



STATE OF ILLINOIS HEALTH FACILITIES AND SERVICES REVIEW BOARD

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DOCKET ITEM NUMBER: D-01	BOARD MEETING: March 14, 2017	PROJECT NUMBER: #16-005
PERMIT HOLDERS(S): Franciscan Alliance, Inc. and Franciscan Alliance, Inc. d/b/a Franciscan St. James Health-Olympia Fields		
FACILITY NAME and LOCATION: Franciscan Alliance, Inc. d/b/a Franciscan St. James Health-Olympia Fields, Olympia Fields		

Project Description: The permit holders are requesting an Alteration to Permit #16-005 Franciscan Alliance, Inc. d/b/a Franciscan St. James Health-Olympia Fields, in accordance with 77 IAC 1130.750 – Alteration of the Project. This is the **second** alteration request for this permit.

EXECUTIVE SUMMARY

DESCRIPTION:

- This is the second alteration request for Permit #16-005 – Franciscan St James Health – Olympia Fields.

WHY THE ALTERATION IS BEFORE THE STATE BOARD:

- The proposed alteration is before the State Board because under current State Board rules the State Board must review and approve all alterations except the first one. (77 IAC 1130.750 d) 4) B))
- The State Board Chairwoman has the option to refer a first alteration request to the full State Board or approve the alteration. The Chairwoman approved the first alteration for this Permit.

SUMMARY

- In conjunction with and interdependent of this alteration, the permit holders are proposing to construct a building on the campus of Franciscan Health St. James Olympia Fields (**Project #16-055**) to provide the majority of the hospital's outpatient surgical and endoscopy services. The proposed building will be located approximately two hundred (200) yards from the primary hospital structure on the campus of the hospital, and consistent with applicable Medicare provisions, and will operate as a department of the hospital.
- All alterations requiring State Board action are reviewed and approved on a cumulative basis. More than one alteration can be reviewed and approved during the life of a project; however, the limits on alterations shall be applied cumulatively for a single permit. The State Board allows a permit to be altered up to seven percent (7%) of the total approved permit amount and the gross square footage altered up to five percent (5%) of the total approved gross square footage.
- If the State Board should approve the Second Alteration for this project, the cumulative effect would be as noted in the table below.
- Only the criteria that are changing as a result of the proposed alteration are reviewed in this report.
- The permit holders have met the requirements of the State Board for the proposed alteration.

Permit #16-005 Summary					
	Permit #16-005	First Alteration	Second Alteration	Difference	% Increase
Date Approved	03/29/2016	07/08/2016			
Project Cost	\$114,602,559	\$121,597,906	\$121,831,862	\$7,229,303	6.33%
Gross Square Ft.	416,777/GSF	424,677/GSF	428,416/GSF	11,639/GSF	2.72%

STATE BOARD STAFF REPORT
PERMIT ALTERATION REQUEST
Franciscan St. James Health-Olympia Fields
Project #16-005

I. Project Description and Background Information

The permit holders, Franciscan Alliance Inc. under the sponsorship of the Sisters of St. Francis of Perpetual Adoration, Inc., an Indiana non-profit, Catholic health care system owns two (2) hospitals in Illinois; Franciscan Alliance, Inc. d/b/a St James Health-Chicago Heights and Franciscan Alliance, Inc. d/b/a St. James Health-Olympia Fields.

On March 29, 2016 the State Board approved the Franciscan St. James Health-Olympia Fields to increase the number of medical surgical beds from one hundred thirty three (133) to one hundred fifty seven (157) or an increase of twenty four (24) medical surgical beds, increase intensive care beds by six (6) beds from twenty five (25) to thirty one (31) beds, establish a twelve (12) bed obstetric category of service and a fourteen (14) bed comprehensive physical rehabilitation category of service. The permit holders were also approved to modernize thirty five (35) departments including the emergency and surgery departments, establish an eighteen (18) observation bed unit adjacent to the emergency department and modernize the imaging department. The total approved permit amount was \$114,602,559 and the approved completion date was October 31, 2018.

