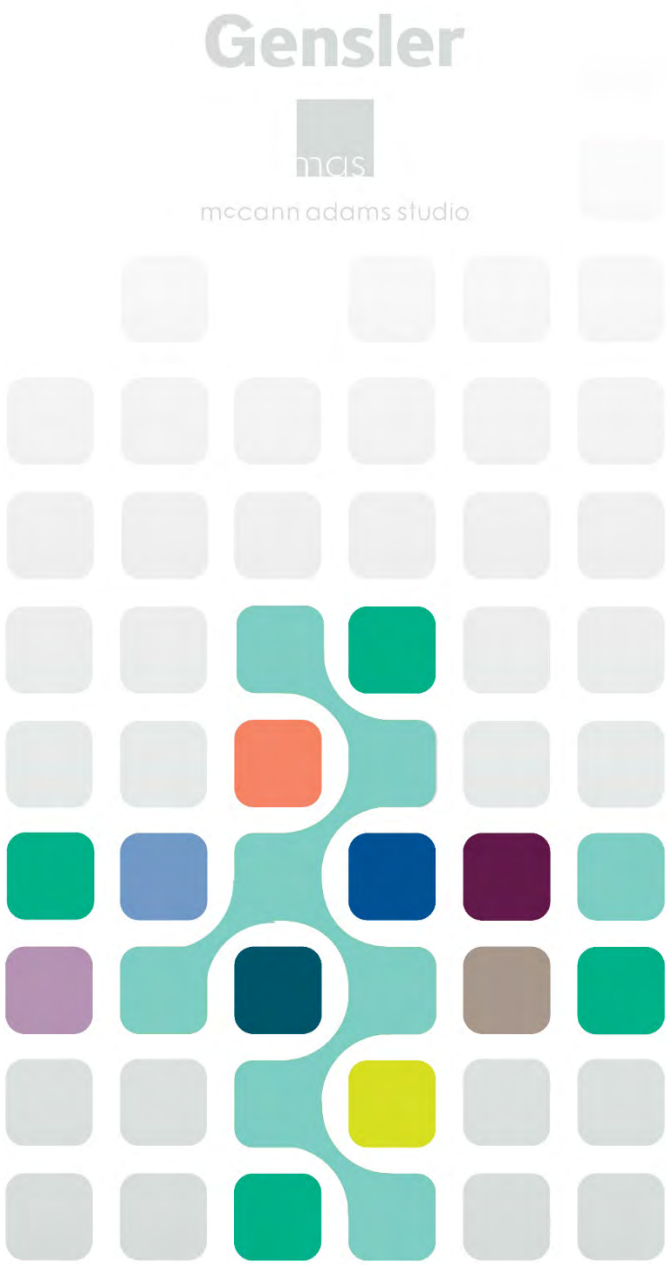


DESCRIPTION OF MASTER PLAN

- Jana McCann, FAIA, CEO, McCann Adams Studio
- Chi Lee, AIA, LEED AP, Associate and Senior Project Manager, Gensler



CENTRAL HEALTH BRACKENRIDGE CAMPUS:
MASTER PLAN
JANUARY 27, 2016



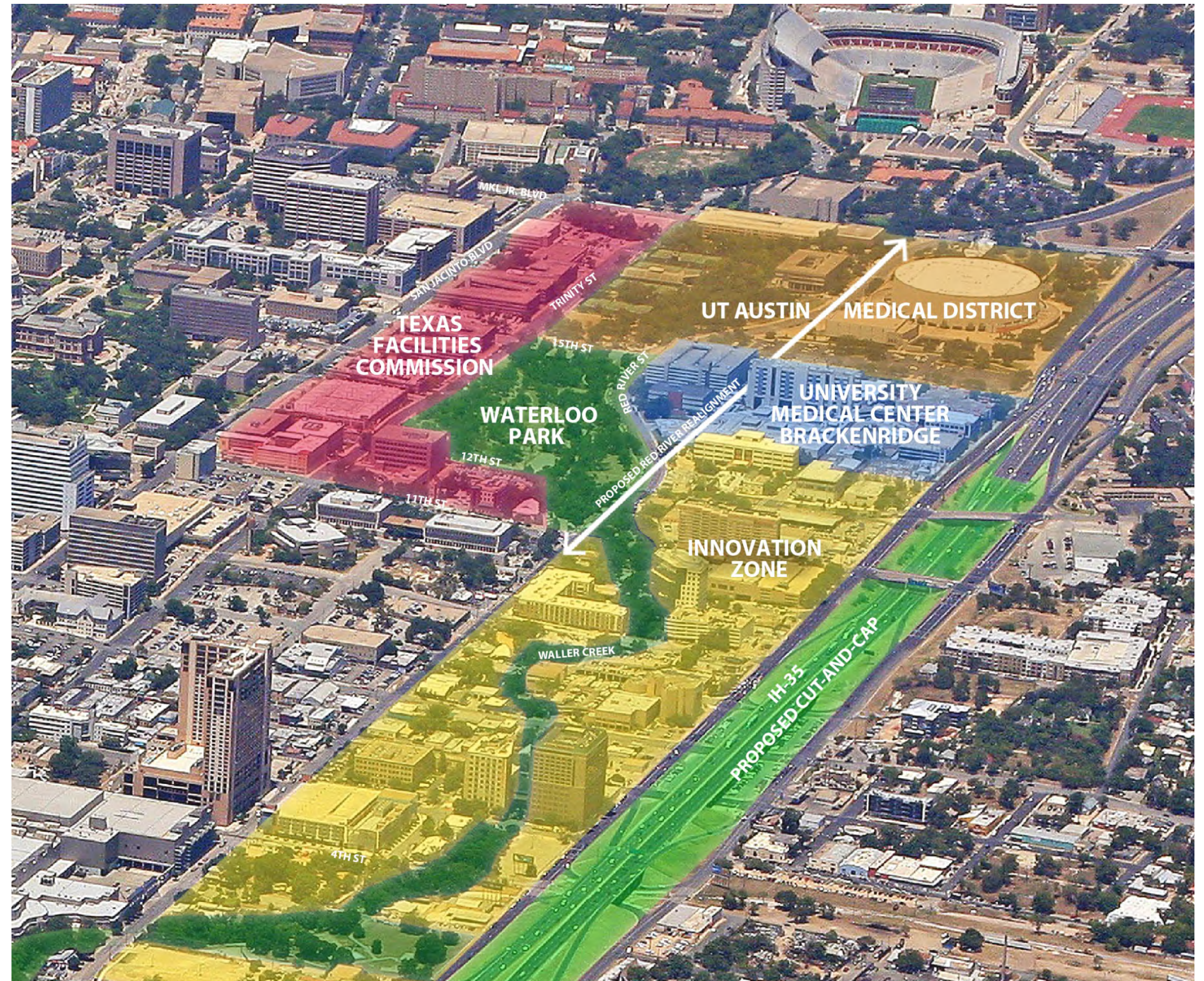
CENTRAL
HEALTH

ALIGNMENT WITH PARTNERS



CENTRAL HEALTH
BRACKENRIDGE CAMPUS

- University of Texas' emerging Medical District
- The Waller Creek Tunnel
- Waller Creek Conservancy (WCC)
- Waterloo Park
- Innovation Zone
- Texas Department of Transportation (TxDOT)
- State of Texas and its Facilities Commission

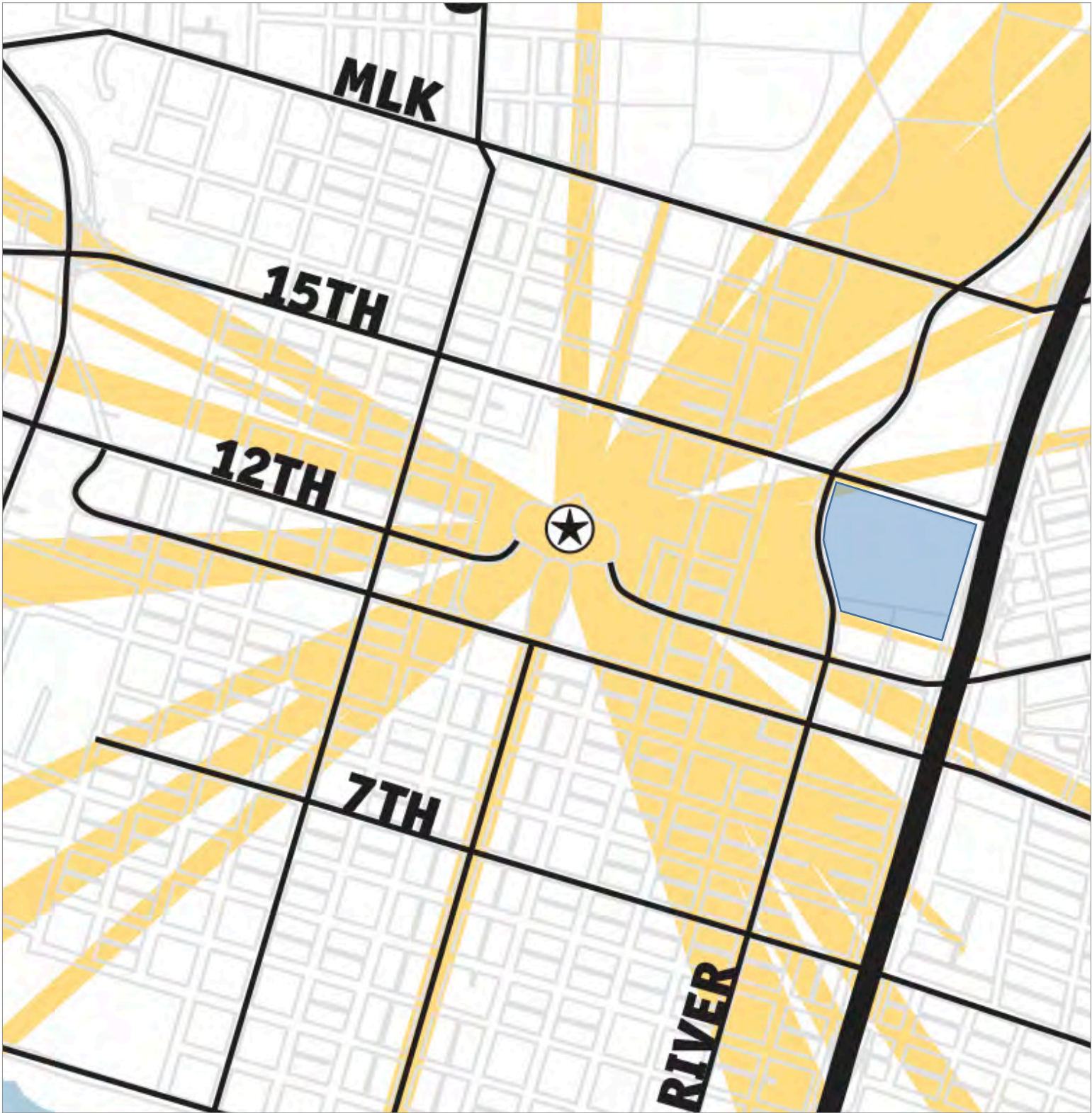
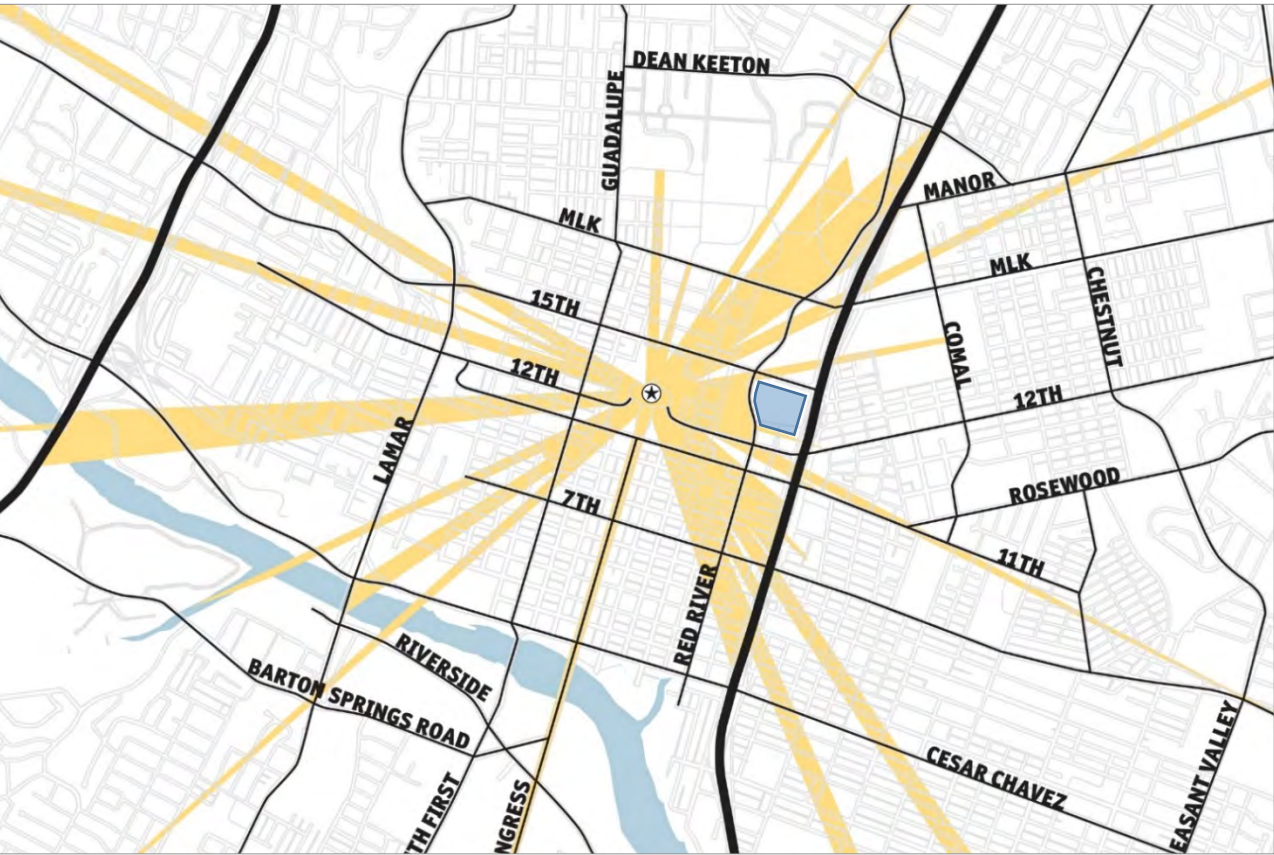


