



STATE OF ILLINOIS

HEALTH FACILITIES AND SERVICES REVIEW BOARD

525 WEST JEFFERSON ST. • SPRINGFIELD, ILLINOIS 62761 • (217) 782-3516 FAX: (217) 785-4111

DOCKET NO: H-06	BOARD MEETING: March 14, 2017	PROJECT NO: 16-053	PROJECT COST: Original:\$48,377,826
FACILITY NAME: HSHS St. John's Hospital Women and Children's Health Center Building		CITY: Springfield	
TYPE OF PROJECT: Non-Substantive			HSA: III

PROJECT DESCRIPTION: The applicants (Hospital Sisters Health System, Hospital Sisters Services, Inc., and St. John's Hospital of the Hospital Sisters of the Third Order of St. Francis) are proposing the construction of a medical office building in 85,500 GSF of space at a cost of \$48,377,826. The project completion date is March 31, 2019.

EXECUTIVE SUMMARY

PROJECT DESCRIPTION:

- The applicants (Hospital Sisters Health System, Hospital Sisters Services, Inc., and St. John's Hospital of the Hospital Sisters of the Third Order of St. Francis) are proposing the construction of a medical office building in 85,500 GSF of space at a cost of \$48,377,826. The project completion date is March 31, 2019.

WHY THE PROJECT IS BEFORE THE STATE BOARD:

- The project is before the State Board because the project is by or on behalf of a health care facility and the cost of the project exceeds the capital expenditure threshold of \$12,950,881.

PURPOSE OF THE PROJECT:

- *The Women and Children's Health Center building will allow for user-friendly and modern, state of the art space for treatment of women and children. Treatment areas that are currently located in multiple locations will be relocated and consolidated to a single facility, resulting in enhanced access for patients and greater efficiencies for staff.*

PUBLIC HEARING/COMMENT:

- No public hearing was requested. No letters of support or opposition were received by State Board Staff.

CONCLUSION:

- The applicants addressed a total of fourteen (14) criteria and did not meet the following:

State Board Standards Not Met	
Criteria	Reasons for Non-Compliance
1110.234(a) – Size of Project	The applicants exceeded the State Board standard for its imaging services (mammography).
1120.140(c) - Reasonableness of Project Costs	The applicants exceed the State Board Standards for <ul style="list-style-type: none">• Site Survey and Soil Investigation and Site Preparation• Architectural & Engineering Fees

STATE BOARD STAFF REPORT
HSHS St. John's Hospital-Women and Children's Health Center Building
PROJECT #16-053

APPLICATION SUMMARY/CHRONOLOGY	
Applicants	Hospital Sisters Health System, Hospital Sisters Services, Inc., and St. John's Hospital of the Hospital Sisters of the Third Order of St. Francis
Facility Name	HSHS St. John's Hospital Women and Children's Health Center Building
Location	Northeast Corner 9 th and Madison Street, Springfield, Illinois
Application Received	December 21, 2016
Application Deemed Complete	December 29, 2016
Review Period Ends	February 27, 2017
Permit Holder	St. John's Hospital of the Third Order of St. Francis
Operating Entity	St. John's Hospital of the Third Order of St. Francis
Owner of the Site	HSHS St. John's Hospital
Project Financial Commitment Date	March 14, 2018
Gross Square Footage	85,500 GSF
Project Completion Date	March 31, 2019
Can Applicants Request a Deferral?	Yes
Has the Application been extended by the State Board?	No

I. The Proposed Project

The applicants (Hospital Sisters Health System, Hospital Sisters Services, Inc., and Hospital Sisters of the Third Order of St. Francis) are proposing the construction of a medical office building in 87,154 GSF of space at a cost of \$48,377,826. The anticipated project completion date is March 31, 2019.

II. Summary of Findings

- A. The State Board Staff finds the proposed project is **NOT** in conformance with all the provisions of Part 1110.
- B. The State Board Staff finds the proposed project is **NOT** in conformance with all the provisions of Part 1120.

III. General Information

The applicants are Hospital Sisters Health System, Hospital Sisters Services, Inc., and St. John's Hospital of the Hospital Sisters of the Third Order of St. Francis. Hospital Sisters Health System (HSHS) owns and operates health care facilities throughout Illinois and in Wisconsin. Table One is a list of health care facilities owned/operated by the applicants in Illinois.

TABLE ONE Facilities owned by the applicants			
Facility	Location	Illinois Department of Public Health License Number	Joint Commission Accreditation Number
St. John's Hospital	Springfield	2451	ID #7432
Holy Family Hospital	Greenville	5355	ID# 5355
St. Elizabeth's Hospital	Belleville	2345	ID #2345
St. Joseph's Hospital	Highland	2543	ID #2825
St. Anthony's Memorial Hospital	Effingham	2279	ID #7335
St. Francis Hospital	Litchfield	2386	ID #7374
St. Joseph's Hospital	Breese	2527	ID #7250
St. Mary's Hospital	Decatur	2592	ID#4605
St. Mary's Hospital	Streator	2659	ID #7436
Prairie Diagnostic Center at St. John's Hospital	Springfield	7003157	ID #7432
St. John's Surgery Suites Montvale	Springfield	7003187	ID #7432
HSBS Good Shepherd Hospital, Inc.	Shelbyville		

The project is a non-substantive project subject to Part 1110 and Part 1120 review. No Safety Net Impact Statement is required because the project is not a substantive project (20 ILCS 3960/5.4). Financial commitment will occur after permit approval.

