

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-8881

Inova Health Care Services d/b/a Inova Fair Oaks Hospital

**Expansion of CT Services Through
the Relocation and Replacement
of Existing Capacity**

March 27, 2026

SECTION I FACILITY ORGANIZATION AND IDENTIFICATION

A. Inova Health Center – Gainesville

Official Name of Facility

13545 Heathcote Boulevard

Address

<u>Gainesville</u>	<u>VA</u>	<u>20155</u>
City	State	Zip

703-391-3601

Telephone

B. Inova Health Care Services d/b/a Inova Fair Oaks Hospital

Legal Name of Applicant

8095 Innovation Park Drive

Address

<u>Fairfax</u>	<u>VA</u>	<u>22031</u>
City	State	Zip

C. Chief Administrative Officer

Raj Chand, MD (President, Inova Fair Oaks Hospital)

Name

3600 Joseph Siewick Drive

Address

<u>Fairfax</u>	<u>VA</u>	<u>22033</u>
City	State	Zip

703-391-3601

Telephone

D. Person(s) to whom questions regarding application should be directed:

Paul Dreyer, Sr. Director, Strategy & Planning, Inova Health System

Name

8095 Innovation Park Drive, C8, Attn: Strategy & Planning

Address

<u>Fairfax</u>	<u>Virginia</u>	<u>22031</u>
City	State	Zip

703-403-7598**Not Applicable****Paul.Dreyer@inova.org**

Telephone

Facsimile

E-Mail

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

Will the facility be operated by the owner? Yes **X** No _____

Owner of the Facility
(Check one)

Proprietary

Operator of Facility
(Check one)

(1) _____

(1) Individual

(1) _____

(2) _____

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

(2) _____

(3) _____

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

(3) _____

(4) _____

(4) Other _____ Identify (4) _____

Non-Profit

(5) **X**

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

(5) **X**

Please see Attachments A.1 and A.2.

(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) _____

(12) _____ (12) Other _____ Identify (12) _____

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

- (1) X Fee simple title held by the applicant
 (2) _____ Option to purchase held by the applicant
 (3) _____ leasehold interest for not less than _____ years
 (4) _____ Renewable lease, renewable every _____ years
 (5) _____ Other _____ Identify

Please see Attachment B for Special Warranty Deed.

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.

Inova Fair Oaks Hospital (“IFOH”) is owned by Inova Health Care Services, a 501(c)(3) Virginia nonstock corporation. The sole member of Inova Health Care Services is the Inova Health System Foundation, which is also a 501(c)(3) Virginia nonstock corporation.

(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.
 (2) A list of the officers of the corporation.
 (3) The name and address of the registered agent for the corporation.

Not applicable.

(b) In the case of a non-profit corporation also attach:

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

Please see Attachment C for the names of the board members and officers of Inova Health System. Please direct any questions to board members at the following address:

**c/o Nena Jaspers
 8095 Innovation Park Drive
 Fairfax, VA, 22031**

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

The Inova Health System board is charged with governance of all Inova hospitals. The names of the board members and officers are set forth in Attachment C.

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

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

(c) In the case of a partnership also attach:

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

Not applicable.

(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.

Please see Attachment D for a comprehensive corporate organization chart for the Inova Health System.

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

Inova Health System Foundation d/b/a Inova Health System.

J. 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.

Not applicable.

K. 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.

Not applicable.

SECTION II**ARCHITECTURE AND DESIGN****A. Location of the Proposed Project**

(1) Size of site: 9.94 acres

(2) Located in Gainesville / Prince William County / Planning District 8

(3) Address or directions 13545 Heathcote Blvd, Gainesville, VA 20155

(4) Has site been zoned for type of use proposed:

X Yes (attach copy of zoning or use permit) **Please see Attachment E.**

 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

Expansion of IFOH's CT services through the inventory-neutral relocation and replacement of the CT unit from Inova Alexandria Hospital's freestanding Inova Mark Center to a to-be-developed ambulatory facility to be known as Inova Health Center – Gainesville, where the CT service will be located in an imaging center that will be co-located with a freestanding emergency department.

C. Design of the facility

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

Long range planning is guided by the mission, vision and values of Inova Health System, set forth in Attachment F.

Inova Health System's mission is:

To provide world-class healthcare – every time, every touch – to each person in every community we have the privilege to serve.