At that March 2016 State Board meeting, the permit holders were also approved to discontinue Franciscan St. James Health-Chicago Heights (#E-008-16) a three hundred twelve (312) bed acute care hospital located in Chicago Heights, Illinois, approximately 4^{1/2} miles from Franciscan St. James Health-Olympia Fields. The discontinuation of the Chicago Heights hospital is scheduled to be completed within forty-five (45) days of the completion of the modernization project (#16-005) at Franciscan St. James Health – Olympia Fields.

II. First Alteration

On July 8, 2016 the State Board Chairwoman approved Franciscan St. James Health – Olympia Fields **first** alteration to increase the gross footage by approximately 7,900 square feet for a fourteen-bed (14) medical surgical unit and increase the cost of the project by approximately \$7.68 million. There was no overall increase in the number of medical surgical beds (157 M/S beds). The completion date of October 31, 2018 remained unchanged.

III. Second Alteration Request

On December 27, 2016 Franciscan St. James Health – Olympia Fields submitted a second alteration request for Permit #16-005. The permit holders are requesting the following changes to the approved permit:

- two (2) operating rooms within the existing surgical suite will be converted into space for surgical equipment storage;
- one (1) operating room will be converted into an endoscopic procedure room, to be used primarily by inpatients; and
- the current endoscopy suite will be used for medical/surgical services (there is no addition of beds)

If this alteration is approved the number of Class C operating rooms in the hospital's main surgical suite will be reduced from nine (9) to six (6) Class C operating rooms (one designated for cardiovascular surgery, one designated for urological surgery, and four "general" operating rooms) and one (1) Class B endoscopic procedure room. The medical surgical bed gross square footage will be increased by 3,469 GSF with use of the current endoscopy suite for medical surgical beds storage and support areas. There is no increase in the number of medical surgical care beds (157 M/S beds) as part of this alteration request.

Franciscan St. James Health – Olympia Fields					
Rooms	# of Operating/Procedure Rooms 12/31/2015	Permit #16-005 03/29/2016	2nd Alteration 12/29/2016	Project #16-055	Total
	(1)	(2)	(3)	(4)	(3)+(4)
Class C Operating Rooms	7	9	6	3	9
Class B Procedure Rooms (Gastro)	3	3	1	2	3

In conjunction with this alteration, the permit holders are proposing to construct a building on the campus of Franciscan Health St. James Olympia Fields (**Project #16-055**) to provide the majority of the hospital's outpatient surgical and endoscopy services. The proposed building will be located approximately two hundred (200) yards from the primary hospital structure on the campus of the hospital, and consistent with applicable Medicare provisions, and will operate as a department of the hospital.

Reviewer Note: The definition of "Campus" can be found at 42 CFR 413.65: Campus means the physical area immediately adjacent to the providers' main buildings, other areas and structures that are not strictly contiguous to the main buildings but are located within 250 yards of the main buildings, and any other areas determined on an individual case basis, by the CMS regional office, to be part of the providers campus. The 250-yard zone does not include non-medical businesses (shops and restaurants located close to the hospital), nor does it include physicians' offices or other medical entities that have a separate Medicare identity <https://www.cms.gov/>

IV. Applicable Rules

77 IAC 1130.750 specifies that a permit is valid only for the project as defined in the application and any change to the project subsequent to permit issuance constitutes an Alteration to the Project. **All alterations** are required to be submitted to the State Board for approval. Project alterations shall not increase the total approved permit amount by more than the limit set forth under the Board's rules.

Allowable alterations that require HFPB action are:

- 1) a change in the approved number of beds or stations provided that the change would not independently require a permit or exemption from HFPB;
- 2) abandonment of an approved category of service established under the permit;
- 3) any increase in the square footage of the project up to 5% of the approved gross square footage;
- 4) any decrease in square footage greater than 5% of the project;
- 5) any increase in the cost of the project not to exceed 7% of the total project cost. This alteration may exceed the capital expenditure minimum in place when the permit was issued, provided that it does not exceed 7% of the total project cost;
- 6) any increase in the amount of funds to be borrowed for those permit holders that have not documented a bond rating of "A" or better;

Reviewer Note: The State Board reviews only the reviewable/clinical portion of a project. The non reviewable/non-clinical portion is not reviewable by the State Board. However, if a project is approved, the permit is approved for both the reviewable and non reviewable portions of the project. The State Board places limits on the amount a permit holder can increase the cost of the project and the gross square footage (i.e. alteration). That limit, which is seven percent (7%) for the cost of the project and 5% of the square footage, is applied to the total permit amount for both cost and square footage and not just the reviewable portion.