Reviewer Note: The State Board considers non-substantive projects as all projects that are not classified as substantive-except for emergency projects that require meeting these two (2) requirements;

- A) An imminent threat to the structural integrity of the building; or
- B) An imminent threat to the safe operation and functioning of the mechanical, electrical or comparable systems of the building.

Substantive projects include no more than the following:

(a) Projects to construct

- (1) a new or replacement facility located on a new site or
- (2) a replacement facility located on the same site as the original facility and the cost of the replacement facility exceeds the capital expenditure minimum, which shall be reviewed by the Board within 120 days;

(b) Projects proposing a

- (1) new service within an existing healthcare facility or
- (2) discontinuation of a service within an existing healthcare facility, which shall be reviewed by the Board within 60 days; or

(c) Projects proposing a change in the bed capacity of a health care facility by an increase in the total number of beds or by a redistribution of beds among various categories of service or by a relocation of beds from one physical facility or site to another by more than 20 beds or more than 10% of total bed capacity, as defined by the State Board, whichever is less, over a 2-year period. (20 ILCS 3960/12 (8))

Charity Care for HSHS St. John's Hospital and HSHS Illinois for the years 2013 thru 2015 is provided below.

TABLE TWO
HSHS St. John's/HSHS Illinois
Charity Care

	HSHS/St. Johns Hospital		
	FY 2015	FY 2014	FY 2013
Net Patient Revenue	\$447,281,758	\$427,529,233	\$402,680,775
Amount of Charity Care (Charges)	\$12,138,983	\$26,005,185	\$12,138,983
Cost of Charity Care	\$3,338,220	\$7,427,483	\$9,002,200
% of Charity Care to Net Patient Revenue	.07%	1.7%	2.2%

TABLE TWO (continued)
HSHS Illinois
Charity Care

	FY 2015	FY 2014	FY 2013
Net Patient Revenue	\$1,262,757,958	\$1,021,229,534	\$972,240,195
Amount of Charity Care (Charges)	\$49,555,376	\$76,826,472	\$79,693,832
Cost of Charity Care	\$20,025,778	\$21,820,899	\$25,376,255
% of Charity Care to Net Patient Revenue	1.5%	2.1%	2.6%

IV. Health Service Area

The proposed project will be located in the HSA III Health Service Area. There are seven (7) hospitals in Health Planning Area E-01.

TABLE THREE
Hospitals in the Health Planning Area E-01

Hospital	City	HSA	HPA	Total Beds
Abraham Lincoln Hospital	Lincoln	3	E-01	22
Mason District Hospital	Havana	3	E-01	25
Memorial Medical Center	Springfield	3	E-01	349
Pana Community Hospital	Pana	3	E-01	22
Sarah Culbertson Memorial Hospital	Rushville	3	E-01	22
St. John's Hospital	Springfield	3	E-01	204
Taylorville Memorial Hospital	Taylorville	3	E-01	21

Source: Information taken from 2015 Inventory of Health Care Facilities as of August 4, 2015.

V. The Proposed Project

The applicants are proposing to establish a Medical Office Building (MOB), dedicated to the provision of health care for women and children. The Women's and Children's Health Center will be located on the northeast corner of 9th and Madison streets, in

85,500 GSF of newly constructed space. The four story facility will contain Imaging, Pediatric PT/OT, Pediatric Echocardiography/Stress Testing, Speech Services, Medical Office Space, Laboratory, and Pharmacy Services. The Women's and Children's Health Center will be connected to the St. John's Children's Hospital via an elevated walkway.

VI. Project Costs and Sources of Funds

The applicants are funding this project with cash and securities in the amount of \$21,989,452, and mortgages totaling \$26,388,374. There are no estimated start-up costs or operating deficits for this project, and no land is being purchased. Table Four illustrates the project costs, using clinical (reviewable) and non-clinical (non-reviewable) classifications.

TABLE FOUR			
Project Costs and Sources of Funds			
	Reviewable	Non Reviewable	Total
Preplanning Cost	\$60,311	\$175,689	\$236,000
Site Survey and Soil Investigation	\$11,625	\$94,375	\$106,000
Site Preparation	\$803,840	\$3,562,160	\$4,366,000
New Construction	\$5,471,792	\$21,854,742	\$27,326,534
Contingencies	\$333,754	\$1,808,781	\$2,142,535
Architectural and Engineering Fees	\$569,907	\$2,113,493	\$2,683,400
Consulting and Other Fees	\$321,103	\$838,808	\$1,159,911
Movable or Other Equipment	\$6,464,500	\$1,520,952	\$7,985,452
Net Interest Expense During Construction	\$345,385	\$1,172,609	\$1,517,994
Other Costs to Capitalized	\$187,156	\$666,844	\$854,000
Total	\$14,569,373	\$33,808,453	\$48,377,826
Cash & Securities	\$10,994,726	\$10,994,726	\$21,989,452
Mortgages	\$3,574,647	\$22,813,727	\$26,388,374
Total	\$14,569,373	\$33,808,453	\$48,377,826
Itemization of the Project Costs See Table Eight at the end of this report.			

VII. Cost Space Requirements

The applicants are proposing to construct a 4-story building on the campus of St. John's hospital. The 85,500 GSF building will be leased in its entirety by the applicants. Table Five illustrates the spatial allocations using both reviewable and non-reviewable considerations.

