



STATE OF ILLINOIS HEALTH FACILITIES AND SERVICES REVIEW BOARD

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

DOCKET NO: H-08	BOARD MEETING: December 14, 2021	PROJECT NO: 21-033	PROJECT COST: Original: \$18,530,768
FACILITY NAME: University of Chicago Medical Center Ambulatory Care Medical Office Building		CITY: Orland Park	
TYPE OF PROJECT: Non-Substantive			HSA: VII

DESCRIPTION: The Applicant [The University of Chicago Medical Center] is requesting to build out the remainder of the shell space approved in August 2014 as part of Permit #14-023. The estimate cost of this build out is \$18,530,768 and the expected completion date is May 31, 2023.

The purpose of the Illinois Health Facilities Planning Act is to establish a procedure (1) which requires a person establishing, constructing or modifying a health care facility, as herein defined, to have the qualifications, background, character and financial resources to adequately provide a proper service for the community; (2) that promotes the orderly and economic development of health care facilities in the State of Illinois that avoids unnecessary duplication of such facilities; and (3) that promotes planning for and development of health care facilities needed for comprehensive health care especially in areas where the health planning process has identified unmet needs. Cost containment and support for safety net services must continue to be central tenets of the Certificate of Need process. (20 ILCS 3960/2)

The Certificate of Need process required under this Act is designed to restrain rising health care costs by preventing unnecessary construction or modification of health care facilities. The Board must assure that the establishment, construction, or modification of a health care facility or the acquisition of major medical equipment is consistent with the public interest and that the proposed project is consistent with the orderly and economic development or acquisition of those facilities and equipment and is in accord with the standards, criteria, or plans of need adopted and approved by the Board. Board decisions regarding the construction of health care facilities must consider capacity, quality, value, and equity.

Information on this application for permit can be found at
<https://www2.illinois.gov/sites/hfsrb/Projects/Pages/The-University-of-Chicago-Medical-Center-MOB,-Orland-Park---21-033.aspx>

EXECUTIVE SUMMARY

PROJECT DESCRIPTION:

- The Applicant [The University of Chicago Medical Center] is requesting to build out the remainder of the shell space approved in August 2014 as part of Permit #14-023. Specifically, the Applicant is proposing to complete the build out of the fourth floor of the Orland Park medical office building with 18 multi-specialty exams rooms (17 net new multi-specialty exam rooms and 1 relocated exam room), a procedure suite with two rooms equipped for GI endoscopy, colonoscopy and other similar office-based procedures, and dedicated space for cardiac and vascular imaging. Additionally, the Applicant proposes to expand diagnostic imaging with one (1) additional MRI and one (1) PET scan in the existing diagnostic imaging suite on the second floor. The build out would consist of approximately 23,100 GSF and a total project cost to approximately \$18,530,768 and will be funded with cash and securities. The Project is expected to be completed by May 31, 2023.
- In August of 2014 [Permit #14-023] the Applicant was approved to construct a 4-story medical office building to house physician offices, examination rooms, and diagnostic and treatment facilities. The medical office building houses the following clinical components: radiation oncology with one vault for a linear accelerator; an infusion therapy center with 26 infusion rooms; diagnostic imaging, one (1) MRI, one (1) CT, three (3) radiographic devices, two (2) ultrasound machines, a mammography, and a nuclear medicine scanner; and 80 exam rooms to support orthopedics and other specialties, such as women's health, pediatrics, gastroenterology, cardiology, and surgical consulting. As part of the approval of Permit #14-023 the fourth floor of the medical office space was approved for **shell space** which under State Board rules requires the submittal of an application for permit to build out the shelled space.
- In June of 2019 [Permit #19-013] the State Board approved the build-out of a portion of the 4th floor shell space to house a Mammography Suite, in approximately 7,500 GSF of space at a cost of approximately \$5.6 million. Permit #19-013 is a joint venture with Solis Mammography.

