

## Constantino, Mike

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**From:** Kara Friedman [KFriedman@Polsinelli.com]  
**Sent:** Friday, December 03, 2010 4:19 PM  
**To:** Constantino, Mike; Roate, George  
**Subject:** Alteration Request, 08-013

Mike and George,

I've spoken to members of the project team at Carle and have the following additional information. Specifically with regard to City of Urbana code changes, there are two updates that have been relevant. First, the initial building plan was conceived in 2007. During 2007, the City of Urbana adopted the 2003 International Building Code and the requirements of that code are operative. Further, in consultation with the Building Safety Division of the Department of Community Development Services the City of Urbana, Carle has determined that it would be prudent to design the project in conformance with the 2009 International Building Code. While the City of Urbana has not yet adopted this update of the International Building Code, City representatives have advised Carle personnel that the City intends to adopt that code in the near future. Complying with the updated requirements of the International Building Code will be important in ensuring that future alterations to the bed tower are not impeded by the design of the building under a prior version of the building code.

With reference to the adjusted architectural and engineering fees generally, since the project was originally approved in 2008, it has undergone a re-design and this is the primary reason that the A&E fees are not within the normal range. As you know, this re-design is the basis for the alteration to the CON permit and the primary subject matter of the hearing before the CON Board in January. While the re-design has increased the A&E line item, ultimately, it has resulted in important value engineering work which has significantly reduced the project cost while optimizing the design of the building to enhance the essential functions that it is being designed for. For example, the building was originally seismically engineered to achieve Level 5 seismic performance. Based on applicable City codes which are based on the level of risk of seismicity and earthquakes in Central Illinois, Level 4 seismic performance is acceptable. On one hand, this change reduces construction costs and improves functionality. On the other, it was one part of the A&E analysis that required additional A&E costs be incurred.

I think this information is responsive to the inquiry. Carle's Vice-President of Facilities and Support Services will be at the HFSRB meeting on December 14th if there are other questions along these lines. In the meantime, let me know if you have any other questions.

Thank you.

-Kara Friedman  
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