



Institute for  
Human  
Reproduction

Theresa Vella, General Counsel  
680 Lake Shore Drive, #117 – Chicago, IL 60611  
TVella@PinnacleFertility.com

October 9, 2025

**Via Federal Express – 7791-3302-0087**

Mr. Michael Constantino  
Chief, Project Review  
Illinois Health Facilities and Services Review Board  
525 W. Jefferson Street – 2<sup>nd</sup> floor  
Springfield, IL 62761

Re: Project 22-025  
Request for Project Alteration  
Surgical Center for Human Reproduction  
680 N. Lake Shore Drive  
Chicago, IL 60611

Dear Mr. Constantino,

Pursuant to Illinois Administrative Code Section 1130.750, this letter requests an alteration of Project 22-025. The project was approved on January 31, 2023 by the Illinois Health Facilities and Services Review Board in the amount of \$12,188,227. Attached is a check in the amount of \$1,000.00 for the project alteration fee.

The alteration request is to increase total project cost to \$12,782,335 an increase of \$594,108. This amount is an increase of 4.8% in total project cost. The alteration also requests an increase of 171 gross sq ft in the project, increasing total sq ft from the approved 7,054 sq ft to 7,225 sq ft.

There is no change in the scope of the project.

The increase in cost is, in part, the result of delays in the project following its approval in January, 2023. These delays are listed in a separate letter requesting a permit renewal to extend the project completion date from December 1, 2024 to October 1, 2025. Factors contributing to the delays include: extended time required for negotiating the lease of space at 680 N. Lake Shore Drive, dismissal of the design/build contractor and additional time required to redesign the project, changes in leadership at Pinnacle Fertility and assignment of new personnel to oversee and manage the project, and supply chain issues related to certain equipment, especially HVAC.

Other increases in cost are related to the necessary changes in the design that had been developed in fall of 2022 and the first months of 2023.

Attached is the revised *Project Costs and Sources of Funds* table, comparing the requested altered project cost with the line-item costs submitted in the permit application. Also attached are revised Attachment 9, the *Cost-Space Requirements* table and Attachment 14, Size of the Project showing the requested increases



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in space and cost. Pages 55 and 79 from permit application 22-025 are attached for comparison purposes showing Attachments 9 and 14 for the project as approved.

If you have any questions, please contact Taylor Koblenz at 602-854-7818 or Ralph Weber, CON consultant, at 847-791-0830.

Sincerely,

A handwritten signature in blue ink that reads 'Theresa Vella'. The signature is fluid and cursive, with the first name 'Theresa' being more prominent than the last name 'Vella'.

Theresa Vella  
General Counsel,  
Pinnacle Fertility

Attachments:

1. Table: Project Costs and Sources of Funds
2. Attachment 9: Table Cost Space Requirements
3. For comparison, Attachment 9 from permit application 22-025
4. Attachment 14: Size of the Project
5. For comparison, Attachment 14 from permit application 22-025

C: Taylor Koblenz, Director of Facilities and Construction, Pinnacle Fertility  
John Kniery, Administrator, Illinois Health Facilities and Services Review Board  
Ralph Weber, CON Consultant

Project Costs and Sources of Funds  
Project 20-025  
Surgical Center for Human Reproduction

	As approved by HFSRB	Alteration Request	Difference
<b>USE OF FUNDS</b>			
Pre-planning Costs	\$55,225	\$105,225	\$50,000
Site Survey and Soil Investigation	\$20,681	\$20,681	\$0
Site Preparation	\$132,724	\$132,724	\$0
Off Site Work	\$0	\$0	\$0
Modernization Contracts	\$0	\$0	\$0
New Construction Contracts	\$3,103,320	\$4,686,210	\$1,582,890
Contingencies	\$0	\$310,000	\$310,000
A/E Fees	\$460,000	\$475,000	\$15,000
Consultant Fees	\$0	\$30,000	\$30,000
Movable Equipment	\$1,400,000	\$1,400,000	\$0
Bond Issuance Expense	\$0	\$0	\$0
Net Interest Expense During Construction	\$0	\$0	\$0
FMV Leased Space or Equipment	\$7,016,277	\$5,622,495	(\$1,393,782)
Other Capital Costs	\$0	\$0	\$0
Acquisition of Building	\$0	\$0	\$0
<b>TOTAL USES OF FUNDS</b>	<b>\$12,188,227</b>	<b>\$12,782,335</b>	<b>\$594,108</b>
<b>SOURCE OF FUNDS</b>			
Cash and Securities	\$5,171,950	\$7,159,840	\$1,987,890
Pledges	\$0	\$0	\$0
Gifts and Bequests	\$0	\$0	\$0
Mortgages/Bonds	\$0	\$0	\$0
Leases (fair market value)	\$7,016,277	\$5,622,495	(\$1,393,782)
Governmental Appropriations	\$0	\$0	\$0
Grants	\$0	\$0	\$0
Other	\$0	\$0	\$0
<b>TOTAL SOURCES OF FUNDS</b>	<b>\$12,188,227</b>	<b>\$12,782,335</b>	<b>\$594,108</b>