All State Board approvals are forwarded to IDPH Health Care Regulation to reconcile the State Board's approvals to the submittals (i.e. drawings, applications for licensure) of the health care facility to the Illinois Department of Public Health.

V. Summary of State Agency Findings

State Board Staff finds the proposed Alteration is in conformance with all applicable review criteria for Part 1110.

The State Board Staff finds the proposed Alteration is in conformance with all applicable review criteria for Part 1120.

VI. Project Costs and Sources of Funds

Permit #16-005 was approved for a total cost of \$114,602,559. The first alteration request increased the total project costs from \$114,602,559 to \$121,597,906 or 6.1%. The second alteration request will increase the cost of the project from \$114,602,559 to \$121,831,762 or approximately \$7.3 million or 6.33%. See Table One on next page.

TABLE ONE
Project Costs and Sources of Funds

Use of Funds	Approved Permit Amount	First Alteration			Second Alteration			% Difference Original Permit Amount and Second Alteration Request		
		Total	Reviewable	Non Reviewable	Total	Reviewable	Non Reviewable	Total	Reviewable	Non Reviewable
Preplanning Costs	\$1,590,000	\$1,200,000	\$390,000	\$1,590,000	\$1,200,000	\$390,000	\$1,590,000	0.00%	0.00%	0.00%
Site Survey and Soil Investigation	\$25,000	\$18,250	\$6,750	\$25,000	\$18,250	\$6,750	\$25,000	0.00%	0.00%	0.00%
Site Preparation	\$1,800,000	\$1,500,000	\$300,000	\$1,800,000	\$1,500,000	\$300,000	\$1,800,000	25.00%	-50.00%	0.00%
Off Site Work	\$2,800,000	\$2,044,000	\$756,000	\$2,800,000	\$2,044,000	\$756,000	\$2,800,000	0.00%	0.00%	0.00%
New Construction Contracts	\$37,894,968	\$30,609,594	\$13,497,416	\$44,107,010	\$30,609,594	\$13,497,416	\$44,107,010	21.38%	6.46%	16.39%
Modernization Contracts	\$43,715,989	\$34,881,798	\$9,138,496	\$44,020,294	\$35,039,968	\$9,138,496	\$44,178,464	-2.39%	16.87%	1.06%
Contingencies	\$2,984,330	\$1,897,050	\$1,166,280	\$3,063,330	\$1,931,740	\$1,166,280	\$3,098,020	6.25%	0.00%	3.81%
Architectural/Engineering Fees	\$5,590,000	\$4,200,000	\$1,790,000	\$5,990,000	\$4,200,000	\$1,790,000	\$5,990,000	5.00%	12.58%	7.16%
Consulting and Other Fees	\$1,000,000	\$730,000	\$270,000	\$1,000,000	\$730,000	\$270,000	\$1,000,000	0.00%	0.00%	0.00%
Movable or Other Equipment (not in construction contracts)	\$15,402,272	\$13,841,710	\$1,560,562	\$15,402,272	\$13,912,706	\$1,560,562	\$15,473,268	0.51%	0.00%	0.46%
Bond Issuance Expense (project related)	\$150,000	\$109,500	\$40,500	\$150,000	\$109,500	\$40,500	\$150,000	0.00%	0.00%	0.00%
Net Interest Expense During Construction (project related)	\$1,650,000	\$1,204,500	\$445,500	\$1,650,000	\$1,204,500	\$445,500	\$1,650,000	0.00%	0.00%	0.00%
Total Uses of Funds	\$114,602,559	\$92,236,402	\$29,361,504	\$121,597,906	\$92,500,258	\$29,361,504	\$121,861,762	5.98%	7.46%	6.33%
Source of Funds										
Cash and Securities	\$99,602,559	\$81,286,402	\$25,311,504	\$106,597,906	\$81,550,258	\$25,311,504	\$106,861,762			7.29%
Bond Issues (project related)	\$15,000,000	\$10,950,000	\$4,050,000	\$15,000,000	\$10,950,000	\$4,050,000	\$15,000,000			0.00%
Total Sources of Funds	\$114,602,559	\$92,236,402	\$29,361,504	\$121,597,906	\$92,500,258	\$29,361,504	\$121,861,762			6.33%

VII. Cost Space Requirements

The permit holders were approved for a total of 257,061 GSF of reviewable space as part of the original permit and were approved to increase the reviewable portion to 264,961 GSF with the approval of the first alteration request. The second alteration requests to increase the clinical portion by 11,369 GSF. The non reviewable portion remains unchanged at 159,716 GSF. The permit holders are requesting to increase the overall gross square footage by approximately 2.72%, which is within the State Board Standard of five percent (5%).