PURPOSE OF THE PROJECT

- The purpose of this project is to buildout the remainder of the shell space on the 4th floor of the existing medical office building. The Applicant states the Orland Park Medical Office Building is at capacity. The Applicant states for FY21, 51% of The University of Chicago Medical Center's patient care was delivered in an outpatient setting. The Applicant notes:
 - From October 2018 to September 2021, monthly clinic visits at the Orland Park MOB have increased by 80%.
 - During this same period, the average time from making an appointment to coming in for the clinic visit for new patients has increased 20%.
 - Patients must travel to other locations to receive PET scans which are frequently ordered with MRI and CT scans.

While other alternatives to this project were considered the build-out of the shell space on the 4th floor of the existing medical office building will be well utilized as evidenced by the high demand for its existing services. The Applicant believes that having a tightly integrated multi-disciplinary team of clinical staff centrally located in the community is the best alternative and will maximize the availability to high quality patient care for which there is strong demand.

PUBLIC COMMENT:

- No public hearing was requested, and no letters of support or opposition were received by the State Board.

SUMMARY

- The Applicants have addressed a total 15 criteria and have not met the following

State Board Standards Not Met	
Criteria	Reasons for Non-Compliance
Criterion 1120.140(c) – Reasonableness of Project Costs	<p>The Applicant exceeds the State Board standard for Site Preparation by \$311,834 and exceeds the Modernization and Contingency standard by \$716,040.</p> <p>The Applicant provided the following explanation for the overage from the Project’s Architect.</p> <p><i>“It is our professional opinion, based on the current construction environment and the scope of the work, that the construction cost for this project will exceed the State of Illinois’s standard cost number for this type of work. Our opinion is based on the following reasons:</i></p> <ul style="list-style-type: none"> <i>• Construction costs during the immediate project period will be higher than in previous periods due to sharp escalations in material costs due to their availability and supply chain interruptions. Construction cost escalation is expected to increase significantly in the over the entire project period and coming years due to rising labor and material costs.</i> <i>• Radiology equipment and installation requirements will result in higher than standard construction costs. These requirements include opening the exterior façade of the building to allow equipment entry, adding structural steel in occupied building, and extension of infrastructure systems (e.g., electrical power, chilled water) to equipment.</i> <i>• The project will require additional interior demolition of existing construction.</i> <i>• Due to some of the area currently being occupied, the work will be required a phased construction schedule extending the time for this work and increasing general conditions costs.</i> <i>• New mechanical and electrical infrastructure systems to support the new functions not initially anticipated for this building will need to be added.</i> <i>• Advanced information technology systems to improve patient care and privacy are anticipated to be added to the project.”</i>



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PROJECT #21-033

The University of Chicago Medical Center
Medical Office Building – Orland Park

APPLICATION/CHRONOLOGY/SUMMARY	
Applicants	The University of Chicago Medical Center
Facility Name	The University of Chicago Medical Center
Location	14290 LaGrange Road, Orland Park, Illinois
Permit Holder	The University of Chicago Medical Center
Operating Entity	The University of Chicago Medical Center
Owner of Site	The University of Chicago Medical Center
Total GSF	23,100 GSF – Shell Space, 203,371 Total GSF
Application Received	November 2, 2021
Application Deemed Substantially Complete	November 4, 2021
Review Period Ends	January 3, 2022
Financial Commitment Date	May 31, 2023
Project Completion Date	May 31, 2023
Review Period Extended by the State Board Staff?	No
Can the Applicants request a deferral?	Yes

I. The Proposed Project

The Applicant [The University of Chicago Medical Center] is requesting to build out the remainder of the shell space approved in August 2014 as part of Permit #14-023. The estimate cost of this build out is \$18,530,768 and the expected completion date is May 31, 2023.

II. Summary of Findings

- A. The State Board Staff finds the proposed project is in conformance with the provisions of Part 1110.
- B. The State Board Staff finds the proposed project is **not** in conformance with the provisions of Part 1120.

