

**COMMONWEALTH OF VIRGINIA**

**APPLICATION FOR A**

**MEDICAL CARE FACILITIES CERTIFICATE OF PUBLIC NEED**

**(CHAPTER 4, ARTICLE 1:1 OF TITLE 32.1,**

**SECTIONS 32.1 – 102.1 THROUGH 32.1 – 102.12 OF**

**THE CODE OF VIRGINIA OF 1950, AS AMENDED)**

---

**OUTPATIENT FACILITIES**

**COPN Request No. VA- 8848**

**Inova Reston MRI Center, LLC**

**Introduce MRI Services**  
**October 1, 2025**

## SECTION I FACILITY ORGANIZATION AND IDENTIFICATION

- A. **IRMC, LLC d/b/a Prosperity MRI Center**  
Official Name of Facility
- 8503 Arlington Boulevard, Suite LL-100 M**  
Address
- |                       |                        |                     |
|-----------------------|------------------------|---------------------|
| <u><b>Fairfax</b></u> | <u><b>Virginia</b></u> | <u><b>22031</b></u> |
| City                  | State                  | Zip                 |
- (703) 698-9600**  
Telephone
- B. **Inova Reston MRI Center, LLC**  
Legal Name of Applicant
- 8260 Willow Oaks Corporate Drive, Suite 750**  
Address
- |                       |                        |                     |
|-----------------------|------------------------|---------------------|
| <u><b>Fairfax</b></u> | <u><b>Virginia</b></u> | <u><b>22031</b></u> |
| City                  | State                  | Zip                 |
- C. Chief Administrative Officer  
**Lance Boyd, CEO, Fairfax Radiology Centers, LLC**  
Name
- 8260 Willow Oaks Corporate Drive, Suite 750**  
Address
- |                       |                        |                     |
|-----------------------|------------------------|---------------------|
| <u><b>Fairfax</b></u> | <u><b>Virginia</b></u> | <u><b>22031</b></u> |
| City                  | State                  | Zip                 |
- |                              |                   |
|------------------------------|-------------------|
| <u><b>(703) 698-4444</b></u> | <u><b>N/A</b></u> |
| Telephone                    | Facsimile         |
- D. Person(s) to whom questions regarding application should be directed:  
**Carol Burchett, Chief Strategy Officer, Fairfax Radiology Centers, LLC**  
Name
- 8260 Willow Oaks Corporate Drive, Suite 750**  
Address
- |                       |                        |                     |
|-----------------------|------------------------|---------------------|
| <u><b>Fairfax</b></u> | <u><b>Virginia</b></u> | <u><b>22031</b></u> |
| City                  | State                  | Zip                 |
- |                              |                   |
|------------------------------|-------------------|
| <u><b>(703) 698-4444</b></u> | <u><b>N/A</b></u> |
| Telephone                    | Facsimile         |

E. Type of Control and Ownership (Complete appropriate section for both owner and operator.)

Will the facility be operated by the owner? Yes \_\_\_\_\_ No X \_\_\_\_\_

Owner of the Facility  
(Check one)

(1) \_\_\_\_\_

(2) \_\_\_\_\_

(3) \_\_\_\_\_

(4) X \_\_\_\_\_

Proprietary

(1) Individual

(2) Partnership-attach copy of Partnership Agreement and receipt showing that agreement has been recorded

(3) Corporate-attach copy of Articles of Incorporation and Certificate of Incorporation

(4) Other \_\_\_\_\_ Identify

Operator of Facility  
(Check one)

(1) \_\_\_\_\_

(2) \_\_\_\_\_

(3) \_\_\_\_\_

(4) X \_\_\_\_\_

**The owner is Inova Reston MRI Center, LLC ("IRMC"). Please see Attachment A for IRMC's Articles of Organization and IRMC's Certificate of Organization.**

**The operator is Fairfax Radiology Centers, LLC ("FRC, LLC"). Please see Attachment B for FRC, LLC's Articles of Organization and FRC, LLC's Certificate of Organization.**

**Non-Profit**

(5) \_\_\_\_\_

(5) Corporation-attach copy of Articles of Incorporation and Certificate of Incorporation

(5) \_\_\_\_\_

(6) \_\_\_\_\_

(6) Other \_\_\_\_\_ Identify

(6) \_\_\_\_\_

**Governmental**

(7) \_\_\_\_\_

(7) State

(7) \_\_\_\_\_

(8) \_\_\_\_\_

(8) County

(8) \_\_\_\_\_

(9) \_\_\_\_\_

(9) City

(9) \_\_\_\_\_

(10) \_\_\_\_\_

(10) City/County

(10) \_\_\_\_\_

(11) \_\_\_\_\_ (11) Hospital Authority or Commission (11) \_\_\_\_\_

F. Ownership of the Site (Check one and attach copy of document)

- (1) \_\_\_\_\_ Fee simple title held by the applicant  
 (2) \_\_\_\_\_ Option to purchase held by the applicant  
 (3)       X       Leasehold interest for not less than   11   years, **3 months**  
 (4) \_\_\_\_\_ Renewable lease, renewable every \_\_\_\_\_ years  
 (5) \_\_\_\_\_ Other

**IFRC, LLC leases space from the building landlord. IRMC, LLC, which shares common ownership with IFRC, LLC, will sublease space from IFRC, LLC for the proposed MRI service. Both IFRC, LLC and IRMC are owned by Inova Health Care Services and Fairfax Radiological Consultants, PLLC.**

**An executed proposal for a sublease between IFRC, LLC and IRMC can be found at Attachment C-1. The original prime lease can be found at Attachment C-2. Amendments 1-4 of the prime lease can be found at Attachments C-3. Attachment C-4 includes a proposed amendment to the prime lease for a five-year lease extension from January 1, 2032 to December 31, 2036 (immediately following the current lease end date of December 31, 2031).**

G. Attach a list of names and addresses of all owners or persons having a financial interest of five percent (5%) or more in the medical care facility.

**IRMC is a Virginia limited liability company with two members (i.e., owners):**

**Inova Health Care Services (Majority Owner)  
 8095 Innovation Park Drive  
 Fairfax, Virginia 22031**

**Fairfax Radiological Consultants, PLLC (Minority Owner)  
 8260 Willow Oaks Corporate Drive, Suite 750  
 Fairfax, Virginia 22031**

(a) In the case of proprietary corporation also attach:

- (1) A list of the names and addresses of the board of directors of the corporation.

**IRMC is a Virginia limited liability company. Its board members are set forth below. Board members appointed by Inova Health Care Services may be reached at the Inova Health Care Services address set forth above and board members appointed by Fairfax Radiological Consultants, PLLC may be reached at the Fairfax Radiological Consultants, PLLC address set forth above.**

**Patrick Oliverio, MD, Fairfax Radiological Consultants, PLLC (chair)  
 Toni Ardabell, MSN, MBA, Chief of Clinical Enterprise Operations, Inova**

**Rina Bansal, MD, President of Alexandria Hospital and Senior VP, Inova**  
**Susan Carroll, President of Inova Loudoun Hospital and Senior VP, Inova**  
**David Spinoso, MD, Fairfax Radiological Consultants, PLLC**  
**Sean Mcleary, Administrator, Clinical Platforms and VP, Professional**  
**Services, Inova**  
**Edward Greenberg, MD, Fairfax Radiological Consultants, PLLC**

(2) A list of the officers of the corporation.

**As reflected above, IRMC is a Virginia limited liability company. Its officers are as follows:**

**Lance Boyd, Chief Executive Officer**  
**Kim Masters, Chief Operating Officer**  
**Anna Toth, Chief Financial Officer**

(3) The name and address of the registered agent for the corporation.

**CT Corporation System**  
**4701 Cox Road, Suite 285**  
**Glen Allen, VA 23060**

(b) In the case of a non-profit corporation also attach: **Not Applicable.**

- (1) A list of the names and addresses of the board of directors of the corporation
- (2) A list of the officers of the corporation
- (3) The name and address of the registered agent for the corporation

(c) In the case of a partnership also attach: **Not Applicable.**

- (1) A list of the names and addresses of all partners.
- (2) The name and address of the general or managing partner.

(d) In the case of other types of ownership, also attach such documents as will clearly identify the owner. **Not Applicable.**

H. List all subsidiaries wholly or partially owned by the applicant.

**Not Applicable. IRMC has no subsidiaries.**

I. List all organizations of which the applicant is wholly or partially owned subsidiary.

**IRMC is owned by Inova Health Care Services and Fairfax Radiological Consultants, PLLC each of which are members.**

If the operator is other than the owner, attach a list of the names(s) and addresses of the operator(s) of the medical care facility project. In the case of a corporate

operator, specify the name and address of the Registered Agent. In the case of the partnership operator, specify the name and address of the general or managing partner.

**The operator is FRC, LLC. Its address is as follows:**

**Fairfax Radiology Centers, LLC  
8260 Willow Oaks Corporate Drive, Suite 750  
Fairfax, Virginia 22031  
Attention: Lance Boyd**

**FRC, LLC's registered agent is CT Corporation System:**

**CT Corporation System  
4702 Cox Road, Suite 285  
Glen Allen, VA 23060**

- J. If the operator is other than the owner, attach an executed copy of the contract or agreement between the owner and the operator of the medical care facility.

**Pursuant to this COPN application, IRMC proposes to introduce MRI services with one (1) fixed MRI unit at the Fairfax Radiology Center of Prosperity ("FRC of Prosperity") site located at 8503 Arlington Boulevard in Fairfax. Subject to timely COPN approval, the MRI service at the site, to be known as Prosperity MRI Center, is expected to be operational at the site by May 18, 2027.**

**IRMC imaging services across all IRMC sites are and will remain under the management/operation of FRC, LLC. Please see Attachment D for a copy of the Administrative Services Agreement between IRMC, LLC and FRC, LLC. Note: Some items were redacted as they are confidential in nature but do not affect compliance with this item.**

## SECTION II

## ARCHITECTURE AND DESIGN

## A. Location of the Proposed Project

1. Size of site: **9.61** acres
2. Located in **Fairfax County / PD8** City/County/Planning District
3. Address or directions: **8503 Arlington Blvd, Fairfax, VA 22031**
4. Has site been zoned for type of use proposed:

  X   Yes **The property/complex is zoned for C-3 (General Commercial Zone). See Attachment E - 8503 Arlington Blvd Zoning. In accordance with Section 4102.4.R of the Fairfax County Zoning Ordinance, medical care facilities that do not require overnight stays—such as outpatient diagnostic and treatment centers—are permitted by-right in the C-3 (Office) zoning district.**

       No

If no, explain status \_\_\_\_\_

## B. Type of project for which Certificate of Public Need is requested. (Check one)

- (1)        New construction
- (2)        Remodeling/modernization of an existing facility
- (3)        No construction or remodeling/modernization
- (4)   X   Other **Introduce MRI services with one (1) fixed MRI unit.**

## C. Design of the facility

- (1) Does the facility have a long-range plan? If yes, attach a copy.

**IRMC's plans are guided by FRC, LLC's mission, vision and values as set forth in Attachment F.**

**FRC, LLC's mission is:**

**FRC, LLC exists to provide exceptional access to world-class, patient-centered radiological care, for every patient, every time.**

**FRC, LLC's vision is:**

**To be the first choice of every patient and referring physician in our growing community.**

**FRC, LLC's values are:  
Respect, Trust, Compassion, and Innovation.**

- (2) Briefly describe the proposed project with respect to location, style and major design features, and the relationship of the current proposal to the long range plan.

