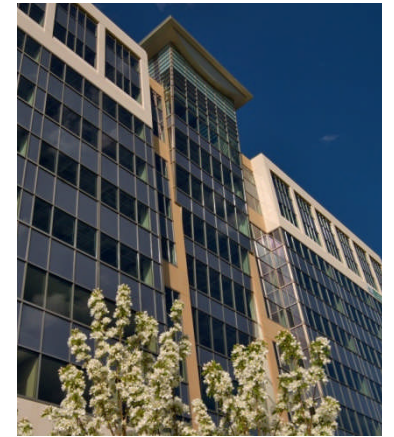


THE NEW WISHARD FACULTY OFFICE BUILDING



Overview Presentation
August 9, 2011

ESKENAZI
HEALTH


WISHARDSM


Duke
REALTY

 | **Browning**

Introductions



Program for the New Eskenazi Health Campus



Faculty Office Building (“FOB”) Overview

**Keith Konkoli
Sr. Vice President
Duke Realty**

What is the Faculty Office Building?



- A 295,000 SF leased office facility on the New Eskenazi Health Hospital Campus

What is the Faculty Office Building?

- Modern, On-campus office facilities for Wishard and others
- Integrated with overall campus design
- Connected to Hospital via Clinic and Parking Garage



Program for the Faculty Office Building

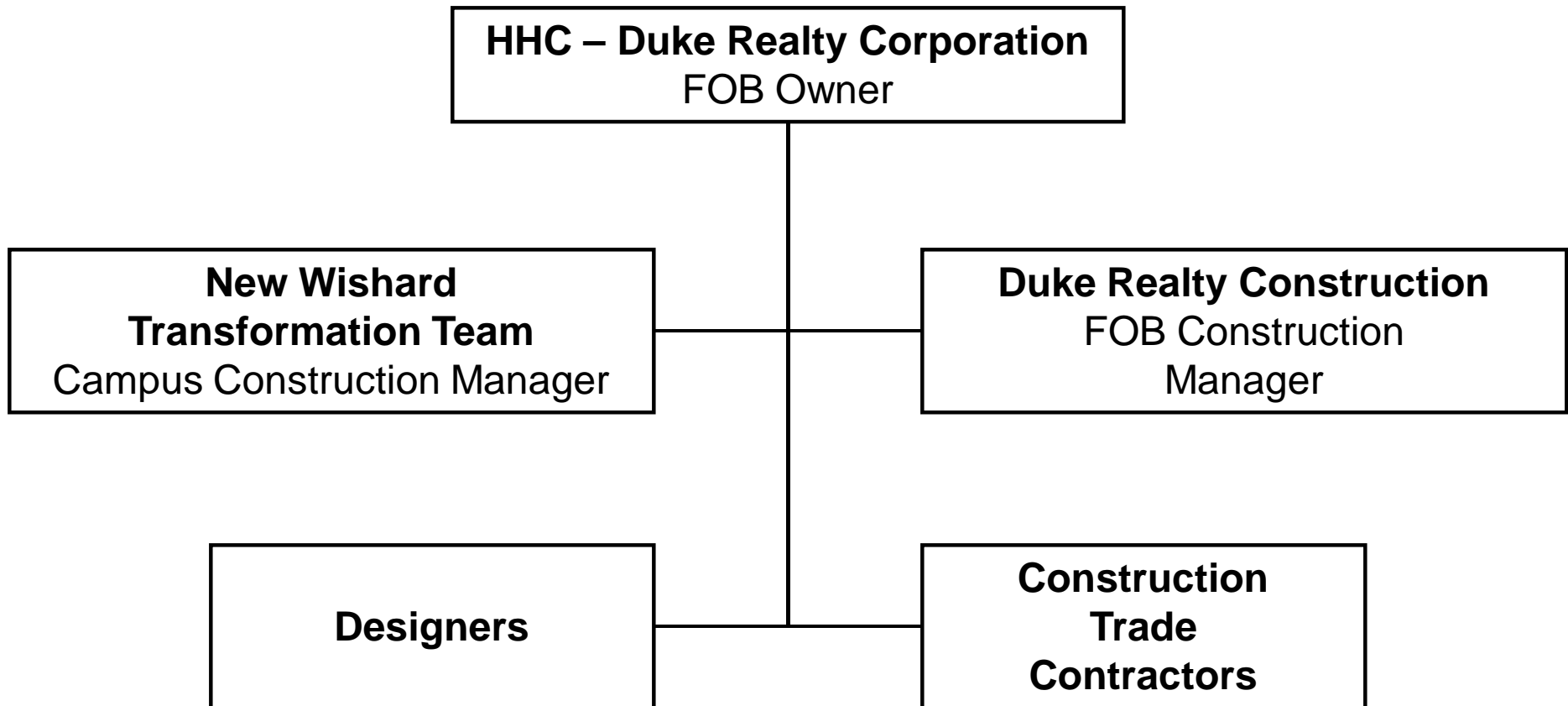
Wishard Health Services	118,000
Wishard / IU School of Medicine	46,000
Bellflower Clinic	18,000
Purdue School of Pharmacy	9,000
Regenstrief Institute	69,000
Restaurant / Retail / Other	35,000
	<hr/>
	295,000 SF