III. General Information

The Applicant [The University of Chicago Medical Center] is a 782-bed hospital in Chicago, Illinois. The University of Chicago Medical Center owns Ingalls Memorial Hospital in Harvey and Ingalls Same Day Surgery Center in Tinley Park, an ambulatory surgery treatment center. This is a non-substantive project subject to both a 1110 and 1120 review. Financial Commitment of the project will occur after permit issuance.

TABLE ONE The University of Chicago Medical Center 09/01/2020 – 8/31/2021					
	Beds	Admit	Days	ADC	% Occ
Medical Surgical	481	19,518	148,447	406.70	84.55%
Obstetrics	46	2,906	5,849	16.02	34.84%
Pediatrics	60	2,780	15,755	43.16	71.94%
Intensive Care	142	6,170	38,845	106.42	74.95%
Neonatal	53	871	16,208	44.41	83.78%
Totals	782	32,245	225,134	616.81	78.88%

IV. Health Service Area

The medical office building is in the **A-4 hospital planning area**. The A-4 planning area includes the City of Chicago Community Areas of West Pullman, Riverdale, Hegewisch, Ashburn, Auburn Gresham, Beverly, Washington Heights, Mount Greenwood, and Morgan Park; Cook County Townships of Lemont, Stickney, Worth, Lyons, Palos, Calumet, Thornton, Bremen, Orland, Rich, and Bloom. There are approximately 733,000 residents in the 10-mile geographical service area (“GSA”).

There are seven hospitals in the A-4 planning area; Adventist LaGrange Memorial Hospital-LaGrange, Advocate Christ Medical Center - Oak Lawn, Advocate South Suburban Hospital-Hazel Crest, Franciscan St. James Health-Olympia Fields-Olympia Fields, Ingalls Memorial Hospital-Harvey, Little Company of Mary Hospital-Evergreen Park, and Northwestern Medicine Palos Community Hospital-Palos Heights.

V. The Original Project – Details-Permit #14-023

The Applicant was approved to construct a four-story ambulatory care medical office building to house physician offices, examination rooms, and diagnostic and treatment facilities. The medical office building houses the following clinical components: radiation oncology with one vault for a linear accelerator; an infusion therapy center with 26 infusion rooms; diagnostic imaging, including one (1) MRI, one (1) CT, three (3) radiographic devices, two (2) ultrasound machines, a mammography, and a nuclear medicine scanner; and 80 exam rooms to support orthopedics and other specialties, such as women's health, pediatrics, gastroenterology, cardiology, and surgical consulting.

The fourth floor was shell space, was to be completed when expansion was required. The medical office building also contains a basement for storage, mechanical components, electric switchgear, and electrical and water service. There will also be commercial leasable space within the medical office building for an independent retail pharmacy, and a two-story parking structure with 580 parking spaces. The final cost was \$59.3 million with a ground lease with the City of Orland Park with an approximate value of \$18.2 million.

VII. Project Costs and Source of Funds

The Applicants are funding this project with cash in the amount of \$18,530,768.

TABLE TWO			
Project Costs and Sources of Funds			
Use of Funds	Reviewable	Non-Reviewable	Total
Site Preparation	\$485,440	\$43,120	\$528,560
New Construction Contracts	\$3,154,286	\$1,494,615	\$4,648,901
Modernization Contracts	\$1,550,300	\$481,043	\$2,031,343
Contingencies	\$475,927	\$192,097	\$668,024
Architectural/Engineering Fees	\$404,248	\$169,152	\$573,400
Consulting and Other Fees	\$475,929	\$189,071	\$665,000
Movable or Other Equipment	\$6,799,787	\$574,063	\$7,373,850
Net Interest Expense During Construction	\$599,410	\$183,280	\$782,690
Other Costs to Be Capitalized	\$855,728	\$403,272	\$1,259,000
TOTAL USES OF FUNDS	\$14,801,053	\$3,729,715	\$18,530,768
Sources of Funds			
Cash			\$18,530,768
Total Sources of Funds			\$18,530,768

VIII. Background of the Applicant, Purpose of the Project, Safety Net Impact Statement, Alternatives to the Proposed Project

A) Criterion 1110.110 (a) – Background of the Applicant

The Applicant has attested that there has been no adverse action¹ taken against any of the facilities owned or operated by the Applicant and has authorized the Illinois Health Facilities and Services Review Board and the Illinois Department of Public Health to have access to any documents necessary to verify information submitted in connection to the Applicants' certificate of need. Certificate of Good Standing have been provided for the Applicant and the Applicant is in compliance with the reporting requirements of the State Board.