**IRMC proposes to introduce MRI services through one (1) fixed MRI unit to be placed at the FRC of Prosperity site located at 8503 Arlington Boulevard, Fairfax, Virginia 22031. Existing imaging services at the location are offered through IFRC, LLC, and include X-ray and ultrasound and COPN-approved CT and nuclear medicine services. IRMC, LLC would sublease space at the location from IFRC, LLC for the proposed IRMC MRI service, Prosperity MRI Center. IFRC, LLC and IRMC, LLC are affiliated with one another and share common ownership.**

**The establishment of MRI capabilities at the FRC of Prosperity site will elevate the location to a comprehensive diagnostic imaging site, enhancing the continuum of care for patients who already utilize the location for other imaging services. Located in a densely populated area of Fairfax, the site is ideally located to improve access to advanced imaging in an ambulatory setting, reducing travel burdens and easing scheduling delays across the IRMC network of MRI imaging facilities.**

**Notably, the proposed Prosperity MRI Center location is less than one (1) mile from the Breast Center of Fairfax. MRI is a clinically appropriate adjunct to mammography in breast cancer detection. The new unit will support expanded access to this critical modality and enable the establishment of MRI-guided breast biopsy services. Centralizing these procedures at a single location will concentrate clinical expertise, increase procedural frequency, and optimize quality of care. This approach aligns with best practices for maintaining high standards of care and supports the efficient use of resources across the enterprise.**

**This initiative is consistent with IRMC's long-range plan to expand access to high-quality, patient-centered radiological care. It directly supports IRMC's mission to deliver exceptional imaging services to every patient, every time.**

**The project is necessary to improve access for IRMC's patient population based on utilization of existing sites. IRMC's average MRI volume per scanner has consistently exceeded the State Medical Facilities Plan (SMFP) utilization standard for years. In 2023, MRI volume at IRMC sites totaled 20,514 MRI procedures, for an average of 6,838 MRI procedures per unit (137% of the SMFP standard). Volumes increased to 30,425 in 2024, for an average of 7,606 MRI procedures per unit (152%) following the addition of a second MRI unit at the Reston-Herndon MRI Center. Based on annualized year-to-date data through August 2025, as illustrated in the table below,**



**IRMC is projected to perform 32,081 MRI procedures or an average of 8,020 MRI procedures per unit (160% of the SMFP standard) for calendar year 2025.**

Facility Name	Procedures			% of SMFP		
	2023	2024	Aug 2025 YTD Annualized	2023	2024	Aug 2025 YTD Annualized
<b>IRMC MRI</b>						
TYSONS MRI AND IMAGING CENTER	6,637	7,287	7,422	133%	146%	148%
RESTON-HERNDON MRI *	7,033	14,944	16,244	141%	149%	162%
CENTREVILLE MRI CENTER	6,844	8,194	8,415	137%	164%	168%
<b>TOTAL</b>	<b>20,514</b>	<b>30,425</b>	<b>32,081</b>	<b>137%</b>	<b>152%</b>	<b>160%</b>
<b>Total MRI Units</b>	<b>3</b>	<b>4</b>	<b>4</b>			
<b>% of SMFP</b>	<b>137%</b>	<b>152%</b>	<b>160%</b>			
*Effective 2024, Reston-Herndon MRI has 2 MRIs.						

\* Note in February 2023, the Commissioner issued COPN No VA-04829 authorizing IRMC to add a second MRI at IRMC's Reston-Herndon MRI Center at 450 Springpark Place in Herndon, Virginia

\* Note in August 2024, the Commissioner issued COPN No VA-04894 authorizing IRMC to add a second MRI at IRMC's Tysons MRI and Imaging Center at 7799 Leesburg Pike in Falls Church, Virginia

**Notwithstanding the expansion of MRI services at the Reston-Herndon MRI Center as well as an additional COPN-approved MRI unit that is scheduled to be placed into service later this year at IRMC's Tysons MRI and Imaging Center, demand for IRMC's MRI services continues to outpace capacity. Patients currently face an average wait time of 21 days for MRI services across all IRMC sites. This backlog has led to patient dissatisfaction and increased administrative burden, as radiologists and staff spend significant time managing scheduling constraints and responding to urgent requests from referring physicians. Taking into consideration the second (2<sup>nd</sup>) unit at the Tyson's location and assuming no growth in utilization, IRMC's average MRI utilization across all sites would be 128% of the SMFP standard based on August 2025 YTD annualized. While the second (2<sup>nd</sup>) Tyson's MRI unit will help to reduce wait times, it will not be sufficient to adequately reduce wait times or existing capacity constraints.**

**IRMC's proposed establishment of MRI services at the FRC of Prosperity location will directly address these challenges by increasing capacity, reducing wait times, and improving the overall patient experience. The site already has the physical infrastructure to accommodate the unit, making the project both cost-effective and operationally efficient.**

- (3) Describe the relationship of the facility to public transportation and highway access.

The Prosperity MRI Center site where the MRI service is be located is at the intersection of Arlington Boulevard and Prosperity Avenue in Fairfax and is conveniently located with easy access (1.5 miles) to the Capital Beltway, I-66 and Route 50. There is a Washington Metro bus stop out front at the corner of Arlington Boulevard and Prosperity Avenue with two bus lines: 1A and 1C. Line 1A taken West, is an 8-minute bus ride to the Vienna metro station and bus bay. Line 1C taken towards Dunn Loring Station is a 13-minute ride to the Dunn Loring metro station and bus bay. The area is also served by nearby Fairfax Connector bus routes.

- (4) Relate the size, shape, contour and location of the site to such problems as future expansion, parking, zoning and the provision of water, sewer and solid waste services.

The development encompassing the existing building where the MRI service will be located includes 3 medium-to-high-rise office buildings (8501, 8503, and 8505 Arlington Boulevard). The development zoning district is C-3 (office) and the land use designation is med/dental med/hi rise(=> 5 stories). The site is approximately 1 mile from Inova Fairfax Hospital Medical campus. See Attachment G for Site Plan.

There is direct entrance walk-up access to the building, and the property has adequate parking available for patients, visitors, and staff including handicapped parking optimally adjacent to the entrance door. In addition, there is a parking garage shared by all three buildings. Adequate public utilities currently exist on site, including water, sewer, and solid waste services.

- (5) If this proposal is to replace an existing facility, specify what use will be made of the existing facility after the new facility is completed.

**Not Applicable. This project does not involve the replacement of an existing facility.**

- (6) Describe any design features which will make the proposed project more efficient in terms of construction costs, operating costs, or energy conservation.

Renovation costs associated with the project are minimized by utilizing space at an existing site. As discussed above, IRMC will sublease space from IFRC, LLC. The designated space is equipped with energy-saving features that align with local building ordinances, including occupancy sensor-controlled lighting in support areas. Renovations required for the MRI installation will comply with local energy calculation requirements and specifications for high-efficiency mechanical systems.

As a result, IRMC's establishment of MRI services at the site will be both cost-effective and environmentally responsible, leveraging existing infrastructure to expand IRMC's MRI capacity to meet its patient population's need for greater access to services.

- D. Describe and document in detail how the facility will be provided with water, sewer and solid waste services. Also describe power source to be used for heating and cooling purposes. Documentation should include, but is not limited to:

- (1) Letters from appropriate governmental agencies verifying the availability and adequacy of utilities,
- (2) National Pollution Discharge Elimination System permits,
- (3) Septic tank permits, or
- (4) Receipts for water and sewer connection and sewer connection fees.

**Public utilities currently exist on-site, including electric, water, sewer and solid waste services and are sufficient for the proposed project.**

**The water/sewer service and electrical capacity has been evaluated by the professional engineer responsible for determining the adequacy of the mechanical, electrical, and plumbing (MEP) systems as part of the due diligence at the site. Please see Attachment H for utility letter.**

- E. Space tabulation – (show in tabular form)

1. If Item #1 was checked in II-B, specify: **Not Applicable.**
  - a. The total number of square feet (both gross and net) in the proposed facility.
  - b. The total number of square feet (both gross and net) by department and each type of patient room (the sum of the square footage in this part should equal the sum of the square footage in (a) above and should be consistent with any preliminary drawings, if available).
2. If Item #2 was checked in II-B, specify:
  - a. The total number of square feet (both gross and net) by department and each type of patient room in the existing facility.

**Item #2 was not checked; however, the space that will be dedicated to the MRI unit consists of 1,786 gross square feet and 1,634 net square feet.**

- b. The total number of square feet (both gross and net) to be added to the facility.

**The total square footage to be subleased by IRMC is 2,346 gross square feet (2,146 net square feet). The incremental MRI dedicated space comprises 1,786 gross square feet and 1,634 net square feet as noted above in subsection 2.a with the remainder related to an apportionment**

**of common area space. There is adequate space within the existing footprint of the facility; therefore, total square footage will not need to be increased. Please refer to Attachments I-1 and I-2 for more information.**

- c. The total number square feet (both gross and net) to be remodeled, modernized, or converted to another use.
  - d. The total number of square feet (both gross and net) by department and each type of patient room in the facility upon completion. (The sum of square footage in this part should equal the sum of the square footages in parts (a) and (b) above and should be consistent with any preliminary drawings, if available. (The department breakdown should be the same as in (a) above.)
3. Specify design criteria used or rationale for determining the size of the total facility and each department within the facility.

**The proposed MRI unit is to be located at the existing FRC of Prosperity location. A test fit was completed and the dedicated space for the MRI unit will be 1,786 gross square feet (1,634 net square feet) in compliance with the vendor specifications and all Facility Guidelines Institute (FGI) and other regulatory requirements.**

F. Attach a plot plan of the site which includes at least the following:

- 1. The courses and distances of the property line.
- 2. Dimensions and location of any buildings, structures, roads, parking areas, walkways, easements, right-of-way or encroachments on the site.

**Please see Attachment G.**

G. Attach a preliminary design drawing drawn to a scale of not less than 1/16"=1'0" showing the functional layout of the proposed project which indicates at least the following:

- 1. The layout of each typical functional unit.
- 2. The spatial relationship of separate functional components to each other.
- 3. Circulatory spaces (halls, stairwells, elevators, etc.) and mechanical spaces.

**Please see Attachment I.**

H. Construction Time Estimates (for MRI unit)

- 1. Date of Drawings: **Preliminary September 2025      Final February 2026**
- 2. Date of Construction: **Begin September 2026      Completion April 2027**
- 3. Target Date of Opening: **May 18, 2027**

## SECTION III

## SERVICE DATA

- A. In brief narrative form describe the kind of services now provided and/or the kind of services to be available after completion of the proposed construction or equipment installation.

