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June 26, 2026

Illinois Health Facilities and Services Review Board (“HFSRB”)
525 West Jefferson Street, 2nd Floor
Springfield, IL 62761

Re: Rochelle Community Hospital – Project No. 26-025

Dear Members of the HFSRB,

Schmeling Construction Co. submits this letter in support of Rochelle Community Hospital’s proposed project.

We have worked closely with Rochelle Community Hospital’s project team to ensure the scope of the project is appropriate and cost-conscious, while addressing identified needs of the hospital and community. The costs associated with the project are largely driven by the following existing site conditions and required infrastructure upgrades.

First, subsurface conditions across the campus present unique construction considerations. Limestone is encountered at relatively shallow depths throughout the site, affecting excavation and the installation of new utilities. As a result, additional effort and specialized construction techniques are required to properly install essential infrastructure systems, including water, sewer, stormwater, gas, and electrical services. These measures are necessary to ensure long-term durability and system reliability.

Second, the project includes the planned replacement and modernization of much of the hospital’s existing mechanical, electrical, and plumbing systems, many of which are at or beyond their useful life. These include boilers, chillers, cooling towers, pumps, water treatment systems, electrical panels, switchgear, and generators. A significant portion of the new systems will be located within the new addition but designed to serve both the new and existing portions of the hospital. This integrated approach avoids the need for separate future capital projects to replace these systems, resulting in a more efficient use of resources over time.

Third, existing utility lines, including gas and oxygen, must be relocated and upgraded to accommodate the new addition while maintaining continuous service to patients. Addressing these items as part of the current project is more efficient than deferring them and helps avoid disruption and cost in the future.

COMMERCIAL – HEALTHCARE – INDUSTRIAL – INSTITUTIONAL

GENERAL CONTRACTOR – CONSTRUCTION MANAGER – DESIGN BUILD



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The project also includes necessary infrastructure improvements that align with current healthcare construction and code standards and best practices. For example, both a second water service and a secondary fuel source for HVAC equipment will be added to enhance the hospital's ability to maintain operations during service disruptions, and additional sitework will be performed to accommodate required stormwater retention measures, ensuring compliance with applicable regulations and protecting both the facility and surrounding properties. These improvements are required to meet current standards and support uninterrupted operations.

Based on our experience constructing comparable healthcare projects, we believe the scope and costs are reasonable and necessary to meet identified needs, support continuous operations, and ensure efficient use of resources.

We appreciate the opportunity to provide this letter and strongly support approval of this important project.

Sincerely,



Stephen E. Schmeling
President and CEO

