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**HEALTH FACILITIES &
SERVICES REVIEW BOARD**

April 2, 2015

Ms. Kathryn Olson
Chair
Illinois Health Facilities and Services Review Board
525 West Jefferson Street – 2nd Floor
Springfield, Illinois 62761

**RE: Request CON Permit Alteration
Replacement Facility Construction Permit
Project #14-006
Northwestern Lake Forest Hospital**

Dear Ms. Olson:

Attached are the following materials supporting NLFH's Alteration Request:

- CON Permit Alteration Request (2 copies)
- Alteration Fee – in the amount of \$1,000.00

If you have any questions/comments, please feel to contact me at (312) 926-8650.

Sincerely,



Bridget S. Orth
Director, Regulatory Planning

cc: James Mladucky, Director, Design and Construction

enclosures

CON PERMIT ALTERATION REQUEST: PERMIT # 14-006
NORTHWESTERN LAKE FOREST HOSPITAL:
REPLACEMENT FACILITY CONSTRUCTION PERMIT

Northwestern Lake Forest Hospital (NLFH) requests an alteration of its permit for the construction of its replacement facility in Lake Forest, CON #14-006. The project was approved on June 3, 2014 in the amount of \$377,986,895. The project was obligated on January 16, 2015.

The approved project is a replacement facility on the existing campus of Northwestern Lake Forest Hospital. The new facility was approved for 84 medical/surgical beds, 12 ICU beds, and 18 obstetrics beds for a total of 114 beds. 84 long-term care beds were not part of the approved project. The project also includes 5 LDRs, 2 C-section rooms, 6 Level II nursery bassinets, a clinical decision unit, 16 ED rooms, 8 operating rooms, 4 surgical procedure rooms, 1 catheterization lab, 2 interventional radiology labs, Cancer Center, diagnostic imaging, and other outpatient services, as well as associated non-clinical support spaces. The facility will include both inpatient spaces as well as outpatient/clinic spaces and has over 59,000 square feet of physician's office space.

This alteration request proposes two changes:

- 1) an increase in total square footage of 16,097 BGSF, which is an increase of 3.4%. The new proposed total square footage is 499,605 BGSF.
- 2) an increase in total project cost of \$12,420,481, which is an increase of 3.3%. The new proposed total project cost is \$390,407,376.

There are no changes to any of the departmental square footages in the clinical areas. The departmental square footages will increase slightly for three (3) non-clinical departments. The building gross square footage will increase slightly for all departments. There is no cost impact associated with the square footage increase.

The increase in the project cost is limited to the *Moveable or other Equipment* line item of the total project cost. This is due to a change in Northwestern Memorial HealthCare's Capitalization policy. No other line items are affected as a result of this change.

Rationale for the Alteration Request

Size Increase

In October, 2014, approximately four (4) months after receiving CON approval for the project, NLFH replaced the architect on the project. With this change, the project program went through a validation process and all department sizes were re-evaluated. Fortunately, at this stage of the project, the conclusion was that most of the initial department square footages were correct. There are only 3 non-clinical departments that are not adequately sized in the original project submission.

1. **Materials Management:** After a peer review of Materials Management space needs and operations, the report found additional space is needed for linen storage, material storage and materials staging area. The initial design did not

account for the outpatient clinics and as such does not have enough space to support them, and the size of storage areas was based on outsourcing linen service, which will no longer be the case. NLFH will continue to clean and store linen on site. With the outpatient supply break-down and storage needs determined, and the operational change of cleaning and supplying linen for the hospital and clinics, added space is necessary. That space is now planned adjacent to the materials management dock on the Lower Level.

2. MEP Systems: After critical review of MEP systems, the new architectural and engineering team recommended an enlarged main electrical room as well as additional electric rooms to support the outpatient clinics need for emergency and critical power. Originally thought not necessary for the clinics pavilions, emergency and critical power is a need expressed by physicians who will lease/practice in the outpatient clinics space attached to the new hospital. Additionally, an increase in mechanical space provided for the cafeteria is necessary to adequately "scrub" the cooking exhaust from the kitchen and contiguous server.
3. Central Sterile Supply: Through peer review of the original design, the initial plans for CSS were not sized adequately for the anticipated volumes and associated surgical operating and procedure room through-put. In order to leverage the surgical rooms appropriately and meet state and national benchmark standards for room turn rate and utilization, the CSS area required expansion and design revision.

The changes in these three non-clinical departments result in an increase of 8,990 BGSF.

Additionally, the floor gross factor that includes elements of the project such as inter-departmental corridors, elevators, elevator lobbies, stairwells, etc. was adjusted for the project due to the addition of a corridor in the basement to connect the outpatient clinics to the main hospital basement. The outside wall was also adjusted for sustainability and new technologies in order to improve efficiencies. Lastly, the building was changed from steel to concrete structural system, which also affects the floor grossing factor.

The floor gross factor adjustment results in an increase of 7,107 BGSF.

The total proposed increase in square footage is 16,097 BGSF, which is an increase of 3.4%.

Cost Increase

When Cadence Health affiliated with Northwestern Memorial HealthCare on September 1, 2014, the Finance team at NMHC began work to modify and clarify its capitalization policy to provide a single policy for the system. The resultant new policy simplifies the application of the capitalization policy across the system and allows the users of the policy to more easily understand which items are capital versus expense.

The effective date for the new policy was March 1, 2015.