**MRI is a widely used, essential diagnostic imaging modality. An MRI produces high-resolution images of the inside of the body that can help diagnose a variety of conditions and injuries, such as brain aneurysms, stroke, tumors, joint abnormalities caused by trauma or repetitive injuries, disk abnormalities in the spine, or bone infections. It combines a series of images taken from different angles around the body and uses computer processing to create cross-sectional images (i.e., slices) of the bones, blood vessels and soft tissues inside the body providing more detailed information than plain X-rays do.**

**MRI is frequently ordered and used for the detection, staging and follow-up treatment of cancer and to monitor the effectiveness of treatment. It is also used to detect and monitor heart disease and liver masses, and to plan medical, surgical or radiation treatment. MRI angiography also may be used to assess a person's risk of heart disease or detect damage to blood vessels in the form of aneurysms or blockages. During some MRI exams, the blood vessels are injected with contrast to make the flow of blood through the body more visible. For suspected cancer or heart disease cases, being able to schedule timely diagnostic imaging is very important.**

**This COPN request proposes to introduce MRI services with one (1) fixed MRI unit at the Fairfax Radiology Center of Prosperity site located at 8503 Arlington Boulevard, Fairfax, Virginia 22031. Existing imaging services at the location are offered through IFRC, LLC, and include X-ray and ultrasound and COPN-approved CT and nuclear medicine services. IRMC, LLC would sublease space at the location from IFRC, LLC for the proposed MRI service.**

**The establishment of MRI capabilities at the FRC of Prosperity site will elevate the location to a comprehensive diagnostic imaging site, enhancing the continuum of care for patients who already utilize the location for other imaging services. Located in a densely populated area of Fairfax, the site is ideally located to improve access to advanced imaging in an ambulatory setting, reducing travel burdens and easing scheduling delays across the IRMC network of MRI imaging facilities.**

**Notably, the location is less than one (1) mile from the Breast Center of Fairfax. MRI is a clinically appropriate adjunct to mammography in breast cancer detection. The new unit will support expanded access to this critical modality and enable the establishment of MRI-guided breast biopsy services. Centralizing these procedures at a single location will concentrate clinical expertise, increase procedural frequency, and optimize quality of care. This approach aligns with best practices for maintaining high standards of care and supports the efficient use of resources across the enterprise.**

**This initiative is consistent with IRMC’s long-range plan to expand access to high-quality, patient-centered radiological care. It directly supports IRMC’s mission to deliver exceptional imaging services to every patient, every time.**

**The project is proposed to address capacity constraints at IRMC’s existing MRI locations and to improve access to MRI services for its patient population. IRMC’s MRI utilization across all sites have consistently substantially exceeded the State Medical Facilities Plan (SMFP) utilization standard for years and volumes are projected to increase.**

**IRMC currently operates a total of 4 MRI units and is COPN-approved for a 5<sup>th</sup> unit which will be placed at IRMC’s Tysons MRI and Imaging Center later this year (the second MRI unit at that location). In 2023, IRMC’s then 3 MRI units performed 20,514 MRI procedures (137% of the SMFP standard). Volumes increased to 30,425 in 2024 (152%) following the addition of a second MRI unit at the Reston-Herndon MRI Center, bringing the total IRMC MRI units up to 4. Based on annualized year-to-date data through August 2025, IRMC is projected to perform 32,081 MRI procedures (160% of the SMFP standard) for calendar year 2025.**

**Notwithstanding the previous expansions, and even with the additional MRI unit scheduled to go live later this year at IRMC’s Tysons MRI and Imaging Center, demand continues to outpace capacity. Patients currently face an average wait time of 21 days for MRI services at IRMC sites. This backlog has led to patient dissatisfaction and increased administrative burden, as radiologists and staff spend significant time managing scheduling constraints and responding to urgent requests from referring physicians.**

**The proposed establishment of MRI services at the Prosperity MRI Center site will directly address these challenges by increasing capacity, reducing wait times, and improving the overall patient experience. The site already has the physical infrastructure to accommodate the MRI unit, making the project both cost-effective and operationally efficient.**

**B. Describe measures used or steps taken to assure continuity of care.**

**The proposed introduction of MRI services at the FRC of Prosperity location will not interrupt continuity of care at the site. Pursuant to COPN approval, the MRI unit would be installed during non-business hours.**

**Continuity of care has always been, and remains, a priority for Inova Health Care Services and Fairfax Radiology Consultants, which own IRMC. IRMC employs several mechanisms and technologies that facilitate the inclusion of patients, referring physicians and other care providers in IRMC’s processes, making IRMC staff and radiologists valuable members of the patient care team. Measures and steps to ensure continuity of care include, without limitation, the following:**

### **Record Continuity**

IRMC maintains a physician portal connecting to the EMR which provides all members of the patient care teams access to pertinent patient information such as diagnostic images, radiologist reports and other pertinent information from past visits. That portal is accessible 24/7.

IRMC has the ability to securely send images and reports electronically to external EMRs.

### **Clinician/Patient Continuity**

In addition to the physician portal, IRMC patients have access to a patient portal where they can securely view their images and the radiologist's reports.

The radiologist uses a "call center" that facilitates connecting the referring physicians to the radiologist for patient consultation.

- C. What procedures are utilized in quality care assessment?

IRMC has adopted protocols and procedures used across its facilities which will be implemented at the new MRI at Prosperity MRI Center. These protocols and procedures are designed to ensure quality of care and incorporate the concepts and functions of continuous quality improvements. Examples are as follows:

### **Patient Safety**

All MRI units are inspected annually by a physicist and receive regularly scheduled preventative maintenance several times per year. In addition, IRMC employ a certified Magnetic Resonance Safety Officer ("MRSO"). The MRSO has specialized training in MRI safety, risk factors and emergency response and works with staff and site managers to develop and implement safety protocols. Any deficiencies are handled by the equipment vendor for correction and reported to the Patient Safety Committee.

The Patient Safety Committee is composed of a multidisciplinary team. The Committee is headed by FRC's Chief Operating Officer and is comprised of clinical directors, site managers and technology specialists. This crossover of departments ensures that everyone who could be involved in an MRI's four safety zones is represented. In addition, this committee reports to the FRC Board of Directors Quality and Patient Safety Committee, which is chaired by an FRC, PLLC physician leader and Board member. The MRI four safety zones consist of: Zone I: Freely Accessible: All areas freely accessible to the general public without supervision. Zone II: Notice: Still a public area, but the interface between unregulated Zone I and the strictly controlled Zones III and IV. MR safety screening typically occurs here under supervision. Zone III: Caution: An area near the magnet room where the fringe, gradient, or RF magnetic fields are sufficiently strong to present a physical hazard to unscreened patients and personnel. Zone IV: Danger: Synonymous with the MR magnet room itself. It has the highest field (and greatest risk) and from which all ferromagnetic objects must be excluded.

### **Quality of Radiologist and Technologist**

**Fairfax Radiological Consultants, PLLC** staffs all existing IRMC and IFRC facilities, including FRC of Prosperity. The practice is comprised of a diversified group of radiologists who are board certified in many areas of expertise. The technologists are all licensed by the Virginia Department of Health and certified by their governing organization and annual competency assessments ensure their ability to perform procedures and carry out safe patient care.

- D. Describe the plan for obtaining additional medical, nursing and paramedical personnel required to staff the project following completion and identify the sources from which such personnel are expected to be obtained.

**Staff currently at other IRMC facilities are provided with the opportunity to transfer to any location in which IRMC has vacancies, including the opportunity to transfer to Prosperity MRI Center.**

**Fairfax Radiology Centers (FRC, LLC), which manages/operates IRMC's imaging services, recruits for all positions internally and has two recruiters dedicated to clinical recruitment and recently hired a highly experienced professional recruitment manager. Additionally, IRMC, LLC:**

- **Has a formal in-house MRI Tech training program**
- **Partners with outside educational institutions**
- **Maintains a float pool of Technologists to cover vacancies and employee absences.**

**Additional components of IRMC's recruitment program include:**

- **Post open positions internally**
- **Place special advertisements strategically in Indeed and other national job search engines**
- **Employee referral bonus program**

**Recruitment and retention initiatives are a significant focus of the organization's operational and human resources leadership and related key performance indicators are part of the organization's strategic plan.**

- E. Facilities and Services to be Provided (Check)

**The response set forth below reflects IRMC's proposed establishment of MRI services at the Prosperity MRI Center. Approval will result in the acquisition of one (1) MRI unit. The existing services identified below are provided at the IFRC of Prosperity site by IFRC, LLC.**

		This Project to to be
<u>Existing</u>	<u>This Project To be Added</u>	<u>Discontinued</u>



1.	Outpatient Surgery	_____	_____	_____
2.	Post Operative Recovery Room	_____	_____	_____
3.	Pharmacy with full-time pharmacists	_____	_____	_____
	part-time pharmacists	_____	_____	_____
4.	Diagnostic Radio- logical Services			
	x-ray	<u>  X  </u>	_____	_____
	radioisotope	_____	_____	_____
	MRI scanning	_____	<u>  X  </u>	_____
5.	Therapeutic Radio- logical Services	_____	_____	_____
	Specify Source(s) or Type(s) or Equipment Used			
	_____	_____	_____	_____
	_____	_____	_____	_____
	_____	_____	_____	_____
6.	Clinical Pathology Laboratory	_____	_____	_____
7.	Blood Bank	_____	_____	_____
8.	Electroencephalo- graphy	_____	_____	_____
9.	Electrocardiography	_____	_____	_____
10.	Ultrasonography	<u>  X  </u>	_____	_____
11.	Respiratory Therapy	_____	_____	_____
12.	Renal Dialysis			
	chronic outpatient	_____	_____	_____
	home dialysis training	_____	_____	_____
13.	Alcoholism Service	_____	_____	_____
14.	Drug Addiction Service	_____	_____	_____

15.	Physical Therapy Department	_____	_____	_____
16.	Occupational Therapy Department	_____	_____	_____
17.	Medical Rehabilitation outpatient	_____	_____	_____
18.	Psychiatric Service outpatient	_____	_____	_____
	emergency service	_____	_____	_____
19.	Clinical Psychology	_____	_____	_____
20.	Outpatient Emergency Service	_____	_____	_____
21.	Social Service	_____	_____	_____
22.	Family Planning Service	_____	_____	_____
23.	Genetic Counseling Service	_____	_____	_____
24.	Abortion Service	_____	_____	_____
25.	Pediatric Service	_____	_____	_____
26.	Obstetric Service	_____	_____	_____
27.	Gynecological Service	_____	_____	_____
28.	Home Care Service	_____	_____	_____
29.	Speech Pathology Service	_____	_____	_____
30.	Audiology Service	_____	_____	_____
31.	Paramedical Training Program	_____	_____	_____
32.	Dental Service	_____	_____	_____
33.	Podiatric Service	_____	_____	_____
34.	Pre-Admission			

	Testing	_____	_____	_____
35.	Pre-Discharge Planning	_____	_____	_____
36.	Multiphasic Screening	_____	_____	_____
37.	Other (Identify)	_____	_____	_____
	CT	<u>  X  </u>	_____	_____
	Nuclear Medicine	<u>  X  </u>	_____	_____
F.	Program	_____	_____	_____

1. Is (will) this outpatient facility (be) a department, unit or satellite of a hospital?

\_\_\_\_\_ Yes (Give name of hospital) \_\_\_\_\_

  X   No

2. Is this outpatient facility affiliated with or does it have a transfer agreement with a hospital?

  X   Yes (Give name of hospital)

**Inova Fairfax Hospital, Inova Fair Oaks Hospital, Inova Alexandria Hospital, Inova Mount Vernon Hospital, and Inova Loudoun Hospital**

\_\_\_\_\_ No

3. Is (will) there (be) an arrangement whereby medical records can readily be transferred between this outpatient facility and an inpatient facility (ies)?

  X   Yes (give name of facility)

**Medical records can be shared with any Inova hospital**

\_\_\_\_\_ No

4. Outpatient services are (will be) available from: **Monday through Friday 7 AM to 11:00 PM, and Saturday and Sunday 7 AM to 7 PM.**

5. Does (will) the facility operate scheduled clinics?

\_\_\_\_\_ Yes (Attach clinic schedule list)

  X   No

6. Are there other organized outpatient services in your primary service area?

X   Yes        No

7. The outpatient facility is (will be) staffed:

(a) Only by physicians on call:        Yes   X   No

(b) By full time physicians:   X   Yes        No

(c) By physicians who limit their practice to this outpatient service?        Yes   X   No

8. State specifically any limitations or restrictions for participation in the services of the facility.

**Not Applicable; any appropriately licensed physician can refer a patient to the imaging facility.**

G. Please provide historical and/or project utilization statistics for the facility including number of patients, number of patient visits and number of patient services.