Our vision is:

To be among the leading healthcare systems in the nation.

- (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.

The proposed project will address IFOH's institution-specific need for additional CT capacity by expanding its CT services to a to-be-built Inova Health Center – Gainesville facility through the relocation and replacement of an existing CT unit currently operated by Inova Alexandria Hospital at its freestanding Inova Mark Center in Alexandria. The Inova Health Center – Gainesville facility will be a five-story, approximately 130,000 square foot building, located at 13545 Heathcote Boulevard, which is situated at the intersection of Interstate 66 and U.S. Route 29. The Inova Health Center – Gainesville facility will be easily accessible for residents of western Prince William County, western Fairfax County, southern Loudoun County, and eastern Fauquier County. This is a growing area driven by data center expansion and residential development with companies such as Amazon, Microsoft and many others announcing plans to expand their facilities and workforce. As such, IFOH intends to bring a needed complement of ambulatory services, including the proposed CT imaging services as well as freestanding emergency department services, to Gainesville to better service Inova's existing patients closer to their homes.

The Inova Mark Center, located on North Beauregard Street in Alexandria and from which the CT unit will be relocated and replaced, is aged, poorly configured by today's standards for delivery of imaging services, in need of substantial, costly renovations, and is leased from a third party. The lease expires in 2028 and given the problems with the aged facility, Inova Alexandria Hospital does not intend to renew the lease. Additionally, the CT unit at the Inova Mark Center is quite old, having been in service since 2011 when the facility opened, and is in need of replacement. Relocation and replacement of the unit to the to-be-constructed Inova Health Center – Gainesville will address IFOH's institution-specific need additional CT capacity and facilitate the closure of the Inova Mark Center.

Inova Health Center – Gainesville will offer a variety of health care services to improve access to, and address the healthcare needs of, Inova's existing Gainesville-area patients. The proposed CT unit will be located in an imaging center on the first floor of the facility that will offer comprehensive imaging services to include non-COPN regulated modalities such as general x-ray, ultrasound, and screening mammography, and which will be co-located with laboratory services, and a freestanding emergency department (the "Gainesville FSED"). The

remainder of the Inova Health Center – Gainesville facility will house ambulatory clinics with primary and specialty care providers.

Expanding IFOH's CT services to, and establishing the Gainesville FSED at, Inova Health Center – Gainesville is consistent with Inova's mission, vision and values as set forth in Section II.C.(1) above, and will improve access to, and continuity of, care for Inova's existing Gainesville-area patients by bringing services closer to their homes.

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

The site of the proposed Inova Health Center – Gainesville facility is conveniently and centrally located in western Prince William County, well situated to highway access. The site is located along a vehicular access road, Heathcote Boulevard, connecting southwards to Interstate 66, U.S Route 29, and VA-619, and northwards to U.S. Route 15. The site also is situated directly across U.S. Route 29 from the University Commuter Lot and Bus Station (OmniRide) in Gainesville.

- (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 proposed CT unit will be located on the first floor of the new Inova Health Center – Gainesville in an imaging center that will be co-located with the Gainesville FSED. Building materials and systems for the Inova Health Center – Gainesville facility will be selected for durability and long-term value as well as their operations and maintenance benefits. Building systems will be energy efficient and are anticipated to provide long-term operations cost savings.

The Inova Health Center – Gainesville facility will pursue LEED Silver Certification under LEED for New Construction v4. Inova's commitment to energy conservation is carried through the exterior design of the Inova Health Center – Gainesville facility, which incorporates glazing systems, solar shading and high-performance envelope assemblies and materials, balancing views and daylighting with energy efficiency. Building systems will prioritize energy efficiency while meeting the functional demands of Inova Health Center – Gainesville. The site masterplan anticipates and plans for future phases and expansion, including additional parking, which follow the natural characteristics of the site and the permitted zoning regulations. Natural elements are incorporated into the building and site design, including street level plantings and green roofs where feasible, to manage storm water and heat island effect, and create amenities for patients, visitors, Inova team members, and the community.

Water, sewer and solid waste services will be provided to the Inova Health Center – Gainesville facility as described in Section II.D below.

- (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. The proposed 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.

