

Axel & Associates, Inc.

MANAGEMENT CONSULTANTS

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MAR 11 2013

HEALTH FACILITIES &
SERVICES REVIEW BOARD

March 6, 2013

Mr. Michael Constantino
c/o Illinois Health Facilities and
Services review Board
525 West Jefferson
Springfield, IL 62761

**RE: Project 13-011
Presence Saint Joseph Hospital-Chicago**

Dear Mike:

Enclosed please find a revised ATTACHMENT 7/ITEMIZATION OF COSTS for the above -referenced project. None of the project costs, as identified in the "Project Costs and Sources of Funds" table have changed. Rather, greater detail of those costs is being provided.

Sincerely,



Jacob M. Axel
President

enclosure

ITEMIZATION OF PROJECT COSTS
(Total Project Costs)

Preplanning Costs (\$1,159,500)

master and facility planning	\$450,000
programming	400,000
evaluation of alternatives	100,000
miscellaneous	209,500

Site Survey and Soil Investigation (\$18,000)

Estimate, based on projects of a similar scope.

Site Preparation (\$85,000)

clearing of site prior to construction	\$70,000
miscellaneous	15,000

New Construction Contracts (\$84,165,540)

Construction, consistent with ATTACHMENT 76c.

Modernization Contracts (\$11,095,944)

Renovation to twelve functional areas within the existing hospital structure, consistent with ATTACHMENT 76c.

Contingencies (\$6,045,860)

new construction-related contingencies	\$4,381,240
modernization-related contingencies	1,664,620

Architectural and Engineering Fees (\$5,275,137)

Estimate of professional fees associated with the project design, preparation of all documents, construction/renovation monitoring, and interface with IDPH and local authorities, through the project's completion.

Consulting and Other Fees (\$3,191,454)

legal/zoning	\$300,000
community relations consulting	300,000
CON process	250,000
materials testing	133,000
commissioning	207,000
reimburseables	380,000
permits and associated fees	695,000
construction period utilities	250,000
street signage/signals	200,000
moving-related costs	250,000

miscellaneous

226,454

Moveable and Other Equipment (\$34,406,072)

Furnishing, fixtures and all non-fixed clinical and non-clinical equipment, as delineated on the attached table.

Net Interest Expense Incurred During Construction (\$9,569,625)

Construction period interest to be paid by outside developer (non-applicant) associated with debt portion of financing to be addressed by developer.

Other Costs to be Capitalized (\$1,944,000)

development and leasing fees

\$1,809,000

owners construction insurance

135,000