CAPITOL VIEW CORRIDORS

Aerial View



CENTRAL HEALTH
BRACKENRIDGE CAMPUS

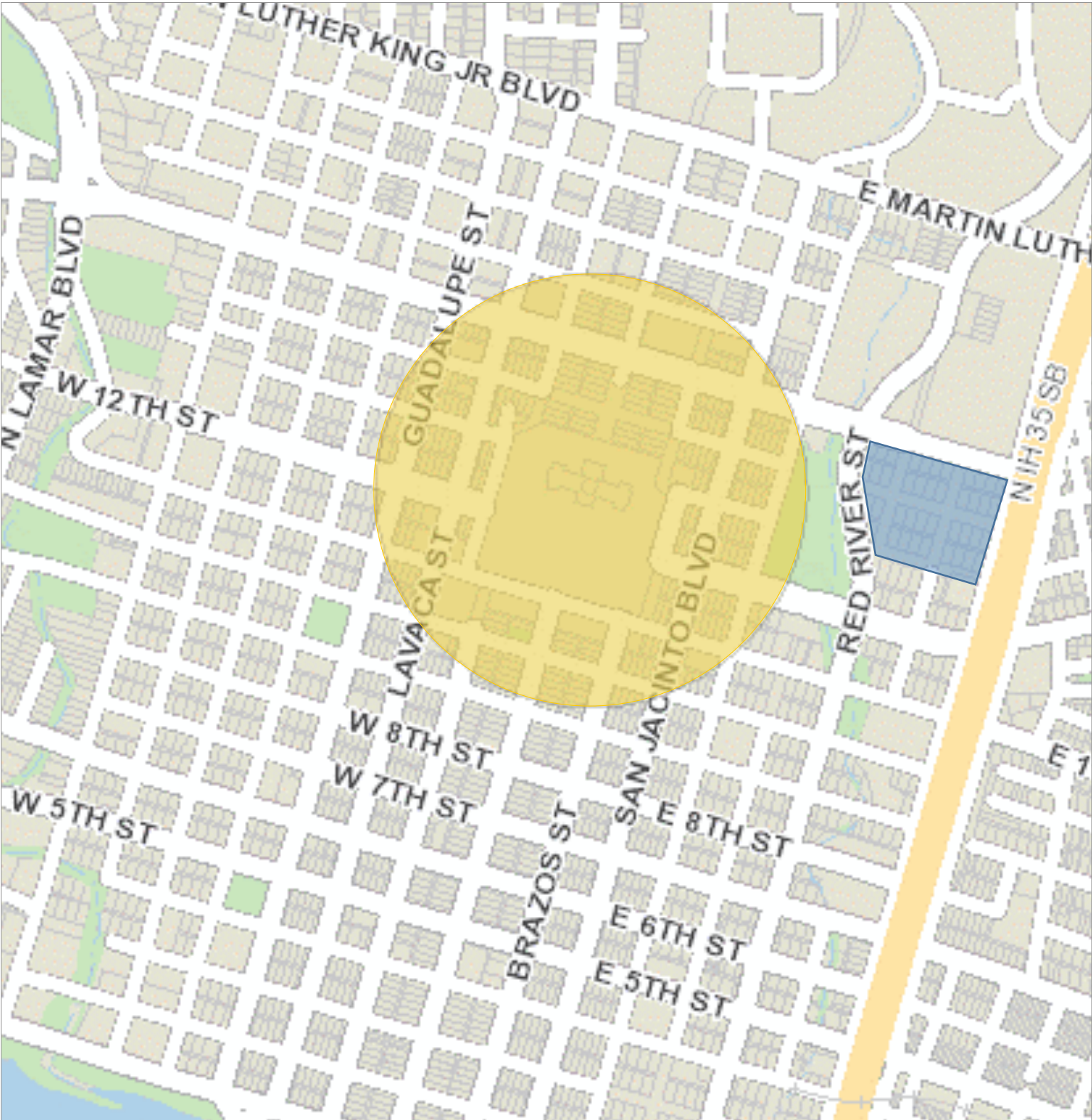
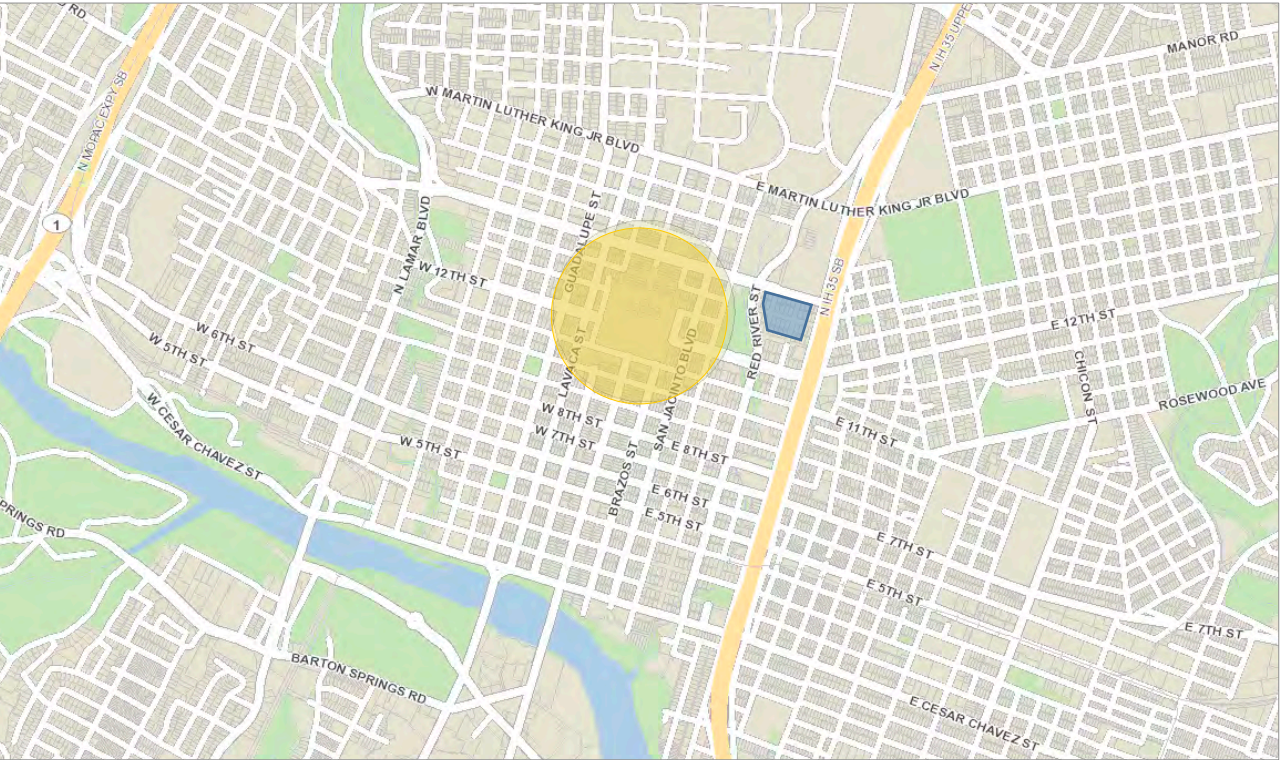