The exterior design of the Inova Health Center – Gainesville facility will incorporate glazing systems, solar shading and high-performance envelope assemblies and materials, balancing views and daylighting with energy efficiency. Glass shading strategies will mitigate the cooling load. Building systems are being selected to prioritize energy efficiency, and the facility will utilize LED lighting. The HVAC system design includes two air source heat pumps for heating and cooling. The heat pump design provides reduction in emissions below the LEED-recommended baseline. Energy efficient appliances and equipment will be utilized where possible.

System submetering will be provided, and any individual energy end uses such as exterior lighting, interior lighting, cooling, heating, pumps and fans that represent 10% or more of the total annual consumption of the building are proposed to have advanced metering. Outdoor water use reduction will be achieved through the use of native and adaptive plantings and efficient irrigation techniques. Indoor water use reduction will be achieved through the use of low flow fixtures.

- 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.

The Inova Health Center – Gainesville facility will be equipped with new water and sewer systems connected to public utilities and county systems. Prime Disposal will provide solid waste services. Dominion Energy Virginia will provide electricity. The Inova Health Center – Gainesville facility will be equipped with an emergency generator for back-up power. Prince William Water will provide water and sewer services. Please see Attachments G.1-G.6 for letters from the relevant utility companies verifying that utility services will be made available to the proposed Inova Health Center – Gainesville facility.

E. Space tabulation – (show in tabular form)

1. If Item #1 was checked in II-B, specify:

- 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).

Please see Attachment H.

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

Not applicable.

3. Specify design criteria used or rationale for determining the size of the total facility and each department within the facility.

The design criteria for the proposed project are based on and conform to the standards adopted by the Virginia Department of Health and the Facilities Guidelines Institute *Guidelines for Design and Construction of Outpatient Facilities* (2022).

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 I for the site plot plan and survey.

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 J.

H. Construction Time Estimates

1. Date of Drawings: Preliminary **March 2026** Final **November 2026**
2. Date of Construction: Begin **March 2027** Completion **March 2030**
3. Target Date of Opening: **April 2030**

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.

The Proposed Project

IFOH proposes to expand IFOH's CT services through the inventory-neutral relocation and replacement of the CT unit from Inova Alexandria Hospital's freestanding Inova Mark Center to a to-be-built ambulatory facility to be known as Inova Health Center – Gainesville ("Inova Health Center - Gainesville") in western Prince William County. The CT suite will be located on the first floor of the Inova Health Center – Gainesville facility and will occupy approximately 732 gross square feet. The CT suite will be located in an imaging center that will offer comprehensive imaging services to include non-COPN regulated modalities such as general x-ray, ultrasound, and screening mammography, and co-located with laboratory services and an IFOH freestanding emergency department (the "Gainesville FSED").

The imaging center and co-located laboratory services and Gainesville FSED within Inova Health Center – Gainesville will function as an IFOH outpatient department and will be clinically and administratively integrated with the main hospital. The Gainesville FSED will be open 24 hours per day, seven days per week for emergency patients. Board-certified emergency medicine physicians as well as emergency-trained registered nurses and technicians experienced in handling every aspect of emergency care will staff the Gainesville FSED. As described above, the proposed CT services will be located in an imaging center that will be co-located with the Gainesville FSED, and, in addition to providing CT services to scheduled outpatients, will support the Gainesville FSED on a 24 hours per day, seven day per week basis.

By relocating the Inova Mark Center CT unit to Inova Health Center – Gainesville, Inova seeks to unburden IFOH's existing three (3) CT units, which operated in 2025 at 244% of the State Medical Facilities Plan ("SMFP") utilization standard of 7,400 procedures per unit (an increase from 228% of the SMFP standard in 2024) and to improve utilization of the CT unit that is to be relocated and replaced.

The Inova Mark Center CT Unit

The Inova Mark Center, located on North Beauregard Street in Alexandria and from which the CT unit will be relocated and replaced, is aged, poorly configured by today's standards for delivery of imaging services, in need of substantial, costly renovations, and is leased from a third party. The lease expires in 2028 and given

the problems with the aged facility, Inova Alexandria Hospital does not intend to renew the lease.

In 2025, the one (1) CT unit at the Inova Mark Center operated at 59% (4,332 procedures) of the SMFP utilization standard for CT services (an average of 7,400 procedures per CT unit per year). The Inova Mark Center CT unit has been operational since the Inova Mark Center opened in October 2011 (nearly 15 years ago) and is in need of replacement.