The new policy clarifies that assets with individual cost below the \$5,000 threshold can be capitalized if they are:

- Part of a larger project with a total cost greater than or equal to \$5,000
- Part of a bulk purchase with a total aggregate cost greater than or equal to \$5,000
- Certain controlled or monitored equipment under \$5,000 may be capitalized (e.g., computers or biomedical engineering equipment)

The bulk purchase rule described above is what is causing the change in classification and increase in capital cost. For example, in the previously approved project:

- The purchase of procedure carts and instrument tables was considered an expense item because they cost less than \$5,000 each. But under the new policy, they will now be considered a capital expenditure because of the bulk purchase.
- Similarly, the purchase of chairs for the employee cafeteria was considered an expense item because each chair cost less than \$5,000. But under the new policy, they will now be considered a capital expenditure.

Of the \$12,420,481 increase, approximately 40% of the increase is for medical equipment, approximately 35% is for furniture, fittings, and equipment (FFE), approximately 19% is for Information Technology, and 6% is for artwork.

The total proposed increase in project cost is \$12,420,481, which is an increase of 3.3%.

Project Status

The project was approved on June 3, 2014.

Since the time of approval, the replacement hospital's design has completed four (4) of the six (6) Construction Document packages. The remaining Construction Document packages are scheduled for completion in March 2015 and late Summer 2015.

Construction activities began September 2014 with contractor mobilization, logistical preparation of the temporary staff parking and road networks and early phases of site clearing and grubbing.

The project was obligated on January 16, 2015.

Contractor work activities increased in February 2015 with the removal of existing staff parking lots. Work has continued with additional site clearing and grubbing, mass excavation for the hospital's basement, temporary power installation, and initial sculpting of perimeter landscape earth formations.

Project Budget

The project is on budget. Through the end of December, 2014, approximately \$1,947,610 has been expended of the \$377,986,895 allocated for the project. This represents approximately 0.5% of the budget. The project has been funded entirely with cash and securities to date.

Project Costs and Sources of Funds

The table below provides an update to Project Costs and Sources of Funds – CON Application page 6.

The “Movable and Other Equipment” line will increase by \$12,420,481 to reflect the changes in NMHC’s Capitalization Policy.

PROJECT COSTS AND SOURCES OF FUNDS			
	Approved Project	Proposed Alteration	\$ Difference
Preplanning Costs	\$ -	\$ -	No Change
Site Survey and Soil Investigation	\$ 134,750	\$ 134,750	No Change
Site Preparation	\$ 1,020,000	\$ 1,020,000	No Change
Off Site Work	\$ 20,290,892	\$ 20,290,892	No Change
New Construction Contracts	\$ 192,959,845	\$ 192,959,845	No change
Modernization Contracts	\$ -	\$ -	No Change
Contingencies	\$ 19,295,985	\$ 19,295,985	No Change
Architectural/Engineering Fees	\$ 10,435,330	\$ 10,435,330	No Change
Consulting & Other Fees	\$ 14,571,364	\$ 14,571,364	No Change
Movable or Other Equipment	\$ 52,046,544	\$ 64,467,025	\$12,420,481
Bond Issuance Expense (project related)	\$ 4,137,000	\$ 4,137,000	No Change
Net Interest Expense During Construction (project related)	\$ 15,180,000	\$ 15,180,000	No Change
Fair Market Value of Leased Space or Equipment	\$ -	\$ -	No Change
Other Costs To Be Capitalized	\$ 37,914,185	\$ 37,914,185	No Change
Acquisition of Building or Other Property (excluding land)	\$ -	\$ -	No Change
ESTIMATED TOTAL PROJECT COST	\$377,986,895	\$390,407,376	\$ 12,420,481
Cash and Securities	\$ 31,123,895	\$ 43,544,376	\$ 12,420,481
Pledges	\$ -	\$ -	No Change
Gifts and Bequests	\$ 75,000,000	\$ 75,000,000	No Change
Bond Issues (project related)	\$ 271,863,000	\$ 271,863,000	No Change
Leases	\$ -	\$ -	No Change
Governmental Appropriations	\$ -	\$ -	No Change
Grants	\$ -	\$ -	No Change
Other Funds and Sources	\$ -	\$ -	No Change
TOTAL FUNDS	\$377,986,895	\$390,407,376	\$ 12,420,481

Cost Space Requirements – ATTACHMENT-9

The table on the following page provides an update to the Cost Space Requirements table (ATTACHMENT-9), found on page 52R of NLFH's modified CON application.

Changes in departmental gross square footages (DGSF) are limited to three (3) non-clinical departments. These departmental changes total 8,990 BGSF, an increase of 1.9%.

Changes in the floor gross factor affect all departments of the project and total 7,107 BGSF, an increase of 1.5%.

The proposed increases in total square footage for the project are 16,097 BGSF, which is an increase of 3.4%. The new proposed total square footage is 499,605 BGSF.

