



STATE OF ILLINOIS
HEALTH FACILITIES AND SERVICES REVIEW BOARD

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

DOCKET ITEM: A-2	BOARD MEETING: November 17, 2015	PROJECT NUMBER: 10-073
PERMIT HOLDERS(S): University of Illinois (Board of Trustees) Urbana		
FACILITY NAME and LOCATION: University of Illinois Medical Center at Chicago, Chicago		

STATE BOARD STAFF REPORT
PERMIT RENEWAL REQUEST

I. Background

On March 22, 2011, the State Board approved Project #10-073. The permit authorized the modernization of various clinical and non-clinical areas on the campus of University of Illinois Medical Center, Chicago (UIMCC). The State Agency notes the project is obligated, and the current project completion date is January 15, 2016. Project cost: \$39,933,023.

The State Agency notes the permit holders submitted this **second** permit renewal request on October 2, 2015. This submittal was in accordance with 77 IAC 1130.740(d), which states that renewal requests must be received by the State Agency at least 45 days prior to the permit expiration date. The application packet included a \$500.00 permit renewal fee.

II. Findings

Board staff notes this is the **second** renewal request for this project and it appears the permit holders have submitted all of the information required in Section 1130.740 for a permit renewal. The permit holders received their first permit renewal on November 20, 2013, which extending the project completion date 24 months, from January 15, 2014 to January 15, 2016.

The permit holders note the possibility of a permit alteration being submitted in the near future, due to cost increases for specific components of the project, and a study currently underway to determine the best course of utilization of UIMCC’s surgery suites.

III. The Permit Renewal Request

- A. Requested Completion Date: The permit holders request a project completion date of June 15, 2017. This would extend the project's completion date by approximately 17 months, from January 15, 2016 to June 15, 2017.
- B. Status of the Project and Components Yet to be Finished: The permit holders state the construction phase is progressing, with approximately 10 of the 15 components complete. The remaining remaining 5 components have either been delayed due to budgetary constraints or spatial reconfiguration.
- C. Reason(s) Why the Project Has Not Been Completed: The permit holders' state the following events occurred, which delayed completion of the project:
- The permit holders state delays in initial funding approval, and delays in securing the required consulting and design services necessary for bidding purposes, resulted in a delay in the overall project timeline. These issues are more recently conjoined with potential cost increases in specific project components which may require the submittal of a permit alteration request.
- D. Evidence of Financial Commitment to Fund the Project: The permit holders state \$32,788,996, (82% of the approved project cost), has been expended to date on the project, and are confident that sufficient funds exist to realize project completion.
- E. Anticipated Final Cost of the Project: The permit holders estimate the project may deviate from the originally approved permit amount of \$39,933,023. The permit holders note any deviations from the approved amount will be within Board guidelines, and be addressed through the required permit alteration procedure.

IV. Project Description & Other Background Information

The permit authorized the modernization of various clinical and non-clinical components on the campus of the University of Illinois Medical Center at Chicago (UIMCC). Project cost: \$39,933,023.

Permit Issuance Date: March 22, 2011

Project Obligation Date: September 17, 2012

Original Project Completion Date: January 15, 2014

Proposed Project Completion Date: January 15, 2016
(1st Request 24 months)

Proposed Project Completion Date: June 15, 2017
(2nd Request 17 months)

V. Applicable Rules for Permit Renewal Requests

77 IAC 1130.740 specifies that a permit holder may request a change in the approved project completion date by applying for a permit renewal.

77 IAC 1130.740(b) states that failure to complete a project or to renew a permit within the prescribed timeframes will subject the permit holders to the sanctions and penalties provided in the Act and this Subpart.

77 IAC 1130.740(c) states that a permit renewal will commence on the expiration date of the original or renewed completion period.

