

Retina Surgery Center, LLC

May 4, 2020

Courtney Avery, Administrator
Illinois Department of Public Health
Health Facilities and Services Review Board
525 West Jefferson Street, 2nd Floor
Springfield, IL 62761

RECEIVED

MAY 13 2020

**HEALTH FACILITIES &
SERVICES REVIEW BOARD**

Re: Permit Renewal
Project Number: #18-002
Facility Name: Retina Surgery Center
Facility Address: 8780 W. Golf Road, Suite 102, Niles, Illinois
Permit Holder: Retina Surgery Center, LLC
Permit Amount: \$2,748,386

Ms. Avery:

I am writing to request an extension of the project completion date for Project No. 18-002. The permit for this Project was granted June 4, 2019. The Project is for the establishment of a limited specialty ambulatory surgical center. The permit provided for a project completion date of July 30, 2020.

The Permit Holder now requests an extension of the Project Permit, with an anticipated completion date of July 31, 2021.

1. Requested Project Completion Date

The Permit Holder requests the Board grant a one-year (366 day) renewal of the Project Permit to establish July 31, 2021 as the new project completion date.

2. Status of the Project

The Project is through its initial tasks, but has most of the work left to be completed for build out and licensing. The programming and schematic design process, interior demolition and testing, and Stage 1 plan submission with IDPH (See Attached) has been completed by the Permit Holder. Construction documents are about 50% complete and permitting has begun for the project. Steps that remain include:

- Construction drawing completion;
- Contractor bidding;
- IDPH Stage 2 plan approval;
- Niles building permit;
- Construction on build-out; and
- Regulatory approvals.

The funds spent / committed to date total \$165,000.00. The project is expected to be financially committed once the contractor is selected and the build-out contract signed for the project by August of 2020.

3. Statement Regarding Completion of the Project

The Project will not be completed by July 30, 2020 mainly because of delays in the project design firm selection process following project approval, and subsequent updates to the project completion schedule. The Permit Holder underwent extensive review of his professional design selection process following project approval on June 4, 2020.

The Permit Holder failed to settle on a mutually agreeable approach and pricing to the approved project until his selection of his current firm AMB Design Associates, Inc. ("AMB"). The Permit Holder and AMB kicked off their engagement on December 13, 2019. Since that time, the project has made steady progress, including submission of Stage 1 plans and Stage 1 plan approval from IDPH. Some challenges faced by the project since the engagement of AMB that further extended the project schedule have included the discovery of asbestos during demolition (requiring testing & remediation), challenges with planning around sprinklers status with IDPH plan inspectors (resolved), and the general interruptions due to COVID-19 pandemic (ongoing).

The current project schedule calls for IDPH Life Safety inspections to be completed on April 15, 2021. Allowing for another 45 days for IDPH licensure survey completion brings us to the end of May 2021. The Permit Holder is requesting an extension to July 31, 2021 to help mitigate the possibility of any minor delays requiring a second permit renewal request.

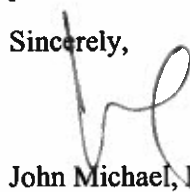
4. Confirmatory Evidence of Project Compliance

Attached is a signed letter from Dr. John Michael, an authorized representative of the Permit Holder, confirming that the Permit Holder is complying with the scope and costs of the project approved by the Board and that sufficient financial resources are available pursuant to Project Permit #18-002.

Based on the above information, which is provided to the Board in keeping with Section 1130.740 of the Illinois Administrative Code, the Permit Holder formally requests a one-year (366-day) renewal of its permit for Project #18-002 and a new project completion date of July 31, 2021.

If you need any additional information or have any questions regarding the status of the project, please feel free to contact me.

Sincerely,



John Michael, MD
Retina Surgery Center, LLC

Attachments

May 4, 2020

Ms. Courtney Avery, Administrator
Illinois Health Facilities and Services Review Board
525 West Jefferson Street
Springfield, IL 62761

Re: Attestation of Authorized Representative

On behalf of certificate of need permit holder Retina Surgery Center, LLC ("CON Permit Holder"), I acting as the Permit Holder's authorized representative, hereby attest that the project to establish an ambulatory surgical center, approved by the Illinois Health Facilities and Services Review Board ("State Board") on June 4, 2019, remains on budget and will not exceed the stated costs reported to the State Board. I further attest that sufficient financial resources remain available to complete the project.


Please contact myself at johncmichael@aol.com with any questions regarding this filing.

Sincerely,


John Michael, MD
Retina Surgery Center, LLC

Notarization:

Subscribed and sworn to before me this 8th day of May, 2020.


Signature of Notary

SEAL





525-535 West Jefferson Street • Springfield, Illinois 62761-0001 • www.dph.illinois.gov

February 27, 2020

Michael Janssen
AMB Design Associates Inc.
1243 N. 10th St.
Ste. 150
Milwaukee, WI 532052566

Re: Retina Surgery Center
Niles
New ASTC Retina Surgery Center
IDPH No: 11681
Submission Deemed Complete: 02/27/2020

Dear Michael Janssen:

We have received your **design development drawings** submission for the above project. The submission has been reviewed for completeness under the Ambulatory Surgical Treatment Center Licensing Act Sect.8, [210 ILCS 5] and found to be complete. Reviews are completed in accordance with the Ambulatory Surgical Treatment Center Licensing Act, Section 8 b) and no later than 03/27/20. **This is not an approval to begin construction. Approval to start construction will be issued under separate cover when reviews are completed.**

If you receive drawing comments, you will be required to submit an item by item reply to those comments. **The submission of working/construction drawings is required.** Please note that the fee is a per project fee and not a per submission fee.