- A multi-tenant real estate development

What is the role of Duke Realty – Browning Investments?

- Development Partner with Health & Hospital Corporation
- FOB is leased to Tenants
- In partnership with HHC, Duke Realty and Browning Investments will design, build, finance, lease, and manage the FOB

Project Organization



- *The same team as the New Wishard Campus plus Duke-Browning*

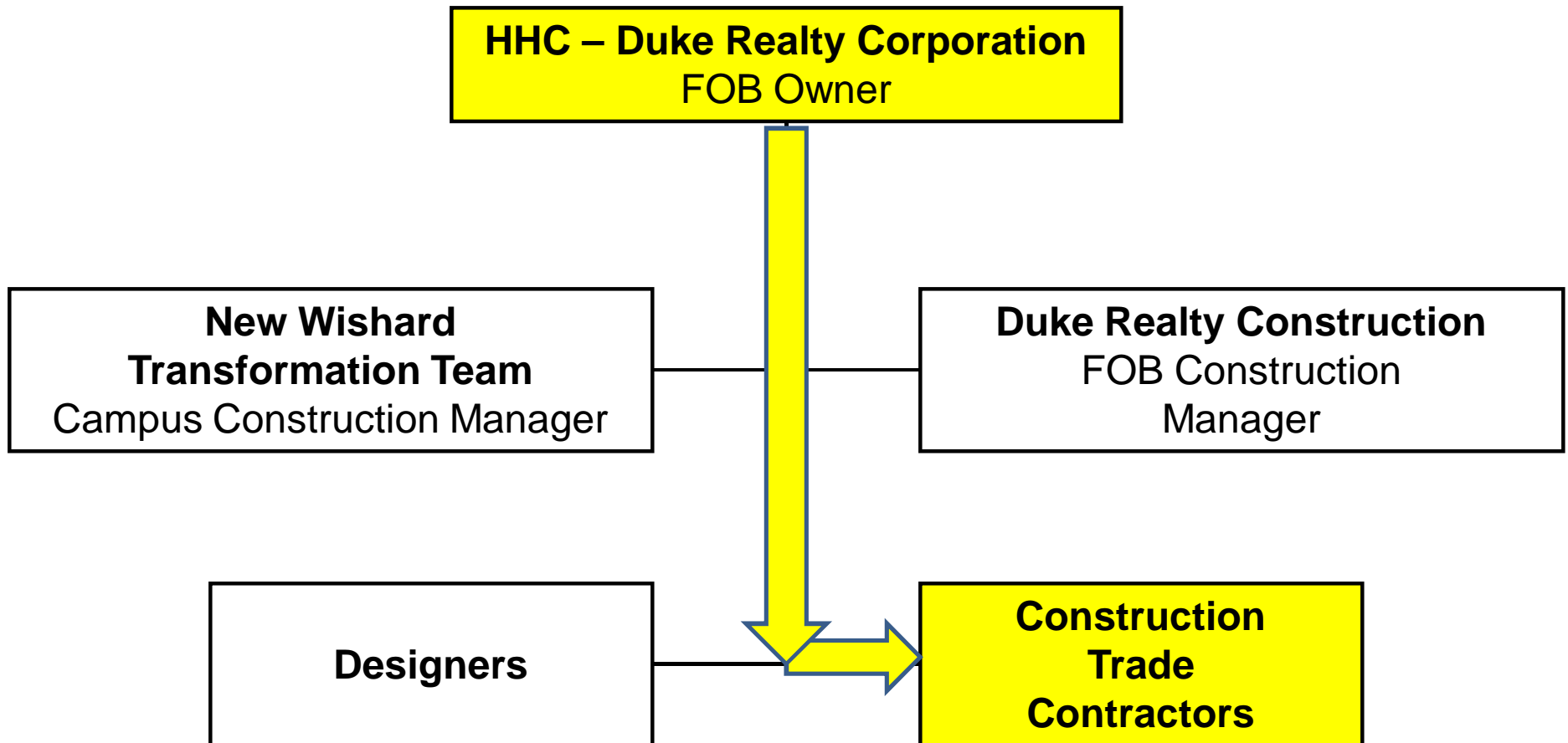
Faculty Office Building
Bid Schedule and Scopes