Department	Cost	Departmental Gross Square		Building Gross Square Feet	
		Approved DGSF	Proposed DGSF	Floor Gross Factor	Proposed BGSF
CLINICAL					
Medical/Surgical	\$ 25,741,114	55,650	55,650	1.242	69,129
ICU	\$ 4,919,468	9,381	9,381	1.233	11,570
Obstetrics	\$ 7,348,213	15,244	15,244	1.249	19,035
Birthplace	\$ 7,055,670	11,573	11,573	1.233	14,274
Special Care Nursery	\$ 1,977,700	3,430	3,430	1.233	4,230
Clinical Decision Unit	\$ 1,761,479	3,861	3,861	1.250	4,828
Emergency Department	\$ 6,039,588	12,289	12,289	1.250	15,367
Interventional Procedures (Surgery, Cardiac Cath, IR)	\$ 19,194,157	33,700	33,700	1.250	42,141
Prep and Recovery	\$ 11,170,213	17,518	17,518	1.250	21,906
Diagnostic Imaging - IP/OP/ED	\$ 7,700,832	14,857	14,857	1.250	18,578
Outpatient Services	\$ 1,080,994	2,506	2,506	1.251	3,134
IP Rehabilitative Services	\$ 150,776	397	397	1.249	496
Cancer Center	\$ 5,838,605	10,656	10,656	1.250	13,325
Imaging - Women's Health	\$ 3,753,474	6,880	6,880	1.250	8,603
Cardiac Pulmonary Rehabilitation	\$ 2,084,992	5,376	5,376	1.251	6,723
Non-Invasive Cardio Diagnostics	\$ 1,125,139	2,901	2,901	1.251	3,628
Wound Care	\$ 938,942	2,172	2,172	1.250	2,716
Neurology	\$ 177,587	472	472	1.235	583
Clinical Subtotal =	\$108,058,944	208,863	208,863	1.246	260,266
NON-CLINICAL					
Physician Office Space	\$ 22,713,876	59,701	59,701	1.243	74,186
Pharmacy	\$ 1,709,453	2,275	2,275	1.355	3,082
Laboratory	\$ 3,201,255	4,731	4,731	1.355	6,409
Engineering	\$ 943,441	2,286	2,286	1.355	3,097
Central Sterile Processing	\$ 3,167,398	4,202	7,651	1.367	10,459
Materials Management/Loading Dock	\$ 1,593,065	3,477	6,071	1.367	8,299
Environmental Services	\$ 1,012,026	2,263	2,263	1.336	3,024
Central Distribution	\$ 290,434	755	755	1.355	1,023
Administration	\$ 9,056,847	23,833	23,833	1.246	29,692
Conference Center	\$ 3,984,175	7,405	7,405	1.251	9,260
Conference / Education space	\$ 1,408,880	2,835	2,835	1.243	3,525
Dietary	\$ 7,102,610	11,413	11,413	1.355	15,462
Biomedical Support	\$ 497,012	989	989	1.355	1,340
Public/Lobby	\$ 4,074,420	7,461	7,461	1.251	9,330
Retail	\$ 1,109,459	2,860	2,860	1.250	3,576
Staff Lockers/Lounges	\$ 1,285,710	3,042	3,042	1.239	3,770
Reception/Waiting/Public Toilets	\$ 5,891,181	14,293	14,293	1.246	17,804
MEP Systems	\$ 12,354,417	16,881	17,557	1.367	24,000
Chapel	\$ 335,881	925	925	1.251	1,157
On-Call Center	\$ 1,113,768	3,556	3,556	1.287	4,577
Storage	\$ 90,624	238	238	1.353	322
Ambulance Garage	\$ 1,964,970	4,756	4,756	1.233	5,945
Non-Clinical Subtotal =	\$ 84,900,902	180,177	186,896	1.281	239,339
TOTAL =	\$192,959,845	389,040	395,759	1.262	499,605
OTHER					
Preplanning Costs					
Site Survey & Soil Investigation Fees	\$ 135,750				
Site Preparation	\$ 11,020,000				
Off-Site Work	\$ 20,290,892				
Contingencies	\$ 19,295,985				
A/E Fees	\$ 10,435,330				
Consulting & Other Fees	\$ 14,571,364				
Movable or other Equipment	\$ 64,467,025				
Bond Issuance Expense	\$ 4,137,000				
Net Interest Expense During Construction	\$ 15,180,000				
Other Costs To Be Capitalized	\$ 37,914,185				
Other Subtotal =	\$197,447,531				
GRAND TOTAL =	\$390,407,376				

Reasonableness of Project and Related Costs – ATTACHMENT-39

The table below provides an update to the Reasonableness of Project and Related Costs table (ATTACHMENT-39), found on page 187R of NLFH's modified CON application.