Facility Name	Procedures			% of SMFP		
	Aug 2025 YTD			Aug 2025 YTD		
	2023	2024	Annualized	2023	2024	Annualized
<b>IRMC MRI</b>						
<b>TYSONS MRI AND IMAGING CENTER</b>	6,637	7,287	7,422	133%	146%	148%
<b>RESTON-HERNDON MRI *</b>	7,033	14,944	16,244	141%	149%	162%
<b>CENTREVILLE MRI CENTER</b>	6,844	8,194	8,415	137%	164%	168%
<b>TOTAL</b>	20,514	30,425	32,081	137%	152%	160%
<b>Total MRI Units</b>	<b>3</b>	<b>4</b>	<b>4</b>			
<b>% of SMFP</b>	<b>137%</b>	<b>152%</b>	<b>160%</b>			

\*Effective 2024, Reston-Herndon MRI has 2 MRIs.

\* Note in February 2023, the Commissioner issued COPN No VA-04829 authorizing IRMC to add a second MRI at IRMC's Reston-Herndon MRI Center at 450 Springpark Place in Herndon, Virginia

\* Note in August 2024, the Commissioner issued COPN No VA-04894 authorizing IRMC to add a second MRI at IRMC's Tysons MRI and Imaging Center at 7799 Leesburg Pike in Falls Church, Virginia

### **Projected Utilization**

**In projecting utilization of the proposed MRI to be located at Prosperity MRI Center, IRMC considered the following factors:**

- **IRMC's existing high MRI utilization and historical MRI demand**
- **Referrals from primary care and specialty physicians in the vicinity of the Prosperity site who already refer to IRMC**

- Patient choice and scheduling preferences
- Population growth and aging in the expected MRI service area for the location.

IRMC believes that its utilization projections for the proposed MRI unit are conservative and likely understate the actual MRI utilization given the current patient MRI procedural volume originating in the FRC of Prosperity location's PSA.

**Projected MRI Volume for Proposed Site**

	Projected	
	Year 1 2027	Year 2 2028
# MRI Units	1	1
Procedures	4,500	5,000
% of SMFP Utilization	90%	100%
Patient Visit Count	3,870	4,300

H. Staffing of Existing and/or Proposed Facility

In the following categories, indicate the number of full-time equivalent personnel (at least 35 hours per week).

	Current Full Time	Vacant Positions	Additional Needed Full Time	TOTAL
Total number of Full-time staff	<u>0</u>	<u>0</u>	<u>7.875</u>	<u>7.875</u>
Administration-Business Office	<u>0</u>	<u>0</u>	<u>2.625</u>	<u>2.625</u>
Radiologic Technologists	<u>0</u>	<u>0</u>	<u>5.25</u>	<u>5.25</u>

Present a plan for obtaining all additional personnel required to staff the project following completion and identify the sources from which such personnel are expected to be obtained.

**Fairfax Radiology Centers (FRC, LLC) which manages/operates IRMC's imaging services, recruits for all positions internally and has two recruiters dedicated to clinical recruitment and recently hired a highly experienced professional recruitment manager. Additionally, FRC, LLC**

- Has a formal in-house MRI Tech training program
- Partners with outside educational institutions

- **Maintains a float pool of Technologists to cover vacancies and employee absences.**

**Additional components of the recruitment program include:**

- **Post open positions internally**
- **Place special advertisements strategically in Indeed and other national job search engines**
- **Employee referral bonus program**

J. Describe the anticipated impact that the project will have on the staffing of other facilities in the service area.

**IRMC does not anticipate any impact on other facilities in the service area as MRI Technologist continues to be a desirable career advancement opportunity internally from X-ray and other technologist positions.**

K. Attach the following information or documents:

1. Copy of most recent licensing report from State Agency (existing facilities, excluding public health centers). **Not Applicable.**
2. Current accreditation status and copy of latest accreditation report from Joint Commission on Accreditation of Hospitals (existing facilities excluding public health centers). **Not Applicable.**
3. Roster of medical staff (existing facilities). Indicate their specialty, Board Certification, Board eligibility and staff privileges (active, associate, etc.).

**See attached medical roster at Attachment Q. Fairfax Radiological Consultants, PLLC is contracted to provide professional interpretation of MRI scans at all IRMC facilities equipped with MRI and will provide professional MRI interpretation at IRMC's Prosperity MRI Center as well.**

4. Copies of letters of commitment or statement of intent from physicians indicating they will staff the proposed new facility or service upon completion (existing and proposed facilities).

**Please see Attachment J.**

## SECTION IV

### PROJECT JUSTIFICATION AND IDENTIFICATION OF COMMUNITY NEED

- A. Please provide a comprehensive narrative description of the proposed project.

**IRMC proposes to introduce MRI services through one (1) fixed MRI unit to be placed at the FRC of Prosperity site located at 8503 Arlington Boulevard, Fairfax, Virginia 22031. Existing imaging services at the location are offered through IFRC, LLC, and include X-ray and ultrasound and COPN-approved CT and nuclear medicine services. IRMC, LLC would sublease space at the location from IFRC, LLC for the proposed MRI service. IFRC, LLC and IRMC, LLC are affiliated with one another and share common ownership.**

**The establishment of MRI capabilities at the FRC of Prosperity site will elevate the location to a comprehensive diagnostic imaging site, enhancing the continuum of care for patients who already utilize the location for other imaging services. Located in a densely populated area of Fairfax, the site is ideally located to improve access to advanced imaging in an ambulatory setting, reducing travel burdens and easing scheduling delays across the IRMC network of MRI imaging facilities.**

**Notably, the FRC of Prosperity location is less than one (1) mile from the Breast Center of Fairfax. MRI is a clinically appropriate adjunct to mammography in breast cancer detection. The new unit will support expanded access to this critical modality and enable the establishment of MRI-guided breast biopsy services. Centralizing these procedures at a single location will concentrate clinical expertise, increase procedural frequency, and optimize quality of care. This approach aligns with best practices for maintaining high standards of care and supports the efficient use of resources across the enterprise.**

**The project is proposed to address capacity constraints at IRMC's existing MRI locations and to improve access to MRI services for its patient population. IRMC's MRI utilization across all sites have consistently substantially exceeded the State Medical Facilities Plan (SMFP) utilization standard for years and volumes are projected to increase.**

**IRMC currently operates a total of 4 MRI units and is COPN-approved for a 5th unit which will be placed at IRMC's Tysons MRI and Imaging Center later this year (the second MRI unit at that location). In 2023, IRMC's then 3 MRI units performed 20,514 MRI procedures (137% of the SMFP standard). Volumes increased to 30,425 in 2024 (152%) following the addition of a second MRI unit at the Reston-Herndon MRI Center bringing the total IRMC MRI units up to 4. Based on annualized year-to-date data through August 2025, IRMC is projected to perform 32,081 MRI procedures (160% of the SMFP standard) for calendar year 2025. Without additional capacity and with**

continued population growth and growth in the use of MRI services to support expanded clinical criteria, IRMC will be unable to meet its patient population's need for MRI services.

Despite the previous expansions, and even with the additional MRI unit scheduled to go live later this year at IRMC's Tysons MRI and Imaging Center, demand continues to outpace capacity. Patients currently face an average wait time of 21 days for MRI services at IRMC sites. This backlog has led to patient dissatisfaction and increased administrative burden, as radiologists and staff spend significant time managing scheduling constraints and responding to urgent requests from referring physicians. IRMC must continue to expand MRI services in order to provide the service to its patients in a timely manner.

Hours of operation at all IRMC sites have already been extended to the maximum extent reasonably possible, with all facilities generally operating Monday through Friday from 6:30 AM to 11:00 PM, and Saturday and Sunday from 7 AM to 7 PM. Despite those extended hours, wait times for elective MRI procedures persist as noted above. Timeliness is critical to patient care. Many patients are waiting for a diagnostic appointment to rule out or diagnose disease that will require further diagnosis, such as biopsy, following the diagnostic study.

By increasing capacity through the introduction of MRI services at the Prosperity MRI Center site, wait times for IRMC's MRI services will decrease and will lead to an improved patient experience allowing the next phase of care to proceed in a timely manner and reduce patient anxiety, which can be significant.

**B. Identification of Community Need**

1. Describe the geographic boundaries of the facility's primary service area. (Note: Primary service area may be considered to be geographic area from which 75% of patients are expected to originate.)

Please see Attachment L for a map outlining the primary service area (PSA) for the proposed MRI service. IRMC expects the proposed MRI service PSA to be consistent with the co-located FRC of Prosperity's current PSA, which includes a large majority of the zip codes of Fairfax County, Arlington County, Alexandria, Fairfax City, Falls Church City, most of Eastern Prince William County and parts of Western Prince William County, as well as other areas from which patients immigrate for services, most likely as commuters.

2. Provide patient origin, discharge diagnosis or utilization data appropriate for the type of project proposed.



**Please see Attachment L for 2023 patient origin data for FRC of Prosperity.**

- C. 1. Is (are) the service(s) to be offered presently being offered by any other existing facility(ies) in the Health Planning Region?

**Yes, MRI services are currently offered at other facilities in PD 8.**

2. If Yes,

- a. Identify the facility(ies)

**The facilities that provide MRI services in PD 8 are listed in Attachment K and in the table that follows below.**

PD8 MRI Diagnostic Scanner Utilization - VHI Data					
Hospital	Location	Units	Total MRI Procedures		2023 Utilization (as % of SMFP)
			2022	2023	
Inova Alexandria Hospital <sup>1</sup>	Alexandria City	3	12,148	14,087	94%
Inova Fair Oaks Hospital	Fairfax County	2	7,395	8,437	84%
Inova Fairfax Hospital & MRI Center <sup>2</sup>	Fairfax County	9	52,445	53,895	120%
Inova HealthPlex - Lorton <sup>3</sup>	Fairfax County	1	3,415	3,437	69%
Inova HealthPlex - Springfield	Fairfax County	1	3,584	1,919	38%
Inova Loudoun Hospital Center <sup>4</sup>	Loudoun County	2	7,798	11,365	114%
Inova Mount Vernon Hospital	Fairfax County	1	5,233	5,208	104%
UVA Health System <sup>5</sup>	Prince William County	3	5,401	7,766	52%
Reston Hospital Center	Fairfax County	1	4,058	4,474	89%
Sentara Northern Virginia Medical Center (NVCH) <sup>6</sup>	Prince William County	1	4,262	4,592	92%
StoneSprings Hospital Center	Loudoun County	1	1,723	1,722	34%
Virginia Hospital Center	Arlington County	4	16,811	18,367	92%
<b>Hospital Subtotal</b>	<b>PD8</b>	<b>29</b>	<b>124,273</b>	<b>135,269</b>	<b>93%</b>
Fairfax Radiology Center of Ballston	Arlington County	1	4,500	5,416	108%
IRMC d/b/a Centreville MRI Center	Fairfax County	1		6,844	137%
IRMC d/b/a Tysons MRI and Imaging Center	Fairfax County	1	10,217	6,637	133%
IRMC d/b/a Reston-Herndon MRI Center	Fairfax County	2	6,336	7,033	70%
Fairfax Radiology Center of Lansdowne	Loudoun County	2	11,421	13,542	135%
Fairfax Radiology Center of Sterling	Loudoun County	1	3,794	3,593	72%
Kaiser Permanente - Fairfax/Tysons Corner	Fairfax County	2	12,922	11,702	117%
Kaiser Permanente - Reston	Fairfax County	1	5,153	4,464	89%
Kaiser Permanente - Woodbridge	Prince William County	2	5,552	9,878	99%
Medical Imaging Center of Arlington (InSight)	Arlington County	2	9,938	11,796	118%
Medical Imaging Center of Fairfax (InSight)	Fairfax County	1	4,640	5,742	115%
Medical Imaging Center of Woodbridge (InSight)	Prince William County	2	10,436	11,518	115%
MRI of Reston (Reston Radiology Consultants)	Fairfax County	4	18,408	16,799	84%
Sentara Advanced Imaging - Lake Ridge	Prince William County	1	2,172	2,063	41%
Tysons Diagnostic Imaging (Novant)	Fairfax County	2	14,369	13,495	135%
Washington Radiology Associates - Fairfax	Fairfax County	1	4,706	119	2%
UVA OP Imaging Centreville	Fairfax County	1	6,531	6,754	135%
<b>Outpatient Imaging Center Subtotal</b>	<b>PD8</b>	<b>28</b>	<b>131,095</b>	<b>137,395</b>	<b>98%</b>
<b>Total MRI Scanners</b>	<b>PD8</b>	<b>57</b>	<b>255,368</b>	<b>272,664</b>	<b>96%</b>

<sup>1</sup> Includes two (2) MRI units at Inova Alexandria Hospital and one (1) unit listed as Inova Imaging Center - Mark Center

<sup>2</sup> Includes five (5) MRI units at Outpatient MRI Center and three (3) units on the Inova Fairfax Hospital campus

<sup>3</sup> Authorized in 2016; not operational in 2017.