TABLE TWO
Costs Space Requirements

	Gross Square Feet			
	Approved	First Alteration	Second Alteration	Differences
	(1)	(2)	(3)	(3) – (1)
Reviewable				
Dept. / Area				
Medical Surgical (157 beds)	89,836	97,736	101,205	11,369
Inpatient PT/OT	7,788	7,788	7,788	0
ICU (31 beds)	21,061	21,061	21,061	0
Obstetrics (12 beds)	7,952	7,952	7,952	0
C-Section	4,087	4,087	4,087	0
Labor Delivery	4,760	4,760	4,760	0
Rehabilitation Unit	10,760	10,760	10,760	0
Critical Decision Unit	7,552	7,552	7,552	0
Surgery	17,732	17,732	17,336	-396
Pre-Op Recovery	8,193	8,193	8,193	0
Endoscopy	0	0	396	396
Emergency Department	22,122	22,122	22,122	0
Imaging	18,966	18,966	18,966	0
Pharmacy	4,265	4,265	4,265	0
Ancillary Clinical Areas	12,018	12,018	12,018	0
Lab	11,900	11,900	11,900	0
Respiratory Therapy	1,095	1,095	1,095	0
Body Holding	370	370	370	0
EEG	1,520	1,520	1,520	0
Preadmission Testing	2,028	2,028	2,028	0
Nursery	3,056	3,056	3,056	0
Total Reviewable	257,061	264,961	268,430	11,369
Total Non-Reviewable	159,716	159,716	159,716	0
TOTAL	416,777	424,677	428,146	11,369

VIII. Size of the Project

A) Criterion 1110.234 (a) – Size of the Project

To demonstrate compliance with this criterion the permit holders must document that the proposed gross square footage for departments proposed by this alteration request are in compliance with the gross square footage approved in the original permit.

While the permit holders do not meet the State Board Size requirements as provided in Section 1110. Appendix B for obstetric beds, comprehensive physical rehabilitation beds, and Level I and Level II + Nursery, the State Board approved these departments gross square footage as part of the approval of Permit #16-005.

The gross square footage of these departments is not changing as a result of this alteration, therefore they are not considered in our review of this criterion. It has been the practice of the State Board to only address department/areas/services and resultant cost and gross square footage changes that differ as a result of the proposed alteration and not department/areas/services that remain unchanged from the initial approval.

The permit holders are reducing the number of operating rooms from nine (9) to seven (7) and reducing the number of Recovery Rooms Phase I to seven (7) from nine (9) Phase I recover rooms and the number of Phase II recovery rooms to eighteen (18) from twenty-seven (27).

The permit holders are in compliance with the permit requirements approved by the State Board.

TABLE THREE

Size of the Project						
Department	Number of Beds Units Rooms	Alteration Request	State Standard		Difference	Met Requirements
			Room/Unit	Total		
Medical/Surgical Unit	157	101,205	660 DGSF/bed	103,620	-2,415	Yes
Obstetrics Unit	12	7,952	660 DGSF/bed	7,920	32	No
ICU	31	21,061	685 DGSF/bed	21,235	-174	Yes
Comprehensive Rehab.	14	10,760	660 DGSF/bed	9,240	1,520	No
Level I & Level II+ Nursery	12	3,056	160 DGSF/bassinet	1,920	1,136	No
Labor & Delivery	3	4,760	1,600 DGSF/room	4,800	-40	Yes
C-Section Suite	2	4,087	2,075 DGSF/room	4,150	-63	Yes
Imaging		18,966		23,600	-4,634	Yes