¹ "Adverse Action" means a disciplinary action taken by IDPH, CMMS, or any other State or federal agency against a person or entity that owns or operates or owns and operates a licensed or Medicare or Medicaid certified healthcare facility in the State of Illinois. These actions include, but are not limited to, all Type "A" and Type "AA" violations. As defined in Section 1-129 of the Nursing Home Care Act [210 ILCS 45], "Type 'A' violation" means a violation of the Nursing Home Care Act or of the rules promulgated thereunder which creates a condition or occurrence relating to the operation and maintenance of a facility presenting a substantial probability that risk of death or serious mental or physical harm to a resident will result therefrom or has resulted in actual physical or mental harm to a resident. As defined in Section 1-128.5 of the Nursing Home Care Act, a "Type AA violation" means a violation of the Act or of the rules promulgated thereunder which creates a condition or occurrence relating to the operation and maintenance of a facility that proximately caused a resident's death. [210 ILCS 45/1-129]

B) Criterion 1110.110 (b) – Purpose of the Project

According to the Applicant, the purpose of the Project is to expand access to multi-specialty outpatient care, high quality cancer screening, and diagnostic imaging to meet the demand that was anticipated and to continue to address the distribution of needed health care resources in the communities that the Applicant serves. The Applicant states for FY21, 51% of the Medical Center's patient care was delivered in an outpatient setting. The Applicant defines its service area as essentially two market areas. 1) The Applicant serves much of the South Side of the City of Chicago, as well as South Suburbs. 2) Additionally, for its highly specialized tertiary and quaternary services, it serves much of the Chicago metropolitan area, the State, and the Midwest, and international patients. The Applicant states the Orland Park Medical Office Building is at capacity. The Applicant notes:

- From October 2018 to September 2021, monthly clinic visits at the Orland Park MOB have increased by 80%.
- During this same period, the average time from making an appointment to coming in for the clinic visit for new patients has increased 20%.
- Patients must travel to other locations to receive PET scans which are frequently ordered with MRI and CT scans.

The Applicant is asking the State Board to allow the build out of the remainder of the shell space on the fourth floor of the medical office building that was approved as part of Permit #14-023 and to reconfigure existing space on the second and third floors of the Orland Park medical office building, and to expand diagnostic imaging.

C) Criterion 1110.110 (c) – Safety Net Impact

This project is classified as non-substantive and a safety net impact statement is not required. At the conclusion of this report is Charity Care and Medicaid information as required by the State Board.

D) Criterion 1110.110 (d) – Alternatives to the Propose Project

The Applicant did not consider a project of greater scope or utilizing other available resources in the service area. The Applicant was approved by the State Board to enter a joint venture/partnership with *Solis Mammography* to provide women's health at the medical office building in June of 2019 [Permit #19-013]. The Applicant believes the additional services proposed in this project will complement the Mammography Services already offered and will add to the spectrum of cancer screening services available. According to the Applicant the decision was made to make a substantial commitment to serving the needs of patients in Planning Area A-04 by completing the medical facility. The Applicant anticipates that the proposed expansion of the facility will be well utilized as evidenced by the high demand for its existing services. The Applicant believes that having a tightly integrated multi-disciplinary team of clinical

staff centrally located in the community is the best alternative and will maximize the availability to high quality patient care for which there is strong demand.