COST AND GROSS SQUARE FEET BY DEPARTMENT								
Department	A	B	C	D	E	F	G	H
	Cost/Square Foot		BGSF		BGSF		Approved Const. \$	Proposed Const. \$
	Approved	Proposed	Approved	Circ.*	Proposed	Circ.*	(A x C)	(B x E)
CLINICAL								
Medical/Surgical	\$ 377.53	\$ 372.36	68,183	22.5%	69,129	24.2%	\$ 25,741,114	\$ 25,741,114
ICU	\$ 431.13	\$ 425.19	11,411	21.6%	11,570	23.3%	\$ 4,919,468	\$ 4,919,468
Obstetrics	\$ 391.36	\$ 386.04	18,776	23.2%	19,035	24.9%	\$ 7,348,213	\$ 7,348,213
Birthplace	\$ 501.22	\$ 494.30	14,077	21.6%	14,274	23.3%	\$ 7,055,670	\$ 7,055,670
Special Care Nursery	\$ 474.03	\$ 467.54	4,172	21.6%	4,230	23.3%	\$ 1,977,700	\$ 1,977,700
Clinical Decision Unit	\$ 369.86	\$ 364.85	4,763	23.3%	4,828	25.0%	\$ 1,761,479	\$ 1,761,479
Emergency Department	\$ 398.43	\$ 393.02	15,158	23.3%	15,367	25.0%	\$ 6,039,588	\$ 6,039,588
Interventional Procedures	\$ 461.75	\$ 455.47	41,568	23.3%	42,141	25.0%	\$ 19,194,157	\$ 19,194,157
Prep and Recovery	\$ 516.94	\$ 509.92	21,608	23.3%	21,906	25.0%	\$ 11,170,213	\$ 11,170,213
Diagnostic Imaging - IP/OP/ED	\$ 420.22	\$ 414.51	18,326	23.3%	18,578	25.0%	\$ 7,700,832	\$ 7,700,832
Outpatient Services	\$ 349.71	\$ 344.92	3,091	23.3%	3,134	25.1%	\$ 1,080,994	\$ 1,080,994
IP Rehabilitative Services	\$ 308.33	\$ 303.98	489	23.2%	496	24.9%	\$ 150,776	\$ 150,776
Cancer Center	\$ 444.20	\$ 438.17	13,144	23.3%	13,325	25.0%	\$ 5,838,605	\$ 5,838,605
Imaging - Women's Health	\$ 442.29	\$ 436.30	8,486	23.3%	8,603	25.0%	\$ 3,753,474	\$ 3,753,474
Cardiac Pulmonary Rehab	\$ 314.42	\$ 310.13	6,631	23.3%	6,723	25.1%	\$ 2,084,992	\$ 2,084,992
Non-Invasive Cardiac Diag.	\$ 314.43	\$ 310.13	3,578	23.3%	3,628	25.1%	\$ 1,125,139	\$ 1,125,139
Wound Care	\$ 350.47	\$ 345.71	2,679	23.3%	2,716	25.0%	\$ 938,942	\$ 938,942
Neurology	\$ 309.33	\$ 304.61	574	21.6%	583	23.5%	\$ 177,587	\$ 177,587
Clinical Subtotal =	\$ 420.93	\$ 415.19	256,715	22.9%	260,266	24.6%	\$108,058,944	\$108,058,944
NON-CLINICAL								
Physician Office Space	\$ 310.42	\$ 306.17	73,171	22.6%	74,186	24.3%	\$ 22,713,876	\$ 22,713,876
Pharmacy	\$ 561.69	\$ 554.66	3,043	33.8%	3,082	35.5%	\$ 1,709,453	\$ 1,709,453
Laboratory	\$ 505.81	\$ 499.49	6,329	33.8%	6,409	35.5%	\$ 3,201,255	\$ 3,201,255
Engineering	\$ 308.50	\$ 304.63	3,058	33.8%	3,097	35.5%	\$ 943,441	\$ 943,441
Central Sterile Supply	\$ 563.46	\$ 302.84	5,621	33.8%	10,459	36.7%	\$ 3,167,398	\$ 3,167,398
Materials Management/Dock	\$ 342.49	\$ 191.96	4,651	33.8%	8,299	36.7%	\$ 1,593,065	\$ 1,593,065
Environmental Services	\$ 339.03	\$ 334.66	2,985	31.9%	3,024	33.6%	\$ 1,012,026	\$ 1,012,026
Central Distribution	\$ 287.56	\$ 283.90	1,010	33.8%	1,023	35.5%	\$ 290,434	\$ 290,434
Administration	\$ 309.25	\$ 305.03	29,287	22.9%	29,692	24.6%	\$ 9,056,847	\$ 9,056,847
Conference Center	\$ 436.20	\$ 430.26	9,134	23.3%	9,260	25.1%	\$ 3,984,175	\$ 3,984,175
Conference / Education	\$ 405.26	\$ 399.68	3,477	22.6%	3,525	24.3%	\$ 1,408,880	\$ 1,408,880
Dietary	\$ 465.20	\$ 459.36	15,268	33.8%	15,462	35.5%	\$ 7,102,610	\$ 7,102,610
Biomedical Support	\$ 375.64	\$ 370.90	1,323	33.8%	1,340	35.5%	\$ 497,012	\$ 497,012
Public/Lobby	\$ 442.73	\$ 436.70	9,203	23.3%	9,330	25.1%	\$ 4,074,420	\$ 4,074,420
Retail	\$ 314.49	\$ 310.25	3,528	23.3%	3,576	25.0%	\$ 1,109,459	\$ 1,109,459
Staff Lockers/Lounges	\$ 345.83	\$ 341.04	3,718	22.2%	3,770	23.9%	\$ 1,285,710	\$ 1,285,710
Reception/Waiting/Public Toilets	\$ 335.47		17,561	22.9%		24.6%	\$ 5,891,181	\$ 5,891,181
		\$ 330.89			17,804			
MEP Systems	\$ 547.07	\$ 514.77	22,583	33.8%	24,000	36.7%	\$ 12,354,417	\$ 12,354,417
Chapel	\$ 294.37	\$ 290.30	1,141	23.4%	1,157	25.1%	\$ 335,881	\$ 335,881
On-Call Center	\$ 246.62	\$ 243.34	4,516	27.0%	4,577	28.7%	\$ 1,113,768	\$ 1,113,768
Storage	\$ 284.62	\$ 281.44	318	33.8%	322	35.3%	\$ 90,624	\$ 90,624
Ambulance Garage	\$ 334.95	\$ 330.52	5,866	23.3%	5,945	23.3%	\$ 1,964,970	\$ 1,964,970
Non-Clinical Subtotal =	\$ 374.35	\$ 374.35	226,793	25.9%	239,339	28.1%	\$ 84,900,902	\$ 84,900,902
GRAND TOTAL =	\$ 399.08	\$ 399.08	483,508	24.3%	499,605	26.2%	\$192,959,845	\$192,959,845

