

DRAFT
2/15/19

2. HOSPITAL DISTRICT GOALS

THE HOSPITAL DISTRICT'S GOALS AND PURPOSES IN SOLICITING PROPOSALS IS TO SELL THE MEMORIAL HOSPITAL PROPERTY FOR CASH, SUCH PROPERTY INCLUDES PROPERTIES ADJACENT TO OR IN THE IMMEDIATE VICINITY OF THE MEMORIAL HOSPITAL PROPERTY, TO A FINANCIALLY ABLE PURCHASER WHO WILL COMMIT TO THE DEVELOPMENT AND CONSTRUCTION OF FACILITIES, INCLUDING NEW FACILITIES, THAT ENABLE THE PRESENT MEMORIAL HOSPITAL TENANTS CONTINUING PROVISION TO THE PUBLIC OF THEIR RESPECTIVE MEDICAL, MENTAL HEALTH, AND MEDICAL EXAMINERS SERVICES FOLLOWING SALE OF THE PROPERTY AND DO SO IN A MANNER WHICH WILL: (1) FACILITATE SUCH TENANTS CONTINUATION OF THEIR RESPECTIVE SERVICES AT ANY NEW FACILITIES CONSTRUCTED. (2) PROVIDE REASONABLE LEASE TERMS TO SUCH TENANTS FOR USE OF NEW FACILITIES; AND (3) PROVIDE FUNDING, SERVICES AND/OR ADDITIONAL SERVICES THAT COMPLEMENT EXISTING MENTAL HEALTH AND OTHER NEEDED MEDICAL SERVICES.

BELOW IS A BRIEF AND BY NO MEANS EXHAUSTIVE LIST OF PREFERRED DEVELOPMENT AND CONSTRUCTION GOALS THAT THE HOSPITAL DISTRICT WOULD REQUEST BUYERS TO ADD TO THEIR BIDS (ONE OR MORE) IN ADDITION TO THE CASH PRICE FOR THE MEMORIAL HOSPITAL PROPERTY AND ADJACENT PROPERTIES WHICH ARE DESCRIBED FULLY HEREINAFTER. ADDITIONAL SUGGESTIONS NOT LISTED WILL BE EXAMINED AND EVALUATED.

PREFERRED CONSTRUCTION AND DEVELOPMENT.

1. DEVELOP AND CONSTRUCT A NEW MEDICAL SERVICE FACILITY WITH MULTIPLE SERVICES AND INCLUDING AN EMERGENCY DEPARTMENT/URGENT CARE CENTER AND DONATE SUCH FACILITY TO NCHD UPON COMPLETION OR AT A LATER DATE.
2. DEVELOP AND CONSTRUCT A NEW MENTAL HEALTH FACILITY WITHIN THE CITY OF CORPUS CHRISTI THAT INCLUDES INPATIENT/OUTPATIENT CARE AND RELATED SERVICES AND DONATE SUCH FACILITY TO NCHD UPON COMPLETION OR AT LATER DATE.
3. DEVELOP AND CONSTRUCT A NEW MEDICAL EXAMINERS SERVICE FACILITY IN LOCATION WITHIN THE CITY OF CORPUS CHRISTI AND AGREEABLE TO NUECES COUNTY.
4. DEVELOP/CONSTRUCT AS NECESSARY MENTAL HEALTH SERVICES FACILITY INCLUDING INPATIENT AND OUTPATIENT SERVICES AND RELATED SERVICES BY UTILIZATION OF THE EXISTING FACILITY NOW IN USE AFTER DEMOLITION OF THE REST OF THE HOSPITAL BUILDING BY DONATING SUCH FACILITY TO NCHD AFTER PURCHASE.
5. DEVELOP/CONSTRUCT AS NECESSARY AN EMERGENCY DEPARTMENT/URGENT CARE CENTER IN SAME FACILITY REFERENCED IN 4. ABOVE.
6. ENTER INTO A DONATION PROGRAM/COMMITMENT FOR THE ADVANCEMENT AND IMPROVEMENT OF ACCESS TO AND DELIVERY OF HEALTH CARE SERVICES, HEALTH CARE PROGRAMS AND HEALTH CARE OUTCOMES, AND ADDRESSING THE SOCIAL DETERMINANTS OF PUBLIC HEALTH INCLUDING SOCIAL, ECONOMIC AND ENVIRONMENTAL CONDITIONS IN NUECES COUNTY.