CAPITOL DOMINANCE

Aerial View



CENTRAL HEALTH
BRACKENRIDGE CAMPUS



PROPOSED I-35 IMPROVEMENTS

AERIAL LOOKING SOUTH FROM ERWIN CENTER TO DOWNTOWN & LADY BIRD LAKE
DEPRESSED WITH NEW BUILDINGS AND CAPS



CENTRAL HEALTH
BRACKENRIDGE CAMPUS



PROPOSED 15th STREET INTERSECTION IMPROVEMENTS

NEW INTERSECTION - FROM EAST LOOKING WEST



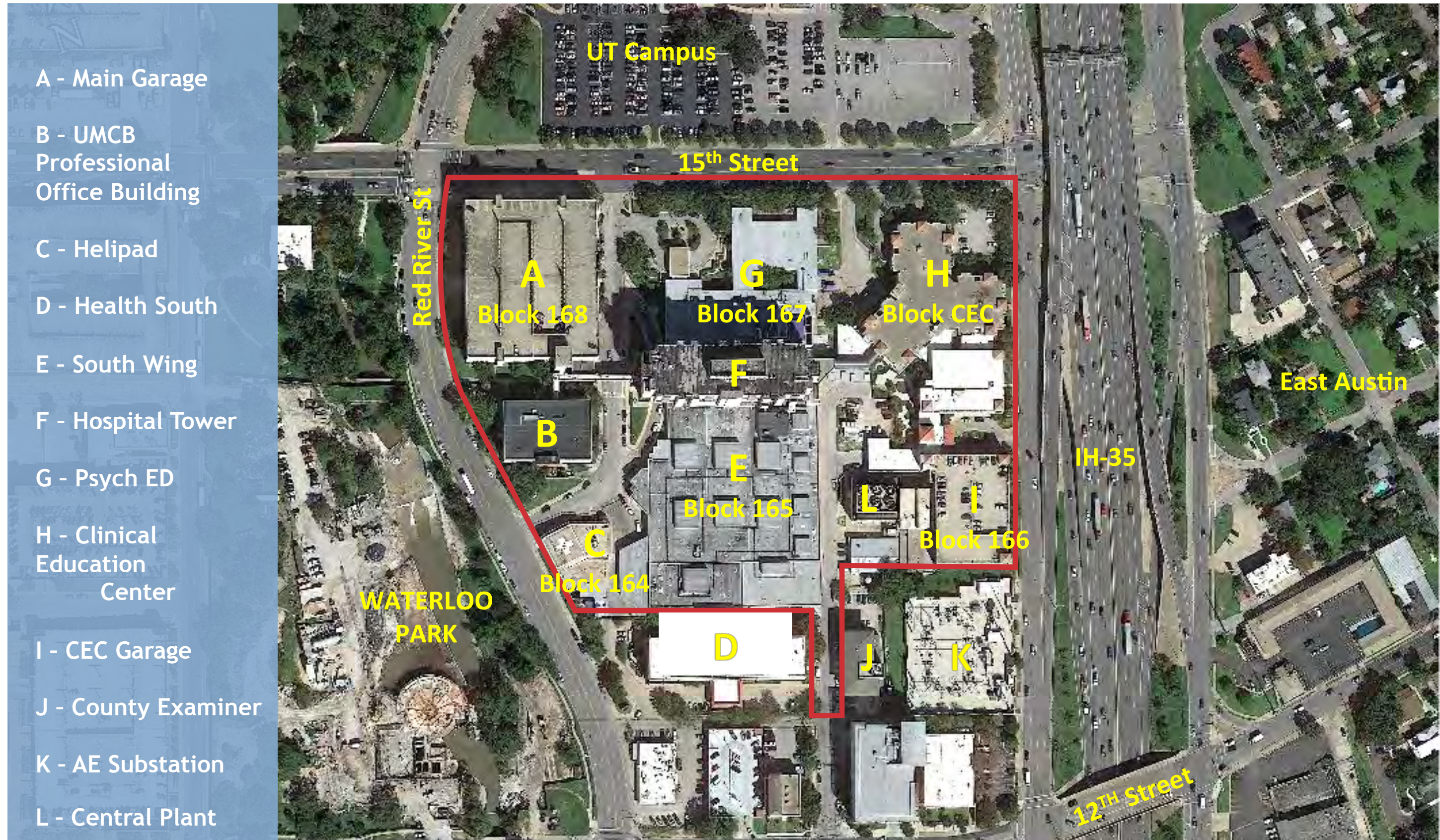
CENTRAL HEALTH
BRACKENRIDGE CAMPUS



CURRENT SITE



CENTRAL HEALTH
BRACKENRIDGE CAMPUS



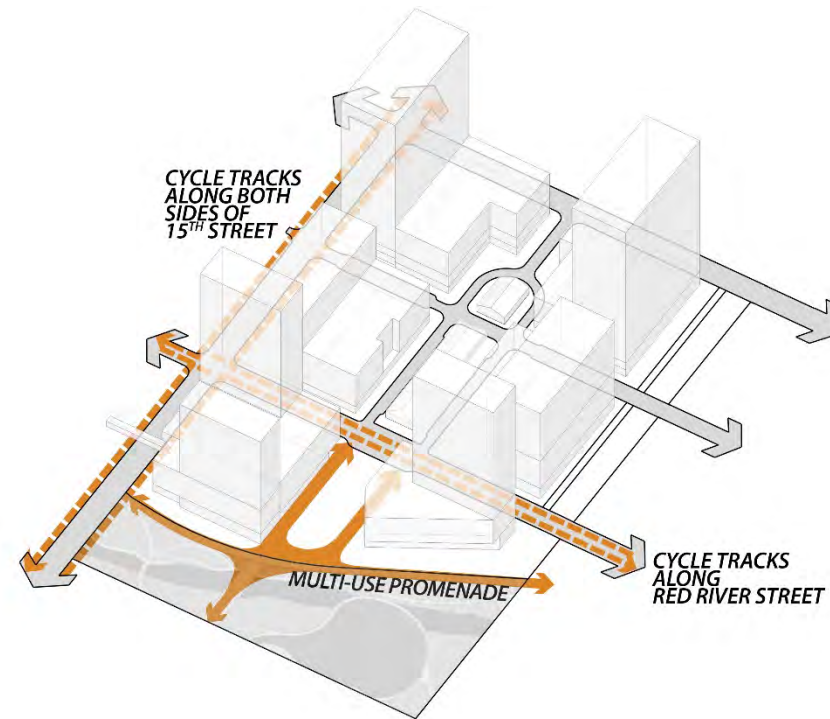
FRAMEWORK OF STREETS AND OPEN SPACES



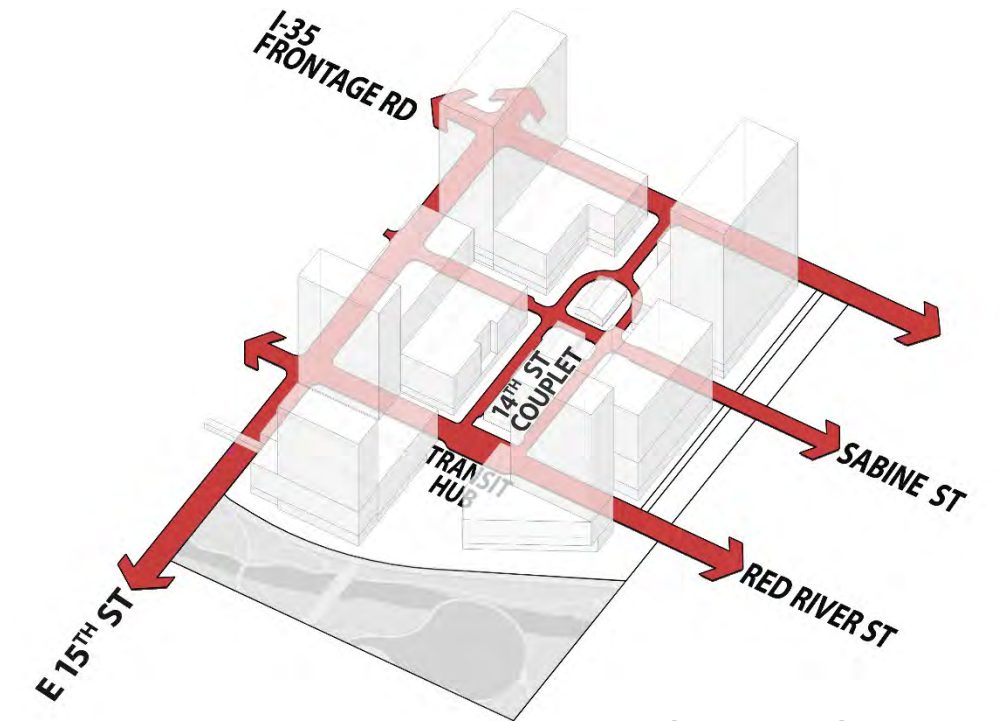
CENTRAL HEALTH
BRACKENRIDGE CAMPUS



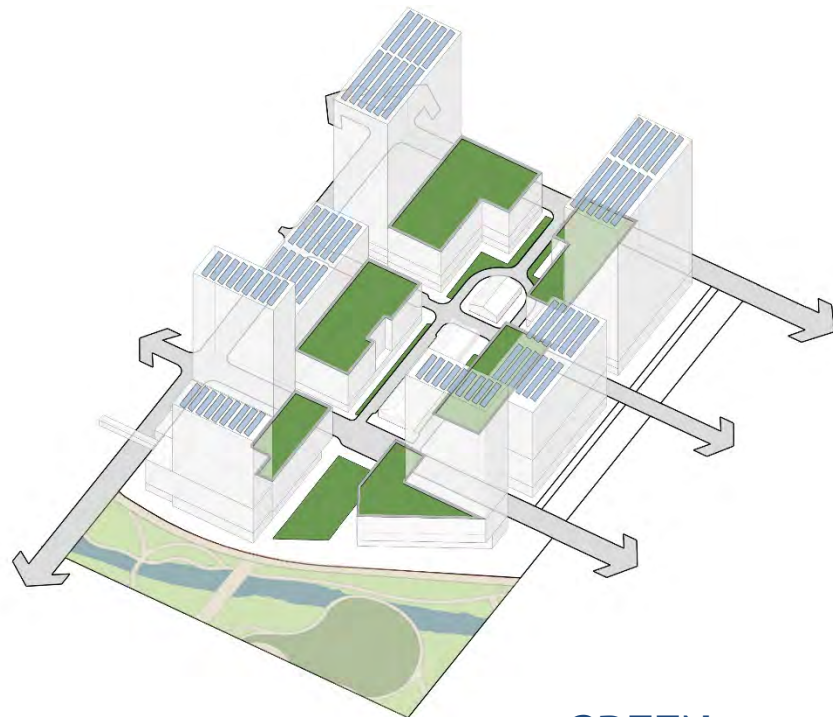
PEDESTRIANS



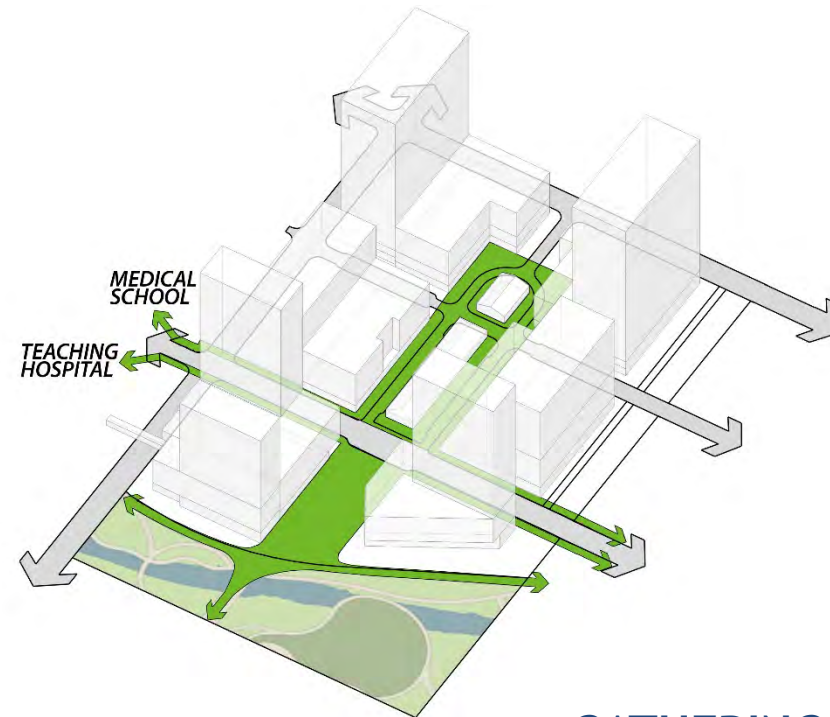
BICYCLES



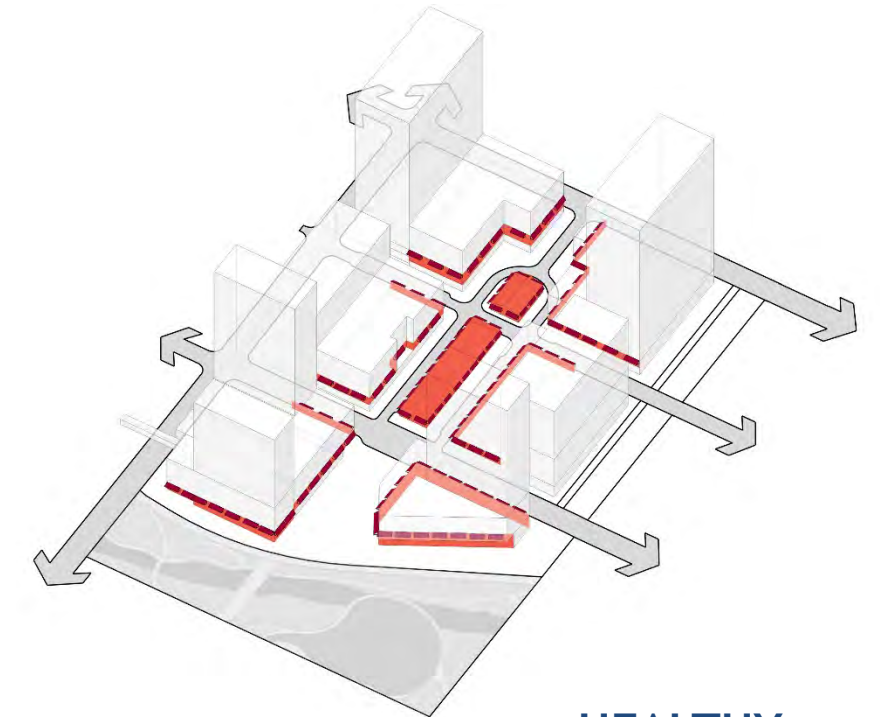
STREETS AND
TRANSIT



GREEN
INFRASTRUCTURE



GATHERING
PLACES

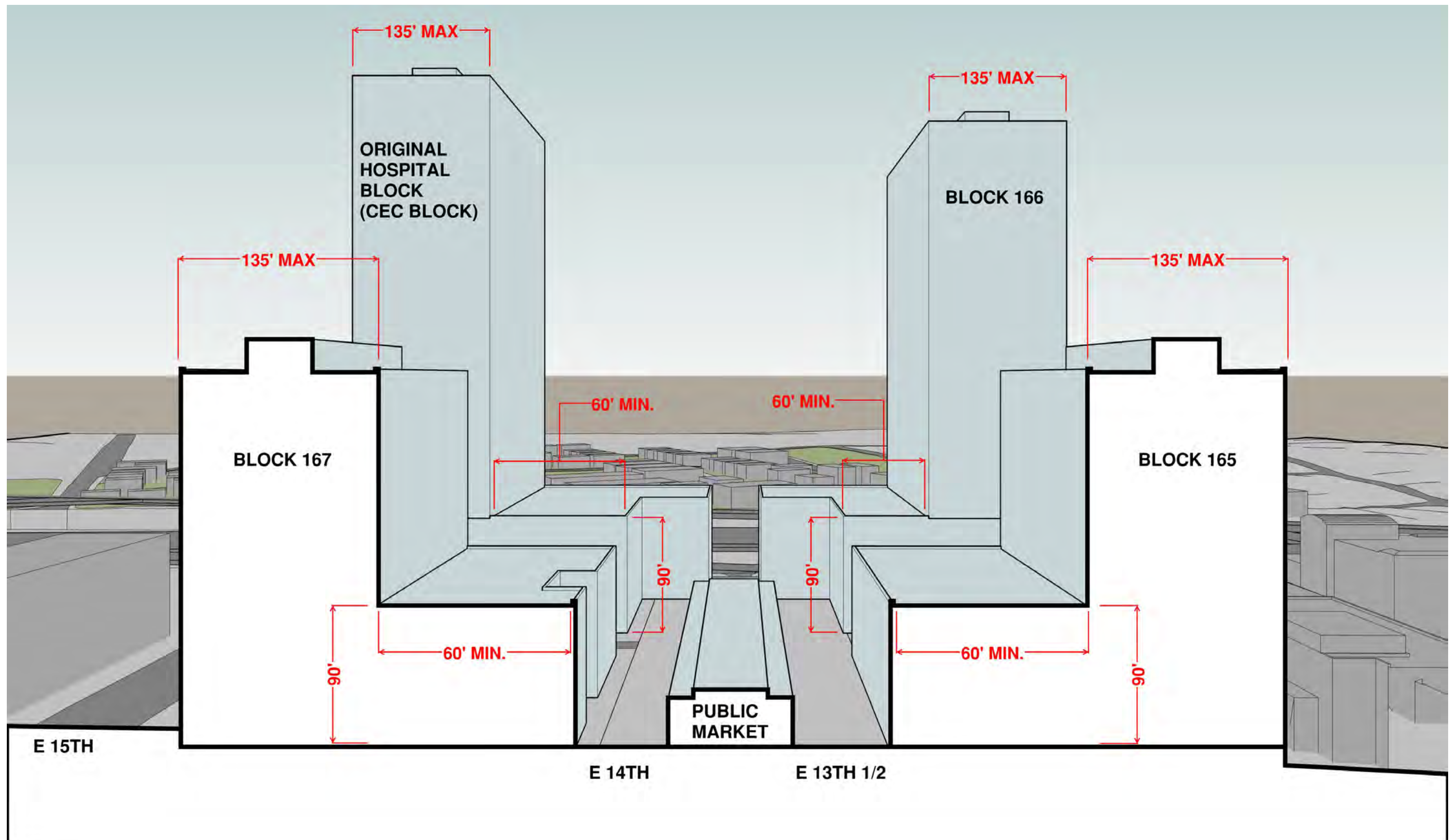


HEALTHY
FOOD

PROJECT DESIGN GUIDELINES



CENTRAL HEALTH
BRACKENRIDGE CAMPUS



