



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

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

MEMORANDUM

TO: Mike Constantino, Chief – Program Review Section
 Division of Health Systems Development

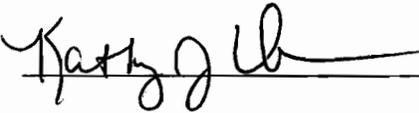
FROM: Kathy J. Olson, Chairman
 Illinois Health Facilities and Services Review Board

RE: Alteration Request for Project # 12-065

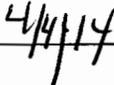
Facility: Advocate Illinois Masonic Medical Center

This is to advise you that I have reviewed the above-captioned alteration request within the requirements in 77 IAC 1130.750 and have determined the following:

- The request is in compliance with the requirements in 77 IAC 1130.750 and the alteration request is approved.
- This request is to be reviewed by the Health Facilities Planning Board.
- This request is DENIED effective _____ because it does **NOT** comply with the requirements specified in 77 IAC 1130.750.
- Other actions as follows:



 Kathy J. Olson, Chairman
 Illinois Health Facilities and Services
 Review Board



 Date



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DOCKET ITEM NUMBER: NA	BOARD MEETING: NA	PROJECT NUMBER: #12-065
PERMIT HOLDERS(S): Advocate Health Care Network Advocate Health & Hospitals Corporation d/b/a Advocate Illinois Masonic Medical Center		
FACILITY NAME and LOCATION: Advocate Illinois Masonic Medical Center - Chicago		

EXECUTIVE SUMMARY

The permit holders are requesting an alteration to Permit #12-065 Advocate Illinois Masonic Medical Center in accordance with 77 IAC 1130.750 – Alteration of the Project. **This is the first alteration request for this project.**

The applicants propose the following:

1. Change in Various Clinical Areas Increased from 59,229 to 59,513 sq. ft.

- A redesign of the Surgical Operating Rooms enlarged the DGSF from 19,742 to 20,380, or by 3.2%.
- The Surgical GI Procedure Suite changed by reducing from 6 to 5 rooms for a 16.4% decrease in space. This reflects a careful reassessment of the rate the service will grow.
- The Infusion Therapy area was redesigned, which enlarged the DGSF from 5,721 to 6,389.

2. Change in Various Non-Clinical Space Increased from 84,862 to 90,953 sq. ft.

- Stairs are proposed to be extended to the roof level on the south-east corner of the building to give access and ability to maintain the green roof that is required by the City of Chicago Zoning and Planned Development 50 (PD50) agreement.
- The stairwells' floor landings on the west and east stairs will be enlarged to allow for areas for rescue assistance, per Chicago Building Code (CBC), as well as exit door locations at all levels. Intermediate landings will be added to accommodate three switchbacks to navigate the 21 foot distance between first and third floors and intermediate landing at grade for final discharge.
- An unexcavated area below the Lobby Mezzanine was modified to capture needed space for the atrium smoke control exhaust system / fresh-air intake and mechanical equipment per requirements of the Chicago Building Code (CBC) as well as the CBC high-rise requirements.

- Enclosed space under an overhang on the north side of the building has been designed to contain irrigation equipment. The equipment is needed to more easily maintain the green wall as required in the Planned Development 50 Code.
- The third floor mezzanine has been redesigned to extend further over the Lobby to regain seating lost in reconfiguring the elevator placement.
- Space for the Biomedical Engineering Department has been added to have a satellite location closer to the areas it serves within the outpatient center.
- The connecting corridor (where the new corridor leads from the existing hospital across to the new surgery) has been widened to keep the column bays aligned and thus avoid the use of transfer beams to support the weight of the building.

STATE BOARD STAFF REPORT
PERMIT ALTERATION REQUEST
Project #12-065

I. Project Description and Background Information

On October 30, 2012 the State Board approved Permit #12-065, to construct a 3-story outpatient center on the campus of Advocate Illinois Masonic Medical Center. The approved cost of the project is \$109,248,973. **The anticipated project completion date is December 31, 2014.**

II. The Proposed Alteration

A. The following proposed alterations require State Board approval:

1. An increase in the size of the project by 4.4% from 144,091 GSF to 150,466 GSF.
2. A decrease in the clinical costs from \$55,312,294 to \$54,911,499 or \$400,794 or a decrease of less than 1%. The overall project costs remain unchanged.
3. The proposed alteration does not substantially change the scope or functional operation of the facility.