CERTIFICATE OF NEED

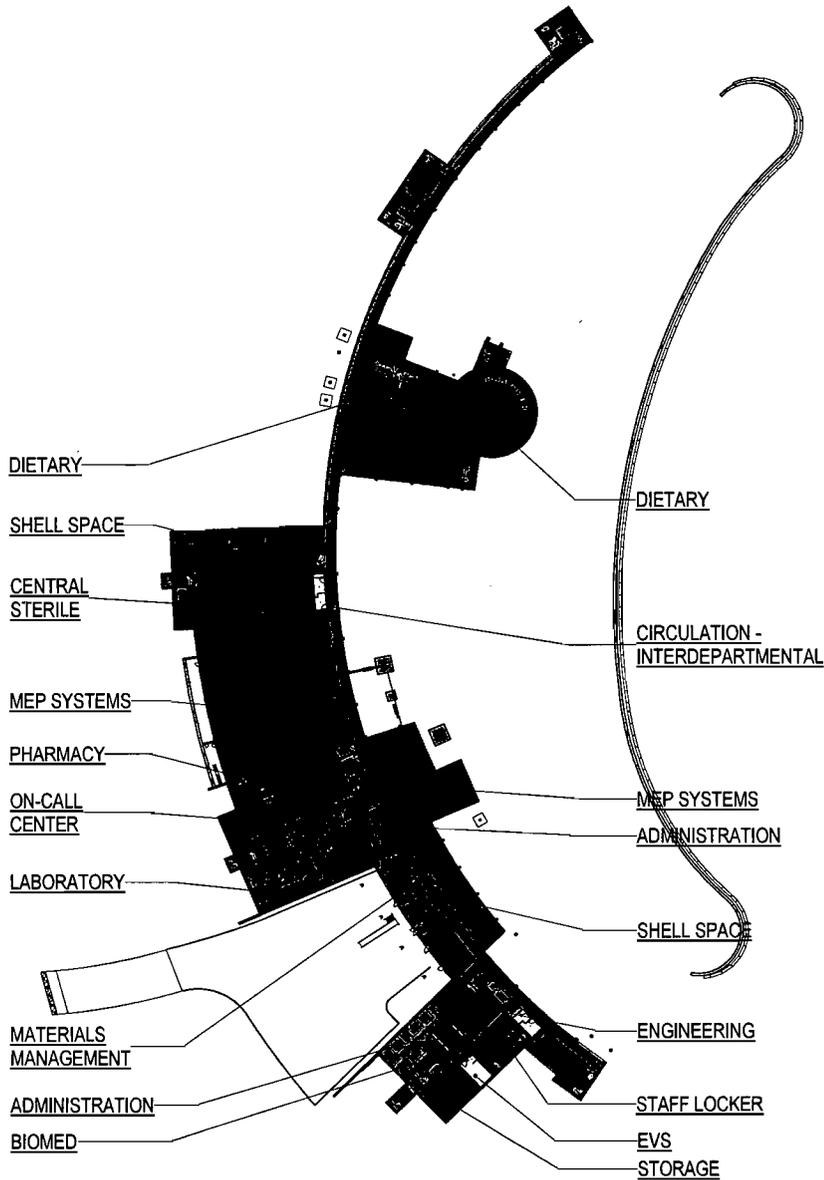
Department Area

- ADMINISTRATION
- AMBULANCE GARAGE
- BIOMED
- BIRTHPLACE
- CENTRAL STERILE
- CHAPEL
- CIRCULATION - INTERDEPARTMENTAL
- CLINICAL DECISION UNIT
- DIAGNOSTIC IMAGING
- DIETARY
- EMERGENCY DEPARTMENT
- ENGINEERING
- EVS
- FUTURE CLINICS
- ICU
- INPATIENT REHAB
- INTERVENTIONAL PROCEDURES
- LABORATORY
- LOCKERS/LOUNGES
- MATERIALS MANAGEMENT
- MEDSURG
- MEP SYSTEMS
- OBSTETRICS
- OFFICE LOCKERS / LOUNGES
- OFFICE/CONFERENCE/EDUCATION
- ON-CALL CENTER
- OUTPATIENT SERVICES
- PHARMACY
- PUBLIC
- PUBLIC - CIRCULATION
- PUBLIC LOBBY
- RETAIL
- SHELL SPACE
- SPECIAL CARE NURSERY
- STAFF LOCKER
- STORAGE
- SUPPORT SERVICES
- UNIVERSAL CARE CENTER
- WAITING/PUBLIC SPACE

Department Name	DGSF
Administration	2,185 SF
Bed Storage & Central Distribution	775 SF
Boothed	989 SF
Central Sterile	7,851 SF
Chapel	11,413 SF
Engineering	2,288 SF
EVS	1,876 SF
Lab	4,731 SF
Material Management	6,011 SF
MEP Systems	37,557 SF
On-Call Center	1,418 SF
Pharmacy	2,275 SF
Storage	518 SF
Grand Total	59,467 SF

Department Name	DGSF
Circulation - Interdepartmental	13,471 SF
Circulation - Public	2,828 SF
Floor Gross	6,621 SF
MEP Distribution	3,624 SF
Grand Total	26,544 SF