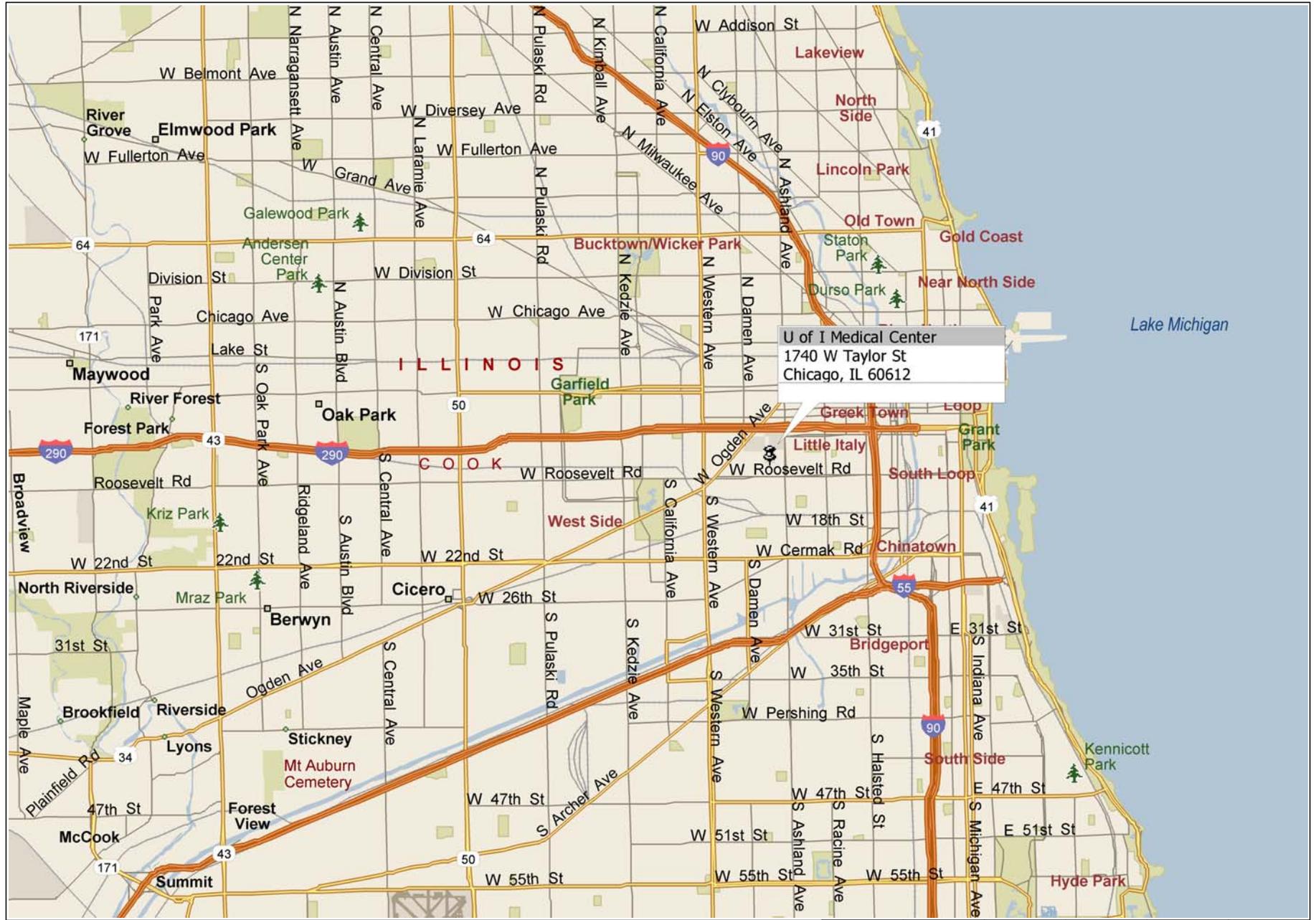
77 IAC 1130.740(d) states that the State Board must be in receipt of a permit renewal request at least 45 days prior to the expiration date of the completion period, and include the following: 1) the requested completion date; 2) a status report on the project detailing what percent has been completed and a summary of project components yet to be finished and the amount of funds expended on the project to date; 3) a statement as to the reasons why the project has not been completed; and 4) confirmatory evidence by the permit holders' authorized representative that the project's costs and scope are in compliance with what the State Board approved and that sufficient financial resources are available to complete the project.

77 IAC 1130.740(e) states IDPH will review the request and prepare a report of its findings. If the findings are that the request is in conformance with all HFPB criteria, and if this is the first request for this project, then the request, IDPH's findings, and all related documentation shall be sent to the Chairman. The Chairman, acting on behalf of HFPB, will approve, deny or refer the request to the HFPB for action. If IDPH finds that all criteria are not positive or, if this is not the first request for this project, or if the Chairman refers this to HFPB for action, then HFPB will evaluate the information submitted to determine if the project has proceeded with due diligence (as defined in 77 IAC 1130.140). Denial of a permit renewal request constitutes HFPB's Notice of Intent to revoke a permit and the permit holders will be afforded an opportunity for an administrative hearing.

VI. Other Information

Appended to this report are the following: the permit holders' documents for a permit renewal.