<sup>4</sup> Includes one MRI unit at the Inova Loudoun Hospital campus and one MRI unit at the Cornwall campus

<sup>5</sup> Includes Manassas and Haymarket

<sup>6</sup> Predecessor hospital (NVCH) closed in 2006; SHCC opened December 7, 2015

Facility Name	Procedures			% of SMFP		
	Aug 2025 YTD			Aug 2025 YTD		
	2023	2024	Annualized	2023	2024	Annualized
<b>IRMC MRI</b>						
<b>TYSONS MRI AND IMAGING CENTER</b>	6,637	7,287	7,422	133%	146%	148%
<b>RESTON-HERNDON MRI *</b>	7,033	14,944	16,244	141%	149%	162%
<b>CENTREVILLE MRI CENTER</b>	6,844	8,194	8,415	137%	164%	168%
<b>TOTAL</b>	20,514	30,425	32,081	137%	152%	160%
<b>Total MRI Units</b>	<b>3</b>	<b>4</b>	<b>4</b>			
<b>% of SMFP</b>	<b>137%</b>	<b>152%</b>	<b>160%</b>			

\* Note in February 2023, the Commissioner issued COPN No VA-04829 authorizing IRMC to add a second MRI at IRMC's Reston-Herndon MRI Center at 450 Springpark Place in Herndon, Virginia.

\* Note in August 2024, the Commissioner issued COPN No VA-04894 authorizing IRMC to add a second MRI at IRMC's Tysons MRI and Imaging Center at 7799 Leesburg Pike in Falls Church, Virginia.

- b. Discuss the extent to which the facility(ies) satisfy(ies) the current demand for the service(s).

**The project proposes to establish MRI services through the introduction of one MRI scanner at the FRC of Prosperity location. As discussed above in this COPN application, IRMC will sublease space from IFRC, LLC, for the MRI service.**

**The establishment of MRI capabilities at the FRC of Prosperity site will elevate the location to a comprehensive diagnostic imaging site, enhancing the continuum of care for patients who already utilize the location for other imaging services. Located in a densely populated area of Fairfax, the site is ideally located to improve access to advanced imaging in an ambulatory setting, reducing travel burdens and easing scheduling delays across the IRMC network of MRI imaging facilities.**

**Notably, the FRC of Prosperity location is less than one (1) mile from the Breast Center of Fairfax. MRI is a clinically appropriate adjunct to mammography in breast cancer detection. The new unit will support expanded access to this critical modality and enable the establishment of MRI-guided breast biopsy services. Centralizing these procedures at a single location will concentrate clinical expertise, increase procedural frequency, and optimize quality of care. This approach aligns with best practices for maintaining high standards of care and supports the efficient use of resources across the enterprise.**

In addition, IRMC has experienced increasing requests for MRI of the abdomen (especially liver and pancreatic imaging) and for MR Enterography (examination of the small bowel) as well as increasing requests for MRI examinations of all types of patients with indwelling, non-cardiac electronic devices (e.g., sleep apnea treatment devices, deep brain stimulating devices in Parkinsons disease, and electronic stimulating devices for spinal pain relief). All the aforementioned indications for MRI require or are best done with a 1.5T, which is the machine type proposed for this project.

**MRI volume is particularly growing in musculoskeletal, brain MRI and MR angiography, and head/neck MRI and head/neck MR angiography consistent with the joint and neurological diseases inherent in an aging population.**

Expanding IRMC's overall MRI capacity will reduce wait times and improve access and thereby improve the IRMC patient experience. The additional MRI unit is needed both to reduce current IRMC wait times and avoid lengthening wait times as the population continues to grow and age in PD 8 and, more specifically, in the Fairfax region. **According to the Healthcare Advisory Board's Imaging Market Estimator, the annual expected growth rate for outpatient MRI in PD 8 for 2024-2029 is 2.4%.**

Because the proposed project involves IRMC's own patient base and IRMC's need for additional MRI capacity, IRMC does not expect the establishment of MRI services at the Prosperity MRI Center location to negatively impact other existing MRI providers in PD 8.

- c. Discuss the extent to which the facility(ies) will satisfy the demand for services in five years.

As discussed in Sections II.C.2, III.A and IV.A, IRMC MRI volume substantially exceeds the SMFP utilization standard. The ability to provide timely access to MRI services to the IRMC's patients is already challenged with longer wait times due to capacity constraints. Factoring in the growing expanded clinical applications for MRI and the impact of population growth, IRMC will no longer be able to support additional MRI volume without additional MRI capacity, even taking into account the additional MRI unit approved for Tysons MRI and Imaging Center and which is expected to be placed into service in November 2025 (note: in August 2024, the Commissioner issued COPN No VA-04894 authorizing IRMC to add a second

MRI at IRMC's Tysons MRI and Imaging Center at 7799 Leesburg Pike in Falls Church, Virginia).

IRMC projects the demand for MRI services will continue to grow, exceeding population growth. Growth in MRI utilization is expected to exceed population growth due to the expanded clinical application of MRI as described in Section IV.C.2.b above.

The table below (sourced from Table 5 of the DCOPN Staff Report on COPN Requests No. VA-8755 and VA-8756) reflects projected population growth in PD 8 through 2030. As DCOPN noted in the aforementioned Staff Report, *"PD 8 is a large and fast-growing area of Virginia, estimated to grow to 2.8 million people, adding nearly 280,000 people between 2020 and 2030. This projected growth rate of 10.9% for PD 8 in the current decade is nearly twice the growth rate projected for Virginia at 5.8% (Table 5).*

*The population over age 65 is projected to grow faster than the overall population, about 32%, in PD 8 during the same decade, compared with 26.3% across Virginia.*

**Table 5. Population by Locality, PD 8**

Locality	2020 Population	2030 Projected Population	Projected Growth 2020-2030	Percent Growth 2020-2030	65+ 2020 Population	Projected 65+ 2030 Population	Projected Growth 65+	Percent Growth 65+
Arlington County	238,643	265,794	27,151	11.4%	25,333	28,501	3,168	12.5%
Fairfax County	1,150,309	1,201,420	51,111	4.4%	158,687	195,132	36,445	23.0%
Loudoun County	420,959	522,015	101,056	24.0%	41,497	65,844	24,347	58.7%
Prince William County	482,204	554,344	72,140	15.0%	50,522	76,112	25,590	50.7%
Alexandria City	159,467	176,403	16,936	10.6%	18,758	22,941	4,183	22.3%
Fairfax City	24,146	25,358	1,212	5.0%	3,871	4,726	855	22.1%
Falls Church City	14,658	16,741	2,083	14.2%	2,185	2,545	360	16.5%
Manassas City	42,772	47,039	4,267	10.0%	4,505	6,593	2,088	46.3%
Manassas Park City	17,219	19,876	2,657	15.4%	1,343	2,162	819	61.0%
<b>PD 8</b>	<b>2,550,377</b>	<b>2,828,990</b>	<b>278,613</b>	<b>10.9%</b>	<b>306,701</b>	<b>404,555</b>	<b>97,854</b>	<b>31.9%</b>
<b>Virginia</b>	<b>8,631,393</b>	<b>9,129,002</b>	<b>497,609</b>	<b>5.8%</b>	<b>1,395,291</b>	<b>1,762,641</b>	<b>367,350</b>	<b>26.3%</b>

Source: United States Census Bureau at <https://data.census.gov/> and Weldon Cooper Center for Public Service, August 2023.

- D. Discuss how project will fill an unmet need in the delivery of health care in the service area including, where applicable, geographic barriers to access.

**IRMC's proposed MRI project will improve access to time-critical diagnostic imaging services. Referring physicians refer to IRMC because they recognize**

that their patients will have the highest quality care by board-certified, fellowship trained, radiologists subspecialized in interpreting the studies within their area of expertise.

The project is proposed to address capacity constraints at IRMC's existing MRI locations and to improve access to MRI services for its patient population. IRMC's MRI utilization across all sites have consistently substantially exceeded the State Medical Facilities Plan (SMFP) utilization standard for years and volumes are projected to increase.

IRMC currently operates a total of 4 MRI units and is COPN-approved for a 5th unit which will be placed at IRMC's Tysons MRI and Imaging Center later this year (the second MRI unit at that location). In 2023, IRMC's then 3 MRI units performed 20,514 MRI procedures (137% of the SMFP standard). Volumes increased to 30,425 in 2024 (152%) following the addition of a second MRI unit at the Reston-Herndon MRI Center bringing the total IRMC MRI units up to 4. Based on annualized year-to-date data through August 2025, IRMC is projected to perform 32,081 MRI procedures (160% of the SMFP standard) for calendar year 2025. Without additional capacity and with continued population growth and growth in the use of MRI services to support expanded clinical criteria, IRMC will be unable to meet its patient population's need for MRI services.

Despite the previous expansions, and even with the additional MRI scheduled to go live later this year at IRMC's Tysons MRI and Imaging Center, demand continues to outpace capacity. Patients currently face an average wait time of 21 days for MRI services at IRMC sites. This backlog has led to patient dissatisfaction and increased administrative burden, as radiologists and staff spend significant time managing scheduling constraints and responding to urgent requests from referring physicians. IRMC must continue to expand MRI services in order to provide the service to its patients in a timely manner.

Hours of operation at all IRMC sites have already been extended to the maximum extent reasonably possible, with all facilities generally operating Monday through Friday from 6:30 AM to 11:00 PM, and Saturday and Sunday from 7 AM to 7 PM. Despite those extended hours, wait times for elective MRI procedures persist as noted above. Timeliness is critical to patient care. Many patients are waiting for a diagnostic appointment to rule out or diagnose disease that will require further diagnosis, such as biopsy, following the diagnostic study. If these patients are not able to be evaluated quickly and then have their downstream medical care performed in a timely manner, then surgery and/or neoadjuvant chemotherapy will be delayed at a time when the goal is to shorten the time from diagnosis to treatment.

**By increasing capacity through the introduction of MRI services at the Prosperity MRI site, wait times for IRMC's MRI services will decrease and will lead to an improved patient experience allowing the next phase of care to proceed in a timely manner and reduce patient anxiety, which can be significant.**

- E. Discuss the consistency of the proposed project with applicable Regional Health Plan, State Health Plan, State Medical Facilities Plan, or other plans promulgated by State agencies.