IX. Size of the Project, Projected Utilization

A) Criterion 1110.120 (a) – Size of the Project

The Project proposes 18 exam rooms and 3 office-based procedure rooms on the 4th floor and the relocation of 2 exam rooms in renovated space on the 2nd floor. The ambulatory care space includes the outpatient clinic, minor procedure suite, cardiology testing area, and a blood draw area on the 4th floor, plus renovated space on 3rd and 2nd Floors. The Project proposes to add one MRI, and a PET scanner to the Diagnostic Imaging Suite on the 2nd floor. The Orland Park MOB would then have two MRI's, one CT scanner, 1 PET scanner within the second-floor suite. On the 3rd Floor in the Orthopaedic Suite, there are three existing radiographic devices. The non-reviewable spaces include non-clinical support spaces, offices, building support and public waiting and circulation areas. This totals 7,116 BGSF for a total project of 23,100 BGSF. At the conclusion to the report is the Cost Space Chart for this medical office building.

As can be seen by the Table below the Applicant has met the size requirements of the State Board for all services in which the State Board has standards. The Applicant provided a space plan for the 4th floor shell space and the modernization of the 2nd and 3rd floors of the medical office building at pages 56-59 of the Application for Permit.

TABLE THREE Size of the Project						
Department/Service	# of Rooms/Units	Proposed GSF		State Board Standard		Met Standard
		Total	Room/Unit	Room/Unit	Total	
Ambulatory Care						
Exam Rooms	20	12,451	542	800 GSF	18,400	Yes
Office Based Exam Rooms	3					
MRI	1		1,624	1,800 GSF		Yes
PET	1		1,674	1,800 GSF		

B) Criterion 1110.120 - Projected Utilization

Imaging

MRI

The Applicant is proposing 1 additional MRI for the Imaging Suite. The current MRI currently supports several specialties offered at Orland Park, and according to the Applicant since FY20, has been operating above the state utilization standard of 2,500 procedures per year. In the first two months of FY22, the MRI has been running at a rate of 4,321 procedures per year. The Applicant believes that at the conclusion of this project, the capacity for provider visits in

the building will increase by 20% above current levels. The Applicant is estimating an increase in MRI procedures to grow in proportion to provider capacity for visits. This growth is expected to happen over two years of operation and will result in meeting the state standard of 5,000 procedures for the two machines.

PET

The Applicant is proposing a PET² scanner for the Imaging Suite. The Applicant states projections for utilization are based on the experience at other University of Chicago Medical Center ambulatory clinics. Based on the clinics that are currently at the Orland Park MOB, and those that will be added as part of the Project, the Applicant is projecting 600 visits per year in the second year of operation and growing to more than 1,000 visits per year in future years. The Applicant utilized *Sg2 Market Forecast*, a 3rd party forecasting tool to estimate demand for specific services in the A-04 Hospital Planning Area, the demand for PET scans is projected to grow 12% between 2021 and 2029. The State Board Standard for more than one PET scanner is 3,600 scans per year. Because there will be just one PET scanner, the projected 600 annual scans in the second year of operation meets the standard set by the Review Board.

X. Clinical Services Other than Categories of Service

A) Criterion 1110.270 (c) (2) – Necessary Expansion

This project is considered a necessary expansion of the clinical services provided at the Orland Park Medical Office Building. The Table below outlines the expansion at this medical office building.

TABLE FOUR Expansion of Medical Office Building		
Imaging	Existing	Proposed
MRI	1	2
PET	0	1
Clinic Exam Rooms	3	20
Minor Procedure Rooms	0	3
Mobile cardiac Imaging Room	0	1
Stress Echo Testing	2	1
Vascular Testing Room	1	1

² A PET scanner detects early signs of cancer, heart disease and brain disorders. A PET scan is an imaging test that can help reveal the metabolic or biochemical function of your tissues and organs. The PET scan uses a radioactive drug (tracer) to show both normal and abnormal metabolic activity. A PET scan can often detect diseases before the disease shows up on other imaging tests, such as computerized tomography (CT) and magnetic resonance imaging (MRI). The PET images are typically combined with CT or **MRI** and are called PET-CT or PET-MRI. Many types of solid tumors can be detected by PET-CT and PET-MRI including brain, breast, cervical, colorectal esophageal, lung, pancreatic, prostate cancers. PET scans can also show if decreased areas of blood circulation in the heart that may indicate a need for certain heart procedures, such as coronary artery bypass surgery, and can help visualize the presence of seizures and Alzheimer's. The Applicant believes the PET scanner will complement and enhance the existing capability of the Diagnostic Suite and further reduce the need for patients to travel to the hospital for additional testing.