Total Floor Area 86,011 SF



**Northwestern
Lake Forest Hospital**
CAMPUS REVITALIZATION PROJECT
LAKE FOREST, IL

Gensler

11 E. Madison
Suite 300
Chicago, IL 60602
United States
Tel 312.456.0123
Fax 312.456.0124

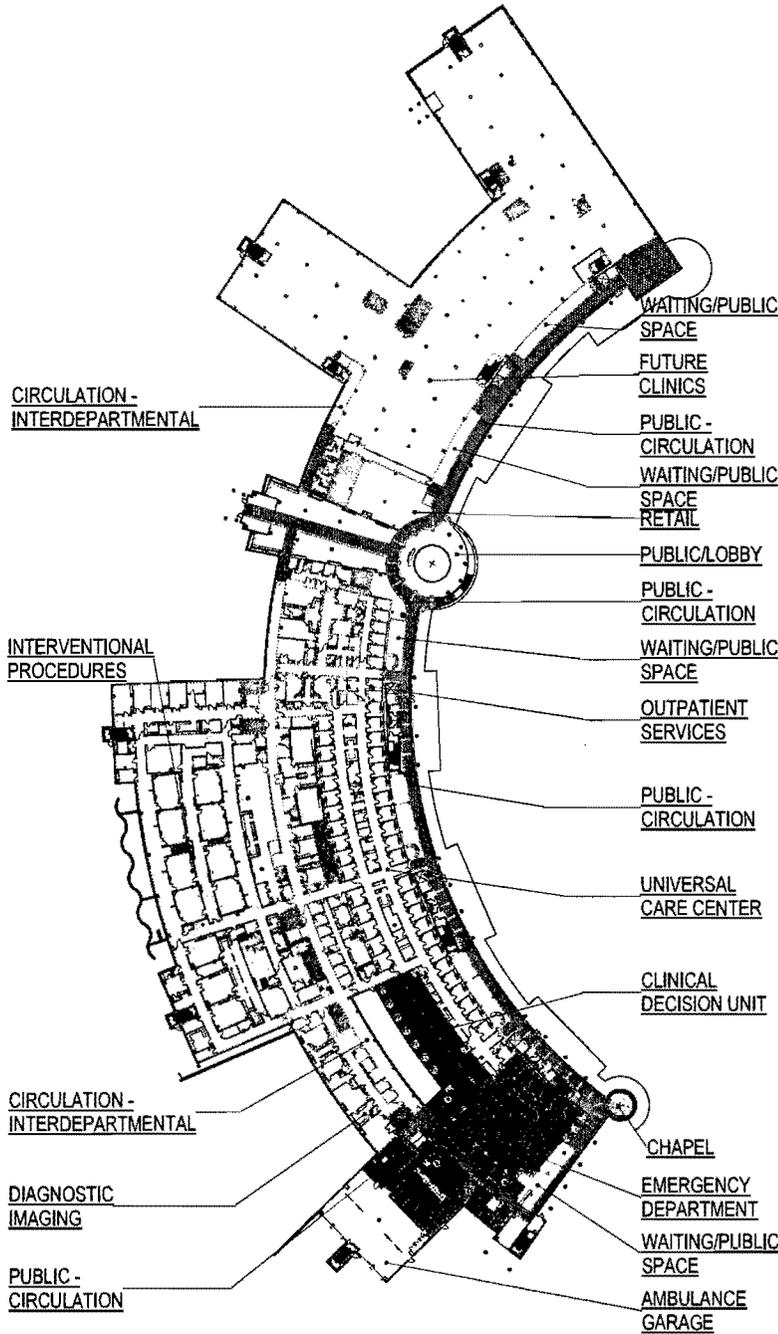
PCPA

1 CON_LOWER LEVEL
SCALE: 1" = 50'-0"

CON - 00 04/02/15

CON - LOWER LEVEL

CERTIFICATE OF NEED



Department Area

- ADMINISTRATION
- AMBULANCE GARAGE
- BIOWED
- BIRTHPLACE
- CENTRAL STERILE
- CHAPEL
- CIRCULATION - INTERDEPARTMENTAL
- CLINICAL DECISION UNIT
- DIAGNOSTIC IMAGING
- DIETARY
- EMERGENCY DEPARTMENT
- ENGINEERING
- EYES
- FUTURE CLINICS
- ICU
- INPATIENT REHAB
- INTERVENTIONAL PROCEDURES
- LABORATORY
- LOCKERS/BLOUNDES
- MATERIALS MANAGEMENT
- MEDS/DRUG
- MEP SYSTEMS
- OBSTETRICS
- OFFICE LOCKERS / LOUNGES
- OFFICE/CONFERENCE/EDUCATION
- ON-CALL CENTER
- OUTPATIENT SERVICES
- PHARMACY
- PUBLIC
- PUBLIC - CIRCULATION
- PUBLIC LOBBY
- RETAIL
- SHELL SPACE
- SPECIAL CARE NURSERY
- STAFF LOCKER
- STORAGE
- SUPPORT SERVICES
- UNIVERSAL CARE CENTER
- WAITING/PUBLIC SPACE

Department Name	OSFF
Administration	418 SF
Ambulance Garage	2,736 SF
Cancer Center	10,816 SF
Cardiac Care (Intensive Rehab)	5,278 SF
CCU	3,841 SF
Chapel	925 SF
Conference Center	7,400 SF
Diagnostic Imaging	14,857 SF
Emergency	17,269 SF
Eyes	152 SF
Interventional	33,200 SF
Men Invasive Cardiac	2,001 SF
Cardiothoracic Diagnostics	2,506 SF
Outpatient Services	16,390 SF
Physicians Office	16,390 SF
Prep & Phase II Recovery	17,218 SF
Public Lobby	7,862 SF
Rehab	2,860 SF
Waiting/Public Space	6,507 SF
Women's Imaging	6,880 SF
Wound Care	2,372 SF
Grand Total	159,613 SF