ILLUSTRATIVE PLAN



CENTRAL HEALTH
BRACKENRIDGE CAMPUS



PUBLIC MARKET CONCEPT



CENTRAL HEALTH
BRACKENRIDGE CAMPUS



PUBLIC MARKET CONCEPT



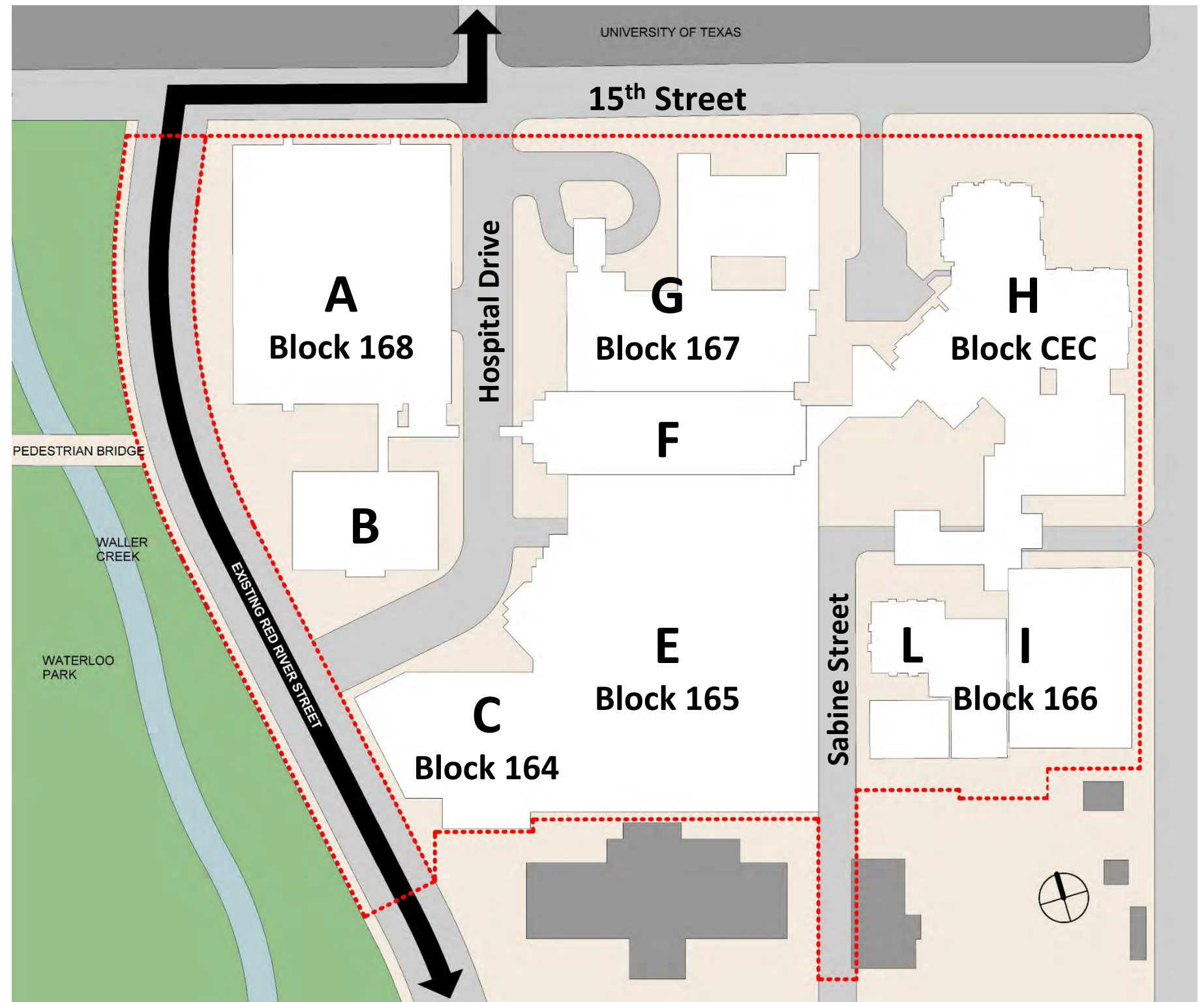
CENTRAL HEALTH
BRACKENRIDGE CAMPUS



EXISTING CAMPUS

Infrastructure plan

- Re-align Red River Street
- Re-connect with the City grid by dividing the campus into distinct blocks for development



EXISTING + DEMOLITION

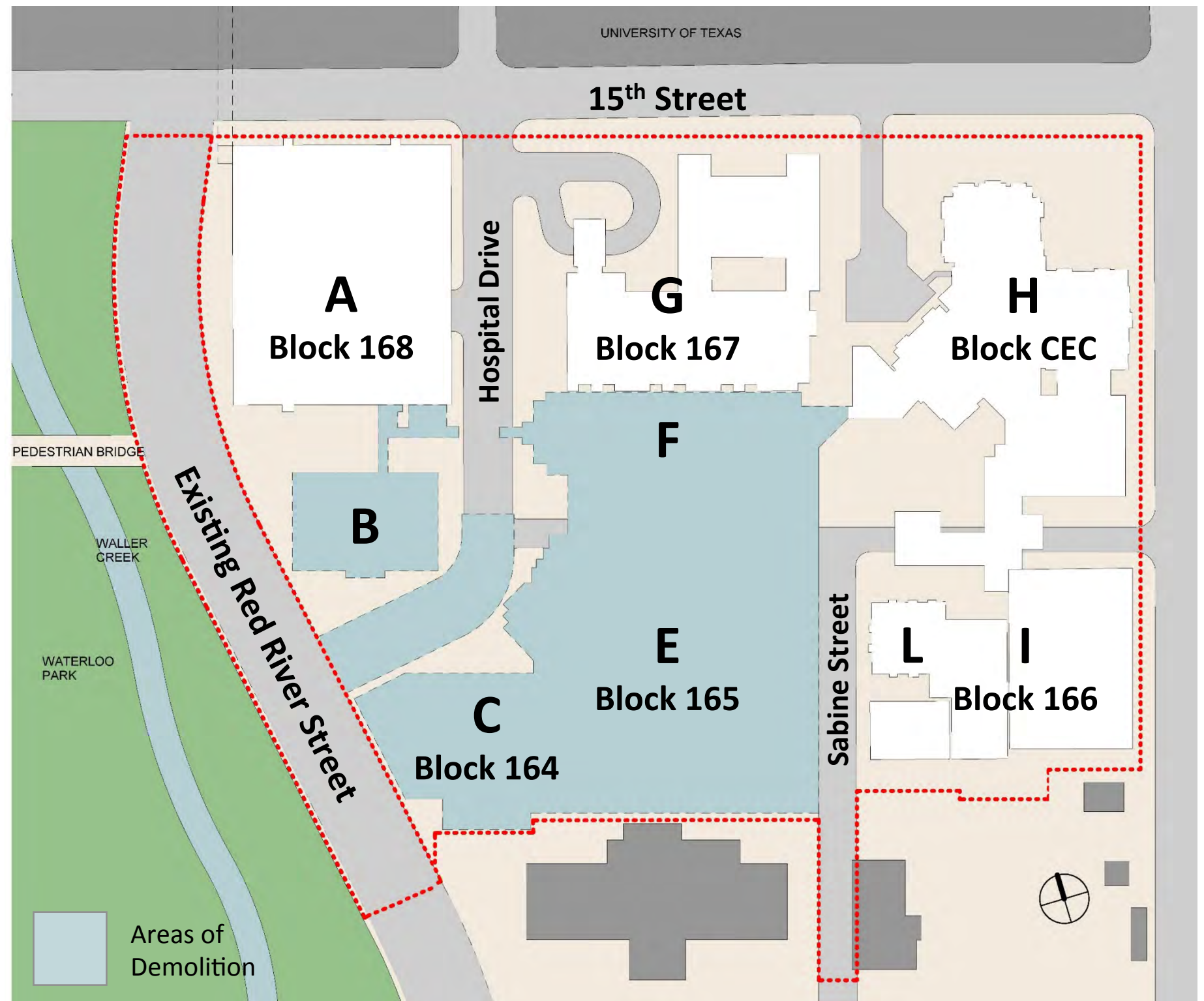
Q2 2017



CENTRAL HEALTH
BRACKENRIDGE CAMPUS

Infrastructure

- Begin selective demolition to prepare for new roadways



EXISTING + CENTRAL HEALTH MARKET

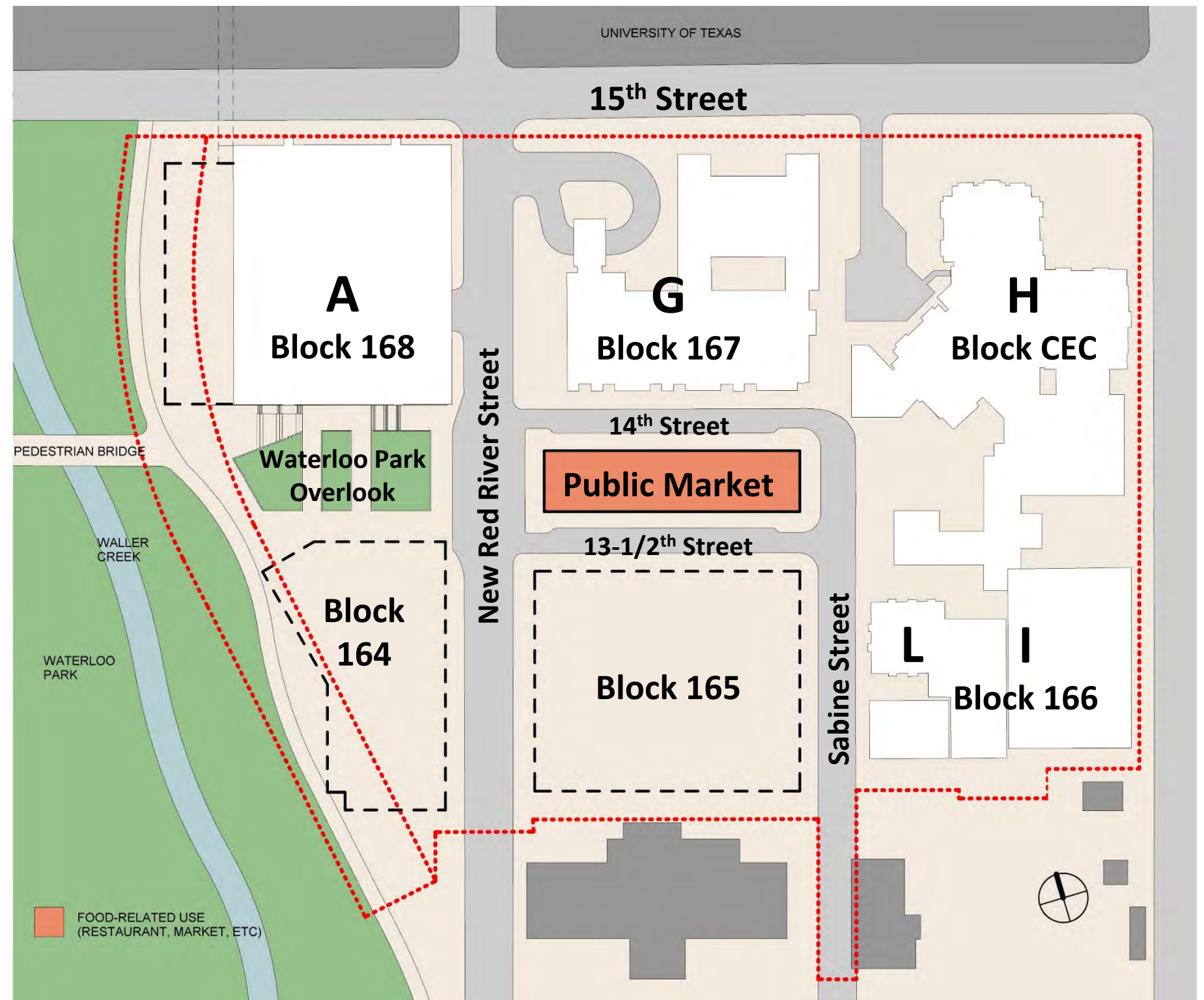
Q2 2017 - Q2 2019



CENTRAL HEALTH
BRACKENRIDGE CAMPUS

Infrastructure

- Begin the re-alignment of Red River Street
- Develop old Red River right of way into Waterloo Park promenade.
- Re-establish historic street grid
- Begin development of the Market Concept block
- Prepare Blocks 164 and 165 for development