TABLE FIVE							
Cost/Space Requirements							
Area	DGSF	Amount of Proposed Total GSF					
Reviewable	Cost	Exist	Proposed	New Const.	Mod.	As Is	Vacated
Imaging	\$6,063,599	N/A	6,643	6,643	0	0	0

TABLE FIVE							
Cost/Space Requirements							
Area			DGSF		Amount of Proposed Total GSF		
Laboratory	\$866,294	N/A	1,695	1,695	0	0	0
Pediatric PT/OT	\$3,827,853	N/A	11,239	11,239	0	0	0
Pharmacy	\$1,041,509	N/A	2,559	2,559	0	0	0
Dx Testing	\$436,025	N/A	2,611	2,611	0	0	0
Cardiology Peds							
Bridge/Connection	\$436,025	N/A	2,000	2,000	0	0	0
Total Clinical	\$14,569,373		26,747	26,747	0	0	0

TABLE FIVE (continued)							
Cost/Space Requirements							
Non Reviewable	Cost	Exist	Proposed	New Const.	Mod.	As Is	Vacated
Lobby	\$361,332	N/A	1,166	1,166	0	0	0
Amenity-Coffee Shop	\$209,486	N/A	676	676	0	0	0
Medical Office Space	\$17,607,569	N/A	56,129	56,129	0	0	0
Conference Center	\$444,692	N/A	1,435	1,435	0	0	0
Materials	\$310,399	N/A	1,001	1,001	0	0	0
Mgmt./Mechanical							
Parking	\$14,874,975	N/A	N/A	N/A	0	0	0
Total Non-Clinical	\$33,808,453	N/A	60,407	60,407	0	0	0
Total Project	\$48,377,826		87,154	87,154	0	0	0

VIII. Background of the Applicants

A) Criterion 1110.530 (b) (1) (3) – Background of the Applicants

To document compliance with this criterion the applicants must provide a list of all health care facilities owned by the applicants, a certified list of adverse actions taken against any facility owned and/or operated by the applicant during the three years prior to the filing of the application, and authorization permitting HFSRB and IDPH access to any documents necessary to verify the information that has been submitted.

1. The applicants provided proof of licensure and JCHAO accreditation for all hospitals under its ownership (See Table Two).
2. Mary Starmann-Harrison, CEO of Hospital Sisters Health System attested that no adverse action, as that term is defined in rules and regulations of the Illinois Health Facilities and Services Review Board, has been taken over the past three (3) years against any hospitals under their ownership (See Table Two), and grants the State Board and the Illinois Department of Public Health permission to access any and all documents to verify information submitted with the application for permit.
3. The applicants supplied a Memorandum of Understanding with the Illinois Historic Preservation Agency, outlining the protocols pertaining to the discovery of historical artifacts at the building site (See Application File). Additionally, the applicants

provided attestation from Dr. Charles Lucore, M.D., certifying that the proposed site is not located in a flood plain, as required. [Source: Application for Permit page 41]

Reviewer Note:

The Memorandum of Understanding was needed because previous excavations in the immediate area contained articles of archaeological significance, and the applicants anticipate additional findings of this nature, once site excavation commences.

IX. Purpose of the Project, Alternatives

A) Criterion 1110.230(a) - Purpose of the Project

To demonstrate compliance with this criterion, the applicants must provide documentation that defines the planning area or market area and the existing problems that will be addressed with the proposed project.

1. The applicants stated that *“The [W]omen’s and [C]hildren’s [H]ealth [C]enter building will allow for user friendly, and modern, state of the art space for treatment of women and children. Treatment areas that are currently located in multiple locations will be relocated and consolidated to a single facility, resulting in enhanced access for patients and greater efficiencies for staff. The outpatient services will be co-located with physician offices that will focus on women’s and children’s medical care, making it easy for women and children to obtain such care, ancillary services, and engage in follow-up care and treatment. Women’s services will consist of mammography, ultrasound, and bone densitometry...Pediatric services will include general radiology, PT/OT/ST, diagnostic cardiac testing, and ultrasound. Care will be provided for children ages 0-17, with a wide variety of chronic and acute conditions...A lab and small retail pharmacy will be located in the building for convenience of patients...The consolidation of these services in one location and the decision of specific space for pediatric imaging, PT/OT and cardiac testing will facilitate both access to and quality of care for women and children.”* [Application for Permit, p. 64]

B) Criterion 1110.230(c) – Alternatives to the Proposed Project

To document compliance with this criterion, the applicants must provide documentation of the alternatives considered and the reasons for the rejection.

The applicants considered three alternatives to the proposed project.

1. Modernize Existing Facilities

The applicants rejected this alternative, citing programmatic difficulties associated with co-locating the proposed services in the limited space available on the original hospital campus. In addition to spatial constraints, the applicants cite the potential interruption in the provision of patient care, if a modernization project were the chosen alternative. There were no project costs identified with this alternative.

2. Build at an Alternative Site

This alternative was initially considered, based on the projected “archeological difficulties” that may exist at the chosen site. However, the benefit of the facility being located on the St. John’s campus, and allowing physicians immediate access to the women’s hospital, outweighed the perceived archeological issues, and this alternative was rejected. The applicants estimated this option to be the same as the proposed project.

3. New Building on St. John’s Hospital Campus

The applicants chose this alternative, citing it as the best use of capital funds, and the best option that parallels with their initiative to improve its Springfield campus. Cost identified with this alternative: \$48,377,826. [Application for Permit, p. 85]

X. Project Size, Projected Utilization, and Assurances

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

To demonstrate compliance with 77 IAC 1110.234(a) - Size of the Project, the applicant provided the departmental gross square footage for all areas being modernized/established.

