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August 29, 2019

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

Re: First Alteration Request

Project: #18-027, Aghapy Surgical Center, Barrington

Permit Amount: \$3,855,000

Project Square Footage: 4,850 gsf

Current Completion Date: December 31, 2019

Dear Ms. Avery:

Aghapy Surgical Center, Barrington, is requesting an alteration to Project #18-027, a single specialty (gastroenterology) ambulatory surgical treatment center in Barrington, medical office building in Rockford, which was approved on December 4, 2018. The approved total project costs are \$3,855,000 and total square footage is 4,850 gsf. This alteration seeks an increase in the project costs by \$183,785 to \$4,038,785, which is less than a 4.8% increase and is within the 7% allowable increase for cost alterations. A slight increase in square footage of 145 gsf is also requested from 4,850 gsf to 4,995 gsf, which is less than a 3% increase in square footage. A check in the amount of \$1,000 for the alteration fee is included with the hard copy of this letter.

The project is located at 200 Fox Glen Court, Barrington, in the existing physician practice of the permit holder Dr. George N. Atia, M.D., S.C. d/b/a Illinois Center for Digestive and Liver Health. The building, which was built over ten years ago, was initially designed to ASTC licensing standards at the time. Following permit approval, certain modifications to the space were requested by IDPH following a survey of the premises. Those modifications related to, among other things, plumbing, electrical, HVAC and cabinetry. A detailed listing of the requested modifications is included with the Itemization of Project Costs included with this letter. As the modifications will take additional time to complete, a corresponding permit renewal request is also being submitted with this alteration request.

Included with this request are the following tables reflecting the requested alteration:

- Project Cost and Source of Funds (Page 5)
- Itemization of Project Cost and Source of Funds (Attachment 7)
- Project Costs and Space Requirements Chart (Attachment 9)
- Size of Project (Attachment 14)

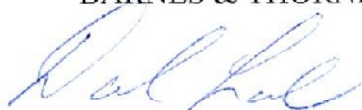
Courtney R. Avery
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The project was originally to be located in the lower level of the two story building in which the applicant's existing gastroenterology practice is located. To accommodate changes requested by IDPH, some space on the upper level of the building will be utilized for the ASTC (see attached floor plans).

Please contact me if the Review Board's Staff desires any additional information relating to this request for alteration.

Sincerely,

BARNES & THORNBURG LLP



Daniel J. Lawler

Enclosures

cc: Mike Constantino, Lead Project Reviewer

PROJECT COSTS AND SOURCE OF FUNDS

	Original Permit Approval			Requested Alteration		
	Reviewable	Non-Reviewable	Total	Reviewable	Non-Reviewable	Total
Uses of Funds						
Consulting and Other fees	\$ 40,000	\$ 35,000	\$ 75,000	\$ 40,000	\$ 35,000	\$ 75,000
Modernization Contracts				\$ 126,645	\$ 56,840	\$ 183,785
Movable or Other Equipment*	\$ 2,016,000	\$ 1,764,000	\$ 3,780,000	\$ 2,016,000	\$ 1,764,000	\$ 3,780,000
Fair Market Value of Leased Space or Equipment*						
Total Costs	\$ 2,056,000	\$ 1,799,000	\$ 3,855,000	\$ 2,182,645	\$ 1,855,840	\$ 4,038,485
Sources of Funds:						
Cash and Securities	\$ 40,000	\$ 35,000	\$ 75,000	\$ 166,645	\$ 91,840	\$ 258,485
Leases (fair market value)	\$ 2,016,000	\$ 1,764,000	\$ 3,780,000	\$ 2,016,000	\$ 1,764,000	\$ 3,780,000
Total Funds	\$ 2,056,000	\$ 1,799,000	\$ 3,855,000	\$ 2,182,645	\$ 1,855,840	\$ 4,038,485

*The original application materials properly identified the existing space and equipment leases in the line item for Fair Market Value of Leased Space or Equipment in Attachment 7 (Itemization of Project Costs), but included those numbers in the Movable or Other Equipment line item on page 6 of the application, which was reflected in the staff report.