Upon expiration of the lease in 2028, Inova Alexandria Hospital intends to close the Inova Mark Center. A separately pending COPN application, COPN Request No. VA-8880, proposes the relocation and replacement of the Inova Mark Center MRI unit to the Inova Alexandria Hospital at Landmark partial replacement hospital for Inova Alexandria Hospital.

Inova does not expect the closure of the Inova Mark Center to negatively impact patients, and anticipates that the Inova Mark Center's existing CT volume will be absorbed by other CT units within the Inova Health System, namely the CT services at the Inova Health Center - Oakville, which was authorized by COPN No. VA-04776 and made operational in November 2024, and the Inova Alexandria Hospital at Landmark Hospital, which was authorized by COPN No. VA-04793 to partially replace the existing Inova Alexandria Hospital and is expected to become operational in 2028. Both facilities are well-positioned geographically and operationally to serve the existing Inova Mark Center patient population.

Inova Care Continuum

Establishing the Inova Health Center – Gainesville and expanding IFOH's CT services to the site also represents a natural expansion of imaging and health care services already provided by Inova to its existing Gainesville-area patients. Since 2013, Inova has operated Inova Imaging Center – Gainesville, located at 13575 Heathcote Boulevard, where Inova delivers non-COPN-regulated imaging services, including x-ray, ultrasound, and screening mammography, to the Gainesville community in space co-located with Inova Primary Care – Gainesville and Inova Cardiology – Gainesville. Inova also maintains several other specialty care practices in Gainesville, including neurology, neurosurgery, OB/GYN, and orthopedics. The expansion of IFOH's CT services to the new Inova Health Center – Gainesville and co-location of the services with the Gainesville FSED will enhance the continuum of care for Inova's existing Gainesville-area patients and allow Inova to better serve its existing patient population closer to home.

The Role of CT Imaging

CT imaging plays a critical role in diagnosing a wide range of emergent and non-emergent conditions, including cancers, cardiovascular disease, trauma, infectious disease, and musculoskeletal disorders. Modern CT units enable faster,

more comprehensive imaging assessments, supporting rapid diagnosis for conditions such as aortic trauma, pulmonary embolism, appendicitis, diverticulitis, acute stroke, and fractures. Today, an ever-increasing range of traumatic and non-traumatic emergency conditions are diagnosed by CT scan. Many traditional emergency imaging procedures have been replaced with newer CT techniques that can be performed in less time and with greater comprehensiveness and accuracy. The speed of the newer CT units permits examination of seriously ill patients in emergency departments, vastly improving diagnosis and treatment. Furthermore, new CT uses in emergency departments, such as those for aortic trauma, aortic dissection, pulmonary embolism, acute conditions of the neck soft tissues, abdominal trauma, urinary tract stones, appendicitis, diverticulitis, abdominal aortic aneurysm, fractures of the face, spine, and extremities, and acute stroke all contribute to increased utilization of CT scans. As the reliance on CT imaging techniques for diagnosis in emergency departments continues to grow, access to a CT unit for these patients and physicians has become the standard of care.

IFOH Institution-Specific Need

As described in more detail in Section III.G, the proposed project will address IFOH's institution-specific need to expand CT services. The three (3) CT units at IFOH are highly utilized, and in 2025 performed 54,101 CT procedures, placing utilization at 244% of the SMFP utilization standard of 7,400 procedures per CT unit per year (an increase from 50,644 CT procedures performed in 2024, which placed utilization at 228% of the SMFP utilization standard). CT procedure volume at IFOH increased by 35.3% from 2021 to 2024 (37,433 procedures to 50,644 procedures) and 44.5% from 2021 to 2025 (37,433 procedures to 54,101 procedures). Expanding IFOH's CT services will help ensure IFOH has adequate capacity to meet its patient population's needs.

Improved Geographic Access to Services

Establishing the Gainesville FSED and expanding IFOH's CT services to Inova Health Center – Gainesville, rather than expanding CT services on-site at IFOH, will significantly improve access to emergency and CT services for existing Inova patients residing in western Prince William County and eastern Fauquier County. A meaningful portion of Inova's emergency department and CT demand originates from the zip codes that comprise Inova Health Center – Gainesville proposed primary service area ("PSA") for CT services. Please see Attachment K for Inova Health Center – Gainesville's proposed PSA for CT services.