This Project proposes to establish a Medical Office Building in 85,500 GSF of newly constructed space (See Table Five). Of this space, 26,747 GSF is being allocated for clinical functions. Table Six lists the services offered and the spatial allotments for each. Based on the information provided, the applicant met the requirements of this criterion.

TABLE SIX Spatial Allotments for Services				
Dept./Service	Proposed DGSF	State Standard (DGSF)	Difference (DGSF)	Met Standard
Clinical				
General Radiology/Fluoroscopy(3)	3,301	1,300/Unit	-599	Yes
Mammography(2)*	3,342	1,300/Unit	742	No
Laboratory	1,695	N/A	N/A	N/A
Pharmacy	2,559	N/A	N/A	N/A
Pediatric Diagnostic Testing^	2,611	N/A	N/A	N/A
PT/OT	11,239	N/A	N/A	N/A
Bridge Connection	2,000	N/A	N/A	N/A
Total Clinical	26,747			
Non-Clinical				
Medical Office	56,129	N/A	N/A	N/A
Conference	1,435	N/A	N/A	N/A
Lobby/Amenities Area	1,842	N/A	N/A	N/A
Materials Management	1,001	N/A	N/A	N/A
Total Non-Clinical	60,407	N/A	N/A	N/A
TOTAL PROJECT	87,154	N/A	N/A	N/A

*Mammography space includes two mobile ultrasound units which may be used for routine screening, if prescribed.
^Echoes, EKG, Stress Testing, all for pediatric patients

The applicants report their imaging space as being in excess of the State standard, due to the allotted space for two mobile ultrasound units. A negative finding results for this criterion.

STATE BOARD STAFF FINDS THE PROPOSED PROJECT TO NOT BE IN COMPLIANCE WITH CRITERION SIZE OF PROJECT (77 IAC 1110.234(a))

B) Criterion 1110.234(b) –Projected Utilization

The applicant shall document that, by the end of the second year of operation, the annual utilization of the clinical service areas or equipment shall meet or exceed the utilization standards specified in Appendix B.

The applicants note the imaging equipment listed in the project includes equipment that will be located in the Women's and Children's Center. It is anticipated that this equipment will operate at or above IDPH target utilization standards. A positive finding results for this criterion.

TABLE SEVEN Project Services Utilization				
Service/Rooms	Historical Utilization	Projected Utilization CY 21	State Board Standard	Met Standard
Gen. Radiology/2	7,235*	8,500	8,000 procedures/room	Yes
Mammography/2	7,133	8,000	5,000 visits	Yes
Fluoroscopy	550	1,000	6,500 procedures	Yes

Based on Women's and Pediatric procedures/visits through June 30, 2016
Ultrasound utilization data not provided, based on its mobility, and no State utilization standard for mobile Ultrasound units.
*Pediatric patients exclusively

The applicants supplied sufficient utilization data to warrant the number of imaging units requested.

STATE BOARD STAFF FINDS THE PROPOSED PROJECT TO BE IN COMPLIANCE WITH THE PROJECT UTILIZATION CRITERION (77 IAC 1110.234(b)).

C) Criterion 1110.234(e) - Assurances

To demonstrate compliance with this criterion, the applicants must document that the proposed size of the project and the projected utilization meet the State Board Standards in Section 1110.Appendix B and 77 IAC Part 1100, Subsection D.

The State Board does not have size standards or projected utilization standards for the two reviewable services being proposed by this project; medical exam rooms and infusion therapy.

STATE BOARD STAFF FINDS THE PROPOSED PROJECT IS INAPPLICABLE WITH CRITERIA SIZE OF THE PROJECT, PROJECTED UTILIZATION, AND ASSURANCES (77 IAC 1110.234(a), (b) and (c))

XI. Clinical Service Areas Other Than Categories of Service

A) Criterion 1110.3030(a) – Clinical Service Area Other Than Categories of Service

To determine compliance with this criterion, the applicants are required to document the need for the modernization of the following services:

- A) Surgery
- B) Emergency Services and/or Trauma
- C) Ambulatory Care Services (organized as a service)
- D) Diagnostic and Interventional Radiology/Imaging (by modality)
- E) Therapeutic Radiology
- F) Laboratory
- G) Pharmacy
- H) Occupational Therapy/Physical Therapy
- I) Major Medical Equipment

The project proposes to establish a Medical Office Building in Springfield. Listed below are the modalities to be included in this facility that are applicable to this criterion. The modalities with utilization standards are listed below, and their projected utilization is listed in Table Six.

Mammography

The applicants propose to establish 2 mammography machines as part of its Women's services, and projects 8,000 visits by calendar year 2021. This satisfies the State standard of 5,000 visits per machine.

General Radiology

The applicants propose to establish 2 radiology units to be used exclusively for its Pediatric patient base, and projects to perform 8,500 radiologic procedures, once these services are consolidated into the Women's and Children's Center. These data satisfies the State standard of 8,000 procedures per unit.

Fluoroscopy

The applicants propose to establish 1 Fluoroscopy unit, and projects to perform 1,000 procedures upon project completion, due to the co-location of SIU School of Medicine's in the Women's and Children's Center. These data satisfies the State standard of 6,500 procedures per unit.