12VAC5-230-140. Travel time.

*MRI services should be within 30 minutes driving time one way under normal conditions of 95% of the population of the health planning district using a mapping software as determined by the commissioner*

**MRI services are generally available within 30 minutes driving time one way under normal conditions of 95% of the population in PD 8 – traffic patterns, road construction and congestion, however, often have a substantial impact on patients living in the high-density areas of Northern Virginia. With a location in the densely populated Fairfax service area, the proposed site is well-positioned to improve access to advanced imaging in an ambulatory setting, reducing travel burdens and easing scheduling delays across the IRMC network.**

12VAC5-230-150. Need for new fixed site service.

*No new fixed site MRI services should be approved unless fixed site MRI services in the health planning district performed an average of 5,000 procedures per existing and approved fixed site MRI scanner during the relevant reporting period and the proposed new service would not significantly reduce the utilization of existing fixed site MRI providers in the health planning district. The utilization of existing scanners operated by a hospital and serving an area distinct from the proposed new service site may be disregarded in computing the average utilization of MRI scanners in such health planning district.*

**IRMC proposes to establish MRI services at the FRC of Prosperity location. The project is necessary to improve access for IRMC's patient population based on utilization of IRMC's existing MRI sites. IRMC's average MRI volume per scanner has consistently exceeded the State Medical Facilities Plan (SMFP) utilization standard for years. In 2023, MRI volume at IRMC sites totaled 20,514 MRI procedures, for an average of 6,838 MRI procedures per unit (137% of the SMFP standard). Volumes increased to 30,425 in 2024, for an average of 7,606 MRI procedures per unit (152%) following the addition of a second MRI unit at the Reston-Herndon MRI Center. Based on annualized year-to-date data through August 2025, as illustrated in the table below,**

IRMC is projected to perform 32,081 MRI procedures, for an average of 8,020 MRI procedures per unit (160% of the SMFP standard) for calendar year 2025.

Facility Name	Procedures			% of SMFP		
	Aug 2025 YTD			Aug 2025 YTD		
	2023	2024	Annualized	2023	2024	Annualized
<b>IRMC MRI</b>						
TYSONS MRI AND IMAGING CENTER	6,637	7,287	7,422	133%	146%	148%
RESTON-HERNDON MRI *	7,033	14,944	16,244	141%	149%	162%
CENTREVILLE MRI CENTER	6,844	8,194	8,415	137%	164%	168%
<b>TOTAL</b>	20,514	30,425	32,081	137%	152%	160%
<b>Total MRI Units</b>	<b>3</b>	<b>4</b>	<b>4</b>			
<b>% of SMFP</b>	<b>137%</b>	<b>152%</b>	<b>160%</b>			
*Effective 2024, Reston-Herndon MRI has 2 MRIs.						

\* Note in February 2023, the Commissioner issued COPN No VA-04829 authorizing IRMC to add a second MRI at IRMC's Reston-Herndon MRI Center at 450 Springpark Place in Herndon, Virginia

\* Note in August 2024, the Commissioner issued COPN No VA-04894 authorizing IRMC to add a second MRI at IRMC's Tysons MRI and Imaging Center at 7799 Leesburg Pike in Falls Church, Virginia

Notwithstanding the expansion of MRI services at the Reston-Herndon MRI Center as well as an additional COPN-approved MRI unit that is scheduled to be placed into service later this year at IRMC's Tysons MRI and Imaging Center, demand for IRMC's MRI services continues to outpace capacity. Patients currently face an average wait time of 21 days for MRI services across all IRMC sites. This backlog has led to patient dissatisfaction and increased administrative burden, as radiologists and staff spend significant time managing scheduling constraints and responding to urgent requests from referring physicians. Taking into consideration the second (2<sup>nd</sup>) unit at the Tyson's location and assuming no growth in utilization, IRMC's average MRI utilization across all sites would be 128% of the SMFP standard based on August 2025 YTD annualized. While the second (2<sup>nd</sup>) Tyson's MRI unit will help to reduce wait times, it will not be sufficient to adequately reduce wait times or existing capacity constraints.

IRMC's proposed establishment of MRI services at the FRC of Prosperity location will directly address these challenges by increasing capacity, reducing wait times, and improving the overall patient experience. The site already has the physical infrastructure to accommodate the unit, making the project both cost-effective and operationally efficient.

The facilities that provide MRI services in PD 8 are listed in Attachment K and in the table that follows below.



PD8 MRI Diagnostic Scanner Utilization - VHI Data					
Hospital	Location	Units	Total MRI Procedures		2023 Utilization (as % of SMFP)
			2022	2023	
Inova Alexandria Hospital <sup>1</sup>	Alexandria City	3	12,148	14,087	94%
Inova Fair Oaks Hospital	Fairfax County	2	7,395	8,437	84%
Inova Fairfax Hospital & MRI Center <sup>2</sup>	Fairfax County	9	52,445	53,895	120%
Inova HealthPlex - Lorton <sup>3</sup>	Fairfax County	1	3,415	3,437	69%
Inova HealthPlex - Springfield	Fairfax County	1	3,584	1,919	38%
Inova Loudoun Hospital Center <sup>4</sup>	Loudoun County	2	7,798	11,365	114%
Inova Mount Vernon Hospital	Fairfax County	1	5,233	5,208	104%
UVA Health System <sup>5</sup>	Prince William County	3	5,401	7,766	52%
Reston Hospital Center	Fairfax County	1	4,058	4,474	89%
Sentara Northern Virginia Medical Center (NVCH) <sup>6</sup>	Prince William County	1	4,262	4,592	92%
StoneSprings Hospital Center	Loudoun County	1	1,723	1,722	34%
Virginia Hospital Center	Arlington County	4	16,811	18,367	92%
<b>Hospital Subtotal</b>	<b>PD8</b>	<b>29</b>	<b>124,273</b>	<b>135,269</b>	<b>93%</b>
Fairfax Radiology Center of Ballston	Arlington County	1	4,500	5,416	108%
IRMC d/b/a Centreville MRI Center	Fairfax County	1		6,844	137%
IRMC d/b/a Tysons MRI and Imaging Center	Fairfax County	1	10,217	6,637	133%
IRMC d/b/a Reston-Herndon MRI Center	Fairfax County	2	6,336	7,033	70%
Fairfax Radiology Center of Lansdowne	Loudoun County	2	11,421	13,542	135%
Fairfax Radiology Center of Sterling	Loudoun County	1	3,794	3,593	72%
Kaiser Permanente - Fairfax/Tysons Corner	Fairfax County	2	12,922	11,702	117%
Kaiser Permanente - Reston	Fairfax County	1	5,153	4,464	89%
Kaiser Permanente - Woodbridge	Prince William County	2	5,552	9,878	99%
Medical Imaging Center of Arlington (InSight)	Arlington County	2	9,938	11,796	118%
Medical Imaging Center of Fairfax (InSight)	Fairfax County	1	4,640	5,742	115%
Medical Imaging Center of Woodbridge (InSight)	Prince William County	2	10,436	11,518	115%
MRI of Reston (Reston Radiology Consultants)	Fairfax County	4	18,408	16,799	84%
Sentara Advanced Imaging - Lake Ridge	Prince William County	1	2,172	2,063	41%
Tysons Diagnostic Imaging (Novant)	Fairfax County	2	14,369	13,495	135%
Washington Radiology Associates - Fairfax	Fairfax County	1	4,706	119	2%
UVA OP Imaging Centreville	Fairfax County	1	6,531	6,754	135%
<b>Outpatient Imaging Center Subtotal</b>	<b>PD8</b>	<b>28</b>	<b>131,095</b>	<b>137,395</b>	<b>98%</b>
<b>Total MRI Scanners</b>	<b>PD8</b>	<b>57</b>	<b>255,368</b>	<b>272,664</b>	<b>96%</b>

<sup>1</sup> Includes two (2) MRI units at Inova Alexandria Hospital and one (1) unit listed as Inova Imaging Center - Mark Center

<sup>2</sup> Includes five (5) MRI units at Outpatient MRI Center and three (3) units on the Inova Fairfax Hospital campus

<sup>3</sup> Authorized in 2016; not operational in 2017.

<sup>4</sup> Includes one MRI unit at the Inova Loudoun Hospital campus and one MRI unit at the Cornwall campus

<sup>5</sup> Includes Manassas and Haymarket

<sup>6</sup> Predecessor hospital (NVCH) closed in 2006; SHCC opened December 7, 2015

Based on the number of MRI scanners currently in service in PD 8, the table reflects active scanner utilization at 96% of the SMFP standard. Beyond the 57 MRI scanners currently in service, there are an additional 3 MRI units that are COPN approved. If one were to apply of the total number of COPN approved and operational MRI scanners to 2023 MRI procedure volume, the calculation would reflect utilization at 90.9% of the SMFP standard. IRMC notes, however that this is based on 2023 utilization data and given the increase in utilization experienced by IRMC, it is reasonable to assume that other PD 8 MRI providers have experienced similar growth in MRI utilization since 2023.

12VAC5-230-160. Expansion of fixed site service.

*Proposals to expand an existing medical care facility's MRI services through the addition of an MRI scanner may be approved when the existing service performed an average of 5,000 MRI procedures per scanner during the relevant reporting period. The commissioner may authorize placement of the new unit at the applicant's existing medical care facility, or at a separate location within the applicant's primary service area for MRI services, provided the proposed expansion is not likely to significantly reduce the utilization of existing providers in the health planning district.*

**As discussed throughout the COPN application, IRMC is proposing to expand its MRI services through the establishment of the MRI service at IFRC of Prosperity to address capacity constraints at its other MRI locations.**

**As discussed in Sections II.C.2, III.A and IV.A, IRMC MRI volume substantially exceeds the SMFP utilization standard and has for years. The table below reflects IRMC's actual MRI procedure volume for the years 2022-2024, its projected MRI procedure volume for 2025 based on August 2025 YTD annualized, and the projected Year 1 and Year 2 volume once both the additional MRI scanner scheduled to go live later this year at IRMC's Tysons MRI and Imaging Center and the proposed MRI scanner at Prosperity are active (with Year 1 below including the full first year of projected volume at Prosperity).**

**IRMC MRI Utilization:**

IRMC	Historical			Projected		
	2022	2023	2024	2025	Year 1 2027	Year 2 2028
<b># MRI Units</b>	<b>3</b>	<b>3</b>	<b>4</b>	<b>4</b>	<b>6</b>	<b>6</b>
<b>Procedures</b>	<b>16,553</b>	<b>20,514</b>	<b>30,425</b>	<b>32,081</b>	<b>38,139</b>	<b>39,555</b>
<b>% of SMFP Utilization</b>	<b>110%</b>	<b>137%</b>	<b>152%</b>	<b>160%</b>	<b>127%</b>	<b>132%</b>
<b>Note: 2025 projected is based on August 2025 YTD Annualized.</b>						

\* Note in February 2023, the Commissioner issued COPN No VA-04829 authorizing IRMC to add a second MRI at IRMC's Reston-Herndon MRI Center at 450 Springpark Place in Herndon, Virginia

\* Note in August 2024, the Commissioner issued COPN No VA-04894 authorizing IRMC to add a second MRI at IRMC's Tysons MRI and Imaging Center at 7799 Leesburg Pike in Falls Church, Virginia

**As the population continues to grow and age in PD 8, the need for MRI services will continue to increase (including the expanding clinical application as described in Section IV.C.2.b). Approval of this project is necessary to support current and future demand for IRMC MRI services, as demonstrated by existing procedural volumes well in excess of the SMFP standard.**

Because the proposed project involves IRMC's existing patient population and is intended to address IRMC's MRI capacity constraints, the introduction of an MRI unit at the proposed Prosperity MRI Center is not expected to negatively impact other existing MRI providers in PD 8.