ATTACHMENT 7

Alteration Request 8/26/2019

Itemization of Project Costs

Items	Cost
Consulting and Other Fees	
CON Application Fee	\$2,500
CON consulting fees	\$50,000
Attorney's fees	\$22,500
Fair Market Value of Leased Space or Equipment	
Space Lease	\$1,620,000
Equipment Lease	\$2,160,000
Modernization Contracts	
(See attached list)	\$183,785
TOTAL PROJECT COSTS	\$4,038,785

ATTACHMENT 9

Cost Space Requirements

		Gross Square Feet		Amount of Proposed Total Gross Square Feet That Is:			
Dept/Area	Cost	Existing	Proposed	New Const.	Modernized	As Is	Vacated Space
Reviewable							
ASTC	\$2,182,645	3,350		0	3,350	0	0
Total Clinical	\$2,182,645	3,350		0	3,350	0	0
Nonreviewable							
Administration, Waiting Room, Reception, Medical Records, Other	\$1,855,840	1,645		0	1,645	0	0
Total Nonclinical	\$1,855,840	1,645		0	1,645	0	0
TOTAL	\$4,038,485	4,850		0	4,995	0	0

AGHAPY Surgical Center

ICDLH 200 Fox Glen Court, Barrington, IL

August 08, 2019

Contract Item	Amount	Specification	
Appliances	\$900.00	Nourishment, Clean Utility refrigerators	
Bath and Plumbing Fixtures	\$10,800.00	Per plumbing fixtures schedule	
Cabinetry	\$10,170.00	Nourishment, Clean Utility, Soiled Room, Lockers	
Cabinetry Installation	\$2,250.00	Cabinet installation	
Concrete	\$7,830.00	Concrete floor cutting, removal, excavating, backfill and pour new concrete for underground plumbing	
Countertops	\$3,150.00	Laminated countertops with backsplash	
Data/Phone/Internet	\$900.00	Low voltage, labor only, equipment not included	
Demolition	\$5,400.00	Demolish existing interior walls and ceiling	
Doors and Hardware	\$16,415.92	Solid core doors and metal frames	
Drywall	\$12,150.00	New 5/8" drywall taping and finishing	
Electrical	\$24,993.00	Electrical work per plan	
Finish Carpentry Labor	\$3,600.00	Installation of interior doors casings and base boards, door lock and hardware	
Finish Carpentry Materials	\$2,700.00	Casings, base boards	
Fire Alarm	\$2,659.50	Relocate existing and provide new	
Flooring	\$7,740.00	Epoxy floor coating	
General Conditions	\$1,800.00	Dumpsters, portable toilet ...	
Generator	\$3,150.00	Provide annunciator to existing generator	
HVAC	\$9,000.00	New duct work and new exhaust fans	
Insulation	\$2,700.00	Sound insulation	
Light Fixtures	\$2,466.00	Allowance for new light fixtures	
Onsite Labor	\$2,700.00	Moving, cleaning, unloading	
Painting/Stain	\$9,000.00	Prime and paint new drywall. Including one coat ceiling and two coats flat finish on walls.	
Plumbing	\$23,130.00	Underground, rough-in and trim out plumbing	
Roofing	\$1,350.00	Roof vents, flashing	
Rough Carpentry Labor	\$2,700.00	Frame interior walls, soffits and miscellaneous framing.	
Rough Carpentry Materials	\$2,700.00	Studs and misc. construction material.	
Sealant/Caulk	\$450.00	Fire caulking	
Sprinkler System	\$3,150.00	Relocate existing sprinkler heads	
Suspended Ceiling	\$4,230.00	Repair existing and provide new ceiling grid and acoustical ceiling tiles	
Tile Labor	\$1,800.00	wall tile installation.	
Tile Material	\$1,800.00	Material allowance	
	\$183,784.42		

ATTACHMENT 9

Cost Space Requirements

		Gross Square Feet		Amount of Proposed Total Gross Square Feet That Is:			
Dept/Area	Cost	Existing	Proposed	New Const.	Modernized	As Is	Vacated Space
Reviewable							
ASTC	\$2,182,645	3,350		0	3,350	0	0
Total Clinical	\$2,182,645	3,350		0	3,350	0	0
Nonreviewable							
Administration, Waiting Room, Reception, Medical Records, Other	\$1,855,840	1,645		0	1,645	0	0
Total Nonclinical	\$1,855,840	1,645		0	1,645	0	0
TOTAL	\$4,038,485	4,850		0	4,995	0	0

ATTACHMENT 14

Size of Project

The Applicants propose to establish an ASTC with two procedure rooms and eight recovery stations. Pursuant to Section 1110, Appendix B of the Review Board's rules, the standard is 1660 to 2200 dgsf per procedure room.