Ultrasound

The applicants propose to incorporate two mobile ultrasound units into its Imaging services, which could be used for routine screening, if needed. These Ultrasound units resulted in a negative finding for the project size, but do not affect utilization standards, because no standards exist for mobile Ultrasound units.

Pediatric Diagnostics

The applicants propose to establish a Diagnostics service, to include Echoes, EKG Stress Testing, and mobile ultrasound. These services will be used exclusively for Pediatric patient services, and there are no State standards for utilization of these services.

Laboratory

The applicants propose to establish a small Laboratory service as a convenience to the patients being served in the Women's and Children's Center, with support staff (phlebotomists), skilled in working with the Pediatric population. The State Board has no standard for Laboratory services.

Pharmacy

The applicants propose to establish a small pharmacy (retail), as a convenience to the patients being served by the Women's and Children's Center. The State Board has no standard for Pharmacy.

PT/OT

The applicants propose to establish Physical Therapy/Occupational Therapy rehabilitation services dedicated solely to Pediatric care. The State Board has no standard for PT/OT services.

Based on the supplied utilization data, the applicants met the requirements of this criterion.

STATE BOARD STAFF FINDS THE PROPOSED PROJECT IS IN CONFORMANCE WITH CRITERION CLINICAL SERVICE AREAS OTHER THAN CATEGORIES OF SERVICE (77 IAC 1110.3030(a))

XII. FINANCIAL VIABILITY

A) Criterion 1120.120 – Availability of Funds

To demonstrate compliance with this criterion, the applicants must document that funds are available to fund the project.

The applicants are funding this project with cash and securities in the amount of \$21,989,452, and a mortgage totaling \$26,388,374. The applicants supplied proof of an AA-/Stable Bond Rating from Standard & Poor's Ratings Service (application, p. 92). It appears that the applicants have met the requirements for the Availability of Funds criterion.

STATE BOARD STAFF FINDS THE PROPOSED PROJECT TO BE IN CONFORMANCE WITH CRITERION AVAILABILITY OF FUNDS (77 IAC 1120.120)

B) Criterion 1120.130 – Financial Viability

To determine compliance with this criterion, the applicants must document that they are financially viable.

The applicants supplied proof of an AA-/Stable bond rating from Standard & Poor's Ratings Service (application, p. 92) and have met the requirements of this criterion.

STATE BOARD STAFF FINDS THE PROPOSED PROJECT TO BE IN CONFORMANCE WITH CRITERION FINANCIAL VIABILITY (77 IAC 1120.130)

XIII. ECONOMIC FEASIBILITY

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

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

To determine compliance with these criteria, the applicants must provide an attestation that borrowing of existing investments and the selected form of debt financing will be at the lowest net cost available.

The applicants provided the necessary attestation at pages 98 of the application for permit that the selected form of debt financing will be the lowest cost available. The applicants met the requirements of this criterion.

STATE BOARD STAFF FINDS THE PROPOSED PROJECT IN CONFORMANCE WITH CRITERIA REASONABLENESS OF FINANCING ARRANGEMENTS AND TERMS OF DEBT FINANCING (77 IAC 1110.140(a) and (b))

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

The State Board staff applied the reported reviewable costs against the applicable State Board standards. All costs considered are classified as reviewable.

Preplanning Costs are \$60,311 and are .49% of new construction, contingencies, and movable equipment costs of \$12,270,046. This is reasonable compared to the State Board standard of 1.8%.

Site Survey/Site Preparation Costs are \$815,465 and are 14% of the new construction/contingencies costs of \$5,805,546. This is **HIGH** when compared to the State Board standard of 5%.

New Construction and Contingencies – These costs total \$5,805,546 or \$217.05 GSF. ($\$5,805,546/26,747=\217.05). This is reasonable when compared to the State Board Standard of \$232.75/GSF (2018 mid-point of construction).

Contingencies – These costs total \$333,754 and are 6% of new construction costs. This is reasonable when compared to the State Board Standard of 10%.

Architectural and Engineering Fees – These costs total \$569,907 and are 9.8% of new construction and contingencies. These costs is **HIGH** when compared to the State Board Standard of 5.27% - 7.91%.

Consulting and Other Fees – These costs are \$321,103. The State Board does not have a standard for these costs.

Movable Equipment – These costs total \$6,464,500. The State Board does not have a standard for these costs.

Net Interest Expense During Construction – These cost total \$345,385. The State Board does not have a standard for these costs.

Other Costs to be Capitalized – These cost total \$187,156. The State Board does not have a standard for these costs.

The applicants exceeded the State Board standards for Site Survey/Site Preparation costs and Architectural/Engineering Fees. A negative finding results for this criterion.

STATE BOARD STAFF FINDS THE PROPOSED PROJECT IS NOT IN CONFORMANCE WITH THE REASONABLENESS OF PROJECT COSTS CRITERION (77 IAC 1120.140(c)).

D) Criterion 1120.140(d) - Projected Operating Costs

The applicants provided the necessary information as required. The projected operating cost per patient day is \$467,792.00 per equivalent patient day. The State Board does not have a standard for these costs.

STATE BOARD STAFF FINDS THE PROPOSED PROJECT IN CONFORMANCE WITH CRITERION PROJECTED OPERATING COSTS (77 IAC 1120.140(d))

E) Criterion 1120.140(e) – Total Effect of Project on Capital Costs

The applicants projected that there will no projected annual capital costs for this project. The State Board does not have a standard for these costs.