In 2025, IFOH performed 6,865 CT procedures on patients who reside in Inova Health Center – Gainesville's proposed PSA for CT services. Additionally, the IFOH emergency department had 6,623 visits from patients who reside in Inova Health Center – Gainesville's proposed PSA for CT services. Please see Attachment Q for IFOH's 2025 CT patient origin data. The imaging center at the

Inova Health Center – Gainesville will be located in zip code 20155, within IFOH’s 2025 PSA for CT services.

As reflected in the tables below, during the same time period, Inova Health System performed 19,352 CT procedures on patients who reside in Inova Health Center – Gainesville’s proposed PSA for CT services, and had 19,562 emergency department visits from patients who reside in Inova Health Center – Gainesville’s proposed PSA for CT services. Establishing the Gainesville FSED and expanding IFOH’s CT services to Inova Health Center – Gainesville will help ensure existing Inova patients receive timely care closer to their homes while decompressing CT and emergency department volumes at IFOH and improving throughput and patient experience system-wide.

**2025 Inova CT Procedures from Inova Health Center – Gainesville’s
Proposed PSA for CT Services**

Location¹	CT Procedures from Inova Health Center – Gainesville’s PSA for CT Services	% of Total Number of CT Procedures
Inova Fairfax Hospital	10,117	52.3%
Inova Fair Oaks Hospital	6,865	35.5%
Inova Loudoun Hospital	1,245	6.4%
Inova Alexandria Hospital	614	3.2%
Inova Mount Vernon Hospital	511	2.6%
Total CT Procedures	19,352	100.0%

1 - Includes CT procedures from Inova's freestanding imaging centers

**2025 Inova ED Visits from Inova Health Center – Gainesville’s
Proposed PSA for CT Services**

Location¹	ED Visits from Inova Health Center – Gainesville’s PSA for CT Services	% of Total Number of ED Visits
Inova Fairfax Hospital	10,856	55.5%
Inova Fair Oaks Hospital	6,623	33.9%
Inova Loudoun Hospital	1,181	6.0%
Inova Alexandria Hospital	452	2.3%
Inova Mount Vernon Hospital	450	2.3%
Total ED Visits	19,562	100.0%

1 - Includes visits from Inova's freestanding EDs

Population Growth

As reflected in the table below, from 2021 to 2024, Prince William County's population grew 3% and is expected to grow an additional 7% between 2024 and 2030. Population growth in PD 8, and specifically Prince William County, will drive increased demand for IFOH's CT and emergency department services.

PD 8 Population Projections

PD 8 County / City	2021	2024	2030	2021-2024	2024-2030
Prince William County	482,708	497,853	534,983	3%	7%
Arlington County	237,107	245,004	258,193	3%	5%
Fairfax County	1,145,333	1,149,595	1,161,376	0%	1%
Loudoun County	425,204	439,217	496,821	3%	13%
Alexandria City	158,675	159,363	165,537	0%	4%
Fairfax City	24,107	24,043	24,315	0%	1%
Falls Church City	14,614	15,868	17,317	9%	9%
Manassas City	42,733	42,913	44,513	0%	4%
Manassas Park City	17,205	17,537	18,785	2%	7%
PD 8 Total	2,547,686	2,591,393	2,721,840	2%	5%

Source: University of Virginia Weldon Cooper Center for Public Service. (2024). Virginia Population Estimates.

Retrieved from <https://coopercenter.org/virginia-population-estimates> (2025). Virginia Population Projections.

Retrieved from <https://coopercenter.org/virginia-population-projections>. (Data Accessed 2/1/2026).

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

Continuity of care is and has always been a priority at Inova Health System. Inova seeks to ensure that each and every patient receives the same quality care throughout its system. Inova has implemented Epic, a comprehensive electronic medical record system throughout its entire care platform, enabling clinicians to access patient medical records from any Inova care setting. Epic contains the full medical record for each Inova patient, including laboratory results, pharmaceutical information, operative reports, admission and discharge summaries, etc.

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

The Inova Health Center – Gainesville will adopt and utilize the protocols and procedures for imaging services that are used across the Inova Health System. 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:

Equipment Quality Assessment

All non-radiation producing equipment (e.g., ultrasound) that is not subject to radiation safety oversight is inspected and maintained by Inova Health System's biomedical department. This service is available 24 hours a day, 7 days a week. Any equipment with safety issues is immediately removed from service and repaired.