As documented above the Applicant proposes to complete the build out of the fourth floor of the Orland Park MOB with 18 multi-specialty exams rooms (17 new net exam rooms and 1 relocated room) and 1 minor procedure room in an outpatient clinic, a minor procedure suite with two minor procedure rooms equipped for GI endoscopy, colonoscopy² and other similar office-based procedures, dedicated space for cardiac and vascular testing, and a blood draw area. Additionally, the Applicant proposes to expand diagnostic imaging with 1 additional MRI and 1 PET scan in the existing diagnostic imaging suite on the second floor. Additional small-renovated spaces on the second and third floor, including 2 renovated exam rooms and a relocated blood draw area are also part of the clinical space changes. According to the Applicant based on current and planned provider Full Time Equivalent Employees, the new space on the 4th floor will result in an approximately 20% increase in clinical capacity exams in the building.

XI. Financial Viability and Economic Feasibility

A) Criterion 1120.120 – Availability of Funds

B) Criterion 1120.130 – Financial Viability

C) Criterion 1120.140 (a) – Reasonableness of Debt Financing

D) Criterion 1120.140 (b) – Terms of Debt Financing

The Applicant is funding this project with cash in the amount of \$18,530,768 and the Applicant has a bond rating of A- or better from Fitch's or Standard and Poor's rating agencies, or A3 or better from Moody's. The Applicant has met the requirements of the criteria above.

TABLE FIVE The University of Chicago Medical Center Audited Information FY 2020 and 2019 (in thousands)		
	2020	2019
Cash	\$638,725	\$174,122
Current Assets	\$1,123,584	\$764,688
Total Assets	\$4,100,832	\$3,718,042
Current Liabilities	\$887,502	\$569,365
LTD	\$966,406	\$987,958
Total Liabilities	\$2,305,054	\$1,868,569
Net Assets	\$1,785,778	\$1,849,478
Net Patient Revenue	\$2,049,957	\$2,121,969
Total Revenue	\$2,547,704	\$2,387,502
Total Expenses	\$2,496,789	\$2,310,858
Operating Income	\$50,915	\$76,644

TABLE FIVE The University of Chicago Medical Center Audited Information FY 2020 and 2019 (in thousands)		
Non-Operating Income	\$24,643	\$66,985
Revenue in Excess of Expenses	\$75,558	\$143,629

E) Criterion 1120.140 (c) - Reasonableness of Project Costs

Only the reviewable costs are considered in this analysis. Itemization of the cost in which the State Board does not have standard is included at the end of this report.

Site Preparation Costs total \$485,440 and are 9.38% of new construction and contingency costs of \$3,472,130. This appears HIGH when compared to the State Board Standard of 5% or \$173,607. The Applicant exceeds the State Board Standard by \$311,834 [$\$173,607 - \$485,440 = \$311,833$]

New Construction and Contingency Costs total \$3,472,130 or \$295 per GSF. This appears reasonable when compared the State Board Standard of \$337.

Modernization and Contingency Costs total \$1,710,356 or \$406 per GSF. This is HIGH when compared the State Board Standard of \$236 per GSF. This exceeds the State Board Standard by \$170 per GSF or \$716,040 [$4,212 \times \$170 = \$716,040$].

Architectural and Engineering Fees total \$404,248 or 7.14% of new construction, modernization, and contingencies. This appears reasonable when compared to the State Board Standard of 9.82%.

The State Board does not have a standard for the costs listed below.

