

St. Mary's Good Samaritan

Incorporated

January 23, 2012

Cosponsored by Felician Services, Inc.
and SSM Health Care

RECEIVED

JAN 25 2012

HEALTH FACILITIES &
SERVICES REVIEW BOARD

Mr. Dale Galassie, Chairperson
Illinois Health Facilities & Services Review Board
525 W. Jefferson Street, 2nd floor
Springfield, IL 62761

Re: 2011 / 2012 Annual Progress Report for Project # 08-050
(Good Samaritan Physicians & Ambulatory Services Building)

Dear Mr. Galassie,

In accordance with Section 1130.760 of the Administrative Code, this letter serves as the annual Progress Report for Project 08-050 (Good Samaritan Physicians & Ambulatory Services Building). This project was approved by the Health Facilities Planning Board on January 28, 2009 along with two other related projects -- Good Samaritan replacement hospital (project 08-051) and Physician Surgery Center at Good Samaritan (project 08-070).

STATUS REPORT

Listed below are key milestones of the project's progress since its inception:

- The Physicians & Ambulatory Services Building / Physician Surgery Center Commencement Schedule was approved by the Steering Team on October 9, 2009.
- The share offering for the Surgery Center (which will be located inside the Physicians & Ambulatory Services Building) was finalized on August 21, 2009. All 40 available physician shares were sold.
- Illinois Department of Public Health completed reviews of drawings for the Physicians & Ambulatory Services Building in July, 2010 without further comments.
- In August, 2010, the Planning Board confirmed receipt of notification that the Surgery Center space (located inside the Physicians & Ambulatory Services Building) will be reduced to 10,937 GSF. The GSF reduced by the surgery center has been converted to lease space in the building. This notification was received by the Planning Board with no further action required.
- In October, 2010, the project was obligated with a signed contract for the Medical Office Building construction between Mt. Vernon Physicians, LLC / Frauenshuh and McCarthy Building Companies for \$14,466,899. (A copy of this contract was submitted in last year's Progress Report.)
- Construction of the project began in April, 2011, and a public groundbreaking ceremony for both the Medical Office Building and the Physician Surgery Center at Good Samaritan (to be located inside the M.O.B.) was held in May, 2011. (See current construction images attached.)
- In November, 2011, an informational letter was accepted by the IHFPB with notification that Physician Services Corporation of Southern Illinois, an affiliate of Good Samaritan Regional Health Center, will be leasing the 4th floor of the MOB and the build-out costs will be recorded on Good Samaritan's capital books. The scope of the project does not change, and the overall cost of the project remains within the approved permit amount. (See letter of receipt from IHFPB, attached.)
- Architectural drawings for the Medical Office Building lease space are in process. All architectural drawings for reserved office lease space will be submitted by April, 2012 to ensure that completion of the office lease space coincides with the opening of the campus.
- As of January, 2012, over 90% of space is officially leased.

605 North 12th Street
Mt. Vernon, 62864
618.242.4600

www.smgsi.com

- As of January, 2012, over 90% of space is officially leased.
- Through December, 2011, \$11,025,498 in expenses have been paid-out towards the project.

The Medical Office Building / Ambulatory Surgery construction schedule is attached for your reference.

COSTS & FINANCING

Project Cost & Sources of Funds – Total

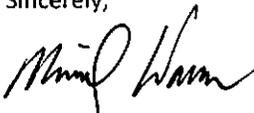
<u>Cost</u>	<u>CON Permit Amount</u>	<u>Expenditures-to-Date</u>
Preplanning Costs	\$35,000	\$10,854
Site Survey & Soil Investigation	\$29,000	\$15,229
Site Preparation	\$765,000	--
New Construction Contracts	\$30,303,939	\$7,972,184
Contingencies	\$2,675,535	\$81,920
Architectural / Engineering Fees	\$1,890,948	\$1,001,140
Consulting & Other Fees	\$2,077,131	\$1,705,906
Movable or Other Equipment	\$3,629,500	--
Net Interest Exp during Construction	\$1,909,771	\$195,007
Other Costs to be Capitalized	\$142,523	\$43,258
Total Statement of Probable Cost	\$43,458,347	\$11,025,498

ANTICIPATED DATE OF COMPLETION

As shown on the attached schedule, the construction of the Physicians & Ambulatory Services Building is estimated to be finished before the December 31, 2012 required completion date as listed in the Certificate of Need permit.