Radiation Safety

The Inova Health Center – Gainesville imaging services will comply with and follow the rules and regulations of the Virginia Department of Health (“VDH”), Radiologic Health Program. All radiation producing equipment is registered with VDH and inspected by a physicist yearly. Radiation dosage, collimation and the mechanics of the machine are some of the areas that are surveyed. Any deficiencies are handled by Inova Health System’s biomedical department for correction.

The Radiation Safety Committee is comprised of physicians, physicists, department directors, administration and staff members. The team is led by the Radiation Safety Officer. This crossover of departments ensures that every individual who might work near or somehow be exposed radiation producing equipment is represented. Radiation badge readings are reviewed on a quarterly basis, and any individual whose reading exceeds allowable limits is personally notified by the committee.

Quality of Radiologists and Technologists

The Inova Health Center – Gainesville will contract with a board-certified radiology group to staff the imaging department. Certain specialty studies may be read off-site by other specialists as needed.

All technologists employed at Inova Health Center – Gainesville will be certified by their governing organization and annual competency assessments will be conducted to ensure their ability to safely perform their duties.

- 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.

Inova maintains a partnership with a CT training program where students do clinical training at Inova facilities. Inova staff is also cross trained so many x-ray technicians become CT technicians through on the job training.

As a general matter, Inova maintains a robust recruitment and retention program focused on bringing in top talent from within and outside of the Northern Virginia region. It is proud to offer team members a robust benefits package that supports professional growth and development through monetary support for professional degrees and certifications.

IFOH does not anticipate difficulty in meeting the hiring needs for the proposed project. Inova Health System’s plan for obtaining additional personnel includes:

- **Recruiting initiatives targeted at labor pools which have historically been underutilized in the health care industry (e.g., minorities, seniors, retired military personnel, etc.), and in geographic areas well outside Northern Virginia, expanding the pool of available workers, without draining resources from other facilities.**
- **Initiatives to bolster the size and quality of the health services labor pool in Northern Virginia over the long-term by promoting health care career paths among area youth, benefitting all area health care providers with a vibrant and enthusiastic labor pool.**
- **Inova has and will continue to foster close relationships with the many nursing and allied health schools/programs in the region.**

E. Facilities and Services to be Provided (Check)

Inova Health Center – Gainesville Imaging Facility*	Existing	This Project To Be Added	This Project To Be Discontinued
1. Outpatient Surgery			
2. Post Operative Recovery Room			
3. Pharmacy with			
full-time pharmacists			
part-time pharmacists			
4. Diagnostic Radiological Services			
x-ray		X	
radioisotope			
CT scanning		X	
5. Therapeutic Radiological Services			
Specify Source(s) or Type(s) or Equipment Used			
6. Clinical Pathology Laboratory			
7. Blood Bank			
8. Electroencephalography			
9. Electrocardiography			
10. Ultrasonography			
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)			
Ultrasound		X	
Screening Mammography		X	

*** The proposed CT unit will be located in an imaging center that will be co-located with the Gainesville FSED and laboratory services. The services listed in the chart above are specific to the imaging center.**

F. Program

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

 X Yes (Give name of hospital) **Inova Fair Oaks Hospital ("IFOH")**

 No

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

X Yes (Give name of hospital) **IFOH and all other Inova hospitals**

_____ 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 hospital) **IFOH and all other Inova hospitals**

_____ No

4. Outpatient services are (will be) available **24 hours per day, 7 days per week**

CT services will be available to support the Gainesville FSED on a 24 hour per day, seven days per week basis. In addition, CT services will be provided to scheduled outpatients Monday through Friday, 8 a.m. – 4 p.m.

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

Please see Attachment K for Inova Health Center – Gainesville’s proposed PSA for CT services and Attachment L for a map of CT facilities in PD 8. Existing PD 8 CT facilities in Inova Health Center – Gainesville’s proposed PSA for CT services include UVA Health Haymarket Medical Center, UVA Health Prince William Medical Center, and UVA Outpatient Imaging – Gainesville.¹ For the reasons described in Sections III.A and III.D, IFOH does not expect the proposed project to negatively impact these facilities.

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

¹ COPN No. VA-04906 authorized UVA Outpatient Imaging Centreville, LLC to establish a specialized center for the provision of CT services in Gainesville with the relocation of one (1) CT unit from Centreville.