Consulting and Other Fees	\$475,929
Movable or Other Equipment	\$6,799,787
Net Interest Expense During Construction	\$599,410
Other Costs to Be Capitalized	\$855,728

F) Criterion 1120.140 (d) - Direct Operating Costs

The total direct operating cost per MRI PET and Exam visits is \$251. The State Board does not have a Standard for these costs.

G) Criterion 1120.140 (e) - Total Effect of the Project on Capital Costs

The total effect of the Project on Capital costs is \$2.19 per day. The State Board does not have a Standard for these costs.

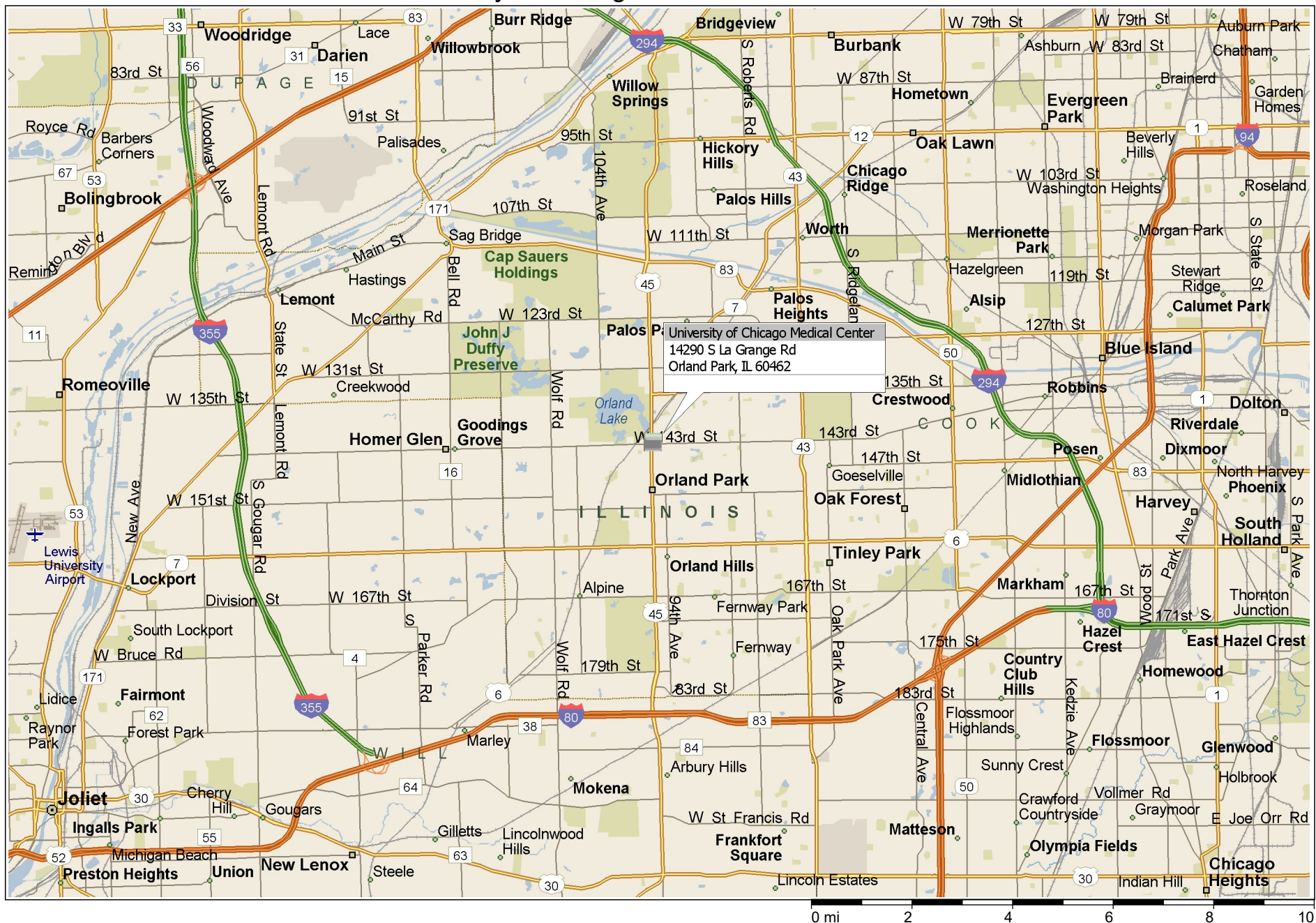
The University of Medical Center Charity Care and Medicaid Information			
	FY18	FY19	FY20
Charity (# of patients)			
Inpatient	363	695	940
Outpatient	12,050	10,535	21,192
Total	12,413	11,230	22,132
Charity (cost in dollars)			
Inpatient	\$9,410,323	\$12,182,929	\$17,320,551
Outpatient	\$8,826,675	\$11,497,252	\$24,157,208
Total	\$18,236,998	\$23,680,181	\$41,477,759
Medicaid			
Medicaid (# of patients)			
Inpatient	10,993	12,278	11,635
Outpatient	137,908	152,071	147,940
Total	148,901	164,349	159,575
Medicaid (revenue)			
Inpatient	\$247,072,000	\$346,893,000	\$334,038,769
Outpatient	\$93,329,000	\$110,369,000	\$88,188,976
Total	\$340,401,000	\$457,262,000	\$422,227,745