Patrick Walsh
Sr. Project Manager
Duke Realty

Consistency with New Wishard Campus

- Design Team
- New Wishard Transformation Team
- Public Bidding Process
- Supplier Diversity
- OCIP / Safety
- PLA
- LEED Silver (Campus, NC 2.2)

Public Bidding Process



Campus Design Team Members

HOK

A2SO4 Architecture

American Structurepoint

Biagi, Chance, Cummins,
London & Titzer

Blackburn Architects

BSA LifeStructures

Circle Design

Context Landscape Architecture

Enginuity Management &
Consulting

Fink Roberts & Petrie, Inc.

L'Aquis Consulting Engineers

Maregatti Interiors

NINebark

Platinum Earth

RLR Associates

Ratio Architects

Schneider Corporation

Shrewsbury & Associates

Synthesis

Syska Hennessey

TRC Worldwide Engineering

VS Engineering

Walker Parking Consultants

WDI, Inc.

*red denotes FOB design team member

Wishard Faculty Office Building Timetable

Design	2011 – Spring 2012
Bid / Award	Fall 2011 – Spring 2012
Start Construction	December 2011
Core / Shell Complete	March 2013
Tenant Finish Complete	October 2013
FF&E / Move-In	November 2013

Bid Package Schedule

Faculty Office Building Upcoming Developer (D2) Packages (Procured by Developer – Duke/Browning)				
	Bid Package Description / Scope	Advertise	Pre-Bid / Pre-Proposal	Bid Opening
D2-BP #1 (FOB)	Site / Bldg. Concrete / Structural Steel / Elevators	Aug. 2011	Sept. 2011	Sept. 2011
D2-BP #2 (FOB)	Arch. Precast / Alum. & Glass / Roofing / Sealants	Oct. 2011	Oct. 2011	Nov. 2011
D2-BP #3 (FOB)	Mechanical / Electrical / Plumbing / Fire Protection / Shell Int. Partitions & Ceilings	Nov. 2011	Nov. 2011	Dec. 2011
D2-BP #4 (FOB)	Shell Finishes	Spring 2012	Spring 2012	Spring 2012
D2-BP #5 (FOB)	Tenant Improvements – Package A	Spring 2012	Spring 2012	Spring 2012
D2-BP #6 (FOB)	Tenant Improvements – Package B	Spring 2012	Spring 2012	Spring 2012
D2-BP #7 (FOB)	Tenant Improvements – Package C	Spring 2012	Spring 2012	Spring 2012

Bid Package #1: Site, Concrete, Steel, Elevators

- **1-1: Site & Concrete**

- Soil Improvement System (Rammed Aggregate Piers)
- Earthwork / Excavation / Backfill / Compaction
- Concrete Foundations
- Concrete Slab on Grade, Slab on Metal Deck
- Concrete Elevator Towers / Shear Walls

- **1-2: Steel**

- Structural & Misc. Steel for Building Frame
- Steel Stairs

- **1-3: Elevators**

- All Passenger & Service Elevators

Bid Package #2: Building Enclosure

- **2-1: Architectural Precast**
 - Architectural Concrete Precast Cladding
- **2-2: Aluminum & Glass**
 - Curtainwall Systems
 - Punched Windows, Storefront Systems
 - Metal Panels
- **2-3: Roofing**
 - Roofing, Flashing, Sealants

Bid Package #3: Core & Shell Arch. / MEP

- **2-1: Core & Shell Architectural**
 - Metal Studs and Drywall
 - Acoustical Ceilings
 - Exterior Drywall Soffits
 - Insulation, Firestopping, Caulking
- **2-2: HVAC Systems**
 - Custom Rooftop Air Handling Units / VAV System
 - Campus Chilled Water from Utility Tunnel
 - Hot Water Boilers for FOB
 - Temperature Control Systems
- **2-3: Plumbing**
 - Roof Drainage
 - Core & Shell Restrooms

Bid Package #3: Core & Shell Arch. / MEP

- **2-4: Fire Protection**
 - Core & Shell Fire Protection System
- **2-5: Electrical**
 - Site Electrical Service
 - Core & Shell Power & Lighting
 - Emergency Generator
 - Low Voltage Systems (Security, Fire Alarm)

