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February 8, 2017

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Mr. Michael Constantino
Illinois Health Facilities and Services Review Board
525 W. Jefferson Street, 2nd Floor
Springfield, IL 62761

Dear Mr. Constantino:

RE: Project 17-001 Mercy Health Hospital and Medical Center Crystal Lake - Medical Office Building
Project 17-002 Mercy Health Hospital and Medical Center Crystal Lake - Hospital

In response to your request, attached are two documents describing in more detail cost breakouts in support of the line items in the tables Project Costs and Sources of Funds, for each of the above two projects. The first attachment is for Project 17-001, the Medical Office Building; the second attachment is for Project 17-002, the proposed hospital.

If you have any questions, please feel free to call me.

Yours very truly,

Tracey

Tracey L. Klein

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Attachments

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Descriptions of Line Items
In Support of Table Project Costs and Sources of Funds
MEDICAL OFFICE BUILDING

These costs represent an allocation of capital costs for the development of the proposed new hospital and the associated medical office building. The costs in this report are associated exclusively with the medical office building.

Site Preparation - $953,000

Soil borings	$20,000
Site excavation and grading	70,000
Drainage and retention	60,000
Roadway construction	480,000
Erosion barriers construction	100,000
Landscaping	150,000
Utility connections	73,000

Off-site work - $62,500

This line item includes parking lot construction and surfacing

New construction contracts - $14,305,000

Construction activity costs include all core and shell costs, general requirements, general conditions, subguard, general liability insurance and contractor's overhead, profit and fee.

Foundations	$1,550,000
Floor and roof structure	2,575,000
Exterior walls, cladding	2,640,000
Interior partitions, doors, glazing	580,000
Floor, wall and ceiling finishes	149,900
Function equipment	51,975
Stairs and vertical transport	1,347,000
Plumbing systems	798,000
Heating, venting and air conditioning	2,475,000
Electric lighting, power and communication	2,035,000
Fire protection systems	103,125

Clinical component: $3,025,000; non-clinical: $11,280,000.

Contingencies - $718,000

Contingencies not exceeding 5% are included for unforeseen circumstances related to construction. Clinical contingency: $145,000; non-clinical: $573,000.

Construction + contingency for the project is $15,023,000 (= $14,305,000 + $718,000). For a 36,322 sq ft project, cost per sq ft is $413.61.

Construction + contingency for the clinical component is $3,170,000 (= $3,025,000 + 145,000). For the 6,785 sq ft of clinical space, cost per sq ft for the clinical component is $546.79. This amount is a larger number than the average for the medical office building because of the concentration of higher cost PT/OT space and infusion therapy in the clinical services category. The physician offices and exam rooms are non-reviewable/non-clinical and less expensive space.

Architectural/Engineering Fees - $1,750,000

A/E services include site planning, preliminary design, schematic design, design development, bid document preparation, interior design, interface with public agencies, project monitoring.

Consulting and Other Fees - $700,000

Services include

Interior design	(included in A/E)
IT planning and consulting	(included in equipment)
CON application fee and CON legal/consultant	$150,000
Legal	30,000
Medical equipment planning	100,000
Security systems planning	110,000
Signage/graphics design	140,000
Project management and commissioning	170,000

Movable and Medical Equipment - $3,138,685

The cost estimates by for equipment as follows:

Infusion therapy	$ 624,535
Outpatient clinic	2,113,065
PT/OT	265,587
Clinic support	135,498

See detailed equipment list following this page.

Other costs to be Capitalized - $2,387,500

These costs include: IT/low voltage, furniture and artwork and capitalized moving costs, as itemized in the table of Project Costs and Sources of Funds.

AECOM
Mercy Crystal Lake - Cost Estimate
Equipment Budget Forecast by Department and Item Description Report

		Total Ext Qty	Wkg Budget (USD)
Infusion	**Description**		**624,535.00**
	Bracket, Computer Workstation, Wall	13	15,600.00
	Cabinet, Warming, Dual, Freestanding	1	12,348.00
	Cart, Procedure, General	2	9,182.00
	Cart, Procedure, Resuscitation	1	1,999.00
	Chair, Clinical, Blood Draw	1	3,999.00
	Chair, Clinical, Recliner, Treatment	10	51,690.00
	Copier, Floor, Multifunction	1	15,600.00
	Defibrillator, Monitor, w/Pacing	1	33,370.00
	Diagnostic System , Integrated	1	6,100.00
	Dispenser, Medication	2	70,164.00
	Dispenser, Medication, Lock Module	1	4,790.00
	Doppler, Vascular	1	6,995.00
	Electrocardiograph (ECG), Interpretive	1	14,545.00
	Hood, Horizontal Laminar Flow	1	4,378.00
	Ice Machine, Dispenser, Nugget, Freestanding	1	10,180.00
	Kiosk, Information, Allowance	1	10,700.00
	Light, Exam/Procedure, Single, Ceiling	1	6,400.00
	Locator, Vein	1	6,799.00
	Monitor, Physiologic, Vital Signs	15	67,080.00
	Oximeter, Pulse	2	8,000.00
	Printer, Label, Barcode	1	1,145.00
	Printer, Laser, Network	1	2,200.00
	Pump, Infusion, Single	24	108,000.00
	Refrigerator, Pharmaceutical	1	10,370.00
	Scale, Clinical, Adult	1	3,145.00
	Shelving, Wire, Stainless Steel, 48	4	5,792.00
	Stretcher, Procedure / Recovery	2	17,056.00
	Table, Exam/Treatment, Powered	1	9,316.00
	Television, Flat Panel	13	13,650.00
	Sub-Total for equipment items less than $1,000		93,942.00

