



# Advocate BroMenn Medical Center

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**RECEIVED**

January 16, 2012

JAN 19 2012

Mr. Michael Constantino  
Illinois Health Facilities and Services Review Board  
525 W. Jefferson, Second Floor  
Springfield, Illinois 62761

HEALTH FACILITIES &  
SERVICES REVIEW BOARD

Re: **Update on Permit, Advocate BroMenn Medical Center  
Project No. 08-076 (the "Project")**

Dear Mr. Constantino:

Pursuant to Section 1130.750 of the Illinois Health Facilities and Services Review Board ("Review Board") rules, Advocate BroMenn Medical Center is advising you of an increase in square feet for the bed tower that was shown in Permit #08-076. The change increases the amount of non-clinical space but does not increase the approved permit project cost. This change relates primarily to putting a roof over utility space that would otherwise be open space and other associated changes

On January 28, 2009, the Review Board granted BroMenn Healthcare (prior to the merger with Advocate Health and Hospitals Corporation) a permit to construct a three story addition to our existing hospital in Normal to house 12 Obstetric beds, 18 Labor Delivery rooms, a 12-bed Intensive Care Unit, and 18 Medical/Surgical beds. We are now informing you of the details regarding this change in square feet that results in a 4.3% increase in total size.

In the Annual Report letter dated February 24, 2011, we had indicated that we anticipated minor fluctuations in the departmental areas and square footages. This letter is to notify you of these changes that increase the non-clinical space.

We have considered all of the review criteria for this Project and believe that the review criterion affected by the change is addressed with this submittal. Because the change involves only non-clinical space and has no increase in cost, we further believe the change complies with all relevant review criteria. Based upon Review Board rules, Section 1130.750, it is our understanding that we need to inform you of this change.

## **Background of Project**

The Project as approved by the Review Board included both clinical and non-clinical areas. All the programs of care remain the same as described in the application. Following the merger with Advocate, the new team made some minor modifications to the Project to reflect better use of space. The three changes of significance are explained below.

### **Change in Enclosed, Unfinished Lower Level: Increase from 29,318 to 32,271 sq ft.**

The original design included a triangular area enclosed on two sides that created an open space between the existing hospital and the new building, envisioned as a memorial garden courtyard. The original design needs to be changed as a result of the need to reposition a large utility duct bank and transformer bringing electricity and gas service into the new addition. The original plan was to construct the entire Project in two phases. Phase 1 would bring the mechanical systems from the current central plant to the new tower and was scheduled to begin in late 2009. That work was delayed due to the merger of BroMenn Healthcare and Advocate Health Care. With Phase 1 and 2 beginning at the same time, the challenges of constructing duct banks through and around the major building construction site, with geo-piers, footings/foundation, and steel columns being installed, have dictated we reorient the duct bank to "outside" the original footprint of the building.

In addition, the Town of Normal requires the new electrical transformer be set back from Franklin and Apple streets and the Bloomington/Normal Water Reclamation District's Sugar Creek. That also requires the relocation of the duct bank.

With the above changes required by the Town of Normal, and the construction schedule, the relocated duct bank essentially "closes in" the south end of the memorial garden courtyard and leaves an opening of about eight feet. That area which is near the emergency department is no longer visible to security staff and thus presents a risk. This causes safety concerns for patients, staff, and visitors.

Because the Project construction costs have come in lower than expected, and the fact that the area would be shell space with the floor being gravel, it appears prudent to enclose it with a roof from the duct bank/transformer area north to the new tower core.

The open courtyard was designed to accommodate emergency egress area outside the existing hospital. The current stairwell from the west side of the existing hospital was planned to exit into this area. With the duct-bank and transformer relocation prompting the enclosure of the courtyard, a 2-hour rated corridor is required from this stairwell to a safe exit point.

The original application included some shell space and contained the commitment that we would return to the Review Board to build out and use shell space. To the extent that this additional

space would constitute shell space we would similarly commit to seek a CON permit if there were to be build out of this space.

**Change in Link to Main Lobby: Increase from 1,392 to 2,704 sq ft.**

The original design of the link between the Main Lobby and the new addition was for staff only. It was originally planned that the patients and visitors would enter and leave the new addition through a separate front entrance. After much deliberation, it has been decided to relocate that link to the front of the two buildings and enclose it with glass to make it visible, and condition the air. While there would still be the two outside entrances designed for the existing hospital and the new addition, both buildings would be accessible through a large connector link that will be available to all to use.

**Change in Mechanical Space: Increase from 18,853 to 21, 297 sq ft.**

The changes to accommodate the revised utility bank necessitates the enlargement of the mechanical space.