12VAC5-230-180. Staffing.

*MRI services should be under the direct supervision of one or more qualified physicians.*

**IRMC's MRI services are and will remain under the direct supervision of certified and trained radiologists.**

- F. Show the method and assumptions used in determining the need for additional beds, new services or deletion of service in the proposed project's service area.

The project is proposed to address capacity constraints at IRMC's existing MRI locations and to improve access to MRI services for its patient population. IRMC's MRI utilization across all sites have consistently substantially exceeded the State Medical Facilities Plan (SMFP) utilization standard for years. Volume is expected to continue to grow based on expanding clinical applications for MRI and projected population growth, but IRMC cannot continue to meet the projected demand for MRI services without additional MRI capacity.

**Projected MRI Volume for Proposed Site**

	Projected	
	Year 1 2027	Year 2 2028
# MRI Units	1	1
Procedures	4,500	5,000
% of SMFP Utilization	90%	100%
Patient Visit Count	3,870	4,300

As reflected in the chart above, IRMC projects the MRI unit at the Prosperity MRI Center location will perform 4,500 MRI procedures in the first full year following installation of the MRI unit and 5,000 MRI procedures in the second year, which is 100% of SMFP utilization standard.

The projected MRI volume is based on expected population growth, plus the expanding clinical applications as described in section IV.C.2b. IRMC MRI volume is already artificially constrained by its capacity limitations, as evidenced by increasing wait times. With an incremental MRI unit, IRMC will be able to significantly reduce the wait time for an MRI appointment as well

as meet the increasing need for MRI services driven by population growth and expanding clinical applications.

Without the additional MRI unit, IRMC has no other opportunity to expand capacity and will quickly reach a point at which it is unable to accommodate additional volume on its existing MRI units. Hours of operation are already Monday through Friday from 7 AM to 11:00 PM, and Saturday and Sunday from 7 AM to 7 PM.

G. Coordination and Affiliation with Other Facilities. **Not Applicable.**

Describe any existing or proposed formal agreements or affiliations to share personnel, facilities, services or equipment. (Attach copies of any formal agreements with another health or medical care facility.)

H. Attach copies of the following documents:

1. A map of the service area indicating:
  - a. Location of proposed project.
  - b. Location of other existing medical facilities (by name, type (hospital, nursing home, outpatient clinic, etc.) and number of beds in each inpatient facility).

**Please see Attachment K-2 for the locations of other existing providers of MRI services in PD 8.**

2. Any material which indicates community and professional support for this project, i.e. letter of endorsement from physicians, community organizations, local government, Chamber of Commerce, medical society, etc.

**Please see Attachments P-1 through P-3.**

3. Letters to other area facilities advising of the scope of the proposed project.

**Please see Attachment N.**

## SECTION V

## FINANCIAL DATA

It will be the responsibility of the applicant to show sufficient evidence of adequate financial resources to complete construction of the proposed project and provide sufficient working capital and operating income for a period of not less than one (1) year after the date of opening:

- A. Specify the per diem rate for all existing negotiated reimbursement contracts and proposed contracts for patient care with state and federal governmental agencies, Blue Cross/Blue Shield Plans, labor organizations such as health and welfare funds and membership associations.

**This question requires the disclosure of confidential and proprietary information.**

- B. Does the facility participate in a regional program which provides a means for facilities to compare its costs and operations with similar institutions?

  X   Yes        No

If yes, specify program **All of IRMC's facilities participate in VHI**

Provide a copy of report(s) which provide(s) the basis for comparison.

**IRMC's existing imaging sites will continue to participate in VHI and IRMC will report MRI utilization for the Prosperity site's MRI service. Please see Attachment O for a copy of Prosperity's 2023 EPICS submission (identifying no MRI procedural volume as of yet).**

- C. Estimated Capital Costs

Please see "Instructions for Completing Estimated Capital Costs" Section of the Certificate of Need application for detailed instructions for completing this question (attached)

## Part I – Direct Construction Costs

1.	Cost of materials	\$ 355,800
2.	Cost of labor	\$ 533,700
3.	Equipment included in construction contract	\$ N/A
4.	Builder's overhead	\$ 91,150
5.	Builder's profit	\$ 72,920
6.	Allocation for contingencies	\$ 91,150

7. Sub-total (add lines 1 thru 6) **\$1,144,720**

Part II – Equipment Not Included in Construction Contract  
(List each separately) If leasehold, lease expense for the entire  
term of the initial lease

8. a. MRI Unit **\$ 1,625,162**

b. Furnishings and Facility Access Controls **\$ 25,000**

c. \_\_\_\_\_ **\$ 0**

d. \_\_\_\_\_ **\$ 0**

e. \_\_\_\_\_ **\$**

9. Sub-total (add lines 8a thru 8e) **\$1,650,162**

\* MRI to be financed via six (6) year bank note.

Part III – Site Acquisition Costs

10. Full purchase price \$ \_\_\_\_\_ 0 \_\_\_\_\_

11. For sites with standing structures \$ \_\_\_\_\_ 0 \_\_\_\_\_

a. purchase price allocable to structures \$ \_\_\_\_\_ 0 \_\_\_\_\_

b. purchase price allocable to land \$ \_\_\_\_\_ 0 \_\_\_\_\_

12. Closing costs \$ \_\_\_\_\_ 0 \_\_\_\_\_

13. If leasehold, lease expense for the entire  
term of the initial lease (% related to MRI space only) **\$ 897,260**

14. Additional expenses paid or accrued:

a. \_\_\_\_\_ \$ \_\_\_\_\_ 0 \_\_\_\_\_

b. \_\_\_\_\_ \$ \_\_\_\_\_ 0 \_\_\_\_\_

c. \_\_\_\_\_ \$ \_\_\_\_\_ 0 \_\_\_\_\_

15. Sub-total (add lines 10 thru 14c) **\$ 0**

Part IV – Site Preparation Costs

16. Earth work \$ \_\_\_\_\_ 0 \_\_\_\_\_

17. Site utilities \$ \_\_\_\_\_ 0 \_\_\_\_\_

18.	Roads and walks	\$ _____ 0 _____
19.	Lawns and planting	\$ _____ 0 _____
20.	Unusual site conditions:	
	a. _____	\$ _____ 0 _____
	b. _____	\$ _____ 0 _____
21.	Accessory structures	\$ _____ 0 _____
22.	Demolition costs	\$ _____ 0 _____
23.	Sub-total (add lines 16 thru 22)	\$ _____ 0 _____

Part V – Off-site Costs (List each separately)

24.	_____	
25.	_____	\$ _____ 0 _____
26.	_____	\$ _____ 0 _____
27.	_____	\$ _____ 0 _____
28.	Sub-total (add lines 24 thru 27)	\$ _____ 0 _____

Part VI – Architectural and Engineering Fees

29.	Architect's design fee	<b>\$ 55,000</b>
30.	Architect's supervision fee	<b>\$ included in 29.</b>
31.	Engineering fees	<b>\$ included in 29.</b>
32.	Consultant's fees – project soft costs (rig-in, permit)	<b>\$ 25,500</b>
33.	Sub-total (add lines 29 thru 32)	<b>\$ 80,500</b>

Part VII – Other Consultant Fees (List each separately)

34.	a.	\$ _____ 0 _____
	b. _____	\$ _____ 0 _____
	c. _____	\$ _____ 0 _____

35.	Sub-total (add lines 34a thru 34c)	\$	0
-----	------------------------------------	----	---

## Part VIII – Taxes During Construction

36.	Property taxes during construction	\$	0
-----	------------------------------------	----	---

37. List other taxes:

a. \$ 0

b. \_\_\_\_\_ \$ 0

38.	Sub-total (add lines 36 thru 37b)	\$	0
-----	-----------------------------------	----	---

## Part IX-A – HUD Section 232 Financing

39.	Estimated construction time (in months)	0
-----	---	---

40.	Dollar amount of construction loan	\$	0
-----	------------------------------------	----	---

41.	Construction loan interest rate	%
-----	---------------------------------	---

42.	Estimated construction loan interest costs	\$	0
-----	--	----	---

43.	Term of financing (in years)	0
-----	------------------------------	---

44. Interest rate on permanent loan \_\_\_\_\_ %

45.	FHA mortgage insurance premium	\$	0
-----	--------------------------------	----	---

46.	FHA mortgage fees	\$	0
-----	-------------------	----	---

47.	Financing fees	\$	0
-----	----------------	----	---

48.	Placement fees	\$	0
-----	----------------	----	---

49.	AMPO (non-profit only)	\$	0
-----	------------------------	----	---

50.	Title and recording fees	\$	0
-----	--------------------------	----	---

51.	Legal fees	\$	0
-----	------------	----	---

52.	Total interest expense on permanent mortgage loan	\$	0
-----	---	----	---

53.	Sub-total Part IX-A HUD Section 232 Financing (add lines 42, 45, 46, 47, 48, 49, 50 and 51)	\$	0
-----	--	----	---



Part IX-B – Industrial Development Authority Revenue and General  
Obligation Bond Financing (Circle selected method of financing)

54. Method of construction financing (construction loan, proceeds of bond sales, if other, specify)

If construction is to be financed from any source other than bond sale proceeds, answer question 56 through 58. Otherwise, proceed to question 59.

55. Estimated construction time (in months) \_\_\_\_\_
56. Dollar amount of construction loan \$ \_\_\_\_\_ 0 \_\_\_\_\_
57. Construction loan interest rate \_\_\_\_\_ %
58. Estimated construction loan interest cost \$ \_\_\_\_\_ 0 \_\_\_\_\_
59. Nature of bond placement (direct, underwriter, if other, specify) \_\_\_\_\_
60. Will bonds be issued prior to the beginning of construction? \_\_\_\_\_ Yes ☒ No
61. If the answer to question 60 is yes, how long before (in months)? \_\_\_\_\_
62. Dollar amount of bonds expected to be sold prior to the beginning of construction \$ \_\_\_\_\_ 0 \_\_\_\_\_
63. Will principal and interest be paid during construction or only interest? \_\_\_\_\_
64. Bond interest expense prior to the beginning of construction (in dollars) \$ \_\_\_\_\_ 0 \_\_\_\_\_
65. How many months after construction begins will last bond be sold? \_\_\_\_\_
66. Bond interest expense during construction \$ \_\_\_\_\_ 0 \_\_\_\_\_
67. What percent of total construction will be Financed from bond issue? \$ \_\_\_\_\_ 0 \_\_\_\_\_
68. Expected bond interest rate \_\_\_\_\_ %
69. Anticipated term of bond issued (in years) \_\_\_\_\_

70.	Anticipated bond discount (in dollars)	\$ <u>0</u>
71.	Legal costs	\$ <u>0</u>
72.	Printing costs	\$ <u>0</u>
73.	Placement fee	\$ <u>0</u>
74.	Feasibility study	\$
75.	Insurance	\$ <u>0</u>
76.	Title and recording fees	\$ <u>0</u>
77.	Other fees (list each separately)	
	a. _____	\$ _____
	b. _____	\$ _____
	c. _____	\$ _____
78.	Sinking fund reserve account (Debt Service Reserve)	\$ <u>0</u>
79.	Total bond interest expenses (in dollars)	\$ <u>0</u>
80.	Sub-total Part IX_B (add lines 58, 64, 66, 71, 72, 73, 74, 75, 76, 77a, b, c and 78)	\$ <u>0</u>