10-073 University of Illinois Medical Center



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September 30, 2015

RECEIVED

OCT 02 2015

HEALTH FACILITIES &
SERVICES REVIEW BOARD

Ms. Courtney Avery, Administrator
Health Facilities and Services Review Board
Illinois Department of Public Health
525 West Jefferson Street, 2nd Floor
Springfield, Illinois 62761

Re: Permit Renewal Request (Section 1130.740)
Project / Permit #10-073
University of Illinois Medical Center at Chicago
Infrastructure Replacement and Modernization Project (UIMCC)

Dear Ms. Avery,

Pursuant to Section 1130.740 of the Illinois Health Facilities and Services Review Board (IHFSRB) rules, we are submitting this request to renew Permit #10-073 on behalf of the Board of Trustees of the University of Illinois and the University of Illinois Medical Center at Chicago (UIMCC).

The project was approved by the IHFSRB on March 21, 2011 with a permitted amount of \$39,933,023. The currently approved project completion date is January 15, 2016; we are requesting a Permit Renewal with a new completion date of June 15, 2017.

This extended completion date is due primarily to the following reasons:

- Delay in securing adequate funding to complete the project as approved. We now have sufficient project funds available through a recent bond issue approved by the University of Illinois Board of Trustees.
- Delays and cost increases due to unforeseen conditions and construction phasing to ensure that disruption to patient care was minimized.

- Potential cost increases in specific project components which may require an alteration to the original permit. Such an alteration will primarily impact on approved non-clinical project components which have occurred since the original permit was approved by the IHFSRB.

The permitted projects' current status is as follows:

<u>Project Component</u>	<u>Status</u>
1. Building Envelope	Current consultant studies indicate necessary repairs far exceeding the initial estimates / permitted project budget. Hence, this component has been deferred pending further evaluation.
2. Observation Stations / Vascular Testing Waiting and Registration	Complete.
3. Stem Cell Laboratory / Morgue Reconfiguration	The morgue reconfiguration is complete and the new Stem Cell Laboratory is scheduled to be complete by 2/12/16.
4. New Hybrid Operating Room	Project component was initially delayed to evaluate the highest and best use. Surgical volumes continue to increase and the recruitment of new cardiovascular physicians all support moving forward with the new operating room which is now in the design phase. Construction is estimated to be complete by November 2016.
5. Kitchen Reconfiguration	Currently deferred due to budget / funding considerations
6. Building Automation Serve (BAS)	Completed as part of number 7 which follows.
7. Mechanical Infrastructure	Complete

	<u>Project Component</u>	<u>Status</u>
8.	Transformer Replacement / Power System Upgrades	Complete
9.	Emergency Power	Complete
10.	Lighting Upgrades	Complete
11.	Plumbing System Upgrades	Complete
12.	Security / Infant Abduction / CCTV Systems	Partially complete; portions deferred due to budgetary considerations.
13.	Paging and AV Systems	Deferred at this time due to budget constraints
14.	Vertical Transportation	
	a. Public Elevators	Complete
	b. Patient Elevators	Complete
	c. Freight Elevators	Substituted the emergent replacement of the central sterile cart lift due to its patient care urgency.
15.	ADA Compliance	Provided as required in conjunction with project related renovated areas, per code

The amount of funded expended on the project through September 30, 2014 is \$32,788,996, or 82% of the permitted amount (\$39,933,023.00).

We attest to the fact that the resulting project, as may be altered through a separate request to the IHFSRB, will, upon completion, be in compliance with the then approved projects scope and cost, and that financial resources are available to complete the resulting project.

Our processing fee for this permit renewal request in the amount of \$500.00 is enclosed as required by Section 1130.740.

UIMCC
Permit 10-073 Permit Renewal Request
October 21, 2013
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If we can provide you with any further information on the project, please contact me at 312-996-3900, or by e-mail at dhloff@uic.edu.

Sincerely,

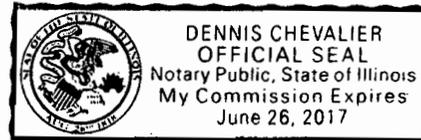


David H. Loffing
Chief Operating Officer

Cc: Mike Constantino
Cynthia Alcantara (University Hospital)
Doug Swill, DBR
Janet Scheuerman, PRISM Healthcare Consulting
Ed Parkhurst, PRISM Healthcare Consulting

Notarization:

Subscribed and sworn to before me
this 30 day of SEPTEMBER, 2015



EXPIRATION: JUNE 26, 2017

Signature of Notary

Seal