If you should have any questions about this Progress Report, or would like additional information, feel free to contact me at (618) 241-2201.

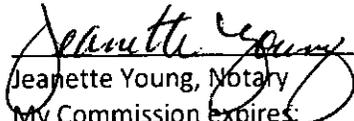
Sincerely,



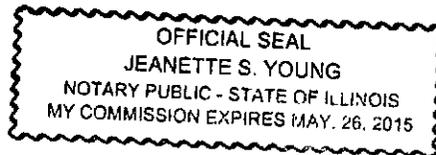
Michael Warren, FACHE
President, Good Samaritan Regional Health Center

State of Illinois
County of Jefferson

I, Jeanette Young, Notary, attest that the person known to me as Michael Warren, appeared before me and affixed his hand and seal above on this 23rd day of January, 2012.



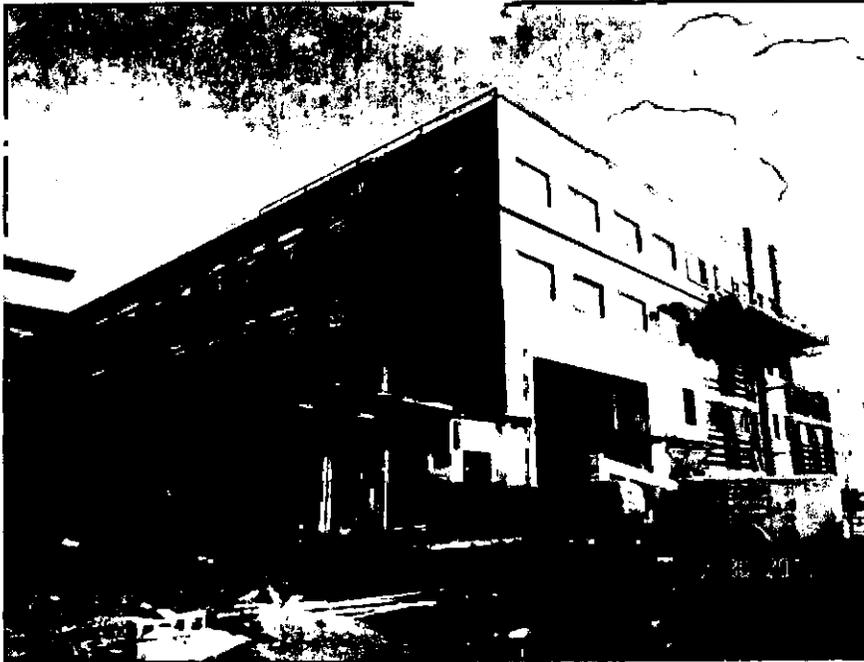
Jeanette Young, Notary
My Commission Expires: 5/26/2015



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- Physicians & Ambulatory Services Building (project 08-050)
- Physician Surgery Center at Good Samaritan (project 08-070) to be located on 2nd floor of building in lease space