**Part IX - C – Conventional Mortgage Loan Financing (project to be funded through conventional bank loan financing, not mortgage loan financing)**

81.	Estimated construction time (in months)	<u>7</u>
82.	Dollar amount of construction loan	N/A
83.	Construction loan interest rate	<u>      </u> %
84.	Estimated construction loan interest cost (in dollars)	\$ _____
85.	Term of long term financing (in years)	<u>6</u>
86.	Interest rate on long term loan	<u>5.5</u> %
87.	Anticipated mortgage discount (in dollars)	\$ <u>0</u>
88.	Feasibility study	\$ <u>0</u>

89.	Finder's fee	\$ _____ 0 _____
90.	Legal fees	\$ _____ 0 _____
91.	Insurance	\$ _____ 0 _____
92.	Other fees (list each separately)	
	_____	\$ _____ 0 _____
93.		\$ _____
94.	Total permanent mortgage loan interest expense (in dollars)	\$ _____ 0 _____
95.	Sub-total Part IX_C (add lines 84 & 88 thru 93)	\$ _____ 0 _____

## Financial Data Summary Sheet

96.	Sub-total Part I	Direct Construction Cost (line 7)	<b>\$1,144,720</b>
97.	Sub-total Part II	Equipment not included in construction contract (line 9)	<b>\$1,650,162</b>
98.	Sub-total Part III	Site Acquisition Costs (line 15)	<b>\$ 897,260</b> _____
99.	Sub-total Part IV	Site Preparation Cost (line 23)	\$ _____ 0 _____
100.	Sub-total Part V	Off-Site Costs (line 28)	\$ _____ 0 _____
101.	Sub-total Part VI	Architectural and Engineering fees (line 33)	<b>\$ 80,500</b>
102.	Sub-total Part VII	Other Consultant fees (line 35)	\$ _____
103.	Sub-total Part VIII	Taxes During Construction (line 38)	\$ _____ 0 _____
104.	Sub-total Part IX-A	HUD-232 Financing (line 53)	\$ _____ 0 _____
105.	Sub-total Part IX-B	Industrial Development Authority Revenue & General Revenue Bond Financing (line 80)	\$ _____ 0 _____
106.	Sub-total Part IX-C	Conventional Loan Financing (line 95)	\$ _____
107.	TOTAL CAPITAL COST (lines 96 thru 106)		<b>\$3,772,642</b>

108.	Percent of total capital costs to be financed	76.22%
	Note: The proposed project costs, including MRI equipment and construction/buildout costs, will be financed through a bank loan.	
109.	Dollar amount of long term mortgage (line 107 x 108) N/A - See Note at #108 above	\$
110.	Total Interest Cost on Long Term Financing	\$_____0_____
	a. HUD-232 Financing (line 53)	\$_____0_____
	b. Industrial Development Authority Revenue & General Revenue Bond Financing (line 79)	\$_____0_____
	c. Conventional Loan Financing (line 94)	\$_____0_____
111.	Anticipated Bond discount	
	a. HUD-232 Financing (line 53)	\$_____0_____
	b. Industrial Development Authority Revenue & General Revenue Bond Financing (line 70)	\$_____0_____
	c. Conventional Loan Financing (line 87)	\$_____0_____
112.	<b>TOTAL CAPITAL AND FINANCING COST (ADD LINES 107, 110a, b or c AND 111a, b or c)</b>	<b>\$3,772,642</b>
D.	1. Estimated costs for new construction (excluding site acquisition costs)	\$
	2. Estimated costs of modernization and renovation (excluding site acquisition costs)	\$_____0_____
E.	Anticipated Sources of Funds for Proposed Project	Amount
	1. Public Campaign	\$_____0_____
	2. Bond Issue (Specify Type) _____	\$_____0_____
	3. Commercial Loans	<b>\$2,875,382</b> _____
	4. Government Loans (Specify Type) _____	\$_____0_____
	5. Grants (Specify Type) _____	\$_____0_____
	6. Bequests	\$_____0_____

7.	Private Foundations	\$ <u>0</u>
8.	Endowment Income	\$ <u>0</u>
9.	Accumulated Reserves	\$
10.	Other	\$ _____

- F. Describe in detail the proposed method of financing the proposed project, including the various alternatives considered. Attach any documents which indicate the financial feasibility of the project.

**The proposed project costs, including MRI equipment and construction/buildout costs, will be financed through a bank loan. As reflected in the proforma submitted as Attachment S, the project is financially feasible.**

- G. Describe the impact the proposed capital expenditure will have on the cost of providing care in the facility. Specify total debt service cost and estimated debt service cost per patient day for the first two (2) years of operation. (Total debt service cost is defined as total interest to be paid during the life of the loan (s). Estimate debt service cost per patient day by dividing estimated total patient days for year one into amount of debt service for that year. Repeat for year two.) Please attach an amortization schedule showing how the proposed debt will be repaid.

**The establishment of MRI services is not expected to impact the cost of providing care. See Attachment M for amortization schedules for information on debt service.**

- H. Attach a copy of the following information of documents.

1. The existing and/or proposed room rate schedule, by type of accommodation.

**Not Applicable. The proposed project will not involve any inpatient services.**

2. The audited annual financial statements for the past two (2) years of the existing facility or/if a new facility without operating experience, the financial state of the owner (s). Audited financial statements are required, if available.

**Please see Attachment R for the audited financial statements for the most recent two (2) years for Inova Reston MRI Center, LLC.**

3. Copy of the proposed facility's estimated income, expense and capital budget for the first two years of operation after the proposed project is completed.

**Please see Attachment S for the pro forma.**

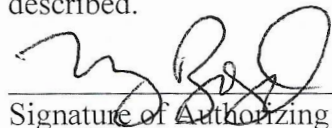
## SECTION VI

## ASSURANCES

I hereby assure and certify that:

- a. The work on the proposed project will be initiated within the period of time set forth in the Certificate of Public Need; and
- b. completion of the proposed project will be pursued with diligence; and
- c. the proposed project will be constructed, operated and maintained in full compliance with all applicable local, State and Federal laws, rules, regulations and ordinances.

I hereby certify that the information included in this application and all attachments are correct to the best of my knowledge and belief and that it is my intent to carry out the proposed project as described.



Signature of Authorizing Officer

8260 Willow Oaks Corporate Drive

Address – Line 1

M. Lance Boyd

Type/Print Name of Authorizing Officer

Address – Line 2

CEO

Title of Authorizing Officer

Fairfax, VA 22031

City/State/Zip

703-698-4444

Telephone

10/1/2025

Date

Copies of this request should be sent to:

- A. **Virginia Department of Health  
Division of Certificate of Public Need  
9960 Mayland Drive – Suite 401  
Henrico, Virginia 23233**
- B. **The Regional Health Planning Agency if one is currently designated by the Board of Health to serve the area where the project would be located.**

## Attachment S - Proforma of First Two Years of Operation

IRMC, LLC Prosperity MRI Center 1 MRI			
Financial Projections		Projected	
		Year 1	Year 2
Amounts in \$000's			
Statement of Revenues and Expenses			
Total MRI Scans		4,500	5,000
Gross Patient Revenue		12,088	13,834
Deductions from Patient Revenue			
Contractual/Other Discounts		(6,865)	(7,819)
Charity Discounts		(168)	(187)
Total Deductions from Revenue		(7,034)	(8,006)
Total Operating Revenue		5,055	5,828
Operating Expenses			
Salaries, Wages and Benefits		893	919
Supplies		172	181
Service and Maintenance		-	67
Depreciation and Amortizations		335	335
Other Expense		1,350	1,580
Debt (Financing Expense)		148	124
Total Operating Expenses		2,898	3,206
Excess of Revenue Over Expenses		2,157	2,622

Note that IFRC is subject to Inova's Charity Care Policies.

Other Expense includes professional interpretation fees, office rent, PACS fees, and other office expense.

# Virginia Department of Health

## Office of Licensure and Certification

### Division of Certificate of Public Need

COPN Request No. VA-8848

IRMC

Planning District 8

Introduce MRI Services

### Supplemental Questions / Discussion Points

*The following questions are keyed to the **Roman numeral sections** and **letter and number-designated subsections** of the Certificate of Public Need (COPN) application form. Questions are further identified by a **number in parentheses** when there is more than one question for a particular subsection of the application form.*

#### SECTION I: FACILITY ORGANIZATION AND IDENTIFICATION

No questions.

#### SECTION II: ARCHITECTURE AND DESIGN

II.C.2. Given the statement that: "IRMC, LLC would sublease space at the location from IFRC, LLC for the proposed IRMC MRI service, Prosperity MRI Center. IFRC, LLC and IRMC, LLC are affiliated with one another and share common ownership." Please provide comparable IFRC MRI capacity and service volume information as provided for the IRMC services.

**IRMC, LLC and IFRC, LLC are affiliated through common ownership, but they are separate legal entities. IFRC, LLC does not provide MRI services at the Prosperity location where IRMC, LLC proposes to establish MRI services pursuant to COPN Request No. VA-8848. Included below is a chart identifying IFRC, LLC MRI imaging locations and utilization.**

Facility Name	Procedures			8/2025 YTD Annualized Plus Incremental MRI approved	% of SMFP		
	2023	2024	Aug 2025 YTD Annualized		2023	2024	Aug 2025 YTD Annualized
IFRC MRI							
BALLSTON IMAGING CENTER	5,416	6,189	6,816	6,816	108%	124%	136%
STERLING IMAGING CENTER (1)	3,593	2,918	3,675	3,675	72%	58%	74%
LANSLOWNE IMAGING CENTER (2)	13,542	14,206	15,077	15,077	135%	142%	151%
TOTAL	22,551	23,313	25,568	25,568	113%	117%	128%
Total MRI Units	4	4	4	5			
% of SMFP	113%	117%	128%	102%			

Note: Sterling's MRI is 20 years old and, as a result, utilization is artificially constrained to only certain types of MRI imaging as deemed appropriate.



- (1) Pursuant to COPN No. VA-04895 issued on August 15, 2024, IFRC, LLC is authorized to establish an MRI service at a location in Woodbridge, Virginia, to be known as FRC Advanced Imaging of Woodbridge, through the relocation and replacement of IFRC, LLC's Sterling MRI unit. The new MRI unit at the Woodbridge site will be a 3T MRI unit. The project is scheduled for completion later this calendar year at which time IFRC, LLC will cease utilizing and decommission the Sterling MRI unit.
- (2) Pursuant to COPN No. VA-04877 issued on February 21, 2024, IFRC, LLC is authorized to expand MRI services at the Lansdowne location at 19455 Deerfield Avenue in Lansdowne, Virginia through the addition of a third (3<sup>rd</sup>) MRI unit. The project is scheduled for completion later this calendar year. Taking into consideration the additional capacity to be added via the third (3<sup>rd</sup>) unit at the Lansdowne location and assuming no growth in utilization, IFRC's average MRI utilization across all sites would be 102% of the SMFP standard based on August 2025 YTD annualized. Therefore, while the third Lansdowne MRI unit will help to reduce wait times, it will not be sufficient to adequately reduce wait times or existing capacity constraints particularly factoring in continued population growth and expanding clinical practice of MRI usage as was described in the COPN application.

### **SECTION III: SERVICE DATA**

No questions.

### **SECTION IV: PROJECT JUSTIFICATION AND IDENTIFICATION OF COMMUNITY NEED**

No questions.

### **SECTION V: FINANCIAL DATA**

### **VI: ASSURANCES**

No questions.

### **MISCELLANEOUS**

No questions.