

Memorandum

To: Planning Committee
Copy: Board of Managers
From: Jonny F. Hipp, Administrator
Date: June 4, 2015
Re: Owner's Representative Services Agreement with Naismith Engineering, Inc.

BACKGROUND: On September 10, 2014, the Board of Managers approved a Letter Agreement with Christus Spohn Health System Corporation (“CSHS”) that, in part, requires certain CSHS-paid activities to occur on the Christus Spohn Hospital Corpus Christi-Memorial campus during subsequent years, including construction of a new ambulatory health center and eventual removal of the hospital complex buildings located on the campus; the Memorial campus is located at 2606 Hospital Boulevard, Corpus Christi, Texas 78405. The Nueces County Commissioners Court separately approved the Letter Agreement on September 15, 2014. The entire Memorial campus and the improvements thereon are owned by the Hospital District. Following completion of the CSHS-paid activities to occur above, the new ambulatory health center will be owned by the Hospital District and the unoccupied land resulting from removal of the hospital complex buildings will continue under the Hospital District's ownership.

In conjunction with and considering the specificity of the CSHS-paid activities to occur above and to assure that said activities satisfy the Hospital District's best interests and meet its requirements, it is recommended that the Hospital District engage the professional services of a registered Professional Engineer, who is qualified to provide and experienced in provision of Owner's Representative Services, to represent the Hospital District's best interests and represent its requirements in the design and construction phases of the CSHS-paid activities to occur on Hospital District-owned property above, including relocation planning. The Hospital District has insufficient human and other resources to effectively perform the work above and requires external assistance from experienced professionals to ensure the CSHS-paid activities to occur above satisfy the Hospital District's best interests and meet its requirements; the District does not have an employee suitably qualified to provide the above services.

**Owner's Representative Services Agreement with Naismith Engineering, Inc.
June 4, 2015**

REQUESTED ACTION: Authorize the Administrator to negotiate and execute an agreement with Naismith Engineering, Incorporated for owner's representative services relating to forthcoming Christus Spohn Health System Corporation-paid activities on the Christus Spohn Hospital Corpus Christi – Memorial campus, including construction of a new ambulatory health center and eventual removal of the hospital complex buildings located on the campus; campus is located at 2606 Hospital Boulevard, Corpus Christi, Texas 78405.

John F. Wipp