TABLE THREE

Size of the Project						
Department	Number of Beds Units Rooms	Alteration Request	State Standard	Difference	Met Requirements	
			Room/Unit	Total		
General Radiology	5		1,300 DGsf/unit	6,500		
CT	3		1,800 DGsf/unit	5,400		
MRI	3		1,800 DGsf/unit	5,400		
Ultrasound	7		900 DGsf/unit	2,100		
Emergency Department	32	22,122		28,800	-6,678	Yes
Surgery	7	17,336		24,750	-7,414	Yes
Recovery		8,193		8,460	-267	Yes
Phase 1	7		180 DGsf/station	1,260		
Phase 2	18		400 DGsf/station	7,200		
Endoscopy	1	396	1,100 DGsf/room	1,100	-704	Yes

STATE BOARD STAFF FINDS THE PROPOSED ALTERATION TO THE PROJECT IN CONFORMANCE WITH CRITERION SIZE OF PROJECT (77 IAC 1110.234(a))

IX. Clinical Services Other than Categories of Service

A) Criterion 1110.3030(d)(2) – Necessary Expansion

To demonstrate compliance with this criterion, the permit holders must document that the proposed modernization is necessary to meet increased demand for services.

The permit holders existing surgical suite consists of seven (7) Class C operating rooms. The permit holders were approved to modernize the hospital's surgical suite, including the addition of two (2) ORs, increasing the capacity from seven (7) to nine (9) ORs.

This alteration is proposing a reduction in the modernization to be undertaken relating to the hospital's main surgical suite and support areas. If the alteration is approved the main surgical suite will consist of six (6) ORs to be used as Class C operating rooms (with one designated for cardiovascular surgery and one designated for urological surgery), and one Class B endoscopy (procedure) room. The existing surgical suite will be used for inpatient surgical and inpatient endoscopic procedures, as well as a minimal number of outpatient procedures in those cases warranted by a patient's existing medical condition. The seven rooms (6 ORs and 1 endoscopy room) in the main surgical suite will be supported by seven (7) Phase 1 and eighteen (18) Phase 2 recovery stations. The applicants' historical utilization for 2014-2015 justifies the six (6) operating rooms and the one (1) procedure room at the target occupancy of 1,500 hours per room. The seven (7) rooms will support a total of twenty-eight (28) recovery stations.

TABLE FOUR Historical Utilization St. James Hospital Olympia Fields						
Department	Beds Rooms Units	State Standard	Historical ⁽¹⁾		Average	Number of Rooms Justified
			2014	2015	Average 2014-2015	
Operating Room - General	4	1,500 Hours	3,660	3,499	3,580	4
Operating Room - Open Heart ⁽¹⁾	1	1,500 Hours	105	99	102	1
Operating Room - Urology	1	1,500 Hours	669	36	353	1
Class B Procedure Room	1	1,500 Hours	2,634	2,363	2,499	2
Total	7		7,068	5,997	6,534	8
Source: Historical Utilization from 2014- 2015 Franciscan Olympia Fields Hospital Annual Survey						
1. The numbers presented here are the number of open heart procedures performed at the hospital, not hours of surgery.						

STATE BOARD STAFF FINDS THE PROPOSED ALTERATION TO THE PROJECT IN CONFORMANCE WITH CRITERION CLINICAL SERVICES OTHER THAN CATEGORIES OF SERVICE (77 IAC 1110.3030(d))

XI. FINANCIAL VIABILITY

A) Criterion 1120.120 – Availability of Funds

B) Criterion 1120.130 – Financial Viability

To demonstrate compliance with these criteria, the permit holders are to document that funds are available to fund the proposed project and that the permit holders are financially viable. Documentation shall include a bond rating of “A” or better from Moody’s Fitch, or Standard & Poors.

The permit holders are funding this project with cash in the amount of \$106,861,762 and a bond issue of \$15,000,000. The permit holders have provided evidence of a bond rating of “A” or better at pages 85-92 of the application for permit (#16-005) dated March 2016. Financial viability ratios are not required because the permit holders provided evidence of an “A” or better bond rating.

