



SUMMIT
Center for Surgery LLC

15210 Summit Ave
Oakbrook Terrace, IL 60181

RECEIVED

DEC 29 2025

HEALTH FACILITIES &
SERVICES REVIEW BOARD

December 11, 2025

Illinois Health Facilities and Services Review Board
525 West Jefferson Street
Springfield, Illinois 62761

Via:

RE: Summit Center for Surgery, LLC
Oakbrook Terrace, DuPage Co, IL
Project No: 23-013
Final Realized Project Cost Report

Dear Board:

Summit Center for Surgery, LLC, the above-referenced project, recently submitted its Notice of Project Completion to the Board. The project was completed on April 4, 2025 but we did not receive our AAAHC national accreditation and our Medicare Deemed Status approval until October 21, 2025. Our Medicare CCN is still pending due to the federal government shutdown last month.

The project has been brought to conclusion and, per the requirements of Section 1130.770 of your rules, "Project Completion, Final Realized Costs and Cost Overruns", we have attached the following:

- a) A detailed itemization of all project final costs and sources of funds. The CON Permit approved project cost was \$1,681,006 and the final project cost came in at \$1,593,436. There was no cost overrun; and
- b) A notarized statement from a representative of the permit holder.

The project complied with all terms of the permit to date, including project cost, square footage, scope of services and there were no changes in such.

Respectfully submitted
SUMMIT CENTER FOR SURGERY, LLC

Ibrahim Majzoub, M.D.
Sole Member



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PROJECT NO: 23-013

STATEMENT of FINAL PROJECT COSTS & SOURCES

<u>Uses of Funds</u>	<u>Final Realized Costs</u>
Preplanning Costs	\$ 1,500
Site Preplanning	\$ 1,200
Modernization Contracts	\$ 225,472
Contingencies	\$ 6,560
Architect & Engineering	\$ 92,610
Consulting & Other Fees	\$ 61,250
Equipment	\$ 339,844
FMV of Space	\$ 865,000
TOTAL	\$ 1,593,436
<u>Sources of Funds</u>	
Cash ¹	\$ 728,436
FMV of Space	\$ 865,000
Total	\$ 1,593,436

All cash, no financing



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CERTIFICATION – SUMMIT CENTER FOR SURGERY, LLC
Project No: 23-013

I, Ibrahim Majzoub, M.D., the Sole Member of Summit Center for Surgery, LLC, do hereby attest and certify that I am an official representative of Summit Center for Surgery, LLC and do attest, certify and state that:

- a) Pursuant to 77 IL Admin Code § 1130.770, the final realized costs, as itemized in the attached Statement of Final Costs & Sources, have been reviewed by me and are the total costs required to complete the project and that there are no additional or associated costs or capital expenditures related to the project; and
- b) That the project was completed in compliance with all terms of the permit to date, including project cost, square footage, number of ORs (2) & procedure room (1), or scope of services, and there were no changes in such. The project cost came in under the CON-approved amount.

I attest that the foregoing are true and complete to the best of my knowledge and belief.

Signed this 11 Day of December, 2025

By: Ibrahim Majzoub, M.D., Sole Member of Summit Center for Surgery, LLC

Notary:

