

# Axel & Associates, Inc.

MANAGEMENT CONSULTANTS

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HEALTH FACILITIES &  
SERVICES REVIEW BOARD

by FedEx

February 13, 2014

Mr. George Roate  
Project Reviewer  
Illinois Health Facilities and  
Services Review Board  
525 West Jefferson  
Springfield, IL 62761

RE: Project 13-071  
Central DuPage Hospital

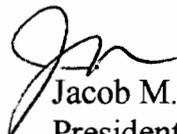
Dear George:

Consistent with our technical assistance conversations, the costs associated with the above referenced project have been re-allocated, as identified in the enclosed four revised pages to the CON application. Please note that the total project cost is unchanged.

It is my understanding that the providing of this information will not cause a delay in the review of this project. If my understanding is incorrect, please notify me by email immediately.

Thank you for your assistance with this, and should you have any questions, please don't hesitate to call me.

Sincerely,



Jacob M. Axel  
President

enclosures (4)

PROJECT COST and SOURCES of FUNDS

	Reviewable	Non-Reviewable	TOTAL
<b>Project Cost:</b>			
Preplanning Costs	\$ 171,500	\$ 73,500	\$ 245,000
Site Survey and Soil Investigation	-	-	-
Site Preparation	-	-	-
Off Site Work	-	-	-
New Construction Contracts	-	-	-
Modernization Contracts	9,801,503	6,922,524	16,724,027
Contingencies	510,645	240,330	750,975
Architectural/Engineering Fees	863,293	349,457	1,212,750
Consulting and Other Fees	140,000	60,000	200,000
Movable and Other Equipment (not in construction contracts)	913,100	372,500	1,285,600
Bond Issuance Expense (project related)	-	-	-
Net Interest Expense During Construction Period	-	-	-
<b>TOTAL USES OF FUNDS</b>	<b>\$ 12,400,041</b>	<b>\$ 8,018,311</b>	<b>\$ 20,418,352</b>
<b>Sources of Funds:</b>			
Cash and Securities	\$ 12,400,041	\$ 8,018,311	\$ 20,418,352
Pledges			
Gifts and Bequests			
Bond Issues (project related)			
Mortgages			
Leases (fair market value)			
Governmental Appropriations			
Grants			
Other Funds and Sources			
<b>TOTAL SOURCES OF FUNDS</b>	<b>\$ 12,400,041</b>	<b>\$ 8,018,311</b>	<b>\$ 20,418,352</b>

PROJECT COSTS AND SOURCES OF FUNDS

Preplanning Costs	\$245,000
Site visits-\$80,000	
Evaluation of Alternatives-\$75,000	
Market and feasibility studies \$60,000	
Other/Misc.-\$25,000	
Modernization Contracts	\$16,724,027
Renovation of: 1) two vacant nursing units in the Center Building, which have been demolished to “shells” with only exterior walls and interior columns remaining, 2) renovation of the existing 1 North AMI unit, 3) replacement of all windows in the building, and 4) replacement of the building’s HVAC system	
Contingencies	\$750,975
Estimated of renovation-related contingencies associated with above	
Architectural/Engineering Fees	\$1,212,750
Estimates of design-related fees- \$600,000	
Alternative site designs- \$100,000	
Window/systems evaluations-\$200,000	
Regulatory agency interaction-\$100,000	
Other/Misc.-\$212,750	
Consulting and Other Fees	\$200,000
CON-related costs-\$85,000	
Non-CON related fees and permits-\$40,000	
Equipment planning-\$35,000	
Other/Misc.-\$40,000	
Moveable Equipment	\$1,285,600
Please see attached list	

## Cost Space Requirements

Dept./Area	Cost	Departmental Gross Square Feet			Amount of Proposed Total Square Feet That is:			Vacated Space
		Existing	Proposed	New Const.	Modernized	As Is		
<b>Reviewable</b>								
AMI/Psych	\$ 12,028,040	10,755	33,043		33,043	none	-	-
PT/Speech*	\$ 124,000		600		600	-	-	-
Infusion Ther.*	\$ 248,001		400		400	-	-	-
<b>Total</b>	<b>\$ 12,400,041</b>	<b>10,755</b>	<b>34,043</b>		<b>34,043</b>			
<b>Non-Reviewable</b>								
Physicians' Offices	\$ 4,404,383		11,320		11,320			
Staff Facilities	\$ 471,526		1,748		1,748			
Food Service	\$ 415,801		1,583		1,583			
IT	\$ 91,088		148		148			
Public Areas	\$ 244,427		843		843			
Mech/HVAC	\$ 2,300,000							
Housekeeping	\$ 60,725		235		235			
Storage	\$ 30,363		145		145			
<b>Total</b>	<b>\$ 8,018,311</b>		<b>16,022</b>		<b>16,022</b>			
	\$ 8,018,311							
	\$ 0							
<b>Project Total</b>	<b>\$ 20,418,352</b>		<b>50,065</b>		<b>50,065</b>			

\*relates only to space in support of 4-Center physicians' offices

COST AND GROSS SQUARE FEET BY DEPARTMENT OR SERVICE

Department (list below)	A		B		C		D		E		F		G		H		Total		
	New	Cost/Sq. Foot	Mod.		New	DGSF	Circ.	Mod.	DGSF	Circ.	Const. \$	Mod. \$	(B x E)	(A x C)	(B x E)	(G + H)	(G + H)	Costs	
<b>Reviewable</b>																			
AMI/Psych		\$	288.65					33,043							\$	9,537,853	\$	9,537,853	
PT/Speech		\$	263.65					600							\$	158,190	\$	158,190	
Infusion Ther.		\$	263.65					400							\$	105,460	\$	105,460	
contingency		\$	15.00												\$	510,645	\$	510,645	
<b>Total</b>		\$	302.92					34,043							\$	10,312,148	\$	10,312,148	
<b>Non-Reviewable</b>																			
Physicians' Offices		\$	309.91					11,320							\$	3,508,151	\$	3,508,151	
Staff Facilities		\$	247.41					1,748							\$	432,468	\$	432,468	
Food Service		\$	247.41					1,583							\$	391,646	\$	391,646	
IT		\$	264.91					148							\$	39,207	\$	39,207	
Public Areas		\$	304.91					843							\$	257,037	\$	257,037	
Mech/HVAC															\$	2,200,000	\$	2,200,000	
Housekeeping		\$	247.41					235							\$	58,141	\$	58,141	
Storage		\$	247.41					145							\$	35,874	\$	35,874	
contingency		\$	15.00												\$	240,330	\$	240,330	
		\$	447.06					16,022							\$	7,162,854	\$	7,162,854	
<b>Project Total</b>		\$	349.05					50,065							\$	17,475,001	\$	17,475,001	