Department Name	OSFF
Circulation - Interdepartmental	5,225 SF
Circulation - Public	18,172 SF
Floor Cess	8,878 SF
MEP Distribution	5,200 SF
Grand Total	37,474 SF

Total Floor Area 157,097 SF

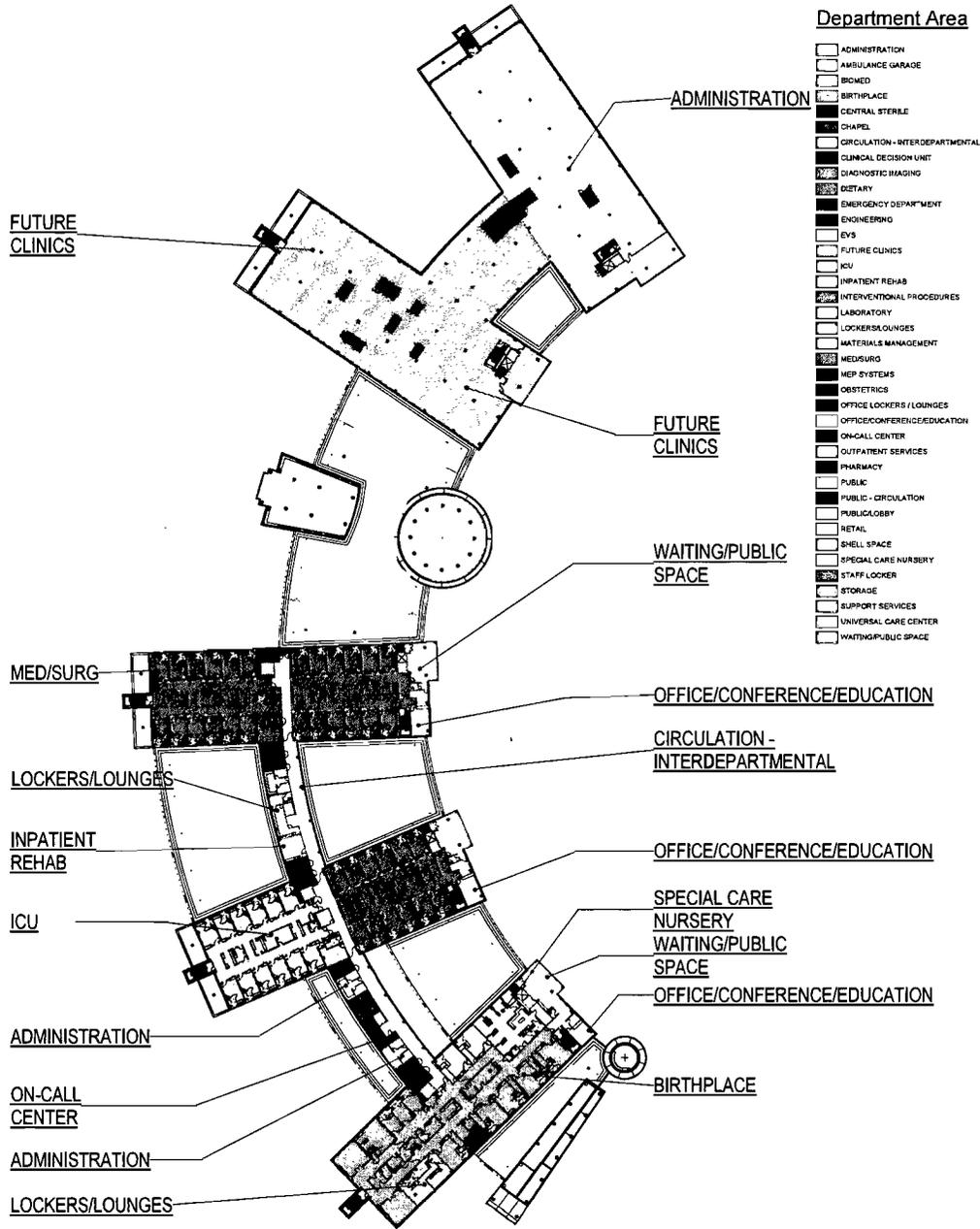
M Northwestern Lake Forest Hospital
 CAMPUS REVITALIZATION PROJECT
 LAKE FOREST, IL

Gensler
 11 E. Madison
 Suite 300
 Chicago, IL 60602
 United States
 Tel: 312.456.0123
 Fax: 312.456.0124

PCPA

CON - 01	04/02/15
CON - LEVEL 01	

CERTIFICATE OF NEED



Department Name	DCSF
Administration	19,612 SF
Birthplace	11,975 SF
Conference/Education	1,000 SF
EYS	215 SF
ICU	9,181 SF
Lockers/Lounges	1,892 SF
Med Surg	23,595 SF
Nursing	472 SF
On-Call Center	1,058 SF
Physicians Offices	25,583 SF
Special Care Nursery - Level II	3,430 SF
Waiting Public Space	3,692 SF
Grand Total	101,287 SF