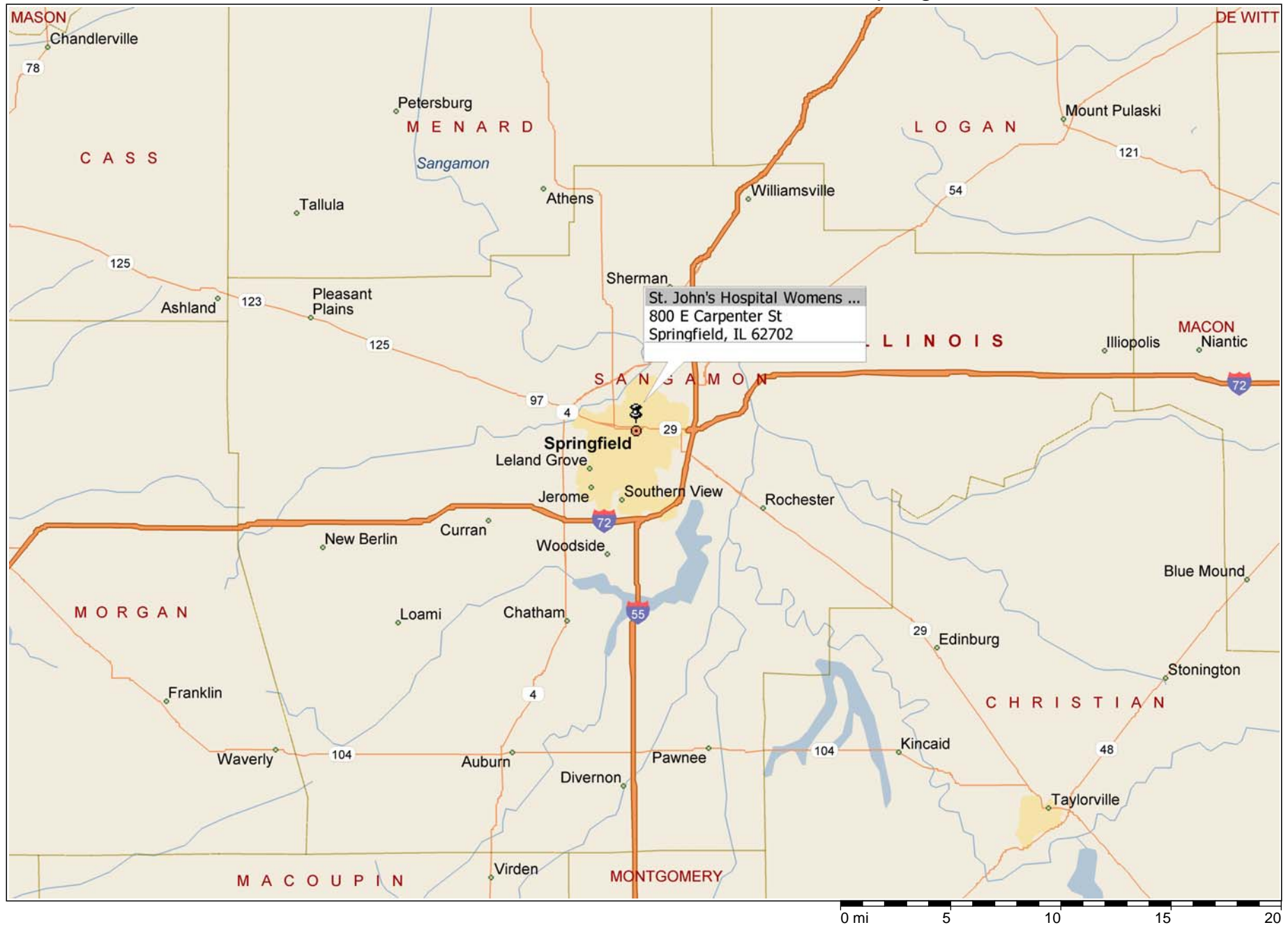
THE STATE BOARD STAFF FINDS THE PROPOSED PROJECT IN CONFORMANCE WITH CRITERION TOTAL EFFECT OF THE PROJECT ON CAPITAL COSTS (77 IAC 1120.140(e))

TABLE EIGHT
Itemization of Project Costs

Construction	
Description	
General Conditions	\$2,247,527
Temp Facilities, Controls, Cleaning Waste Management	\$370,291
Concrete	\$2,663,278
Masonry	\$2,873,272
Metal Fabrications	\$2,469,227
Carpentry	\$1,603,971
Thermal, Moisture & Fire Protection	\$2,239,555
Doors, Frames, Hardware, Glass & Glazing	\$2,229,716
Walls, Ceilings, Floors, & Window Treatments	\$2,582,196
Piping, Sanitary Waste, HVAC, Ductwork, Roof Penetrations	\$3,613,854
Wiring, Fire Alarm System, Lighting	\$3,437,614
Miscellaneous Construction Costs	\$996,034
Total Construction Costs	\$27,326,535
Contingencies	\$2,142,535
Consulting and Other Fees	\$1,159,911
Lenders Inspection	\$27,500
Legal Fees	\$150,000
Development Fee	\$519,611
Const Management Fee	\$407,800
Traffic Study	\$35,000
Archaeologist Fee	\$20,000

