

Constantino, Mike

From: Kara Friedman [KFriedman@Polsinelli.com]
Sent: Tuesday, May 30, 2017 10:50 AM
To: Constantino, Mike
Subject: [External] FW: questions- Carle MOB-17-011
Attachments: 2017-05-10 - Carle MOB Plans-c-c.pdf

Hi Mike,

I apologize that my vm message did not come through when I called to discuss the preliminary schematic I provided previously. I called because after I sent the note below, Collin called me. He was letting me know that after he was provided the schematic, he was advised that the details of Carle's plans for placing employed physicians are still under consideration as to which specialists will have offices in the new building. In particular, he was told that the space that had been designated for wound healing on the schematic may not be big enough so they are considering backfilling the (soon to be closed) surgery center with that specialty. He was also told that they are not sure that the pain management specialists will end up in the building.

As for where the patients who will receive professional services within the new MOB, if they need ancillary services like imaging or labs, they would receive them at any of Carle's locations that have the appropriate testing services (i.e., main hospital campus, Curtis Road facility - which is less than 2 miles away, Urbana on Windsor facilities). In looking at the general plan, the specialties associated with the building don't seem heavily lab/radiology focused (eye care, ENT, oral maxiofacial, plastic surgery, etc.)

As a general matter, Carle needs physician office space as it continues to identify patient care needs for recruiting additional primary care practitioners along with several specialties. As of 1/1/17, Carle employed 412 full-time equivalent physicians. In 2017, they anticipate hiring about 73 physicians. With attrition, they would expect the net increase in 2017 to be 53 more physicians practicing in the Carle medical group. The areas these physicians will practice in are primary care (14), surgery (11), heart and vascular (3), neuroscience (9), women's health (6), oncology (1), hospitalists (14) and 12 in other misc specialties.

Carle is not paying for the TI for the independent physicians who will lease the space that is not occupied by Carle physicians and I don't have any of that detail except Collin was told there will probably be about 40 physicians occupying leased space.

Thanks,
Kara

From: Kara Friedman
Sent: Monday, May 15, 2017 11:16 AM
To: Constantino, Mike
Subject: RE: questions- Carle MOB-17-011

Hi Mike,

Collin is waiting for the answer to your first question (how many physicians) so I will circle back to you on that but here is what I have this morning.

The attached is the floor plan for the element of the facilities that will be occupied by Carle. Of the 150,500 gsf of the facilities, 80,500 gsf will be occupied by Carle (as reflected in the attached). The remainder of the space will be leased to community providers. The Carle space will not include lab or imaging nor the amenities you mention below (coffee shop, restaurant). I understand that this is a two floor building plan with no basement.

I would expect the lab and imaging services will continue at other Carle locations. Do you need more detail on where those services are currently provided?

I don't have a floor plan for the space that is planned to be leased. Do you need that?

Thanks,
Kara

From: Constantino, Mike [<mailto:Mike.Constantino@Illinois.gov>]
Sent: Thursday, May 11, 2017 8:14 AM
To: Kara Friedman
Subject: questions- Carle MOB-17-011

Hi Kara:

1. How many physicians will be occupying this MOB.
2. I am surprised that there is no imaging or lab services being proposed for #17-011. #16-045 did not include any diagnostic service or lab service and the MOB project does not have any diagnostic services or lab services. It appears unusual given the reason for the project is to consolidate services and provide convenience for the physicians. Where are the diagnostic and lab services going to be performed?

3. We need a readable schematic drawing of the MOB and a narrative of what is actually being constructed how many floors what will be located on each floor. Is there a basement? Is there a restaurant, coffee shop etc. or other services?

Mike Constantino
525 West Jefferson
Springfield, Illinois 62761
217-782-3516 (Phone)
217-785-4111 (Fax)

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