Department Name	DCSF
Circulation - Interdepartmental	3,222 SF
Circulation - Public	5,041 SF
Floor Gross	8,892 SF
MEP Distribution	4,337 SF
Grand Total	22,432 SF

Total Floor Area: 123,419 SF

**M Northwestern
Lake Forest Hospital**
CAMPUS REVITALIZATION PROJECT
LAKE FOREST, IL

Gensler

11 E. Madison
Suite 300
Chicago, IL 60602
United States
Tel 312.456.0123
Fax 312.456.0124

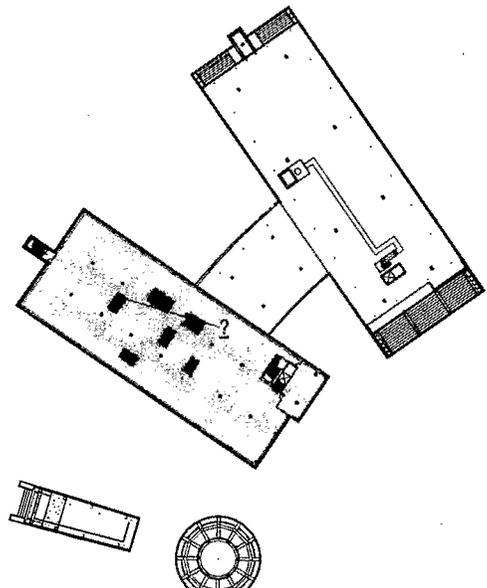


1 CON_LEVEL TWO
SCALE: 1" = 50'-0"

CON - 02 04/02/15

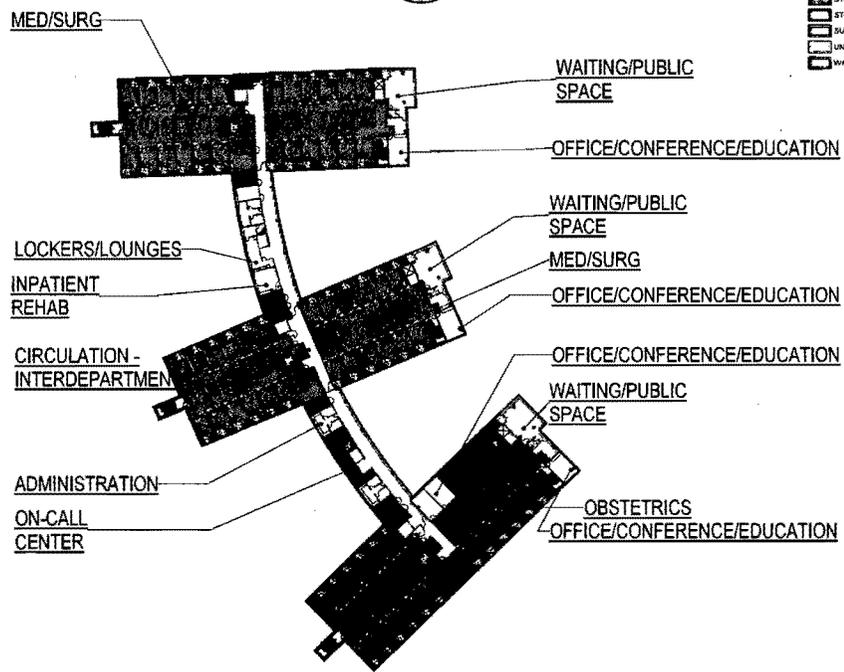
CON - LEVEL 02

CERTIFICATE OF NEED



Department Area

- ADMINISTRATION
- AMBULANCE GARAGE
- BIONED
- BIRTHPLACE
- CENTRAL STERILE
- CHAPEL
- CIRCULATION - INTERDEPARTMENTAL
- CLINICAL DECISION UNIT
- DIAGNOSTIC IMAGING
- DIETARY
- EMERGENCY DEPARTMENT
- ENGINEERING
- EVIS
- FUTURE CLINICS
- ICU
- INPATIENT REHAB
- INTERVENTIONAL PROCEDURES
- LABORATORY
- LOCKER/SLOUNGES
- MATERIALS MANAGEMENT
- MED/SURG
- MFP SYSTEMS
- OBSTETRICS
- OFFICE LOCKERS/LOUNGES
- OFFICE/CONFERENCE/EDUCATION
- ON-CALL CENTER
- OUTPATIENT SERVICES
- PHARMACY
- PUBLIC
- PUBLIC - CIRCULATION
- PUBLIC LOBBY
- RETAIL
- SHELL SPACE
- SPECIAL CARE NURSERY
- STAFF LOCKER
- STORAGE
- SUPPORT SERVICES
- UNIVERSAL CARE CENTER
- WAITING/PUBLIC SPACE



Department Name	DGSF
Administration	1,878 SF
Conference/Education	1,826 SF
EVS	115 SF
Inpatient Rehab	307 SF
Lockers/Lounges	1,350 SF
Med Surg	33,255 SF
Obstetrics	15,244 SF
On-Call Center	1,059 SF
Outpatient Offices	17,738 SF
Waiting Public Space	4,336 SF
Grand Total	75,592 SF

Department Name	DGSF
Circulation-Interdepartmental	3,305 SF
Circulation-Public	2,453 SF
Floor Gens	7,855 SF
MFP Distribution	4,073 SF
Grand Total	17,686 SF

Total Floor Area 93,078 SF

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PCPA

1 CON_LEVEL THREE
SCALE: 1"=30'-0"

CON - 03 04/02/15
CON - LEVEL 03