Exterior image



Interior image

2012											
N	D	J	F	M	A	M	J	J	A	S	O
1	2	3	0	1	2	0	1	2	0	1	2
1	2	3	0	1	2	0	1	2	0	1	2

Good Samaritan MOB Shell and Core Mt. Vernon, IL

Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
A100	Exterior Skin	146	63	07-Sep-11 A	02-Apr-12
L1-1000	MOB Level 1 Shell and Core Finishes	119	80	19-Oct-11 A	25-Apr-12
GL1-1000	MOB Garden Level Shell and Core Finishes	109	71	31-Oct-11 A	12-Apr-12
L2-1000	MOB Level 2 Shell and Core Finishes	129	89	07-Nov-11 A	08-May-12
M1-1700	1st Floor Fit Out	221	191	17-Nov-11 A	02-Oct-12
L3-1000	MOB Level 3 Shell and Core Finishes	110	89	01-Dec-11 A	08-May-12
MG-1700	Garden Level Fit Out	208	182	01-Dec-11 A	19-Sep-12
L4-1000	MOB Level 4 Shell and Core Interiors	117	96	05-Dec-11 A	21-May-12
M3-1700	3rd Floor Fit Out	197	200	19-Dec-11 A	15-Oct-12
A1400	Start ASC Scope	0	0	01-Feb-12	
L2-1070	Temporary Dry In for Drywall Installation	1	1	01-Feb-12	01-Feb-12
BE-035	Building Temporary Dry-In for Drywall Instal	0	0		01-Feb-12
A1420	Building Temporary Enclosure	0	0		01-Feb-12
A1230	Substantial Completion Core & Shell	0	0		21-May-12
A1240	Certificate of Occupancy Core & Shell	0	0		30-May-12
A1270	Substantial Completion Fit Out	0	0		15-Oct-12

◆ Start ASC Scope
 | Temporary Dry In for Drywall Installation
 ◆ Building Temporary Dry-In for Drywall Installation
 ◆ Building Temporary Enclosure
 ◆ Substantial Completion Core & Shell
 ◆ Certificate of Occupancy Core & Shell
 ◆ Subst

Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
A/E Review & Approval	Flooring A/E Approval	10	5	20-Apr-11 A	11-Jan-12
Fabrication & Delivery					
A7310	Door Hardware Fab/Delivery	35	16	06-Sep-11 A	26-Jan-12
A3300	Hollow Metal Door Fab/Delivery	100	16	06-Sep-11 A	26-Jan-12
A6110	Elevators - Fab / Deliver	50	12	06-Sep-11 A	20-Jan-12
A8190	Doors Fab/Delivery	100	30	13-Sep-11 A	15-Feb-12
A5600	Insulated Metal Panel Fab/Delivery	60	27	15-Sep-11 A	10-Feb-12
A8240	Canopy Fab/Delivery	60	27	15-Sep-11 A	10-Feb-12
A7100	Switch Gear Fab/Delivery	60	15	20-Sep-11 A	25-Jan-12
A5680	Curtainwall Fab/Delivery	50	22	03-Oct-11 A	03-Feb-12
A5630	Roofing Fab/Delivery	7	7	08-Oct-11 A	13-Jan-12
A7190	Casework Fab/Delivery	60	22	13-Oct-11 A	03-Feb-12
A7250	Flooring Fab/Delivery	100	38	13-Oct-11 A	05-Mar-12
	Hollow Metal Fab/Delivery	35	5	13-Oct-11 A	11-Jan-12

◆ Start ASC Scope
 | Temporary Dry In for Drywall Installation
 ◆ Building Temporary Dry-In for Drywall Installation
 ◆ Building Temporary Enclosure
 ◆ Substantial Completion Core & Shell
 ◆ Certificate of Occupancy Core & Shell
 ◆ Subst

Site Specific Quality Plan (SSQP)
Preconstruction Phase
Pre-installation Meetings

Start Date - 17-Jan-11

Finish Date - 15-Oct-12

Data Date - 05-Jan-12

Remaining Level...
Actual Level of ...
Actual Work
Remaining Work
Critical Remains...
Milestone

McCarthy Building Companies

Good Samaritan MOB Shell and Core Mt. Vernon, IL

1 of 12



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

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

November 8, 2011

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Michael Warren, President
Good Samaritan Regional Health Center
6058 North 12th Street
Mt. Vernon, Illinois 62864

RE: Health Facilities Planning Act
 Project #08-050 - Good Samaritan Physician and Ambulatory Services
 Building

Dear Mr. Warren:

This is in response to your letter dated November 2, 2011. The leasing of space for physician offices in the new Good Samaritan Physician and Ambulatory Services Building does not require any action on behalf of the Illinois Health Facilities and Services Review Board.

Your letter and this response will be added to the project file. If you have questions regarding the contents of this letter, please contact me at 217/782-3516. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Courtney R. Avery".

Courtney Avery, Administrator
Illinois Health Facilities and Services Review Board