

August 30, 2020

Illinois Health Facilities and Services Review Board
525 W. Jefferson St., Second Floor
Springfield, IL 62761

Dear Ms. Avery,

I am the Facilities Director for Sarah Bush Lincoln. I've worked first hand with the City of Effingham to plan for the replacement of our Medical Office Building. The City of Effingham has been great to work with and has supported this project each time it was presented to City of Effingham Governing Meetings.

The City of Effingham approved all planning and zoning requirements for the construction of the SBL Bonutti Clinic, located at 1303 W. Evergreen, Effingham, IL.

The City of Effingham Plan Commission met February 11, 2020 and conducted a Public Hearing. The project was found to be in conformity with the Effingham Comprehensive Plan. In a motion made by Commissioner Staser and seconded by Commissioner Storm, by a 6 to 0 vote, the Plan Commission recommended that the City Council approve the petition to re-zone as presented to the Commission. No one appeared to testify in opposition of this project.

On February 18, 2020, the Effingham City Council met and approved the petition to rezone the property and approved required ordinances related to the project. City Commissioners expressed support for the project. Effingham Mayor Schutzbach and Commissioners Stephens, Micenheimer, Gillenwater, and Moeller unanimously approved the request.

The size and function of the building grew during design. Some of the factors were due to designing a building during a pandemic. Social distancing and HVAC issues added to the cost and size of the building. The HVAC system changed to provide negative pressure rooms. The size of the Physical Therapy gym increased to create distance between patients. Reception rooms for each practice are sized to allow patients and family members to stay safe distances apart.

Community members continue to mention a rumor they heard that suggests Sarah Bush Lincoln's plans to convert the building into a mini hospital or a surgery center. The cost to convert this building into a mini hospital or surgery center would be substantial. This building is designed for Business Occupancy status, not Ambulatory or Healthcare Occupancy. The following are just a few of the many obstacles to overcome to convert the building:

- The Heating Ventilating and Air Conditioning system does not provide the necessary air flow and filter protection for a sterile room for a surgical suite. It would require a different system.
- The building has a generator, but not one large enough to provide the required back-up electrical system for Life Safety, Emergency and Electric Systems for an Ambulatory or Hospital Occupancy.
- There are no medical gas systems in the building, which are required for surgical procedures and an occupancy change.

- The building does not have the required smoke compartments to qualify as a Hospital or Ambulatory Occupancy building. Smoke compartments have fire walls so patients and employees could be moved to a safe area in the event of a fire.
- IDPH would need to grant licensure to make the change.

Sarah Bush Lincoln has provided patient care services in Effingham for more than 20 years, and we look forward to the continued growth and economic development that is associated with replacing this medical office building. I completely support the Effingham Medical Office Building #20-030.

Sincerely,



Tim Kastl
Director, Facilities Services, Sarah Bush Lincoln