EXISTING + CENTRAL HEALTH MARKET

Q2 2017 - Q2 2019



CENTRAL HEALTH
BRACKENRIDGE CAMPUS

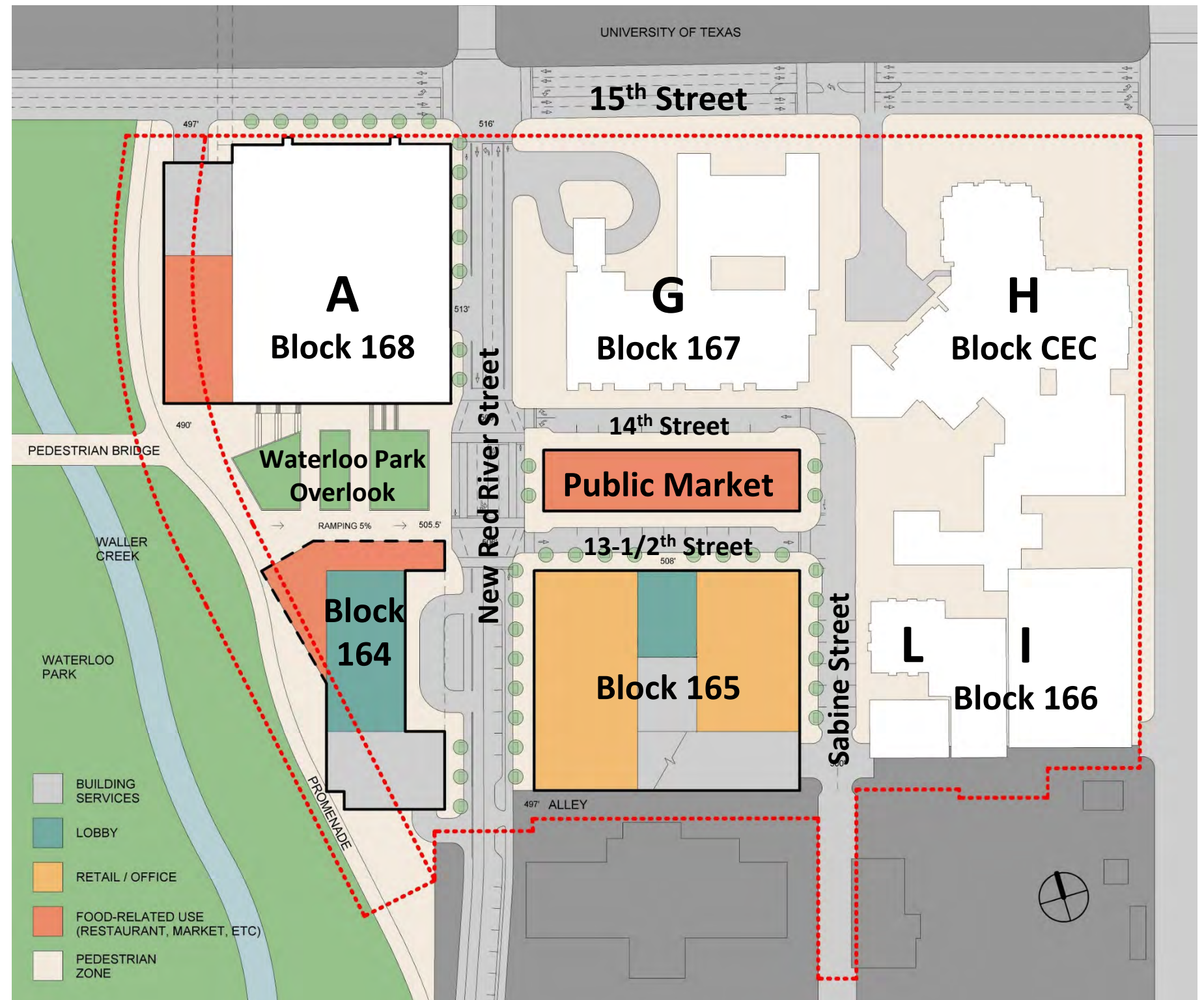
Retain and Reuse

(in white)

- Block 168 - Main Garage
- Block 167 - North Wing
- Block CEC - Clinical Education Center
- Block 166 - CEC Garage

Development

- Block 164 + Block 165;
add Plaza in between
- Add Garage Liner
Building onto west face
of Block 168 - Main
Garage



PHASE II

Q4 2020 - Q4 2025



CENTRAL HEALTH
BRACKENRIDGE CAMPUS

Infrastructure

- Merge 14th Street N and 14th Street S to 14th Street and connect to I-35 frontage road

Development

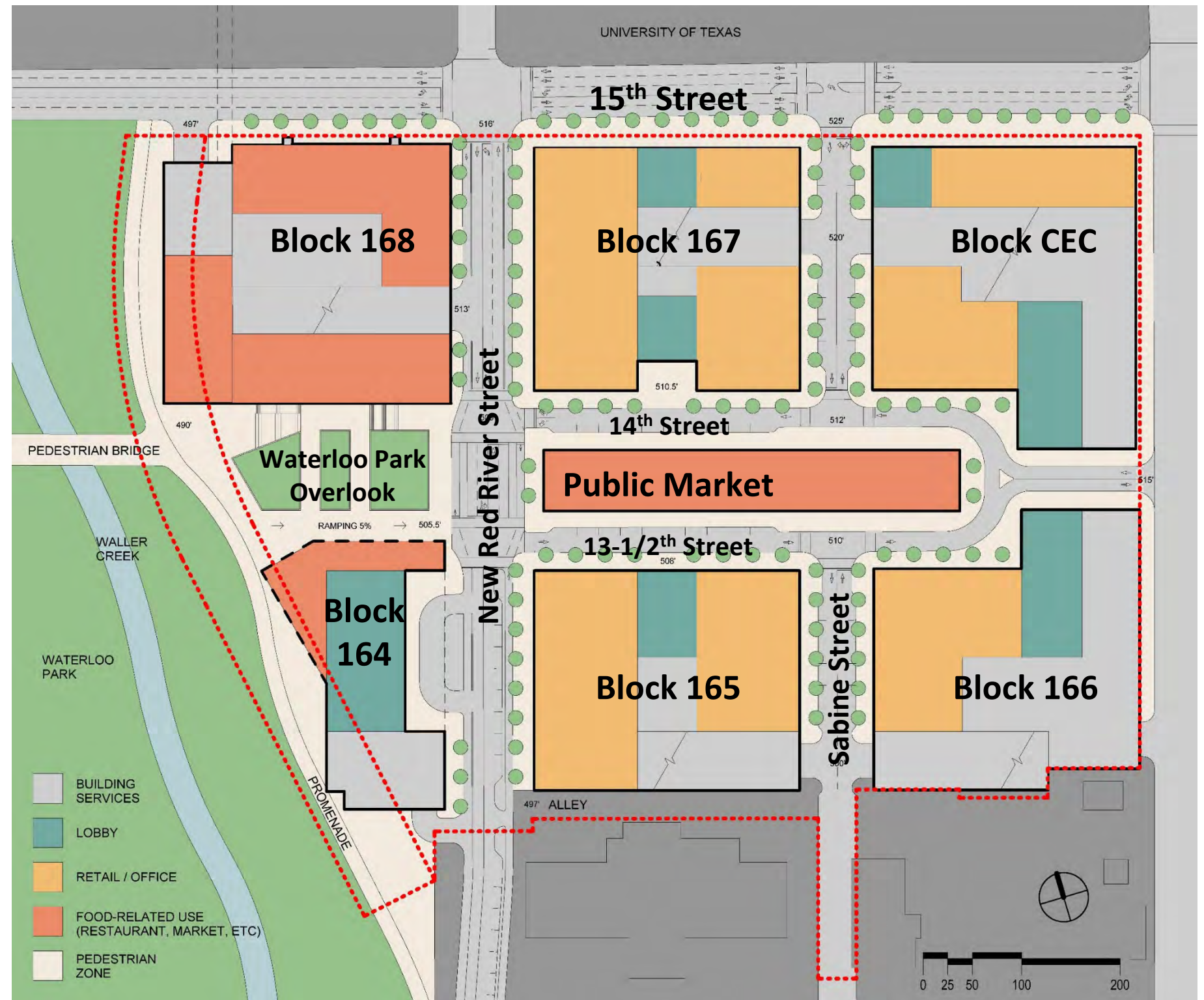
- Market concept annex block
- Redevelop blocks 167 - North Annex, CEC and 166 - CEC Garage

