

Axel & Associates, Inc.

MANAGEMENT CONSULTANTS

June 22, 2016

RECEIVED

JUN 27 2016

**HEALTH FACILITIES &
SERVICES REVIEW BOARD**

Mr. Mike Constantino
Project Reviewer
Illinois Health Facilities and
Services Review Board
525 West Jefferson
Springfield, IL 62761

RE: Project 16-018
Memorial Hospital-East Medical Clinics Building

Dear Mike:

Please accept this letter in response to your correspondence of June 6, 2016 in which you requested additional information relating to the above-referenced CON application.

1. There is no practical difference between treatment rooms and exam rooms. The planning for those rooms, which will be located in the physicians' offices, has not yet reached a level where distinctions can be made. Generally, however, treatment rooms are slightly larger—perhaps 10 sf—than exam rooms.
2. It is currently anticipated that family practice physicians, internists, obstetricians, orthopedic surgeons, and other yet-to-be-determined specialists will be officed in the MCB. It is likely that certain system-employed physicians will be relocated to the proposed MCB and the potential exists for independent physicians to relocate their offices to the MCB.
3. A diagram of the site, identifying the proximity relationship between the proposed MCB and the hospital is enclosed.

4. Current plans call for the following:

1st Floor
specimen collection
physicians' offices
general radiology
admin. & conf. areas
public/pt. waiting
mechanical

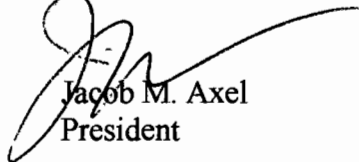
2nd Floor
mammography
ultrasound
PT/OT/Speech
bone densitometry
ster. Biopsy
public/pt. waiting
mechanical

3rd Floor
physicians' offices
staff support areas
storage
public/pt. waiting
mechanical

5. Revised Cost/Space tables are enclosed.

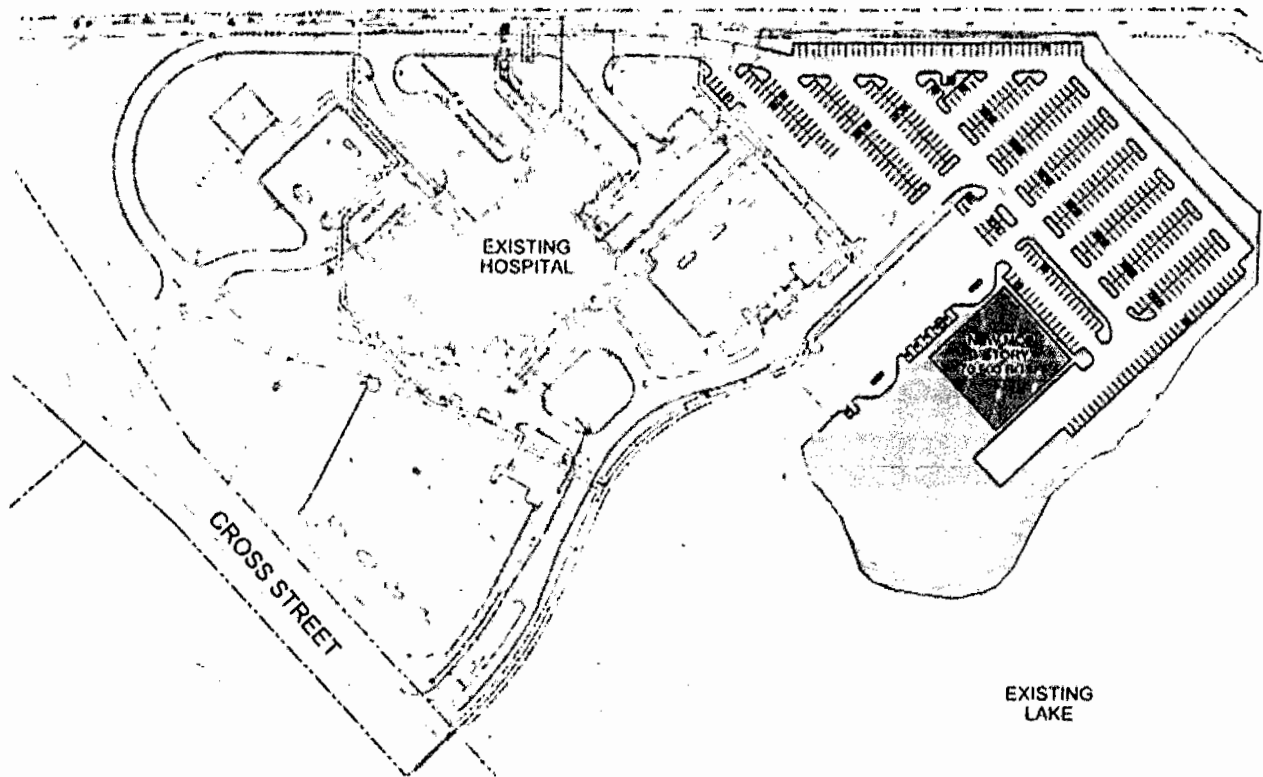
Thank you for the opportunity to provide this information.