B. Reason(s) for the Proposed Alteration:

Most of the non-clinical changes were a result of the due diligence from the authorities having jurisdiction over a project of this size in the City of Chicago, essentially related to various building codes.

III. Summary of State Agency Findings

All findings from the Original State Board Staff Report remain unchanged.

The State Board Staff finds the proposed Alteration appears to be in conformance with all applicable review criteria for Part 1110.

The State Board Staff finds the proposed Alteration appears to be in conformance with all applicable review criteria for Part 1120.

IV. Applicable Rules

77 IAC 1130.750 specifies that a permit is valid only for the project as defined in the application and any change to the project subsequent to permit issuance constitutes an Alteration to the project.

Allowable alterations that require HFPB action are:

The cumulative effect of alterations to a project shall not exceed the following:

- 1) a change in the approved number of beds or stations, provided that the change would not independently require a permit or exemption from HFSRB;
- 2) abandonment of an approved category of service established under the permit;
- 3) any increase in the square footage of the project up to 5% of the approved gross square footage;
- 4) any decrease in square footage greater than 5% of the project;
- 5) any increase in the cost of the project not to exceed 7% of the total project cost. This alteration may exceed the capital expenditure minimum in place when the permit was issued, provided that it does not exceed 7% of the total project cost;
- 6) any increase in the amount of funds to be borrowed for those permit holders that have not documented a bond rating of "A-" or better from Fitch's or Standard and Poor's rating agencies, or A3 or better from Moody's (the rating shall be affirmed within the latest 18 month period prior to the submittal of the application)

V. Project Costs and Sources of Funds

The applicants have reduced the clinical costs by \$400,794. The overall costs remain unchanged. The Sources of Funds remain unchanged from the original permit amount.

TABLE ONE						
Project Costs and Sources of Funds						
Project Costs						
	Approved Project Costs			Altered Project Costs		
	Clinical	Non Clinical	Total	Clinical	Non Clinical	Total
Preplanning	\$377,094	\$540,293	\$917,387	\$362,849	\$554,538	\$917,387
Site Survey and Soil Investigation	\$66,282	\$94,968	\$161,250	\$78,085	\$119,337	\$197,422
Site Preparation	\$1,109,842	\$1,590,158	\$2,700,000	\$1,067,916	\$1,632,084	\$2,700,000
Off-Site Work	\$1,145,346	\$1,641,026	\$2,786,372	\$1,102,079	\$1,684,293	\$2,786,372
New Construction Contracts	\$27,524,175	\$24,433,476	\$51,597,650	\$35,386,798	\$31,413,202	\$66,800,000
Modernization Contracts	\$0	\$944,832	\$944,832	\$0	\$944,832	\$944,832
Contingencies	\$2,135,733	\$3,060,032	\$5,195,765	\$1,333,801	\$2,038,431	\$3,372,232
Architectural and Eng. Fees	\$1,264,491	\$1,811,734	\$3,076,225	\$1,216,723	\$1,859,502	\$3,076,225
Consulting Fees	\$2,812,637	\$4,029,885	\$6,842,522	\$2,706,386	\$4,136,136	\$6,842,522
Movable of Other Equipment (linear accelerator)	\$11,337,653	\$4,988,507	\$16,326,160	\$7,222,249	\$3,177,751	\$10,400,000
Bond Issuance Expense	\$364,973	\$522,926	\$887,899	\$351,186	\$536,713	\$887,899
Net Interest During Construction	\$2,574,413	\$3,688,561	\$6,262,974	\$2,477,160	\$3,785,814	\$6,262,974
Other Costs to be Capitalized	\$4,599,654	\$6,590,283	\$11,189,937	\$1,606,268	\$2,454,840	\$4,061,108
Total	\$55,312,294	\$53,936,679	\$109,248,973	\$54,911,500	\$54,337,473	\$109,248,973
Sources of Funds						
Cash & Securities			\$35,717,087			\$35,717,087
Bond Issues (Project Related)			\$71,031,886			\$71,031,886
Governmental Appropriations			\$2,500,000			\$2,500,000
Total			\$109,248,973			\$109,248,973

VI. Size of the Project

The applicants are proposing to increase the size of the overall project by 4.42% or 6,375 DGsf. The clinical portion is increasing by 284 GSF or .48% of the approved clinical DGsf. The clinical service areas remain within the State Board Standards for all clinical services reviewed.