Cost Space Requirements						
	Total Costs	Existing	Proposed	New	Modernized	As Is
Reviewable						
Outpatient Clinics	\$7,853,496	19,501	14,370	11,378	992	19,501
Infusion Therapy	\$0	7,171	0	0	0	7,171
Radiation Therapy	\$0	5,994	0	0	0	5,994
Diagnostic Imaging	\$6,947,558	11,085	1,614	394	3,220	11,085
Total	\$14,801,054	43,751	15,984	11,772	4,212	43,751
Non-Reviewable						
Administrative	\$1,374,710	1,593	2,282	2,156	126	1,593
Public	\$1,274,505	7,465	2,633	1,221	1,412	7,465
Staff Support	\$759,040	1,992	1,537	1,537	0	1,992
Mechanical/Building	\$321,459	2,375	664	664	0	2,375
Space to be leased	\$0	14,196	0	0	0	14,196
Parking Deck	\$0	132,000	0	0	0	132,000
Non-Reviewable	\$3,729,714	159,621	7,116	5,578	1,538	159,621
Total	\$18,530,768	203,372	23,100	17,350	5,750	203,372

Itemization of Project Costs	
Site Preparation	
New Construction Site Prep	\$278,560
CVS Site Preparation Structure	\$250,000
Consulting and Other Fees	
City Permit Fees	\$55,000
IDPH Fees	\$75,000
CON Fees	\$75,000
Test and Balance	\$35,000
Legal Council	\$30,000
Capitalized Labor	\$210,000
Engineering	\$20,000
Commissioning Agent	\$75,000
Equipment Planning	\$90,000
Total	\$665,000
Movable Equipment	
Medical Equipment	\$1,355,000
MRI	\$1,800,000
Fluoroscopy/C-Arm	\$280,000
PET/CT	\$2,500,000
Nurse Call Equipment	\$127,500
Furniture	\$593,850
Window Treatment	\$15,500
Signage	\$17,500
Artwork	\$40,000
WIFI	\$68,200
Network Closets	\$65,000
Phones	\$24,000
PC's and Printers	\$178,500
Patient Monitoring	\$143,800
TV/PT	\$65,000
Monitors/Status Boards	\$100,000
Total	\$7,373,850
Other Costs to be Capitalized	
IT Services	\$280,000
CBIS Project Management	\$375,000
EPIC & Sunquest	\$345,000
Conference Room	\$40,000
Kronos	\$24,000

Security	\$85,000
Equipment	\$35,000
EVs	\$25,000
Locks	\$35,000
Plant	\$15,000
Total	\$1,259,000

21-033 University of Chicago Medical Center - Orland Park



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