Sincerely,

A handwritten signature in black ink, appearing to be 'J. M. Axel', with a long, sweeping horizontal line extending to the right.

Jacob M. Axel
President

enclosures (3)



Cost Space Requirements

Dept./Area	Cost	Gross Square Feet		Amount of Proposed Total Square Feet				
		Existing	Proposed	New Const.	That is:			Vacated Space
Reviewable								
1st. Floor								
Gen'l Radiology	\$ 1,402,099		1,300					
Specimen Collect./Lab.	\$ 671,503		1,195					
PT/OT/Speech/Gym	\$ 1,208,706		5,556					
2nd Floor								
Women's Health								
Mammography	\$ 1,788,885		2,700					
Ultrasound	\$ 290,089		1,250					
Densitometry	\$ 241,741		1,300					
Stereotac. Biopsy	\$ 1,112,010		1,300					
Total	\$ 6,715,033		14,601					
Non-Reviewable								
Physicians' Offices	\$ 6,908,870		23,147					
Public & Waiting	\$ 2,731,414		9,210					
Staff Support Areas	\$ 1,124,700		3,878					
Admin/Mtg/Conference	\$ 2,088,728		7,327					
Storage	\$ 964,028		3,525					
Mechanical	\$ 2,249,399		8,813					
Total	\$ 16,067,139		55,899					
PROJECT TOTAL	\$ 22,782,172		70,500					

COST AND GROSS SQUARE FEET BY DEPARTMENT OR SERVICE

	A	B	C	D	E	F	G	H	Total
	Cost/Sq. Ft.		DGSF		DGSF		New Const. \$	Modernization \$	Costs
	New	Mod.	New	Circ.	Mod.	Circ.	(A x C)	(B x E)	(G + H)
Reviewable									
General Radiology	\$ 260.00		1,300				\$ 338,000		\$ 338,000
PT/OT/Speech	\$ 203.00		5,556				\$ 1,127,868		\$ 1,127,868
Specimen Collect./Lab.	\$ 233.00		1,195				\$ 278,435		\$ 278,435
Mammography	\$ 260.00		2,700				\$ 702,000		\$ 702,000
Ultrasound	\$ 260.00		1,250				\$ 325,000		\$ 325,000
Stereotac. Biopsy	\$ 260.00		1,300				\$ 338,000		\$ 338,000
Densitometry	\$ 260.00		1,300				\$ 338,000		\$ 338,000
Const. Contingency	\$ 5.00						\$ 73,005		\$ 73,005
Total	\$ 241.10		14,601				\$ 3,520,308		\$ 3,520,308
Non-Reviewable									
Physicians' Offices	\$ 205.00		23,147				\$ 4,745,135		\$ 4,745,135
Public& Waiting	\$ 205.00		9,210				\$ 1,888,050		\$ 1,888,050
Staff Support Areas	\$ 195.00		3,878				\$ 756,113		\$ 756,113
Admin/Mtg/Conference	\$ 200.00		7,327				\$ 1,465,400		\$ 1,465,400
Storage	\$ 180.00		3,525				\$ 634,500		\$ 634,500
Mechanical	\$ 170.00		8,813				\$ 1,498,125		\$ 1,498,125
Const. Contingency	\$ 20.00						\$ 1,117,980		\$ 1,117,980
Total	\$ 216.56		55,899				\$ 12,105,303		\$ 12,105,303
PROJECT TOTAL	\$ 221.64		70,500				\$ 15,625,611		\$ 15,625,611