PHASE III

BEYOND 2025

Development

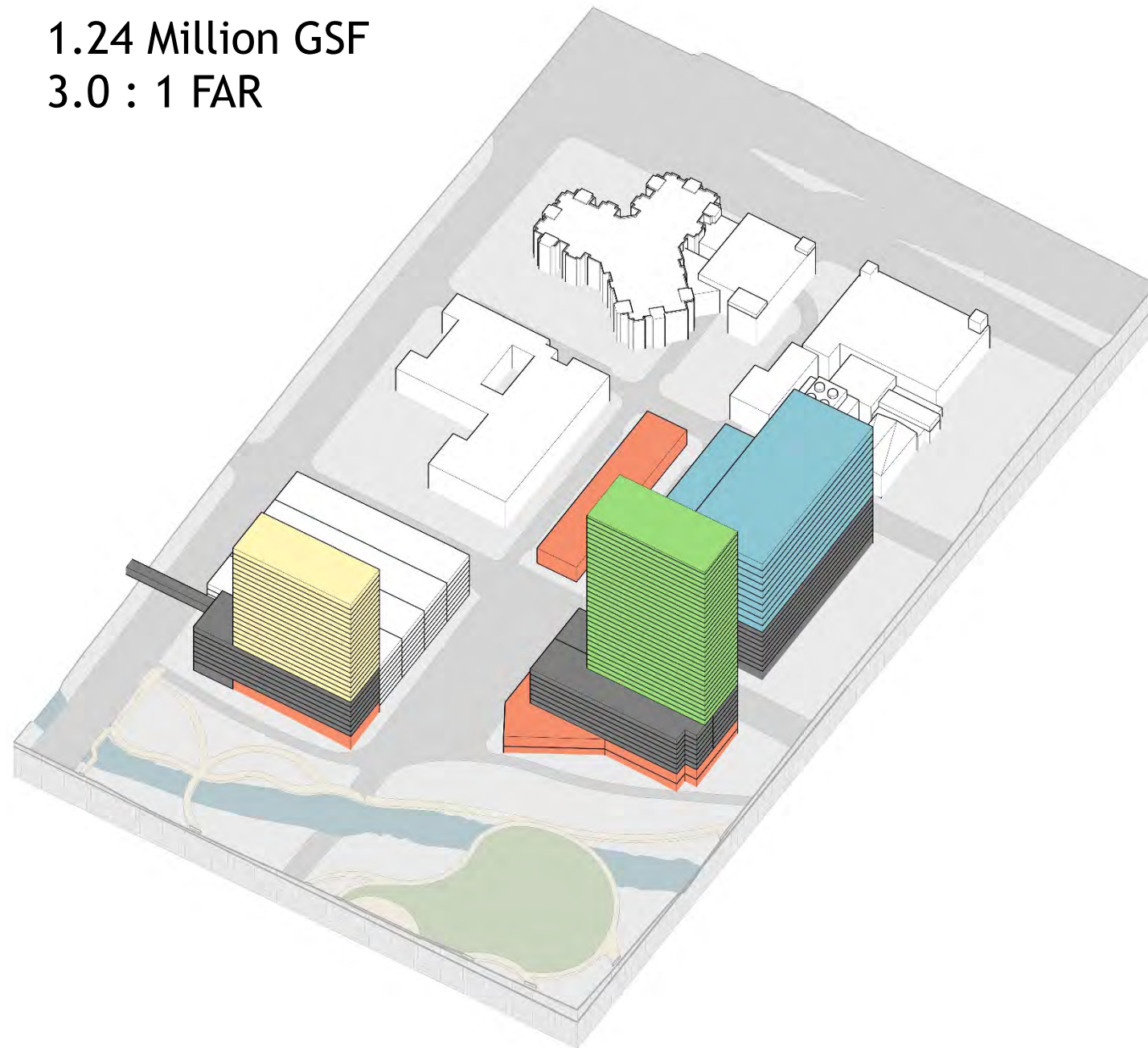
- Redevelop Block 168 - Main Garage





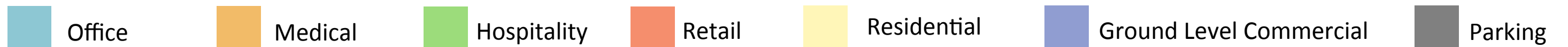
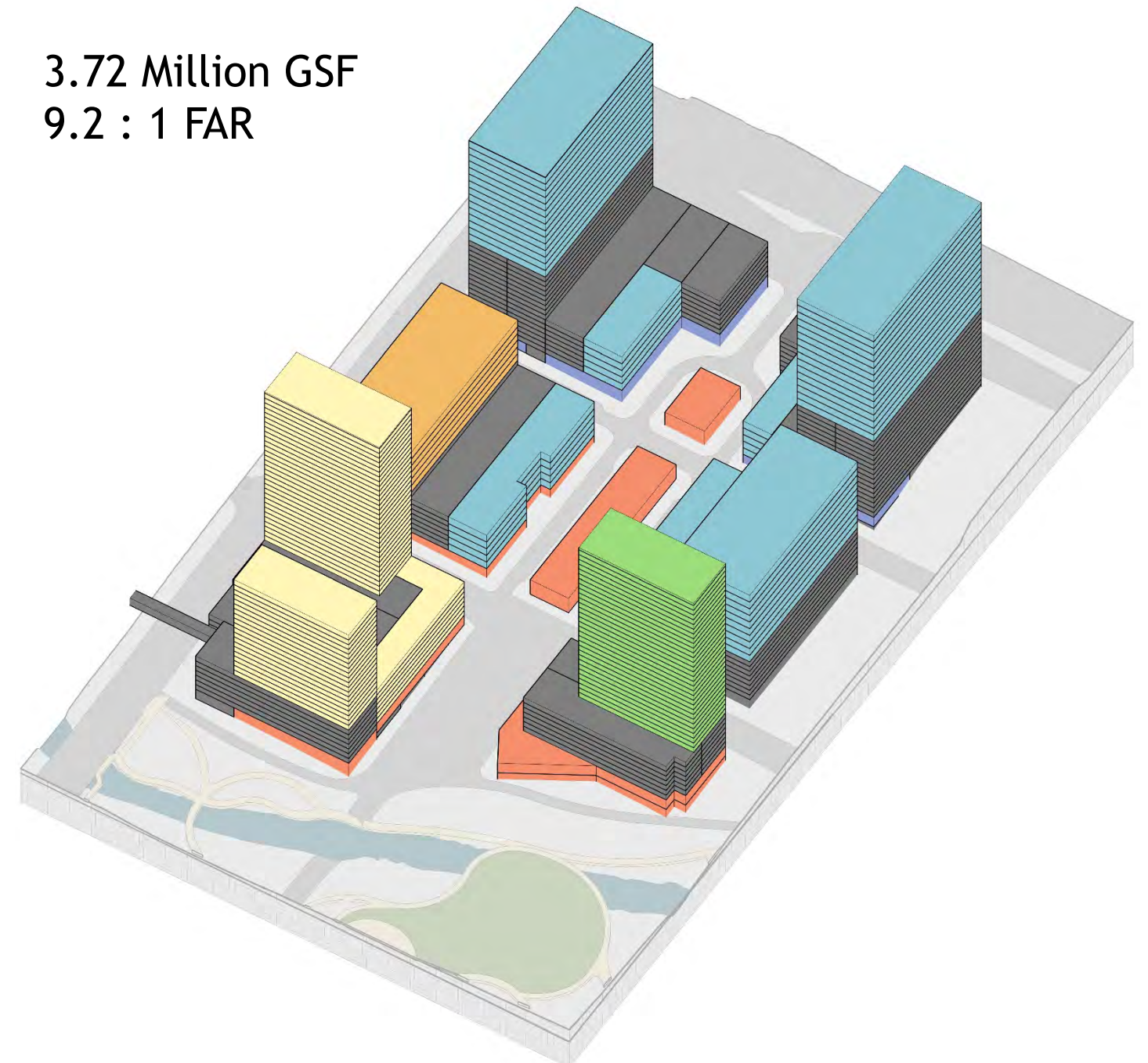
PHASE I

1.24 Million GSF
3.0 : 1 FAR



PHASE II

3.72 Million GSF
9.2 : 1 FAR



CAMPUS CONCEPT



CENTRAL HEALTH
BRACKENRIDGE CAMPUS



EXPECTED ROLES AND STATUS REPORT



CENTRAL HEALTH
BRACKENRIDGE CAMPUS

- Nikelle Meade, J.D., Partner, Husch Blackwell
- Adam Hauser, J.D., Partner, Husch Blackwell
- Juan Garza, VP of Finance & Development, Central Health

SOLICITATION PROCESS AND REQUIREMENTS



CENTRAL HEALTH
BRACKENRIDGE CAMPUS

- Norma Williams, Purchasing Supervisor, Central Health

CENTRAL HEALTH BRACKENRIDGE CAMPUS REQUEST FOR QUALIFICATIONS (RFQ) NO. 1609-001 FOR DOWNTOWN AUSTIN DEVELOPMENT



CENTRAL HEALTH
BRACKENRIDGE CAMPUS

Two-Step Process (sequence of events)

- The RFQ is Step 1 of a two-step process. Following a review of initial qualifications submitted by interested respondents, an Evaluation Committee will determine, based on those submittals and interviews with respondents, which respondents would be best suited to develop the Site to meet the objectives of Central Health and the Community (shortlisted respondents).
- In Step 2, Central Health will contact the shortlisted respondents, identified during the Step 1 evaluation process, and through a Request for Proposal (RFP) invite them to prepare a more detailed project proposal for review by the Evaluation Committee.
- The selected proposer will then enter into a period of exclusive negotiations with Central Health to refine the development program and finalize legal and business terms.

SEQUENCE OF EVENTS

Step 1 RFQ Process (Events 1 through 4)

Action	Responsibility	Date
1. Issuance of RFQ	Central Health	September 1, 2016
2. Pre-Response Meeting and Site Tour Location: Dell Medical School Health Learning Building	Central Health	September 15, 2016 9 a.m.-1 p.m.
3. Deadline to Submit RFQ Questions	Potential Respondents	September 23, 2016 (COB)
4. Response to Written Questions (In the form of RFQ Addendum)	Central Health	September 30, 2016

SEQUENCE OF EVENTS



Step 1 RFQ Process (Events 5 through 8)

Action	Responsibility	Date
5. Deadline to Submit RFQ Response	Potential Respondents	October 21, 2016 2 p.m. Central Time
6. RFQ Response Evaluations	Evaluation Committee	Nov./Dec.
7. RFQ Respondent Interviews	Evaluation Committee	Nov./Dec.
8. RFQ Shortlist Notification	Central Health	Dec. 2016

Step 2

Issuance of RFP	Central Health	Jan. 2017
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RFQ Response

- Respondents shall submit only one (1) response. Respondents shall deliver one (1) original hard copy, ten (10) identical hard copies and one (1) electronic identical copy on a flash drive. Confidential information may be submitted under separate cover.

Response Format - Mandatory

- All responses must be printed in hard copy and placed within a binder with tabs delineating each section.
 - a) Cover Letter
 - b) Table of Contents
 - c) Response Summary (optional)
 - d) Statement of Qualifications

Forms

- e) Completed and Signed Acknowledgement of Receipt Form (Attachment A)
- f) Completed and Signed CIQ (Attachment B)
- g) Completed and Signed Certificate of Secretary, if respondent is a corporation (Attachment C)



Financial Qualifications (40 Points)

- The Evaluation Committee will evaluate the respondent's demonstration of a credible ability to provide/and or leverage adequate funds to support all costs, including pre-entitlement and other pre-development costs as well as required infrastructure, site preparation, and vertical development costs.

Comparable Project Experience (20 Points)

- Experience working on similar projects in similar contexts will be evaluated. Experience working with a public entity landowner will be valued strongly. This criterion will include demonstrated experience with successful high-density, mixed use projects, as well as health-related development and public partner experience.

Project Understanding and Approach (20 Points)

- The Evaluation Committee will prioritize respondents demonstrating superior understanding of conditions affecting the development opportunity, and those with appropriate experience and ideas for addressing these conditions and successfully implementing the project.

Firm and Individual Team Member Experience (20 Points)

- The Evaluation Committee will evaluate the experience of the respondent and the specific individuals proposed for assignment on the project.



Interview (25 Points)

- Based on the scoring of the written responses, respondents will be identified to participate in required interviews with the Evaluation Committee. Following those interviews, the Evaluation Committee will combine the scores from the written responses and the interviews to identify a shortlist of respondents. The Purchasing Supervisor will contact respondents to set up an interview with the Evaluation Committee. The interview format will be structured and consistent for all respondents with questions designed to further clarify their RFQ response.
- Only shortlisted respondents will be invited to participate in Step 2 of the master developer selection process. The Request for Proposal (RFP) is estimated to be issued by Central Health in January 2017.

QUESTIONS AND ANSWERS



CENTRAL HEALTH
BRACKENRIDGE CAMPUS

Juan Garza, VP of Finance & Development, Central Health

- All questions must be submitted on index cards in legible handwriting
- We will answer verbally today those that time will allow for and put into writing for Addendum 1
- All others not answered verbally will be responded to in addendum 1
- Questions can be submitted via our website until the close of business on Friday September 23, 2006

WALKING TOUR



CENTRAL HEALTH
BRACKENRIDGE CAMPUS

- Juan Garza, VP of Finance & Development, Central Health
- Christie Garbe, M.A., VP & Chief Strategy Officer, Central Health

CAMPUS CONCEPT



CENTRAL HEALTH
BRACKENRIDGE CAMPUS





CENTRAL HEALTH

Central Health Brackenridge Campus Request for Qualifications (RFQ) 1609-001 For Downtown Austin Redevelopment

By First Name

NAME	Company	INITIALS	Please check here if you plan to go on the tour.
Aan Coleman	Not provided	<i>AKC</i>	
Alan Aschenbrenner	Cambridge Holdings, Inc.	<i>AA</i>	✓
Alexis Herzog	Hensel Phelps	<i>AS</i>	✓
Amy Starling Rampy	TGB Partners	<i>ASR</i>	✓
Andrew Schendle	Hunt Construction	<i>AS</i>	✓
Andy Hutton	urban architectural landscapes	<i>AH</i>	
Ashley Pour	Brandywine Realty Trust		
Beth Sims	urban architectural landscapes		
Bill Guthrey	KDC Real Estate Development & Investments		
Bill Persefield	Navigant Healthcare		
Bob Burke	Page Southerland Page, Inc.		
Bob Spurck	Consortium all different disciplines		
Bobby Dillard	Cielo Property Group		
Branigan Mulcahy	Cielo Property Group		
Brian Miller	Beck Architecture		
Brian Ott	TBG Partners		
Brian Parker	Kimley-Horn	<i>BJP</i>	
Brock Rindahl	Beck Architecture		
Caroline Pavlinik	Kimley-Horn		
Charlie Martin	Consortium all different disciplines		
Chris Jackson	TBG Partners		
Chuck Lipscomb	JE Dunn		
Corbin Eckel	The University of Texas at Austin	<i>CE</i>	
Curt Hendley	Encotech Engineering Consultants		
Daniel Brooks	Page Southerland Page, Inc.		