TABLE EIGHT (continued)	
Itemization of Project Costs	
Other Costs to be Capitalized	\$854,000
Overhead, Travel, Supplies, Postage, Salaries	\$385,000
Builder's Risk Insurance	\$35,000
Testing/Commissioning	\$80,000
FF & E/Signage	\$75,000
Blue Printing	\$19,000
Project Photos, Turnover and Other Misc. Costs.	\$50,000
Archaeological Work	\$200,000
Agency Approvals	\$10,000
 Movable or Other Equipment	 \$7,985,452
Medical Equipment	\$3,923,600
Furniture	\$1,571,320
Telephones & Computer	\$1,248,883
Miscellaneous Equipment/Relocation	\$1,241,649

16-053 St John's Womens & Childrens Center - Springfield



<u>Ownership, Management and General Information</u>			<u>Patients by Race</u>		<u>Patients by Ethnicity</u>	
ADMINISTRATOR NAME:	Dr. Charles Lucore		White	86.5%	Hispanic or Latino:	0.1%
ADMINSTRATOR PHONE	217-544-6464		Black	10.6%	Not Hispanic or Latino:	10.9%
OWNERSHIP:	Hospital Sisters Services, Inc.		American Indian	0.0%	Unknown:	89.0%
OPERATOR:	Hospital Sisters Health System		Asian	0.3%		
MANAGEMENT:	Not for Profit Corporation (Not Church-R		Hawaiian/ Pacific	0.0%	IDPH Number:	2451
CERTIFICATION:	(Not Answered)		Unknown	2.5%	HPA	E-01
FACILITY DESIGNATION:	(Not Answered)				HSA	3
ADDRESS	800 East Carpenter	CITY: Springfield	COUNTY:	Sangamonm County		

<u>Facility Utilization Data by Category of Service</u>										
<u>Clinical Service</u>	Authorized CON Beds 12/31/2015	Peak Beds Setup and Staffed	Peak Census	Admissions	Inpatient Days	Observation Days	Average Length of Stay	Average Daily Census	CON Occupancy Rate %	Staffed Bed Occupancy Rate %
Medical/Surgical	204	204	171	11,485	55,545	2,452	5.0	158.9	77.9	77.9
0-14 Years				64	100					
15-44 Years				1,634	8,410					
45-64 Years				3,649	16,660					
65-74 Years				2,601	12,390					
75 Years +				3,537	17,985					
Pediatric	32	30	22	1,656	3,865	789	2.8	12.8	39.8	42.5
Intensive Care	48	46	44	2,852	12,418	39	4.4	34.1	71.1	74.2
Direct Admission				2,116	8,378					
Transfers				736	4,040					
Obstetric/Gynecology	38	38	26	2,220	4,597	209	2.2	13.2	34.7	34.7
Maternity				1,902	3,082					
Clean Gynecology				318	1,515					
Neonatal	40	40	37	511	12,330	0	24.1	33.8	84.5	84.5
Long Term Care	37	37	28	809	9,195	0	11.4	25.2	68.1	68.1
Swing Beds			0	0	0		0.0	0.0		
Acute Mental Illness	40	36	15	324	4,420	0	13.6	12.1	30.3	33.6
Rehabilitation	0	0	0	0	0	0	0.0	0.0	0.0	0.0
Long-Term Acute Care	0	0	0	0	0	0	0.0	0.0	0.0	0.0
Dedicated Observation	0					0				
Facility Utilization	439			19,121	102,370	3,489	5.5	290.0	66.1	

(Includes ICU Direct Admissions Only)

<u>Inpatients and Outpatients Served by Payor Source</u>							
	Medicare	Medicaid	Other Public	Private Insurance	Private Pay	Charity Care	Totals
Inpatients	45.8%	26.0%	2.0%	23.7%	0.8%	1.8%	
	8753	4981	382	4523	147	335	19,121
Outpatients	29.8%	27.0%	2.3%	30.1%	9.7%	1.2%	
	77245	69987	5973	78119	25119	3176	259,619

<u>Financial Year Reported:</u>	7/1/2014 to	6/30/2015	<u>Inpatient and Outpatient Net Revenue by Payor Source</u>					Charity Care Expense	Total Charity Care Expense
	Medicare	Medicaid	Other Public	Private Insurance	Private Pay	Totals			
Inpatient Revenue (\$)	42.8%	29.5%	1.3%	27.3%	-0.9%	100.0%			
	114,030,051	78,605,182	3,479,711	72,831,407	-2,344,898	266,601,453	2,109,755		3,338,220
Outpatient Revenue (\$)	29.9%	13.6%	-0.6%	58.9%	-1.9%	100.0%			
	54,037,127	24,662,439	-1,027,415	106,469,607	-3,461,454	180,680,304	1,228,465		Total Charity Care as % of Net Revenue 0.7%

<u>Birth Data</u>			<u>Newborn Nursery Utilization</u>			<u>Organ Transplantation</u>	
Number of Total Births:	2,227		Level I	Level II	Level II+	Kidney:	0
Number of Live Births:	2,208					Heart:	0
Birthing Rooms:	0	Beds	0	0	0	Lung:	0
Labor Rooms:	0	Patient Days	3,180	0	0	Heart/Lung:	0
Delivery Rooms:	0	Total Newborn Patient Days			3,180	Pancreas:	0
Labor-Delivery-Recovery Rooms:	12					Liver:	0
Labor-Delivery-Recovery-Postpartum Rooms:	0					Total:	0
C-Section Rooms:	2	Inpatient Studies			746,098		
CSections Performed:	611	Outpatient Studies			399,676		
		Studies Performed Under Contract			147,880		