Outpatient Clinic	**Description**		**2,113,065.00**
	Analyzer, Lab, Glucose, Point-of-Care	8	13,192.00
	Audiometer, General	1	2,750.00
	Booth, Audiometric, Modular	1	46,515.00
	Bracket, Computer Workstation, Wall	46	55,200.00
	Bracket, Monitor, Wall	44	36,740.00
	Cabinet, Storage, Clinical, Supply/Accessory	2	10,050.00
	Cabinet, Warming, Dual, Freestanding	3	37,044.00
	Camera, Endoscopy, Control Unit	1	33,074.00
	Cart, Housekeeping, Stainless	1	1,924.00
	Cart, Procedure, Endoscopy	1	7,174.00
	Cart, Procedure, General	44	202,004.00
	Cart, Supply, Linen, 60"	6	12,888.00
	Chair, Clinical, Procedure, EENT	1	7,449.00
	Copier, Floor, Multifunction	1	15,600.00
	Cutter, Cast w/ Vacuum	1	4,844.00
	Diagnostic System , Integrated	39	237,900.00

Dispenser, Medication	2	70,164.00
Dispenser, Medication, Lock Module	1	4,790.00
Electrosurgical Unit, Bipolar/Monopolar	2	33,198.00
Kiosk, Information, Allowance	1	10,700.00
Light Source, Xenon	1	14,600.00
Light, Exam/Procedure, Single, Ceiling	2	12,800.00
Light, Exam/Procedure, Single, Mobile, Articulating Arm	3	9,480.00
Monitor, Central Station, General	4	92,000.00
Monitor, Physiologic, Vital Signs	5	22,360.00
Monitor, Video, LCD, Display	39	175,500.00
Printer, Laser, Network	17	37,400.00
Printer, Video Image, Color	1	8,400.00
Pump, Infusion, Single	1	4,500.00
Recorder, CD/DVD, Medical	1	47,470.00
Refrigerator, Pharmaceutical	2	20,740.00
Scale, Clinical, Adult	3	9,435.00
Shelving, Solid, Stainless Steel, 48	6	12,768.00
Shelving, Wire, Stainless Steel, 48	14	20,272.00
Stand, Mayo, Foot-Operated	41	37,720.00
Table, Exam/Treatment, Powered	42	391,272.00
Television, Flat Panel	1	1,050.00
Video System, Endoscopic	1	28,900.00
X-Ray Unit, C-Arm, Mobile	1	182,700.00
Sub-Total for equipment items less than $1,000		140,498.00

PT/OT	**Description**		**265,587.00**
	Bars, Parallel, Motorized	1	10,973.00
	Cabinet, Storage, Clinical, Supply/Accessory	4	20,100.00
	Cabinet, Warming, Dual, Freestanding	1	12,348.00
	Cart, Equipment, General	1	2,958.00
	Cart, Supply, Linen, 60"	2	4,296.00
	Copier, Floor, Multifunction	1	15,600.00
	Printer, Label, Barcode	1	1,145.00
	Printer, Laser, Network	2	4,400.00
	Shelving, Wire, Stainless Steel, 48	4	5,792.00
	Simulator, Work, Whole Body	1	39,900.00
	Stairs, Training, Convertible	1	3,374.00
	Stimulator, Nerve & Muscle	4	32,160.00
	Table, Exam/Treatment, Powered	4	37,264.00
	Table, Mat, Hi-Low, Electric, 48 inch	1	4,153.00
	Television, Flat Panel	1	1,050.00
	Therapy Unit, Moist Heat, Mobile	1	1,548.00
	Treadmill, Exercise (Rehab/PT)	1	7,395.00
	Ultrasound, Therapeutic, Electrotherapy Combo	4	22,800.00
	Walker, Adult, Rolling w/Lift Assist	2	6,232.00
	Washer / Dryer, Stacked, Commercial	1	2,512.00
	Wheelchair, Adult, Extra Large	2	2,700.00
	Sub-Total for equipment items less than $1,000		26,887.00

Shared Clinic Support	**Description**		**135,498.00**
	Copier, Floor, Multifunction	1	15,600.00
	Mail Machine, Postage, Mid/High Volume	1	18,480.00
	Monitor, Video, LCD, Display	1	4,500.00
	Printer, Laser, Network	3	6,600.00
	Shelving, Medical Records, High Density, Powered	1	72,201.00

Shelving, Wire, Stainless Steel, 48	6	8,688.00
Television, Flat Panel	1	1,050.00
Sub-Total for equipment items less than $1,000		8,379.00
All Departments		**3,138,685.00**