Bid Package #4: Core & Shell Finishes

- **Architectural Finish Construction for Shell Spaces**
 - Lobbies, Restrooms, Stairways, Corridors
 - Finish Carpentry / Casework
 - Doors / Frames / Hardware
 - Flooring
 - Painting and Wallcovering
 - Ceilings
 - Specialties

Bid Packages #5 - #7: Tenant Improvements

- **Tenant Finish Bid Packages will be issued on a tenant-by-tenant basis**

- **Package A**
 - Regenstrief 69,000 SF
- **Package B**
 - Bellflower Clinic 18,000 SF
 - Purdue School of Pharmacy 9,000 SF
 - Restaurant / Retail / Other 35,000 SF
- **Package C**
 - Wishard Health Services 118,000 SF
 - Wishard / IU School of Medicine 46,000 SF

Faculty Office Building

Supplier Diversity Plan

**Ronalda Minnis
Supplier Diversity Manager
Duke Realty**

Doing Business with HHC – Duke Realty

- The FOB Project will follow the same format as previous Wishard Bid Packages
 - Public Bid process, with contracts awarded by HHC
 - Project Labor Agreement (PLA)
 - Owner Controlled Insurance Program (OCIP)
 - Project Diversity Program

Diversity Program Overview

Duke-Browning's goals are consistent with both Wishard and the City of Indianapolis's goals for the entire project:

- 15% Minority Business Enterprises
- 8% Women Business Enterprises
- 3% Veteran Businesses

Will review goals to maximize participation by bid package!

Diversity Program Overview

Definitions

- Minority Business Enterprise – at least 51% ownership by minority interest
- Women Business Enterprise – at least 51% ownership by women interest
- Veteran Business – registered with the U.S. Department of Veteran's Affairs

Certification by the City of Indianapolis is a requirement!

Diversity Program Overview

Availability / Capability

- Take steps to understand availability & capability of M/W/VBEs
- Review goals of bid packages to align

Contracting Opportunities

- Developing packaging strategies
- Calendar of implementation

Duke Realty – Browning Investments Program

- Consistency with NWTT Program already in place

Diversity Program Overview

Contract Compliance – Basis of Determination

- Joint Venture – Credited with M/W/VBE participation on the basis of percentage of the dollar amount of the work to be performed by the M/W/VBE
- M/W/VBE Bidder – Will be credited with minority participation for the portion of the contract it performs, and that portion subcontracted to minority firms
- M/W/VBE Supplier – Bidder will receive 60 percent toward goal attainment for the use of minority suppliers who are not manufacturers

Verified with apparent low bidder at contracting, and during contract performance

Diversity Program Overview

Contract Compliance –

“Good Faith Effort”

- To be considered responsive, bidder must have demonstrated goals are met
- If not met, documented good faith effort required
- Team will assist prime contractors in identification of M/W/VBEs

Diversity Program Overview

Contract Compliance – Documentation Required

- Each solicitation for which a contract goal has been established requires the offeror to submit the following information with the bid / proposal:
 - The name and addresses of M/W/VBE firms that will participate in the contract;
 - A description of the work that each M/W/VBE will perform;
 - The dollar amount of the participation of each M/W/VBE firm;
 - Written and signed documentation of commitment to use a M/W/VBE subcontractor whose participation it submits to meet a contract goal; and
 - Written and signed confirmation from the contracted M/W/VBE as provided in the prime contractor's commitment

Diversity Program Overview

Contract Compliance – Non-Compliance Response

- The participation percentage commitment made upon contract award is deemed to be contractual in nature.
- Failure of the Contractor to meet the participation percentage commitment may constitute a material breach of the contract.
- HHC – Duke Realty shall have the right to:
 - Terminate the contract;
 - Deduct from money due or to become due the Contractor an amount equal to the dollar amount of the unmet M/W/VBE participation commitment;
 - Secure a refund from the Contractor of that amount; or
 - Pursue other such remedies at law or in equity to which HHC-Duke Realty may be entitled.

Hints & Advice

- Know Your Capabilities
- Know Your Scope of Work
- Get Documents Early
- Attend Pre-Bid Meetings
- Ask Questions
- If You Are Not a Prime Contractor, Find Out Who Is
- Understand Where You Bring Value
- Utilize the Wishard and/or Duke-Browning Diversity Teams

Important Dates / Next Steps

- **Bid Package #1 (Site, Concrete, Steel, Elevators)**
August 2011 – September 2011
Advertise / Pre-Bid Meeting / Matchmaking Session

- **Bid Package #2 (Façade)**
October 2011
Advertise / Pre-Bid Meeting / Matchmaking Session

- **Bid Package #3 (MEP)**
November 2011
Advertise / Pre-Bid Meeting / Matchmaking Session

Questions? Contact:

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