

## Constantino, Mike

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**From:** Long, Julie [Julie\_Long@ssmhc.com]  
**Sent:** Wednesday, January 09, 2013 4:28 PM  
**To:** Constantino, Mike  
**Cc:** Mike Copelin  
**Subject:** question / clarification about approved alteration  
**Attachments:** Alteration Acceptance 9-20-12.pdf; Demolition\_GSRHC 2012.pdf

Hello Mike and happy new year!

Our approved budget alteration from this past September covered the budget variance and the demolition (timeframe and specifics) of the existing hospital. In our request letter, we indicated we reached an agreement with a local developer and stated we attached a letter with the specifics. Unfortunately, that letter with the specifics was not attached, but I have included it on this email. While a few of the newer buildings on the campus may not be demolished, the hospital will be taken down, and no health care services will be offered in any building that might remain.

Our alteration was approved without question about this detail (I attached this approval, as well), but I do want to clarify and be sure plans are understood, since the detail was not included in the original submission for alteration.

We just want to clarify this. Please let me know if you have any questions or concerns.

Thanks!

Julie

*Excerpt from alteration request regarding demolition:*

### ***Demolition of Existing Hospital***

The approved budget includes \$1,500,000 for the demolition of the existing hospital. We have reached a letter of agreement with a local developer (see attached) for the demolition and purchase of the existing campus. Included in this agreement is a condition that the property cannot be used for health care services. This agreement does not materially affect the project and will reduce the estimated cost of the demolition from \$1,500,000 to \$1,425,000 as noted above.

Julie Long, MBA  
SSM Health Care – Good Samaritan  
(618) 322-7756 cell  
(618) 436-6535 office

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STATE OF ILLINOIS  
HEALTH FACILITIES AND SERVICES REVIEW BOARD

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

September 20, 2012

**CERTIFIED MAIL**  
**RETURN RECEIPT REQUESTED**

Michael Warren, FACHE  
Good Samaritan Regional Health Center  
605 North 12<sup>th</sup> Street  
Mt. Vernon, Illinois 62864

**ALTERATION TO PERMIT**  
**Illinois Health Facilities Planning Act**  
**PROJECT: #08-051 - Good Samaritan Regional Health Center**  
**APPLICANT: Good Samaritan Regional Health Center**

Dear Mr. Warren:

On September 19, 2012 the Chairman of the Illinois Health Facilities and Services Review Board approved your request for the alteration of Permit #08-051. The alteration increases the cost of the project from \$184,843,873 to \$191,088,617 or 3.38%.

The permit holder is reminded that for the final realized cost report; any amount that exceeds the altered permit amount will be considered a cost overrun without a permit.

The permit holder should note the post-permit requirements contained in "Subpart G" of 77 IAC 1130. Adherence to the post-permit requirements is essential in maintaining a valid permit and is the responsibility of the permit holder.

If you should have any questions, please contact Mike Constantino or George Roate of my staff at our office at (217) 782-3516 (TDD # 800-547-0466 for hearing impaired only).

Sincerely,

Courtney Avery  
Illinois Health Facilities and Services Review Board

cc: Dale Galassie, Chairman

# St. Mary's Good Samaritan Incorporated

July 23, 2012

*Sponsored by Felician Services, Inc.  
and BSM Health Care*

Mr. Dale Galassie  
Chairperson  
Illinois Health Facilities & Services Review Board  
525 W. Jefferson Street, 2<sup>nd</sup> Floor  
Springfield, IL 62761

Re: Request for Alteration of Permit – Good Samaritan Regional Health Center  
(Project 08-051)

Dear Mr. Galassie:

Good Samaritan Regional Health Center ("GSRHC") and Shores Builders, Inc. ("Shores") are about to sign a letter of intent regarding the sale to Shores of the old Good Samaritan Regional Health Center and Sister Joanne Building ("Old Hospital") and the demolition of the Old Hospital. The letter of intent will include the following provisions:

1. The purchase price for the Old Hospital will be \$431,500.00. The deed to the Old Hospital will include a deed restriction which will prohibit the use of the Old Hospital property for medical uses which would compete with the new Good Samaritan Regional Health Center, and specifically prohibit a freestanding imaging center, laboratory or surgery center and an acute care hospital.

2. Shores will be obligated to demolish the Old Hospital within one year after Shores purchases the Old Hospital from GSRHC, and GSRHC will pay Shores \$1,425,000.00 to cover the estimated cost of demolition. Shores plans to redevelop the resulting vacant land for residential, commercial or mixed use purposes.

3. Shores will have the option of not demolishing those portions of the Old Hospital consisting of (i) the administration area, (ii) the freestanding plant operations facility, and (iii) the storage building on the northwestern portion of the Old Hospital property (collectively, "Reuse Areas"), which could exist as self-contained buildings and may be capable of being remodeled and reused for future residential or commercial purposes.

4. If the Reuse Areas are not demolished, there will be a fair and equitable adjustment toward GSRHC's contribution of funds to demolish the remainder of the Old Hospital.

GOOD SAMARITAN REGIONAL HEALTH CENTER

By: Michael D. Warren  
Michael D. Warren, FACHE, President

SHORES BUILDERS, INC.

By: Stephen D. Shores, Jr.  
Stephen D. Shores, Jr., Vice President

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