



STATE OF ILLINOIS  
HEALTH FACILITIES AND SERVICES REVIEW BOARD

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

July 29, 2016

**VIA EMAIL**

Clare Connor Ranalli, Partner  
McDermott Will & Emery  
227 W. Monroe Street,  
Chicago, IL 60606

Re: #16-030 - John H. Stroger Jr., Hospital of Cook County - Central Campus Health Center

Dear Ms Ranalli:

We are in the process of reviewing the application for permit and have a few additional questions that need to be addressed. Please provide responses to the following.

1. Please provide the legal address of the existing Fantus Health Center and John H. Stroger, Jr., Hospital of Cook County. Also is the proposed project going to be located at 1950 W. Polk, Chicago, Illinois?
2. Please provide a schematic, a stacking diagram or a space program for the new nine (9) story building. I am unable to find a description of what is going to be included on the individual floors of the new structure.
3. Page 37 of the application for permit. Please provide the number of medical exam rooms and infusion therapy stations/rooms to be included in the new structure.
4. Page 38 of the application for permit. Please provide the approximate number of outpatient visits at the Fantus Health Center for years 2013 and 2014. 2015 has been provided.
5. Please provide an explanation of what is included in other sources of funds. Page 9 of the application for permit.
6. The Project Costs and Sources of Funds Schedule do not reconcile. Please provide a new schedule. [Page 9 of the application for permit] See Table below.

	Reviewable	Non Reviewable	Total	Application	Difference
Preplanning Cost	\$201,415	\$342,950	\$544,365	\$544,365	\$0
Site Survey and Soil Investigation	\$21,107	\$35,938	\$57,045	\$57,045	\$0
<b>Site Preparation</b>	<b>\$2,726,672</b>	<b>\$4,647,820</b>	<b>\$7,374,492</b>	<b>\$7,377,492</b>	<b>-\$3,000</b>
Off Site Work	\$0	\$458,689	\$458,689	\$458,689	\$0
Construction	\$28,810,287	\$56,030,219	\$84,840,506	\$84,840,506	\$0
Modernization Contracts	\$8,416,000	\$0	\$8,416,000	\$8,416,000	\$0
Contingencies	\$2,183,942	\$3,718,604	\$5,902,546	\$5,902,546	\$0
Architectural and Engineering Fees	\$1,881,007	\$3,202,795	\$5,083,802	\$5,083,802	\$0
Consulting and Other Fees	\$194,250	\$330,750	\$525,000	\$525,000	\$0
Movable or Other Equipment	\$12,251,500	\$8,550,000	\$20,801,500	\$20,801,500	\$0
Bond Issuance Expense	\$368,103	\$626,770	\$994,873	\$994,873	\$0
<b>Other Costs to Capitalized</b>	<b>\$1,004,667</b>	<b>\$1,710,665</b>	<b>\$2,715,332</b>	<b>\$2,715,342</b>	<b>-\$10</b>
Total	\$58,058,950	\$79,655,200	\$137,714,150	\$137,717,160	<b>-\$3,010</b>
<b>Submitted</b>	<b>\$58,061,959</b>	<b>\$79,655,201</b>	<b>\$137,710,160</b>		
<b>Difference</b>	<b>-\$3,009</b>	<b>-\$1</b>	<b>\$3,990</b>		

7. Please provide an explanation of the financing lease with First American. Page 39 of the application for permit.
8. The cost space schedule does not reconcile [Page 33 of the application for permit]. It is my understanding that the new construction will be the Fantus replacement building. The narrative [Page 4 of the application for permit] states the total gross square footage will be 284,471 GSF. However the cost space schedule states the total to be 278,914 a difference of 5,557 GSF. Also the total cost listed on page 33 does not equal the project costs on page 4 of the application for permit a difference of \$5,546,154. Please provide a new cost space schedule.

	Cost	New Const.
Medical Exam Room	\$52,494,703	75,640
Infusion Therapy	\$5,567,256	9,753
Reviewable	\$58,061,959	85,393
Administrative	\$48,330,767	122,000
Education/Conf Rooms	\$5,546,154	14,000
Circulation	\$23,197,580	39,000
Common Areas	\$5,546,154	14,000
Employee Health	\$2,580,700	4,521
Total Non Reviewable	\$85,201,355	193,521
Total	\$143,263,314	278,914
<b>Submitted</b>	<b>\$137,717,160</b>	<b>284,471</b>
<b>Difference</b>	<b>\$5,546,154</b>	<b>5,557</b>

9. Charity Care. The table on page 42 of the application for permit for Year 2015 has the cost of charity care as \$365,044,304 and the charges of \$265,739,453. Please explain how the charges are less than the cost. Also I do not understand how the net revenue percentage for all years presented is calculated. See Table below

	2013	2014	2015
Net Patient Revenue	60.00%	40.00%	31.00%
Amount of Charity Care	\$311,399,757	\$238,410,551	\$265,739,453
Cost of Charity Care	\$251,524,764	\$173,942,176	\$365,044,304

10. Please provide the most recent audited financial statement for John H. Stroger Jr., Hospital of Cook County.

As always if you have any questions please call me at 217.782.3516 or email me at [mike.constantino@illinois.gov](mailto:mike.constantino@illinois.gov).

Sincerely,



Mike Constantino  
Project Reviewer