

# Axel & Associates, Inc.

MANAGEMENT CONSULTANTS

by FedEx

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**HEALTH FACILITIES &  
SERVICES REVIEW BOARD**

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

RE: Project 16-<sup>018</sup>~~081~~  
Memorial Hospital-East Medical Clinics Building  
Shiloh, Illinois  
Type B Modification

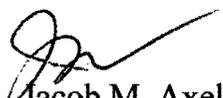
Dear Mike:

Please accept this letter and attachments as a "Type B" modification to the above-referenced project. This modification is limited to a re-allocation of non-reviewable space, does not add any square footage to the project, and increases the project cost by less than 10%. Specifically, the amount of physician's office space to be provided on each of the three floors is being increased, while the space allocated to public/patient waiting, administrative offices/conference space, storage, and staff support areas is being decreased. No changes are being proposed to the project's reviewable areas, or the costs associated with those areas. The construction costs associated with the non-reviewable areas are being increased by approximately \$1.8M, and the equipment-related costs associated with the physicians' office space are being increased by \$450,000.

Attached please find a revised *Project Cost and Sources of Funds* table, as well as revised ATTACHMENTS 9 and 39C.

Should you require any additional information, please do not hesitate to contact me.

Sincerely,

  
Jacob M. Axel  
President

attachments

PROJECT COST AND SOURCES OF FUNDS

	Clinical/ Reviewable	Non-Clinical/ Non-Reviewable	Total
<b>Project Costs:</b>			
Preplanning Costs	\$ 24,000	\$ 66,000	\$ 90,000
Site Survey and Soil Investigation	\$ 1,800	\$ 5,700	\$ 7,500
Site Preparation	\$ 170,000	\$ 550,000	\$ 720,000
Off Site Work	\$ 78,000	\$ 222,000	\$ 300,000
New Construction Contracts	\$ 3,447,303	\$ 12,801,788	\$ 16,249,091
Modernization Contracts			
Contingencies	\$ 73,005	\$ 1,117,980	\$ 1,190,985
Architectural/Engineering Fees	\$ 281,625	\$ 968,375	\$ 1,250,000
Consulting and Other Fees	\$ 592,800	\$ 889,200	\$ 1,482,000
Movable and Other Equipment	\$ 2,046,500	\$ 1,710,561	\$ 3,757,061
Bond Issuance Expense			
Net Interest Expense During Construction			
Fair Mkt Value of Leased Space or Equip			
Other Costs to be Capitalized			
Acquisition of Building or Other Property			
<b>TOTAL COSTS</b>	<b>\$ 6,715,033</b>	<b>\$ 18,331,604</b>	<b>\$ 25,046,637</b>
			\$ 25,046,637
<b>Sources of Funds:</b>			
Cash and Securities	\$ 6,715,033	\$ 18,331,604	\$ 25,046,637
Pledges			
Gifts and Bequests			
Bond Issues			
Mortgages			
Leases (fair market value)			
Government Appropriations			
Grants			
Other Funds and Sources			
<b>TOTAL FUNDS</b>	<b>\$ 6,715,033</b>	<b>\$ 18,331,604</b>	<b>\$ 25,046,637</b>
			\$ 5,752
			\$ 25,052,389

### Cost Space Requirements

Dept./Area	Cost	Gross Square Feet		Amount of Proposed Total Square Feet			Vacated Space
		Existing	Proposed	That is:			
				New Const.	Modernized	As Is	
<b>Reviewable</b>							
1st. Floor							
Gen'l Radiology	\$ 1,402,099		1,300				
Specimen Collect./Lab.	\$ 671,503		1,195				
PT/OT/Speech/Gym	\$ 1,208,706		5,556				
2nd Floor							
Women's Health							
Mammography	\$ 1,788,885		2,700				
Ultrasound	\$ 290,089		1,250				
Densitometry	\$ 241,741		1,300				
Stereotac. Biopsy	\$ 1,112,010		1,300				
<b>Total</b>	<b>\$ 6,715,033</b>		<b>14,601</b>				
<b>Non-Reviewable</b>							
Physicians' Offices	\$ 12,407,859		34,297				
Public & Waiting	\$ 1,204,076		4,060				
Staff Support Areas	\$ 979,698		3,378				
Admin/Mtg/Conference	\$ 663,346		2,327				
Storage	\$ 827,286		3,025				
Mechanical	\$ 2,249,339		8,813				
<b>Total</b>	<b>\$ 18,331,604</b>		<b>55,899</b>				
<b>PROJECT TOTAL</b>	<b>\$ 25,046,637</b>		<b>70,500</b>				

COST AND GROSS SQUARE FEET BY DEPARTMENT OR SERVICE

	A	B	C	D	E	F	G	H	Total
	Cost/Sq. Ft.		DGSF		DGSF		New Const. \$	Modernization \$	Total
	New	Mod.	New	Circ.	Mod.	Circ.	(A x C)	(B x E)	(G + H)
<b>Reviewable</b>									
General Radiology	\$ 260.00		1,300				\$ 338,000		\$ 338,000
PT/OT/Speech	\$ 203.00		5,556				\$ 1,127,868		\$ 1,127,868
Specimen Collect./Lab.	\$ 233.00		1,195				\$ 278,435		\$ 278,435
Mammography	\$ 260.00		2,700				\$ 702,000		\$ 702,000
Ultrasound	\$ 260.00		1,250				\$ 325,000		\$ 325,000
Srereotac. Biopsy	\$ 260.00		1,300				\$ 338,000		\$ 338,000
Densitometry	\$ 260.00		1,300				\$ 338,000		\$ 338,000
Const. Contingency	\$ 5.00						\$ 73,005		\$ 73,005
Total	\$ 241.10		14,601				\$ 3,520,308		\$ 3,520,308
<b>Non-Reviewable</b>									
Physicians' Offices	\$ 205.00		23,147				\$ 4,745,135		\$ 4,745,135
Public & Waiting	\$ 205.00		9,210				\$ 1,888,050		\$ 1,888,050
Staff Support Areas	\$ 195.00		3,878				\$ 756,113		\$ 756,113
Admin/Mtg/Conference	\$ 200.00		7,327				\$ 1,465,400		\$ 1,465,400
Storage	\$ 180.00		3,525				\$ 634,500		\$ 634,500
Mechanical	\$ 170.00		8,813				\$ 1,498,125		\$ 1,498,125
Const. Contingency	\$ 20.00						\$ 1,117,980		\$ 1,117,980
Total	\$ 216.56		55,899				\$ 12,105,303		\$ 12,105,303
PROJECT TOTAL	\$ 221.64		70,500				\$ 15,625,611		\$ 15,625,611