Attachment 9 - Alteration Requested

Adapted from Page 55 of permit application 22-025

Section 1: Identification, General Information, and Certification

Cost / Space Requirements

(departmental gross sq ft)

Department/Area	Cost	Gross Square Feet		Amount of Proposed Total Gross Sq Ft That Is:			
		Existing	Proposed	New Const	Modernized	As Is	Vacated
<b>CLINICAL/REVIEWABLE</b>							
ASTC	\$12,782,335	7,225		7,225			
Subtotal Clinical							
<b>NON-REVIEWABLE</b>							
Administrative							
Parking							
Subtotal Non-Clinical							
<b>TOTAL</b>	\$12,782,335	7,225		7,225			

Attachment 9Section 1: Identification, General Information, and Certification  
Project Status Completion Schedules

Dept. / Area	Cost	Gross Square Feet		Amount of Proposed Total Gross Square Feet That Is:			
		Existing	Proposed	New Const.	Modernized	As Is	Vacated Space
<b>REVIEWABLE</b>							
ASTC	\$12,188,227.00	7,054		7,054 <sup>1</sup>			
Total Clinical							
<b>NON-REVIEWABLE</b>							
Administrative							
Parking							
Total Non-clinical							
<b>TOTAL</b>	\$12,188,227.00	7,054		7,054			

<sup>1</sup> The proposed project will involve a gut/rehab of an existing building in a space that was previously utilized as a grocery store. Accordingly, the project build-out will be extensive and will involve installment of new mechanical, new electrical, new HVAC, structural reinforcement, reframing, new duct work, and other modifications to make the space ADA compliant and compliant with all State Board standards applicable to ASTCs. Based on discussion with State Board staff on March 8, 2022, the new construction standard is applicable to the project.

#### Attachment 14 – Alteration Requested

Adapted from Page 79 of permit application 22-025

##### Section 4: Project Scope, Utilization and Unfinished/Shell Space

##### Criterion 1110.120 (a) Size of The Project

The proposed ASTC will be an ambulatory surgical treatment center with 2 surgical operating rooms, 2 procedure rooms, and 12 recovery stations.

Pursuant to Section 1110, Appendix B of the Health Facilities and Services Review Board's (HFSRB) rules, the State standard is 2,075 GSF – 2,750 GSF per surgical procedure room, 1,200 GSF per procedure room, and 180 GSF per recovery station for a total of 10,060 GSF for 2 operating rooms, two procedure rooms, and 12 recovery stations.

The alteration requests the addition of 171 sq ft to the project, increasing the 7,054 sq ft approved size of the project to 7,225 GSF. Accordingly, the requested alteration of the project size is consistent with the State standards.

**Attachment 14**

Section 4: Project Scope, Utilization, and Unfinished/Shell Space  
Criterion 110.120(a) Size of the Project

The Proposed ASTC will be an ambulatory surgical treatment center with two surgical operating rooms, 2 procedure rooms, and 12 recovery stations.

Pursuant to Section 1110, Appendix B of the Health Facilities and Services Review Board's (HFSRB) rules, the State standard is 2,075 GSF to 2,750 GSF per surgical procedure room, 1,200 GSF Per procedure Room, and 180 GSF per recovery station for a total of 10,060 GSF for two operating rooms, two procedure rooms, and 12 recovery stations.

The gross square footage of the proposed ASTC will be 7,054 GSF. Accordingly, the Proposed ASTC is consistent with the State standard.



**INSTITUTE FOR HUMAN REPRODUCTION (IHR) S.C.**  
6720 N. SCOTTSDALE RD., SUITE 160  
PARADISE VALLEY, AZ 85253

**CAPITAL ONE**  
CAPITAL ONE, N.A.

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50-791/214

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10/7/2024

PAY TO THE  
ORDER OF

Illinois Department of Public Health

one thousand and 00/100\*\*\*\*\*

525 W. Jefferson Street  
Second Floor  
Springfield IL 62761  
United States

MEMO

COPY.  
VOID.

\$

\$1,000.00

DOLLARS

*B. Monerovich*

AUTHORIZED SIGNATURE

1100107211

**INSTITUTE FOR HUMAN REPRODUCTION (IHR)SC**

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Illinois Department of Public Health

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10/7/2024

Date	Invoice	Description	Orig. Amt.	Amt. Due	Discount	Amount
10/4/2024	Project 22-025 Alteration		\$1,000.00	\$1,000.00		\$1,000.00