If you have any questions regarding the status of this project, please contact our office at 217-785-4264. The Illinois Department of Public Health TTY number is (800) 547-0466, for use by the hearing impaired.

Sincerely,

Georgette Thomasma, Office Administrator 3
Design and Construction Section
Division of Life Safety and Construction

Cc: Dr. John Michael
8780 West Golf Road
Niles, IL 60714

PROTECTING HEALTH. IMPROVING LIVES

Nationally Accredited by PHAB



525-535 West Jefferson Street • Springfield, Illinois 62761-0001 • www.dph.illinois.gov

March 16, 2020

Michael A. Janssen
AMB Design Associates, Inc.
1243 North 10th Street, Suite 150
Milwaukee, Wisconsin 53205

RE: Retina Surgery Center, LLC
Niles
New ASTC
IDPH No. 11681
(All future correspondence refer to IDPH No.)

Dear Mr. Janssen:

We have received the Design Development Documents dated February 17, 2020 for the above project. We have reviewed the submittal by narrative for the purpose of determining compliance with **mechanical / electrical / plumbing / medical gas / fire protection** requirements of the Hospital and Ambulatory Care Facilities Part 205 Ambulatory Surgical Treatment Center Licensing Requirements and 2012 Edition of the Life Safety Code with no comments at this time and await the second stage submittal for review.

The facility and its consultants are fully responsible for determining compliance with all applicable requirements. Even though the Illinois Department of Public Health (Department) conducts a facility plan review, the facility is totally responsible for meeting the Department's licensure standards. This facility's responsibility is never waived even if the Department conducts a facility plan review and does not specify all licensure deficiencies.

If you have any questions, please call us at 217/557-2443. The Department's TTY phone number for use by the hearing impaired is 800/547-0466.

Sincerely,

Justin Dammerman
Engineering Technician IV
Design & Construction Section
Division of Life Safety and Construction

Cc: Dr. John Michael, Retina Surgery Center, LLC
Architectural file

PROTECTING HEALTH, IMPROVING LIVES

Nationally Accredited by PHAB



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

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

June 6, 2019

John Michaels, MD, CEO
Retina Surgery Center, LLC
8780 W. Golf Road, Suite 102
Niles, IL 60714

Re: Project Number: #18-002
Facility Name: Retina Surgery Center
Facility Address: 8780 W. Golf Road, Suite 102, Niles, Illinois
Permit Holder(s): Retina Surgery Center, LLC
Licensee/Operating: Retina Surgery Center, LLC
Owner(s) of Site: Golf Western, LLC
Project Description: Establish a limited specialty ASTC in 4,919 GSF.
Permit Amount: \$2,748,386
Permit Conditions: None
Project Required Commitment Date: June 4, 2020
Project Completion Date: July 30, 2020
Annual Progress Report Due Date: July 4, 2020

Dear Dr. Michaels:

On June 4, 2019, the Illinois Health Facilities and Services Review Board approved the application for permit for the above referenced project. This approval was based upon the substantial conformance with the applicable standards and criteria in the Illinois Health Facilities Planning Act (20 ILCS 3960) and 77 Illinois Administrative Codes 1110 and 1120.

In arriving at a decision, the State Board adopted the State Board staff's report and findings, and when applicable, considered the application materials, public hearing testimony, public comments and documents, testimony presented before the Board and any additional materials requested by State Board staff.

This permit is valid only for the defined construction or modification, site, amount and the named permit holder and **is not transferable or assignable**. In accordance with the Planning Act, the permit is valid until such time as the project has been completed, provided that all post permit requirements have been fulfilled, pursuant to the requirements of 77 Illinois Administrative Code 1130 and may result in an invalidation of the permit, sanctions, fines and or State Board action to revoke the permit.

The permit holder is responsible for complying with the following requirements in order to maintain a valid permit. Failure to comply with the requirements may result in expiration of the permit or in State Board action to revoke the permit.

1. FINANCIAL COMMITMENT 20 ILCS 3960.5

For projects to be completed in 12 months or less, the permit holder shall report financial commitment in the final completion and cost report. For projects to be completed between 12 to 24 months, the permit holder shall report financial commitment in the first annual report. For projects to be completed in more than 24 months, the permit holder shall report financial commitment in the second annual progress report.

2. ANNUAL PROGRESS REPORT-PART 1130.760

An annual progress report must be submitted to HFSRB every 12th month from the permit issuance date until such time as the project is completed.

3. PROJECT COMPLETION REQUIREMENTS-PART 1130.770

The requirements for a compliant Final Realized Costs Report are defined in the State Board's regulations under 77 Ill. Adm. Code 1130.770.

This permit does not exempt the project or permit holder from licensing and certification requirements, including approval of applicable architectural plans and specifications prior to construction.

Please note that the Illinois Department of Public Health will not license the proposed facility until such time as all of the permit requirements have been satisfied.

Should you have any questions regarding the permit requirements, please contact Mike Constantino at mike.constantino@illinois.gov or 217-782-3516.

Sincerely,

A handwritten signature in cursive script that reads "Courtney Avery".

Courtney Avery, Administrator
Illinois Health Facilities and Services Review Board