Size of Project					
Department/Service	Rooms Proposed	Proposed BGSF	State Standard	Difference	Met Standard?
ASTC	Clinical	3,350	1660-2200 dgsf/rm (3,320-4,400 dgsf for two rooms)	(1050)	Yes
	Non-clinical	1,645	N/A		N/A
Total		4,995			

The State Board's guidelines regarding total departmental square footage ("DGSF") for a proposed ambulatory surgical treatment center ("ASTC") are shown in the above chart. The project meets the Board's Standards for the size of the project.

The existing floor plan of the facility is attached.

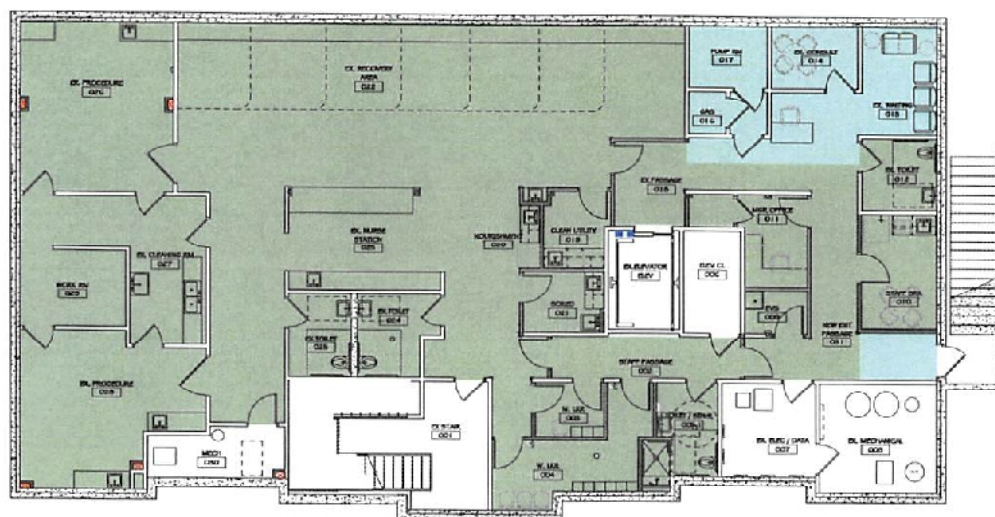
Anderson Mikos Architects Ltd.

"Architecture through Listening"
Clark Branch, Gateway
1111 W. 22nd Street, Suite 215
Oak Brook, Illinois 60521
Tel: 630-573-5149
Fax: 630-573-5176

— **Client/Consultant** —
UNIVERSITY OF ILLINOIS — ELLIOTT CENTER
— **Architect** —

The ELLIOTT CENTER
for DIGESTIVE and
LIVER HEALTH

2000 First Street, N.E.
Birmingham, AL 35203



① LOWER LEVEL
1/4" = 1'-0"



LOWER LEVEL AREA = 4,152 S.F.

CLINICAL - 3,350 S.F.
NON-CLINICAL - 800 S.F.

TOTAL = LOWER LEVEL + 1ST FLOOR

CLINICAL 3,350 S.F.
NON-CLINICAL 1,645 S.F.

KEY PLAN
DATE: 01/01/01

NO.	DESCRIPTION	DATE	BY	CHKD
001	ISSUED FOR CONSTRUCTION	01/01/01	AM	AM
002	ISSUED FOR PERMITS	01/01/01	AM	AM
003	ISSUED FOR PERMITS	01/01/01	AM	AM
004	ISSUED FOR PERMITS	01/01/01	AM	AM
005	ISSUED FOR PERMITS	01/01/01	AM	AM
006	ISSUED FOR PERMITS	01/01/01	AM	AM
007	ISSUED FOR PERMITS	01/01/01	AM	AM
008	ISSUED FOR PERMITS	01/01/01	AM	AM
009	ISSUED FOR PERMITS	01/01/01	AM	AM
010	ISSUED FOR PERMITS	01/01/01	AM	AM

ASST CON AREA
LOWER LEVEL

A-O

Anderson Mikos Architects Ltd.

