

# Holland & Knight

131 South Dearborn Street | Chicago, IL 60603 | T 312.263.3600 | F 312.578.6666  
Holland & Knight LLP | www.hklaw.com

Clare Connor Ranalli  
(312) 578-6567  
clare.ranalli@hklaw.com

**RECEIVED**

**JAN 03 2013**

**HEALTH FACILITIES &  
SERVICES REVIEW BOARD**

January 2, 2013

**Via UPS and Electronic Mail**

Mr. Michael Constantino  
c/o Illinois Health Facilities and  
Services Review Board  
525 West Jefferson, 2nd Floor  
Springfield, Illinois 62761

**Re: Project 12-081  
Vista Medical Center-Lindenhurst**

Dear Mike:

Please accept the following in response to your request for additional information on the above-referenced project.

1. Space within the diagnostic imaging department, including all support space, is allocated in the following fashion:

a. two general R/F rooms	2,600 dgsf
b. one CT room	2,123 dgsf
c. two ultrasound rooms	1,800 dgsf
d. one mammography room	900 dgsf
e. one dexascan room	<u>1,300</u> dgsf
	7,723 dgsf

2. An equipment budget is included in pages 46-51 of the application, and the new construction, renovation and contingency costs are identified in ATTACHMENT 42C. The estimated itemization of the remainder of the project cost components is presented below:

Preplanning Costs		1,289,000
programming	250,000	
feasibility assessments	150,000	
preliminary design work	800,000	
reimbursables	30,000	
misc.	59,000	
Site Survey and Soil Investigation		50,000
survey	35,000	
soil investigation	15,000	

Site Preparation		3,500,000
grading/earth movement	800,000	
surface parking	1,500,000	
exterior lighting/signage	250,000	
landscaping	200,000	
misc	750,000	
Off Site Costs		5,800,000
utility-related costs	1,500,000	
road/drive/walkways	3,000,000	
grading	100,000	
misc.	400,000	
fees	100,000	
contingency	700,000	
Architectural and Engineering Fees		5,558,400
design related	4,600,000	
admin & review	375,000	
reimbursables	94,400	
misc.	489,000	
Consulting and Other Fees		6,500,000
legal	200,000	
local approvals and permits	750,000	
room mock-ups	175,000	
equipment planning	200,000	
Interior design	350,000	
food services planning	250,000	
CON-related costs	350,000	
civil and traffic engineering	325,000	
landscape architect	75,000	
IDPH review fees	150,000	
consultants-other	250,000	
owner's insurance	150,000	
marketing/public relations	200,000	
reimbursables	350,000	
construction management	500,000	
construction development	600,000	
signage design	75,000	
policy/procedure dev.	50,000	
misc.	1,500,000	

- The population ratios provided on page 92 of the application were developed using 2012 extrapolations from 2008 and 2018 population estimates contained in the IDPH's *Inventory* for Lake County, and State-wide population estimates were obtained through Geolytics, Inc. The extrapolated Lake County population used for m/s and ICU was 753,562 and the

Mr. Michael Constantino

January 2, 2012

Page 3

extrapolated population used for obstetrics was 157,080. Similarly, the numbers used for the entire State were 10,374,519 and 2,637,806.

4. Utilization projections for the clinical services to be provided, whether an IDPH-designated category of service or not, are based on ratios experienced at Vista Medical Center-East during the first six months of 2012. For example, laboratory determinations are projected at 9.88 inpatient units per medical/surgical and ICU patient day, and outpatient determinations are projected to equal 49.9% of the inpatient volume. These projections can be found in ATTACHMENT 37 of the application.
5. The amount of space allocated to each area of the hospital is the result of a planning effort led by the project architect and Community Health Systems' facilities team, which has significant experience in the design and follow-up analyses of the functioning of hospitals. As a result, the space allocated on a department-by-department basis is efficient, necessary, appropriate, and not excessive. As discussed in the application, Vista Medical Center-Lindenhurst will operate collaboratively with Vista Medical Center-East (in Waukegan), and as a result some clinical areas, such as the laboratory, can operate with less space than would otherwise be necessary.
6. The applicants do not anticipate that the proposed project will cause the utilization of any area provider of cardiac catheterization services to drop below 200 annual procedures. The closest cardiac catheterization providers to the Lindenhurst site are Advocate Condell Medical Center and Vista Medical Center-East, which had 2011 cardiac catheterization volumes of 2,214 and 1,096 cases, respectively.
7. Certified letters were sent on November 20, 2012, consistent with Section 1110.1330(c), informing all planning area cardiac catheterization providers of the inclusion of cardiac catheterization services in the project, and asking them to comment on the potential impact that the program would have on their catheterization program. As of the writing of this letter, no responses have been received.

Thank you for the opportunity to provide this information. Should any other information be required during the review process, please don't hesitate to contact me.

Sincerely yours,

HOLLAND & KNIGHT LLP

  
Clare Connor Ranalli

CCR:ec

c: B. Martin