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Via Overnight Courier

April 12, 2017

Ms. Courtney Avery
Illinois Health Facilities and Services Review Board
525 W. Jefferson, Second Floor
Springfield, Illinois 62761

RECEIVED

APR 14 2017

**HEALTH FACILITIES &
SERVICES REVIEW BOARD**

Re: Request for Permit Alteration and Renewal to Add an Entrance Canopy,
Advocate Good Samaritan Hospital, Project #14-037

Dear Ms. Avery:

Advocate Good Samaritan Hospital ("Hospital") requests an Alteration and a Renewal to Project #14-037.

On November 14, 2014, the Review Board granted a permit to convert all medical surgical and pediatric beds to private rooms in new construction at a cost of \$91,882,532. In addition, medical-surgical beds were decreased from 185 to 145 and pediatric beds from 16 to 7.

That Project which involved 123,479 sf is almost completed. The new patient beds were opened and began admitting patients on March 1, 2017.

Because some of the Project components have come in under the original cost estimate, the hospital would like to use this as an opportunity to improve patient access. This request is to add a canopy to protect the patient entrance on the north side of the wing.

The applicants for this Project are now seeking a **permit alteration** to increase the size of the Project by 1,300 sf. That increases the building from 123,479 to 124,779 sf which equals a 1% addition to the original Project size. Another 300 sf will be modernized in the lobby.

The permit calls for the Project to be completed by May 31, 2017. To design and construct the canopy will take eleven months so this is also a request for a **permit renewal** from its May 31, 2017 completion date to April 30, 2018.

We considered the review criteria for this Project and believe all the review criterion affected by the alteration and renewal are addressed with this submittal. Based upon Review Board rules, Section 1130.750, we understand that these changes require approval by the Board or its Chair, but that this is an allowable alteration because the increase in square feet is less than 5%.

The Project, as approved by the HFSRB, includes both clinical and non-clinical areas. All the programs of care remain the same. The only change, which is to the non-clinical space, is explained below.

Change in Total Space Will Increase 1% from 123,479 sf to 124,779 sf.

The size of the new canopy is expected to be 1,300 sf (26' x 50')

- The canopy will span the North parking lot immediately adjacent to the building
- Exterior canopy will be free standing, not connected to the existing structure
- Canopy to include a valet station
- Will need to reconfigure parking lot by removing up to three parking spaces
- Will also need to reconfigure parking lot lighting at canopy and entry vestibule

The Project includes partial renovation of the entry vestibule involving approximately 300 sf

- Reconfigure north curtain wall of the vestibule; add entry door at north elevation
- Reconfigure roof of entry vestibule structure
- Reduce the number of entrances from two to one; maintain ADA accessibility to the West Tower entrance vestibule

Cost of Alteration

The cost summary is as follows:

\$125,000	Architecture/Engineering Fees
\$825,000	New construction contracts
<u>\$250,000</u>	Modernization contracts
\$1,200,000	Total

Requested New Completion Date:

April 30, 2018

Percentage completed on the Original Project: 95%

Summary of project components yet to be finished:

Construction of the originally permitted project is complete and patient care units have occupied the space. There are minor punch list items to be completed; remaining financial obligations are principally payment of retention on original permitted contract scope of work (estimated to be \$4,957,280) which would result in the project being well under the permit amount.

Funds Expended On Project To Date:

	Cost Incurred to Date	Permit Amount
Preplanning Costs	\$ 73,700	\$ 73,700
Site Survey and Soil Investigation	\$ 74,880	\$ 74,880
Site Preparation	\$ 584,635	\$ 584,635
New Construction Contracts	\$ 44,322,948	\$ 48,028,094
Modernization Contracts	\$ 4,091,879	\$ 4,091,879
Contingencies	\$ 1,950,026	\$ 5,416,592
Architectural/Engineering Fees	\$ 2,944,328	\$ 3,040,000
Consulting and Other Fees	\$ 4,582,770	\$ 4,782,770
Movable or Other Equipment (not in construction contracts)	\$ 4,407,122	\$ 8,780,250
Bond Issuance Expense (project related)	\$ 482,575	\$ 690,956
Net Interest Expense During Construction (project related)	\$ 1,463,873	\$ 5,639,476
Other Costs To Be Capitalized	\$ 5,107,668	\$ 10,680,300
TOTAL USE OF FUNDS	\$ 70,086,404	\$ 91,883,532

The fact the project is 95% done and significantly under the permit amount is confirmatory evidence that there are sufficient financial resources remaining near the end of the Project to make this \$1,200,000 improvement to the facility (1% of the Permit amount) and complete the Project within the Permit amount of \$91,883,532.

Original Proposed Size of the Project, including "As Is" Space

	Department Gross Square Feet		Amount of Proposed Total Department Gross Square Feet That Is:			
Dept. / Area	Existing	Proposed	New Const.	Modernized	As Is	Vacated Space
CLINICAL Reviewable						
Categories of Care						
Medical/Surgical /Peds	48,319	82,227	54,837		27,390	20,929
Total Clinical	48,319	82,227	54,837		27,390	20,929
NON CLINICAL Non Reviewable						
Administration	12,374	41,693	7,990	400	33,303	0
Visitor/Public Support	29,466	42,994	5,760	7,768	29,466	0
Circulation, connectors	46,963	57,438	5,764	4,711	46,963	0
Materials Support	35,230	49,182	13,952		35,230	0
Building Systems	83,080	105,377	21,724	573	83,080	0
Total Non-Clinical	207,113	296,684	55,190	13,452	228,042	0
Total Clinical and Non-Clinical	255,432	378,911	110,027	13,452	255,432	0

Revised Size of Project, to Add 1,300 sf new construction and 300 sf modernized

	Department Gross Square Feet		Amount of Proposed Total Department Gross Square Feet That Is:			
Dept. / Area	Existing	Proposed	New Const.	Modernized	As Is	Vacated Space
CLINICAL Reviewable						
Categories of Care						
Medical/Surgical /Peds	48,319	82,227	54,837		27,390	20,929
Total Clinical	48,319	82,227	54,837		27,390	20,929
NON CLINICAL Non Reviewable						
Administration	12,374	41,693	7,990	400	33,303	0
Visitor/Public Support	29,466	44,594	7,060	8,068	29,466	0
Circulation, connectors	46,963	57,438	5,764	4,711	46,963	0
Materials Support	35,230	49,182	13,952		35,230	0
Building Systems	83,080	105,377	21,724	573	83,080	0
Total Non-Clinical	207,113	298,284	56,490	13,752	228,042	0
Total Clinical and Non-Clinical	255,432	380,511	111,327	13,752	255,432	0

Conclusion

The applicants believe this alteration and renewal request for the Project is appropriate and meets the criterion for approval. Enclosed with this letter is a check for the application processing fee, in the amount of \$1,500, which covers \$1,000 for the alteration and \$500 for the renewal.

If you have any questions regarding this alteration and renewal request or if you need any further information, please call me at (630) 929-5577, or Sonja Reece, (309) 268-5482. We have appreciated working with you on this Project.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Nelson". The signature is fluid and cursive, with the first name "Scott" and last name "Nelson" clearly distinguishable.

Scott Nelson, AIA, ACHA
Vice President, Planning, Design and Construction
Advocate Health and Hospitals Corporation

CC: Sandy Churchill, Advocate Good Samaritan Hospital
Laura Neiberg, Advocate Good Samaritan Hospital
Gary Little, Advocate Health Care
Sonja Reece, Advocate Health Care

Enclosure: Check #4889652