"Architecture through Listening"
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 1111 W. 31st Street, Suite 203
 Oak Brook, Illinois 60121
 Tel. 630 - 573 - 5449
 Fax 630 - 573 - 5476

U.S. Green Council
 LEED CERTIFIED - LEVER HEALTH

The ILLINOIS CENTER
 for DIGESTIVE and
 LIVER HEALTH

200 West Lake St.
 Bensenville, IL 60015

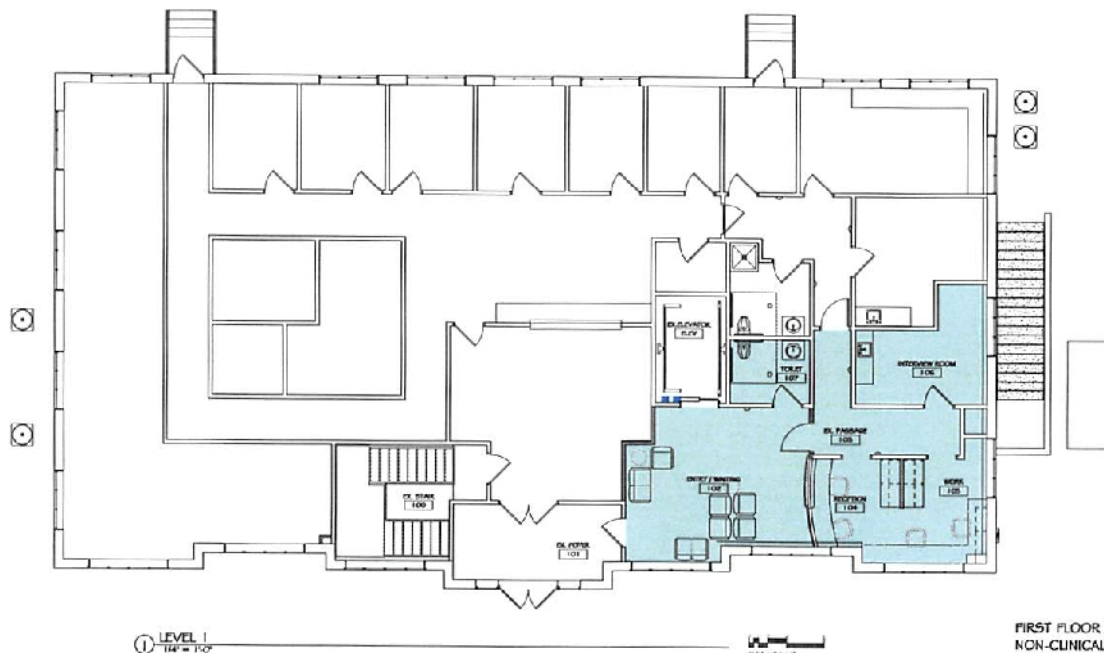


KEY PLAN
 0' 1" = 1'-0"

DATE	NO.	DESCRIPTION
08/11/11	01	ISSUED FOR PERMITS
08/11/11	02	ISSUED FOR PERMITS
08/11/11	03	ISSUED FOR PERMITS
08/11/11	04	ISSUED FOR PERMITS
08/11/11	05	ISSUED FOR PERMITS
08/11/11	06	ISSUED FOR PERMITS
08/11/11	07	ISSUED FOR PERMITS
08/11/11	08	ISSUED FOR PERMITS
08/11/11	09	ISSUED FOR PERMITS
08/11/11	10	ISSUED FOR PERMITS

ASTC CON AREA
 FIRST FLOOR

A-1



LEVEL 1
 1/4" = 1'-0"

FIRST FLOOR AREA = 845 S.F.
 NON-CLINICAL = 845 S.F.

TOTAL = LOWER LEVEL + 1ST FLOOR

CLINICAL 3,350 S.F.
 NON-CLINICAL 1,645 S.F.

AGHAPY SURGICAL CENTER, S.C.

107 GREEN BAY ROAD
WILMETTE, IL 60091



JPMorgan Chase Bank, N.A.
www.Chase.com

2-1/710

0004

08/21/2019

**PAY TO THE
ORDER OF**

Illinois Department of Public Health

\$ **1,000.00

One thousand and 00/100 *****

DOLLARS

Illinois Department of Public Health

MEMO

altercation request

AUTHORIZED SIGNATURE

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