**Size of Project**

The size of the Project would increase 4.3% (less than 5%). The entire increase in space would be to non-clinical/non-reviewable space. The principal areas changing are 1) the Enclosed, Unfinished Lower Level would be enlarged due to the enclosure of the courtyard, 2) the Link to the Main Lobby would allow patients and visitors to move between the buildings in a glass corridor and 3) the Mechanical Area would be enlarged, as necessitated by the revised placement of incoming utilities. See the attached table for details on the space.

**Cost of Project**

The Project costs are expected to remain the same. Due to the economic climate, most recent construction contracts on this Project are lower than expected. The added costs for the adjustments can be accommodated within the original budget. Because the Project is not completed, there are still some significant purchases that have not been secured. Therefore the we are not proposing any change in the Project cost of \$67,259,965, as reported in the February 24, 2011 Annual Report.

**Conclusion**

We are reporting this change of the Project to enclose the courtyard area, add an enclosed walkway at the front of the building, and expand the mechanical space.

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If you have any questions regarding this request or if you need any further information, please call me or our legal counsel, Joe Ourth (312-498-8487). We look forward to working with you on this Project.

Sincerely,

A handwritten signature in black ink, appearing to read "Colleen Kannaday", with a long, sweeping underline.

Colleen Kannaday, FACHE  
President  
Advocate BroMenn Medical Center

Enclosures: Cost/Space: Original Permit and Revised

cc: Al Manshum  
Joe Ourth, Arnstein & Lehr LLP

**Advocate BroMenn Medical Center Project #08-076**  
**Cost/Space: Original Permit and Revised**

Clinical Area	Cost of Project in Permit	GSF Permit for New Construction	GSF Permit for Modernized	Revised Cost of Project	Revised GSF of New Construction	Revised GSF of Modernized
OB	\$ 4,418,119	6,577		\$ 3,929,631	6,116	
Patient Triage	\$ 1,586,909	2,159		\$ 979,321	1,393	
LDRP	\$ 8,232,252	12,427		\$ 8,522,787	13,451	
LDR (only in existing)	\$ -					
Surgical Delivery	\$ 2,463,389	2,787		\$ 2,481,297	2,935	
Nursery	\$ 592,780	905		\$ 323,273	516	
Special Care Nursery	\$ 2,220,927	3,261		\$ 1,855,883	2,849	
ICU	\$ 7,365,619	10,362		\$ 6,911,110	10,165	
Medical/Surgical	\$ 8,572,274	13,470		\$ 8,045,185	13,217	
<b>Clinical Subtotal</b>	<b>\$ 35,452,269</b>	<b>51,948</b>		<b>\$ 33,048,487</b>	<b>50,642</b>	
<b>Non Clinical Area</b>						
Circulation	\$ 1,335,895	3,245		\$ 1,316,342	3,343	
Mechanical Room	\$ 12,935,606	18,853		\$ 13,976,456	21,297	
Lobby/Public	\$ 2,458,796	5,017		\$ 2,108,495	4,498	
Link to Main Lobby	\$ 1,626,387	1,392		\$ 3,021,802	2,704	
Link to CVCU - New	\$ 251,045	674		\$ 234,419	658	
Link to CVCU - Modernized	\$ 92,443		222	\$ 88,419		222
Link to Same Day Surgery	\$ 360,924	969		\$ 436,061	1,224	
Link to Same Day Surg - Modernized	\$ 458,030		1,095	\$ 438,095		1,095
Education/Conference	\$ 801,497	2,210		\$ 586,234	1,690	
Electrical/Tele	\$ 1,703,465	3,862		\$ 1,918,740	4,548	
Offices	\$ 693,580	1,769		\$ 618,392	1,649	
Family	\$ 223,874	571		\$ 199,505	532	
Other Non-Clinical	\$ 1,073,500	2,738		\$ 1,064,279	2,838	
<b>Non-clinical Subtotal</b>	<b>\$ 24,015,040</b>	<b>41,300</b>	<b>1,317</b>	<b>\$ 26,007,239</b>	<b>44,981</b>	<b>1,317</b>
<b>Enclosed/Unfinished Lower Level</b>	<b>\$ 7,792,656</b>	<b>29,318</b>		<b>\$ 8,204,239</b>	<b>32,271</b>	
<b>Totals</b>	<b>\$ 67,259,965</b>	<b>122,566</b>	<b>1,317</b>	<b>\$ 67,259,965</b>	<b>127,894</b>	<b>1,317</b>
<b>New Construction + Modernized</b>		<b>123,883</b>			<b>129,211</b>	
<b>% Change</b>					<b>4.30%</b>	