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Branigan Mulcahy	Cielo Property Group		
Brian Miller	Beck Architecture		
Brian Ott	TBG Partners	Bo	
Brian Parker	Kimley-Horn		
Brock Rindahl	Beck Architecture		
Caroline Pavlinik	Kimley-Horn		
Charlie Martin	Consortium all different disciplines		
Chris Jackson	TBG Partners		
Chuck Lipscomb	JE Dunn	CL	✓
Corbin Eckel	The University of Texas at Austin		
Curt Hendley	Encotech Engineering Consultants		
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Charlie Martin	Consortium all different disciplines		
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Chuck Lipscomb	JE Dunn		
Corbin Eckel	The University of Texas at Austin		
Curt Hendley	Encotech Engineering Consultants	CH	✓
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Ashley Pour	Brandywine Realty Trust	AP	✓
Beth Sims	urban architectural landscapes	BS	✓
Bill Guthrey	KDC Real Estate Development & Investments		
Bill Persefield	Navigant Healthcare		
Bob Burke	Page Southerland Page, Inc.		
Bob Spurck	Consortium all different disciplines	RS	✓
Bobby Dillard	Cielo Property Group		
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Ashley Pour	Brandywine Realty Trust		
Beth Sims	urban architectural landscapes		
Bill Guthrey	KDC Real Estate Development & Investments	<i>WGL</i>	✓
Bill Persefield	Navigant Healthcare	<i>WGL</i>	✓
Bob Burke	Page Southerland Page, Inc.		
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Brock Rindahl	Beck Architecture		
Caroline Pavlinik	Kimley-Horn	CP	X
Charlie Martin	Consortium all different disciplines		
Chris Jackson	TBG Partners		
Chuck Lipscomb	JE Dunn		
Corbin Eckel	The University of Texas at Austin		
Curt Hendley	Encotech Engineering Consultants		
Daniel Brooks	Page Southerland Page, Inc.		✓



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Daniel Campbell	Endeavor Real Estate Group	DC	✓
Daniel Carl	BSA LifeStructures		
Danny Harrington	Square One		
Danny Roth	Southwest Strategies Group		
David Carter	Cardno Haynes Whaley	Q	Q ✓
David Knoll	Ryan Companies US, Inc.		
David Tillotson	Koa Partners	DT	✓
Deborah White	DataCom Design Group		
Dennis Escobar	CORGAN		
Derek Silva	Office of General Counsel - Real Estate Office University of Texas System		
Devin Williamson	Project Control of Texas, Inc		
Donald Watkins	Cadence McShane Construction Company		
Donna Lamberty	Navigant Healthcare		
Doug Woodruff	Wexford Science & Technology		
Douglas Demiano	PMRG		
Dustin Slack	The OPUS Group Real Estate Development	DS	✓
Elizabeth Rabaey	Cook-Joyce		
Emily Jaster Seed	JQ	WJ	
Eric S. Workman	TTG Corp		
Eric Schultz	urban architectural landscapes		
Erika Passailaigue	Datum Engineers, Inc.		
Gaby O'Hearn	Page Southerland Page, Inc.		
Geoffrey Palmer	Endeavor Real Estate Group	GP	GP ✓
Glenn Hart	Square One		
Haley Koenig	USAA Real Estate Company		



CENTRAL HEALTH

**Central Health Brackenridge Campus
Request for Qualifications (RFQ) 1609-001
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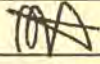




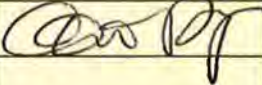
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Daniel Campbell	Endeavor Real Estate Group		<input checked="" type="checkbox"/>
Daniel Carl	BSA LifeStructures	<i>DC</i>	<input checked="" type="checkbox"/>
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Danny Roth	Southwest Strategies Group		
David Carter	Cardno Haynes Whaley		<input checked="" type="checkbox"/>
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Doug Woodruff	Wexford Science & Technology		
Douglas Demiano	PMRG	<i>DD</i>	<input checked="" type="checkbox"/>
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Elizabeth Rabaey	Cook-Joyce		
Emily Jaster Seed	JQ		<input checked="" type="checkbox"/>
Eric S. Workman	TTG Corp	<i>ESW</i>	<input checked="" type="checkbox"/>
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Gaby O'Hearn	Page Southerland Page, Inc.		
Geoffrey Palmer	Endeavor Real Estate Group		
Glenn Hart	Square One	<i>GH</i>	<input checked="" type="checkbox"/>
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Donald Watkins	Cadence McShane Construction Company		
Donna Lamberty	Navigant Healthcare		
Doug Woodruff	Wexford Science & Technology	<i>AW</i>	✓
Douglas Demiano	PMRG		
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CENTRAL HEALTH

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For Downtown Austin Redevelopment**

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NAME	Company	INITIALS	Please check here if you plan to go on the tour.
Harry Lake	Koa Partners		
Hunter Richardson	Portman Holdings		
Hyde Griffith	Broaddus		
Jack Tiebout	The University of Texas at Austin		
James Lovett	J.L. Powers & Associates	JL	
Jason Reeves	Fugro Consultants, Inc.	JR	
Jeff Caldwell	MWM DesignGroup	Jc	
Jeffrey Richard	J.L. Powers & Associates		
Jeremy Martin	Martin Ventures		
Jess Corrigan	HKS Inc.		
Jhevasse Mitchell	SVP/Development KOA Partners		
Jim McCaffrey	Howard Hughes Corporation	JKM	✓
Jim Stephenson	STG Design		
John Cavallo	RCL CO		
John Portman IV	Portman Holdings		
John Rob Hicks	DataCom Design Group	JRH	✓
John Rosato	Southwest Strategies Group Inc		
Josh Gately	Portman Holdings		
Junie Plummer	City of Austin Watershed Protection		
Juston H. Scott	Hughes Capital Management		
K. Suzanne Stumpf	Brandywine Realty Trust		
Karen Fassetta	Page Southerland Page, Inc.	KF	✓
Karen Ward	Terracon		
Kathleen Margolis	No Company named at this time		
Katie Evans	Texas Engineering Solutions, LLC	KE	✓



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Jess Corrigan	HKS Inc.		
Jhevasse Mitchell	SVP/Development KOA Partners		
Jim McCaffrey	Howard Hughes Corporation		
Jim Stephenson	STG Design		
John Cavallo	RCL CO		
John Portman IV	Portman Holdings	JP	✓
John Rob Hicks	DataCom Design Group		
John Rosato	Southwest Strategies Group Inc		
Josh Gately	Portman Holdings		
Junie Plummer	City of Austin Watershed Protection		
Juston H. Scott	Hughes Capital Management		
K. Suzanne Stumpf	Brandywine Realty Trust	KSS	✓
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By First Name

NAME	Company	INITIALS	Please check here if you plan to go on the tour.
Harry Lake	Koa Partners		
Hunter Richardson	Portman Holdings		
Hyde Griffith	Broaddus		
Jack Tiebout	The University of Texas at Austin	JT	Yes
James Lovett	J.L. Powers & Associates		
Jason Reeves	Fugro Consultants, Inc.		
Jeff Caldwell	MWM DesignGroup		
Jeffrey Richard	J.L. Powers & Associates		
Jeremy Martin	Martin Ventures		
Jess Corrigan	HKS Inc.		
Jhevasse Mitchell	SVP/Development KOA Partners		
Jim McCaffrey	Howard Hughes Corporation		
Jim Stephenson	STG Design		
John Cavallo	RCL CO		
John Portman IV	Portman Holdings		
John Rob Hicks	DataCom Design Group		
John Rosato	Southwest Strategies Group Inc		
Josh Gately	Portman Holdings		
Junie Plummer	City of Austin Watershed Protection		
Juston H. Scott	Hughes Capital Management		
K. Suzanne Stumpf	Brandywine Realty Trust		
Karen Fassetta	Page Southerland Page, Inc.		
Karen Ward	Terracon		
Kathleen Margolis	No Company named at this time		
Katie Evans	Texas Engineering Solutions, LLC		



CENTRAL HEALTH

**Central Health Brackenridge Campus
Request for Qualifications (RFQ) 1609-001
For Downtown Austin Redevelopment**

By First Name

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Harry Lake	Koa Partners		
Hunter Richardson	Portman Holdings		
Hyde Griffith	Broaddus		
Jack Tiebout	The University of Texas at Austin		
James Lovett	J.L. Powers & Asscoaites		
Jason Reeves	Fugro Consultants, Inc.		
Jeff Caldwell	MWM DesignGroup		
Jeffrey Richard	J.L. Powers & Asscoaites		
Jeremy Martin	Martin Ventures		
Jess Corrigan	HKS Inc.		
Jhevasse Mitchell	SVP/Development KOA Partners		
Jim McCaffrey	Howard Hughes Corporation		
Jim Stephenson	STG Design		
John Cavallo	RCL CO		
John Portman IV	Portman Holdings		
John Rob Hicks	DataCom Design Group		
John Rosato	Southwest Strategies Group Inc	JR	
Josh Gately	Portman Holdings		
Junie Plummer	City of Austin Watershed Protection		
Juston H. Scott	Hughes Capital Management	JHS	✓
K. Suzanne Stumpf	Brandywine Realty Trust		
Karen Fassetta	Page Southerland Page, Inc.		
Karen Ward	Terracon		
Kathleen Margolis	No Company named at this time		
Katie Evans	Texas Engineering Solutions, LLC		



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Harry Lake	Koa Partners	HL	HL
Hunter Richardson	Portman Holdings	HR	HR
Hyde Griffith	Broaddus		
Jack Tiebout	The University of Texas at Austin		
James Lovett	J.L. Powers & Associates		
Jason Reeves	Fugro Consultants, Inc.		
Jeff Caldwell	MWM DesignGroup		
Jeffrey Richard	J.L. Powers & Associates		
Jeremy Martin	Martin Ventures	JM	✓
Jess Corrigan	HKS Inc.	JC	
Jhevasse Mitchell	SVP/Development KOA Partners	JM	✓
Jim McCaffrey	Howard Hughes Corporation		
Jim Stephenson	STG Design	JS	JS
John Cavallo	RCL CO		
John Portman IV	Portman Holdings		
John Rob Hicks	DataCom Design Group		
John Rosato	Southwest Strategies Group Inc		
Josh Gately	Portman Holdings	JG	JG
Junie Plummer	City of Austin Watershed Protection		
Juston H. Scott	Hughes Capital Management		
K. Suzanne Stumpf	Brandywine Realty Trust		
Karen Fassetta	Page Southerland Page, Inc.		
Karen Ward	Terracon		
Kathleen Margolis	No Company named at this time		
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Hunter Richardson	Portman Holdings		
Hyde Griffith	Broadbus	HG	✓
Jack Tiebout	The University of Texas at Austin		
James Lovett	J.L. Powers & Associates		
Jason Reeves	Fugro Consultants, Inc.		
Jeff Caldwell	MWM DesignGroup		
Jeffrey Richard	J.L. Powers & Associates		
Jeremy Martin	Martin Ventures		
Jess Corrigan	HKS Inc.		
Jhevasse Mitchell	SVP/Development KOA Partners		
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Jim Stephenson	STG Design		
John Cavallo	RCL CO		
John Portman IV	Portman Holdings		
John Rob Hicks	DataCom Design Group		
John Rosato	Southwest Strategies Group Inc		
Josh Gately	Portman Holdings		
Junie Plummer	City of Austin Watershed Protection		
Juston H. Scott	Hughes Capital Management		
K. Suzanne Stumpf	Brandywine Realty Trust		
Karen Fassetta	Page Southerland Page, Inc.		
Karen Ward	Terracon	KW	✓
Kathleen Margolis	No Company named at this time		
Katie Evans	Texas Engineering Solutions, LLC		



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By First Name

NAME	Company	INITIALS	Please check here if you plan to go on the tour.
Kelly Halls	Inspired Healthcare Environments		
Khris House	Affiliated Engineers, Inc.		
Kim Hoover	DataCom Design Group		
Kirby Baird	SpawGlass Contractors		
Kristin Pipkin	City of Austin Watershed Protection		
Lawrence W. Speck	Page Southerland Page		
Leslie DeShazer	Cambridge Holdings, Inc.		
Marissa McKinney	Coleman and Associates		
Mark Bulmash	Howard Hughes Corporation		
Mark Merryman	CARDNO HAYNES WHALEY		
Mashell Smith	City of Austin Real Estate Services		
Matt Dungan	Beck Architecture	MD	✓
Matt Whelan	Red Leaf Properties		
Megan Blanchard	Rider Levett Bucknall		
Merrill Stanley	Project Control		
Michael Critchley	Cielo Property Group		
Michael Lincoln	MB Real Estate		
Michael Sciortino	View Inc.		
Micheal Brack	Datum Engineers, Inc.	MB	✓
Michelle Alonso	Endeavor Real Estate Group		
Mike Harris	Brandywine Realty Trust		
Mike Neary	Sentinel Title Company		
Mitch Fuller	J.L. Powers		
Nhat M. Ho	Civilitude Engineers and Planners		
Nick Moulinet	Stantec		



