



## STATE OF ILLINOIS HEALTH FACILITIES AND SERVICES REVIEW BOARD

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

### **DELIVERED ELECTRONICALLY**

July 5, 2019

Joe Ourth, Partner  
Saul Ewing Arnstein & Lehr LLP  
161 N. Clark Street, Suite 4200  
Chicago. IL 60601

Re: Response and Additional Questions:

Dear Joe:

Thank you for your letter dated July 3, 2019.

The statute states *"Health care facilities" means and includes the following facilities, organizations, and related persons: 2) An institution, place, building, or agency required to be licensed pursuant to the Hospital Licensing Act.*

To the best of my knowledge we have always included all the costs of a building for a hospital in the project costs. IDPH will be licensing the entire building just as they did for the Galter Pavilion and Rehab Institute and they will be doing the same here.

For example, the recent rehab institute project (12-092) all the cost of that building (hospital) were included in the project cost which was more than \$500 million, even though several of the floors were not used for clinical purposes (physician offices). The same for Galter structure. I believe we are following the board's historical practice by requesting the entire building be included in the cost of this project. The costs of that additional space (day center and medical office space) should be included in the application for permit even though the space will be separately leased.

As I stated in the first letter I am going to extend the review period until the September Board Meeting to allow the Applicants enough time to provide the additional material and our review of that material. Below are additional questions:

1. Are schematics available for the building? If so could we get a "legible" copy?
2. As I mentioned on Wednesday July 3<sup>rd</sup> I could only find 18 referral letters for the proposed project. Please submit the additional referral letters.
3. As I mentioned on Wednesday the assumptions for the revenue should be based upon the payor mix that is being proposed. We will need to know how the operating expenses were determined (a certain percentage past experience), how bad debt is determined (I could not find a number), and/or if contractual allowances were determined.
4. Who is going to be the CEO of the Hospital? Has that individual had any experience in managing a hospital?

5. Are ALL 30 beds going to be certified by Medicaid? And is the facility going to be accredited by the Joint Commission?

Sincerely,

A handwritten signature in black ink that reads "Mike Constantino". The signature is written in a cursive, flowing style.

Mike Constantino, Project Reviewer  
Illinois Health Facilities and Services Review Board