Surgery and Operating Room Utilization

Surgical Specialty	Operating Rooms				Surgical Cases		Surgical Hours			Hours per Case	
	Inpatient	Outpatient	Combined	Total	Inpatient	Outpatient	Inpatient	Outpatient	Total Hours	Inpatient	Outpatient
Cardiovascular	0	0	8	8	1213	325	3647	398	4045	3.0	1.2
Dermatology	0	0	0	0	0	0	0	0	0	0.0	0.0
General	0	5	9	14	877	804	2522	1593	4115	2.9	2.0
Gastroenterology	0	0	0	0	9	21	11	28	39	1.2	1.3
Neurology	0	0	0	0	245	92	1058	246	1304	4.3	2.7
OB/Gynecology	0	0	0	0	150	612	573	1692	2265	3.8	2.8
Oral/Maxillofacial	0	0	0	0	11	163	36	509	545	3.3	3.1
Ophthalmology	0	0	0	0	9	1626	17	2169	2186	1.9	1.3
Orthopedic	0	0	6	6	1838	1798	5405	4066	9471	2.9	2.3
Otolaryngology	0	0	0	0	146	1116	449	2347	2796	3.1	2.1
Plastic Surgery	0	0	0	0	219	494	736	1084	1820	3.4	2.2
Podiatry	0	0	0	0	28	459	61	918	979	2.2	2.0
Thoracic	0	0	0	0	0	0	0	0	0	0.0	0.0
Urology	0	0	1	1	450	1497	1224	3140	4364	2.7	2.1
Totals	0	5	24	29	5195	9007	15739	18190	33929	3.0	2.0
SURGICAL RECOVERY STATIONS				Stage 1 Recovery Stations		46	Stage 2 Recovery Stations		6		

Dedicated and Non-Dedicated Procedure Room Utilization

Procedure Type	Procedure Rooms				Surgical Cases		Surgical Hours			Hours per Case	
	Inpatient	Outpatient	Combined	Total	Inpatient	Outpatient	Inpatient	Outpatient	Total Hours	Inpatient	Outpatient
Gastrointestinal	0	0	4	4	1186	4948	1382	4948	6330	1.2	1.0
Laser Eye Procedures	0	0	0	0	0	0	0	0	0	0.0	0.0
Pain Management	0	0	2	2	0	1101	0	551	551	0.0	0.5
Cystoscopy	0	0	0	0	0	0	0	0	0	0.0	0.0
Multipurpose Non-Dedicated Rooms											
	0	0	0	0	0	0	0	0	0	0.0	0.0
	0	0	0	0	0	0	0	0	0	0.0	0.0
	0	0	0	0	0	0	0	0	0	0.0	0.0

Emergency/Trauma Care

Certified Trauma Center	No
Level of Trauma Service	Level 1
	(Not Answered)
Operating Rooms Dedicated for Trauma Care	1
Number of Trauma Visits:	835
Patients Admitted from Trauma	444
Emergency Service Type:	Comprehensive
Number of Emergency Room Stations	34
Persons Treated by Emergency Services:	56,316
Patients Admitted from Emergency:	8,759
Total ED Visits (Emergency+Trauma):	57,151
Free-Standing Emergency Center	
Beds in Free-Standing Centers	0
Patient Visits in Free-Standing Centers	0
Hospital Admissions from Free-Standing Center	0
Outpatient Service Data	
Total Outpatient Visits	259,619
Outpatient Visits at the Hospital/ Campus:	201,271
Outpatient Visits Offsite/off campus	58,348

Cardiac Catheterization Labs

Total Cath Labs (Dedicated+Nondedicated labs):	8
Cath Labs used for Angiography procedures	0
Dedicated Diagnostic Catheterization Lab	0
Dedicated Interventional Catheterization Labs	0
Dedicated EP Catheterization Labs	1

Cardiac Catheterization Utilization

Total Cardiac Cath Procedures:	10,526
Diagnostic Catheterizations (0-14)	0
Diagnostic Catheterizations (15+)	5,409
Interventional Catheterizations (0-14):	0
Interventional Catheterization (15+)	2,901
EP Catheterizations (15+)	2,216

Cardiac Surgery Data

Total Cardiac Surgery Cases:	1,538
Pediatric (0 - 14 Years):	0
Adult (15 Years and Older):	1,538
Coronary Artery Bypass Grafts (CABGs) performed of total Cardiac Cases :	0

Diagnostic/Interventional Equipment

	Examinations				
	Owned	Contract	Inpatient	Outpt	Contract
General Radiography/Fluoroscopy	29	0	36,661	35,557	0
Nuclear Medicine	4	0	556	1,174	0
Mammography	4	0	0	9,491	0
Ultrasound	9	0	4,310	8,230	0
Angiography	2	0			
Diagnostic Angiography			0	0	0
Interventional Angiography			2,552	1,582	0
Positron Emission Tomography (PET)	1	0	42	349	0
Computerized Axial Tomography (CAT)	6	0	11,075	16,412	0
Magnetic Resonance Imaging	3	0	2,802	4,154	0

Therapeutic Equipment

	Therapies/	
	Treatments	
	Owned	Contract
Lithotripsy	2	0
Linear Accelerator	2	0
Image Guided Rad Therapy		90
Intensity Modulated Rad Thrp		434
High Dose Brachytherapy	0	0
Proton Beam Therapy	0	0
Gamma Knife	0	0
Cyber knife	0	0