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NAME	Company	INITIALS	Please check here if you plan to go on the tour.
Kelly Halls	Inspired Healthcare Environments	KA	<input checked="" type="checkbox"/>
Khris House	Affiliated Engineers, Inc.		
Kim Hoover	DataCom Design Group		
Kirby Baird	SpawGlass Contractors		
Kristin Pipkin	City of Austin Watershed Protection		
Lawrence W. Speck	Page Southerland Page		
Leslie DeShazer	Cambridge Holdings, Inc.		
Marissa McKinney	Coleman and Associates		
Mark Bulmash	Howard Hughes Corporation		
Mark Merryman	CARDNO HAYNES WHALEY		
Mashell Smith	City of Austin Real Estate Services		
Matt Dungan	Beck Architecture		
Matt Whelan	Red Leaf Properties	MW	
Megan Blanchard	Rider Levett Bucknall		
Merrill Stanley	Project Control		
Michael Critchley	Cielo Property Group	MC	<input checked="" type="checkbox"/>
Michael Lincoln	MB Real Estate		
Michael Sciortino	View Inc.		
Micheal Brack	Datum Engineers, Inc.		
Michelle Alonso	Endeavor Real Estate Group		
Mike Harris	Brandywine Realty Trust		
Mike Neary	Sentinel Title Company		
Mitch Fuller	J.L. Powers	X	<input checked="" type="checkbox"/>
Nhat M. Ho	Civiltude Engineers and Planners		
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Mitch Fuller	J.L. Powers		
Nhat M. Ho	Civiltude Engineers and Planners	NH	✓
Nick Moulinet	Stantec		



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Khris House	Affiliated Engineers, Inc.		
Kim Hoover	DataCom Design Group	RH	
Kirby Baird	SpawGlass Contractors		
Kristin Pipkin	City of Austin Watershed Protection		
Lawrence W. Speck	Page Southerland Page		
Leslie DeShazer	Cambridge Holdings, Inc.	LD	✓
Marissa McKinney	Coleman and Associates		
Mark Bulmash	Howard Hughes Corporation		
Mark Merryman	CARDNO HAYNES WHALEY		
Mashell Smith	City of Austin Real Estate Services		
Matt Dungan	Beck Architecture		
Matt Whelan	Red Leaf Properties		
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Michael Critchley	Cielo Property Group		
Michael Lincoln	MB Real Estate		
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Micheal Brack	Datum Engineers, Inc.		
Michelle Alonso	Endeavor Real Estate Group		
Mike Harris	Brandywine Realty Trust		
Mike Neary	Sentinel Title Company		
Mitch Fuller	J.L. Powers		
Nhat M. Ho	Civiltude Engineers and Planners		
Nick Moulinet	Stantec	DM	



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Marissa McKinney	Coleman and Associates		
Mark Bulmash	Howard Hughes Corporation		
Mark Merryman	CARDNO HAYNES WHALEY		
Mashell Smith	City of Austin Real Estate Services	MS	✓
Matt Dungan	Beck Architecture		
Matt Whelan	Red Leaf Properties		
Megan Blanchard	Rider Levett Bucknall		
Merrill Stanley	Project Control		
Michael Critchley	Cielo Property Group		
Michael Lincoln	MB Real Estate		
Michael Sciortino	View Inc.		
Micheal Brack	Datum Engineers, Inc.		
Michelle Alonso	Endeavor Real Estate Group	WA	✓
Mike Harris	Brandywine Realty Trust		
Mike Neary	Sentinel Title Company		✓
Mitch Fuller	J.L. Powers		
Nhat M. Ho	Civiltude Engineers and Planners		
Nick Moulinet	Stantec		



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NAME	Company	INITIALS	Please check here if you plan to go on the tour.
Paulette Gibbins	STRUCTURES		
Peter Doyle	The Howard Hughes Corporation	D.C.	✓
Peter Yates	KDC Real Estate Development & Investments		
Philip Koske	Design Workshop		
Puneet S Oberoi	Not provided		
Ralph Bistline	Consortium all different disciplines		
Raymond Castillo	AECOM		
Rebekah Pool	Southwest Strategies Group		
Reid Scott	Portman Holdings		
Rob Shands	Red Leaf Properties		
Robert Feille	Hunt Construction Group		
Robert L Sult	USAA Real Estate Company		
Roberta Swischuk	GSC Architects		
Roman Bogoslavsky	Cambridge Holdings, Inc.		
Rudy Garza	Garza EMC	RG	✓
Ryan Therrell	The Beck Group	Rt	✓
Sam Van Amburgh	Clark Construction		
Scott Reid	Portman Holdings		
Seth Dockery	Nehemiah Capital		
Shawn Janus	PMB / PACIFIC MEDICAL BUILDINGS	SH	✓
Stacy Rudd	Flintco, LLC		
Steve Drenner	Drenner Group		
Steve Freche	W2 Real Estate		
Sullivan Johnston	Avison Young		
Taylor Vreeland	JMI Realty, LLC		



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Peter Doyle	The Howard Hughes Corporation		
Peter Yates	KDC Real Estate Development & Investments		
Philip Koske	Design Workshop		
Puneet S Oberoi	Not provided		
Ralph Bistline	Consortium all different disciplines		
Raymond Castillo	AECOM		
Rebekah Pool	Southwest Strategies Group		
Reid Scott	Portman Holdings	RS	✓
Rob Shands	Red Leaf Properties		
Robert Feille	Hunt Construction Group		
Robert L Sult	USAA Real Estate Company		
Roberta Swischuk	GSC Architects		
Roman Bogoslavsky	Cambridge Holdings, Inc.		
Rudy Garza	Garza EMC		
Ryan Therrell	The Beck Group		
Sam Van Amburgh	Clark Construction		
Scott Reid	Portman Holdings		
Seth Dockery	Nehemiah Capital	SD	✓
Shawn Janus	PMB / PACIFIC MEDICAL BUILDINGS		
Stacy Rudd	Flintco, LLC		
Steve Drenner	Drenner Group	SD	✓
Steve Freche	W2 Real Estate		
Sullivan Johnston	Avison Young		
Taylor Vreeland	JMI Realty, LLC	TV	✓



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Paulette Gibbins	STRUCTURES	PG	maybe
Peter Doyle	The Howard Hughes Corporation		
Peter Yates	KDC Real Estate Development & Investments		
Philip Koske	Design Workshop		
Puneet S Oberoi	Not provided		
Ralph Bistline	Consortium all different disciplines		
Raymond Castillo	AECOM		
Rebekah Pool	Southwest Strategies Group		
Reid Scott	Portman Holdings		
Rob Shands	Red Leaf Properties		
Robert Feille	Hunt Construction Group		
Robert L Sult	USAA Real Estate Company		
Roberta Swischuk	GSC Architects		
Roman Bogoslavsky	Cambridge Holdings, Inc.	CB	✓
Rudy Garza	Garza EMC		
Ryan Therrell	The Beck Group		
Sam Van Amburgh	Clark Construction		
Scott Reid	Portman Holdings		
Seth Dockery	Nehemiah Capital		
Shawn Janus	PMB / PACIFIC MEDICAL BUILDINGS		
Stacy Rudd	Flintco, LLC		
Steve Drenner	Drenner Group		
Steve Freche	W2 Real Estate		
Sullivan Johnston	Avison Young	SY	✓
Taylor Vreeland	JMI Realty, LLC		



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Peter Doyle	The Howard Hughes Corporation		
Peter Yates	KDC Real Estate Development & Investments	PKY	PKY
Philip Koske	Design Workshop	PK	ph
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Roman Bogoslavsky	Cambridge Holdings, Inc.		
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Sam Van Amburgh	Clark Construction		
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Puneet S Oberoi	Not provided		
Ralph Bistline	Consortium all different disciplines	<i>RB</i>	<i>RB</i>
Raymond Castillo	AECOM		
Rebekah Pool	Southwest Strategies Group		
Reid Scott	Portman Holdings		
Rob Shands	Red Leaf Properties		
Robert Feille	Hunt Construction Group		
Robert L Sult	USAA Real Estate Company	<i>RS</i>	<i>RS</i>
Roberta Swischuk	GSC Architects	<i>RS</i>	
Roman Bogoslavsky	Cambridge Holdings, Inc.		
Rudy Garza	Garza EMC		
Ryan Therrell	The Beck Group		
Sam Van Amburgh	Clark Construction		
Scott Reid	Portman Holdings		
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Steve Drenner	Drenner Group		
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Taylor Vreeland	JMI Realty, LLC		



CENTRAL HEALTH



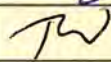



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Peter Yates	KDC Real Estate Development & Investments		
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Puneet S Oberoi	Not provided		
Ralph Bistline	Consortium all different disciplines		
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Sam Van Amburgh	Clark Construction		
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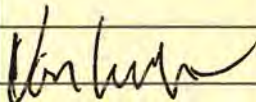
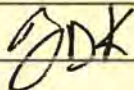
By First Name

NAME	Company	INITIALS	Please check here if you plan to go on the tour.
Terence Johnson	Hunt Companies		
Tim Ryan	Transwestern Development Company		
Tim Wuestefeld	Hunt Construction Group		
Tom Grant	Kimley-Horn		
Trey Hall	Mercury Communication Services of Austin		
Tyler Buckler	Cielo Property Group		
Von Lambert	Rider Levett Bucknall		
Warren Walters	W2 Real Estate		
Wendy Dunnam Tita	Page Southerland Page, Inc.		
William Redd	Brandywine Realty Trust		
Zachary D. Kates	Thornton Tomasetti		

[illegible]



By First Name

NAME	Company	INITIALS	Please check here if you plan to go on the tour.
Terence Johnson	Hunt Companies		
Tim Ryan	Transwestern Development Company		✓
Tim Wuestefeld	Hunt Construction Group		
Tom Grant	Kimley-Horn		
Trey Hall	Mercury Communication Services of Austin		
Tyler Buckler	Cielo Property Group		
Von Lambert	Rider Levett Bucknall		✓
Warren Walters	W2 Real Estate		
Wendy Dunnam Tita	Page Southerland Page, Inc.		
William Redd	Brandywine Realty Trust		
Zachary D. Kates	Thornton Tomasetti		✓

[illegible]

[illegible]



By First Name

ADDITIONAL ATTENDEES[illegible]



CENTRAL HEALTH

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NAME	Company	INITIALS	Please check here if you plan to go on the tour.
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Tyler Buckler	Cielo Property Group		
Von Lambert	Rider Levett Bucknall		
Warren Walters	W2 Real Estate		
Wendy Dunnam Tita	Page Southerland Page, Inc.		
William Redd	Brandywine Realty Trust	WR	✓
Zachary D. Kates	Thornton Tomasetti		

ADDITIONAL ATTENDEES

NAME	COMPANY	INITIALS	
Michael Anderson	AECOM	MAA	✓
KEN POLASEK	AGCM	KP	
Ricardo Vazquez	Carra Pm	RV	
Andrew Grisham	MEDICAL PROPERTIES	AG	✓
ANTHONY SORACE	Kleinfelder	AS	✓
Gary Derenberg	MB Healthcare	GD	
Christina Pincus	The Sutton Company	CP	✓
SETH JOHNSON	Lincoln Prop. Co.	JS	✓
Chris Jesse	Lincoln Prop	CCJ	✓

[illegible]



By First Name

[illegible]

[illegible]



By First Name

[illegible]



RESOLUTION OF THE CENTRAL HEALTH BOARD OF MANAGERS

WHEREAS, Central Health owns 14.3 acres of real property that comprises five city blocks in downtown Austin ("Central Health Brackenridge Campus"); and

WHEREAS, Seton Family of Hospitals, which currently leases the University Medical Center Brackenridge, is building a new teaching hospital, Dell Seton Medical Center at the University of Texas, which is scheduled to open in 2017; and

WHEREAS, Central Health has adopted a Master Planning document to inform the best use of the Central Health Brackenridge Campus in alignment with Central Health's mission and guiding principles, which include using good faith efforts to assist certified Historically Underutilized Business (HUB) vendors and contractors in its award of contracts and subcontracts; and

WHEREAS, one of the efforts being undertaken involves the issuance of a solicitation of bids for potential developers of the Central Health Brackenridge Campus; and

WHEREAS, the Board of Managers desires to outline a process for requesting, receiving and reviewing solicitations, including the issuance of a Request for Qualifications or Proposals or other related solicitation documents; and

WHEREAS, the Board of Managers intends to be held to the highest level of integrity in the process of procuring developer services; and

WHEREAS, Central Health management will work with Board members to receive input regarding the scope of the solicitation document(s);

NOW, THEREFORE BE IT RESOLVED, that the Board of Managers will defer from meeting with self-identified potential bidders at least ninety (90) days before the issuance of any solicitation documents, and any bidders until a final contract is executed; and

BE IT FURTHER RESOLVED, that Central Health management will formulate and issue solicitation documents in accordance with Central Health policies and procedures, and in compliance with all applicable laws, rules and regulations; and

BE IT FURTHER RESOLVED, that Central Health management will select the appropriate criteria for evaluating potential bidders, incorporating the input and guidance from the Board of Managers, and evaluate bids in accordance with the solicitation documents; and

BE IT FURTHER RESOLVED, Central Health management will bring forward to the Board of Managers a recommendation for consideration by the Board of Managers; and



CENTRAL HEALTH

BE IT FURTHER RESOLVED, the Board of Managers will evaluate the recommendation brought forth by Central Health management during a meeting convened in compliance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code.

Katrina Daniel, Chairperson
Central Health Board of Managers

Date of Adoption: 3/30/2016