Reviewer Note: Sections 1120.120, 1120.130 and 1120.140(a) do not need to be addressed by the permit holders responsible for funding or guaranteeing the funding of the project if the applicant has a bond rating of A- or better from Fitch's or Standard and Poor's rating agencies, or A3 or better from Moody's (the rating must have been affirmed within the latest 18-month period prior to the submittal of the application). (77 IAC 1120.20)

TABLE FIVE Franciscan Alliance Inc. and Affiliates Audited Financial December 31, 2014 and 2013 (in thousands)		
	2014	2013
Cash	\$55,757	\$42,371
Current Assets	\$624,451	\$689,817
PPE	\$1,557,201	\$1,587,214
Total Assets	\$4,590,081	\$4,314,335
Current Liabilities	\$406,909	\$361,234
LTD	\$1,077,544	\$1,097,229
Total Liabilities	\$2,129,088	\$1,801,096
Patient Service Revenue	\$2,425,309	\$2,321,297
Total Revenue	\$2,718,259	\$2,608,549
Operating Expenses	\$2,502,530	\$2,571,862
Operating Income	\$215,729	\$36,687
Excess of Revenue over Expenses	\$251,706	\$244,039
Source: Application for Permit pages 93-131		

XII. ECONOMIC FEASIBILITY

A) Criterion 1120.140(a) – Reasonableness of Financing Arrangements

B) Criterion 1120.140(b) – Terms of Debt Financing

The permit holders provided evidence of an “A” or better bond rating *at pages 85-92 of the application for permit (#16-005) and a statement from Arnold Kimmel, CEO “stating that the conditions of debt proposed to partially finance the proposed modernization program at Franciscan St. James Health Olympia Fields are reasonable. As of the filing of the required Certificate of Need applications, it is anticipated that approximately \$15,000,000 of the project's cost will be funded through a bond issuance, with the remainder of the project's cost to be funded through the use of cash and readily available securities. It is the applicants' opinion that the combination of debt and equity financing identified in the CON application represents the lowest net cost reasonably available to Franciscan Alliance, Inc. at this time, and the most advantageous funding scenario available.”*

STATE BOARD STAFF FINDS THE PROPOSED ALTERATION TO THE PROJECT IN CONFORMANCE WITH CRITERION REASONABLENESS OF FINANCING ARRANGEMENTS AND TERMS OF DEBT FINANCING (77 IAC 1120.140(a) and (b))

C) Criterion 1120.140(c) – Reasonableness of Project Costs

Only the reviewable costs are reviewed as part of this criterion. The permit holders are in compliance with the State Board Standards for all reviewable costs.

TABLE SIX Project Costs					
Use of Funds	Second Alteration Request Reviewable	State Standards		Permit Holders Costs	Met Standard
			Total		
Preplanning Costs	\$1,200,000	1.56%	\$1,045,605	1.48%	Yes
Site Survey and Soil Investigation and Site Prep.	\$1,518,250	1.94%	\$1,300,304	2.27%	Yes
New Construction Contracts	\$31,297,804	\$524.03/GSF	\$36,064,269	\$454.77	Yes
Modernization Contracts	\$35,728,178	\$354.45/GSF	\$44,076,921	\$287.31	Yes
Contingencies	\$1,931,740	2.97%	\$929,544.78	2.94%	Yes
Architectural/Engineering Fees	\$4,200,000	6.55%	\$4,390,201.82	6.27%	Yes
Off Site Work	\$2,044,000	NA			
Consulting and Other Fees	\$730,000	NA			
Movable or Other Equipment (not in construction contracts)	\$13,912,706	NA			
Bond Issuance Expense (project related)	\$109,500	NA			
Net Interest Expense During Construction (project related)	\$1,204,500	NA			

**STATE BOARD STAFF FINDS THE PROPOSED ALTERATION TO THE
PROJECT IN CONFORMANCE WITH CRITERION REASONABLENESS OF
PROJECT COSTS (77 IAC 1120.140(c))**

Other Information

Included with this report is the second alteration request.