TABLE TWO				
Approved New Construction and Proposed Alteration Amounts				
Department Area	Approved	Alteration	Difference	% change
Surgery				
Surgery Operating Rooms	19,742	20,380	638	3.23%
Surgery GI Procedure Rooms	6,559	5,486	-1,073	-16.36%
Phase II Recovery	16,169	16,097	-72	-0.45%
Ambulatory Care Services				
Infusion Therapy	5,721	6,389	668	11.68%
Pre Surgical Care	1,574	1,609	35	2.22%
Diagnostic and Interventional Radiology				
Mammography	338	338	0	0.00%
Therapeutic Radiology				
Linear Accelerator	4,752	4,800	48	1.01%
CT Simulator	1,663	1,691	28	1.68%
Brachytherapy	2,046	2,005	-41	-2.00%
Pharmacy Outpatient	665	718	53	7.97%
Total Clinical	59,229	59,513	284	0.48%
Physician Offices	17,184	17,893	709	4.13%
Patient Education	2,373	2,453	80	3.37%
Public Lobby	25,852	28,847	2,995	11.59%
Corridors	4,300	4,300	0	0.00%
Mechanical	6,411	8,728	2,317	36.14%
Biomedical Engineering	0	996	996	0.00%
Crawl Area	11,086	10,000	-1,086	-9.80%
Penthouse Air Handlers	17,656	17,736	80	0.45%
Total Nonclinical	84,862	90,953	6,091	7.18%
Total	144,091	150,466	6,375	4.42%

TABLE THREE
Existing Space and Proposed GSF

Department Area	Existing	Proposed	New Construction	Modernized	As Is	Vacated Space	Reclassified as Procedure Room
Surgery							
Surgery Operating Rooms	25,711	44,314	20,380		23,934	1,321	456
Surgery GI Procedure Rooms	1,978	5,486	5,486			1,978	
Phase II Recovery	3,715	18,655	16,097		2,558	1,157	
Ambulatory Care Services							
Infusion Therapy	2,147	6,389	6,389			2,147	
Pre Surgical Care	0	1,609	1,609				
Diagnostic and Interventional Radiology							
Mammography	0	338	338				
Therapeutic Radiology							
Linear Accelerator	2,148	4,800	4,800			2,148	
CT Simulator	644	1,691	1,691			644	
Brachytherapy	0	2,005	2,005				
Pharmacy Outpatient	298	718	718			298	
Total Clinical	36,641	86,005	59,513	0	26,492	9,693	456
Physician Offices	34,881	37,975	17,893		20,082	14,799	
Patient Education	13,128	15,581	2,453		13,128		
Public Lobby	160,000	188,847	28,847		160,000		
Corridors	0	4,300		4,300			
Mechanical	22,749	31,477	8,728		22,749		
Biomedical Engineering	1,466	2,462	996				
Crawl Area	0	10,000	10,000				
Penthouse Air Handlers	0	17,736	17,736				
Total Nonclinical	232,224	308,378	86,653	4,300	215,959	14,799	
Total	268,865	394,383	146,166	4,300	242,451	24,492	456

TABLE FOUR Clinical Departments/State Board Standards					
Department Area	Proposed GSF	Number of Rooms/Units/Visits	State Standard		Difference
Surgery					
Surgery Operating Rooms	44,314 GSF	18 operating rooms	2,750 DGSF/Operating Room	49,500 DGSF	-5,186
Surgery GI Procedure Rooms	5,486 DGSF	5 Procedure rooms	1,100/DGSF/ Procedure Room	5,500 DGSF	-14
Phase II Recovery	18,655 DGSF	47 Stations	400 DGSF per * Station	18,800 DGSF	-145
Ambulatory Care Services					
Infusion Therapy	6,389 DGSF	27,129 Visits	800 DGSF/2,000Visit	10,852 DGSF	-4,462
Pre Surgical Care	1,609 GSF	4,491 Visits	800 DGSF/2,000Visit	1,796 DGSF	-187
Diagnostic and Interventional Radiology					
Mammography	338 DGSF	1 Unit	900 DGSF per unit		-562
Therapeutic Radiology					
Linear Accelerator	4,800 DGSF	2 Units	2,400 DGSF per unit		0
CT Simulator	1,691 DGSF	1 Unit	1,800 DGSF per unit		-109
Brachytherapy	NA	NA	NA	NA	NA
Pharmacy Outpatient	NA	NA	NA	NA	NA

VII. Other Information

Included with this report are the alteration request and the original State Board Staff report.