TABLE SEVEN
Reviewable Cost Space Requirements

Departments	Cost	Permit	First Alteration	Second Alteration	New Construction	Modernization	As Is	Vacated Space
Medical Surgical (157 beds)	\$44,650,392	89,836	97,736	101,205	7,900	69,654	23,651	
Inpatient PT/OT	\$1,810,474	7,788	7,788	7,788	2,581	2,207	3,000	
ICU (31 beds)	\$515,176	21,061	21,061	21,061		2,165	18,896	
Obstetrics (12 beds)	\$4,724,897	7,952	7,952	7,952	7,952			
C-Section	\$2,796,668	4,087	4,087	4,087	4,087			
Labor Delivery	\$2,929,142	4,760	4,760	4,760	4,760			
Rehabilitation Unit	\$6,402,898	10,760	10,760	10,760	10,760			
Critical Decision Unit	\$1,604,404	7,552	7,552	7,552		7,552		
Surgery	\$1,878,141	17,732	17,732	17,336		8,192	9,144	
Pre-Op Recovery	\$1,059,790	8,193	8,193	8,193		4,800	3,393	
Endoscopy	\$185,856	0	0	396		396		3,469
Emergency Department	\$12,452,532	22,122	22,122	22,122	19,088	3,034		16,122
Imaging	\$2,517,001	18,966	18,966	18,966	8,637	10,303	8,663	
Pharmacy	\$809,562	4,265	4,265	4,265		4,265		
Ancillary Clinical Areas	\$4,564,456	12,018	12,018	12,018		3,381		
Lab	\$771,292	11,900	11,900	11,900		3,500	8,400	
Respiratory Therapy	\$191,351	1,095	1,095	1,095		986	109	
Body Holding	\$142,777	370	370	370		370		1,127
EEG	\$292,914	1,520	1,520	1,520		1,520		2,746
Preadmission Testing	\$390,062	2,028	2,028	2,028		2,028		
Nursery	\$1,810,474	3,056	3,056	3,056	3,056			
Total Reviewable	\$92,500,259	257,061	264,961	268,430	68,821	124,353	75,256	23,464

Vacated space will be used for the following:

16,122 DGSF of ED space on the first floor, which will be used primarily for the Critical Decisions Unit (CDU), public space and administrative areas

1,127 DGSF of body holding space on the lower level, which will be used by risk management

2,746 DGSF currently occupied on the first floor by EEG will be used by the education programs

TABLE EIGHT
Non Reviewable Costs and Space Requirements

Non Reviewable	Costs	Existing	Proposed	New Construction	Modernized	As Is	Vacated Space
Administration	\$1,506,444	5,280	8,513	1,691	6,822		
Foundation	\$129,824	808	1,000		1,000		808
Quality Assurance	\$331,908	1,435	2,545		2,545		1,435
Risk Management	\$291,491	0	2,238		2,238		
Case Management	\$801,782	550	5,376		5,376		550
Credit Union	\$64,912	305	500		500		
Guest Relations/Vols	\$219,230	509	1,682		1,682		509
Human Resources	\$339,256	1,022	2,600		2,600		1,022
Medical Staff Offices	\$500,923	1,690	3,843		3,843		1,690
Pastoral Care	\$95,531	331	736		736		331
Registration	\$876,922	1,544	5,586		5,586		1,544
Facilities Mgt.	\$8,842,510	27,333	29,657	21,116	1,683	6,858	
Food Service	\$798,538	13,937	13,937		6,717	7,220	
IT	\$727,502	3,010	5,029	201	5,008		
Materials Mgt	\$2,985,600	26,112	31,586	5,474	4,302	21,810	
Security	\$101,654	741	786		786		
Gift Shop	\$173,915	999	1,113		1,113		999
Grad Medical	\$993,273	4,799	7,611		7,611		
Public Areas	\$2,319,966	3,500	6,604	3,104	3,500		
Chapel	\$1,457,454	1,670	3,316	3,316			1,670
General Storage	\$2,242,519	7,200	14,259	6,546	513	7,200	
Education	\$101,654	6,884	782		782		6,102
DGSF>>>BGSF ⁽¹⁾	\$3,458,697	0	11,027	11,027			
	\$29,361,505	109,659	159,716	51,685	64,943	43,088	16,660

Vacated space will be used for the following:

1,435 DGSF on the second floor currently used by the quality assurance program will be used by laboratory/infection control

6,102 DGSF currently assigned to education programs will be used for a variety of administrative office areas

1,072 DGSF on the first floor that is currently used by human resources will be used by EEG

1,690 DGSF on the first floor that is currently occupied by physicians' offices will be repurposed for use by the outpatient registration and lab function

1,544 DGSF on the first floor, currently housing the outpatient registration and lab function will be used for public and administrative areas

1,670 DGSF chapel will be demolished to allow for the addition to the front of the hospital