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

All services, including CT services, will be available at the Inova Health Center – Gainesville to all patients, regardless of their ability to pay or payment source. Radiology physician services will be provided by the same group of board-certified radiologists that currently provide services at IFOH (Fairfax Radiological Consultants). Please see Attachment M for the staffing and support letter from Fairfax Radiological Consultants.

- 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.

Historical utilization of IFOH's existing three (3) CT units is as follows:

<u>Total IFOH</u>	Past Four Years			
	2022	2023	2024	2025
# of CT Units	3	3	3	3
# of CT Procedures	40,468	46,144	50,644	54,101
% of SFMP	182%	208%	228%	244%

Projected utilization of the proposed CT unit at Inova Health Center – Gainesville is as follows:

<u>Total Inova Health Center – Gainesville</u>	<u>Year 1</u> 2030	<u>Year 2</u> 2031
CT Procedures - From Gainesville FSED (30 CT Procedures per 100 ED Visits)	3,912	4,304
CT Procedures - Elective OP (Non-ED)	978	1,076
Total Inova Health Center – Gainesville CT Procedures	4,891	5,380

CT Procedure Projection Methodology:

CT utilization projections for the proposed unit at the Inova Health Center – Gainesville set forth above consist of two components: (1) CT procedures performed on Gainesville FSED patients, and (2) CT procedures performed on scheduled outpatients. For purposes of projecting CT procedures to be performed on Gainesville FSED patients, IFOH assumed, consistent with actual 2025 experience for Inova's other freestanding emergency departments in PD 8, that 30 out of every 100 freestanding ED visits will require a CT procedure. In addition to CT volume originating from Gainesville FSED patients, the CT unit at Inova Health Center – Gainesville will also serve scheduled, elective outpatients. The projected elective outpatient (non-ED) CT procedure volumes set forth in the table above are consistent with actual 2025 experience for Inova's other freestanding imaging centers co-located

with other freestanding emergency departments in PD 8. Importantly, the new CT unit will have cardiac CT capabilities. IFOH expects that Inova's existing patients who reside in western Prince William County and eastern Fauquier County, particularly those who are currently patients of Inova cardiologists practicing at Inova Cardiology – Gainesville and Inova Cardiology – Manassas, will elect to schedule their outpatient (non-ED) CT procedures at Inova Health Center – Gainesville given the proximity of Inova Health Center – Gainesville to their homes and scheduling constraints on IFOH's main campus.

IFOH's three (3) existing CT units at the main hospital are heavily utilized and, as a result, patients are experiencing long wait times for elective outpatient CT procedures – approximately 2 weeks for a general CT procedure and approximately 4 weeks for a cardiac CT procedure. The proposed expansion of IFOH's CT services to the Inova Health Center – Gainesville will improve access to CT services for IFOH's patient population by providing an additional, convenient point of access to the hospital's CT services for the hospital's patient population residing in western Prince William County and eastern Fauquier County, and by facilitating the decompression of utilization of the CT units located at the main hospital.

IFOH expects the proposed CT unit at Inova Health Center – Gainesville to decompress CT volumes at IFOH and other Inova Health System facilities as follows:

	<u>Year 1</u> <u>2030</u>	<u>Year 2</u> <u>2031</u>
IFOH ED CT Procedures Reduction	2,152	2,367
IFOH Elective OP (Non-ED) CT Procedures Reduction	782	861
IFOH Total CT Procedure Reduction	2,934	3,228
All Other Inova ED CT Procedures Reduction	1,565	1,721
All Other Inova Elective OP (Non-ED) CT Procedures Reduction	391	430
All Other Inova Total CT Procedure Reduction	1,956	2,152
Inova Health System Grand Total CT Procedure Reduction	4,891	5,380

The CT procedure volume identified in the table above is expected to transfer from IFOH and other Inova Health System facilities to Inova Health Center – Gainesville.

ED Visit Projection Methodology:

As discussed above, IFOH expects, consistent with actual 2025 experience for Inova's other freestanding emergency departments in PD 8, that 30 out of every 100 Gainesville FSED patients will require a CT procedure. In 2025, Inova Health System emergency departments (including freestanding emergency departments and emergency departments located in Inova hospitals) served 19,562 patients who reside in Inova Health Center – Gainesville's proposed PSA for CT services. The table below provides a breakdown of the facilities from which Inova patients obtained emergency department services.

**2025 Inova ED Visits from Inova Health Center – Gainesville’s
Proposed PSA for CT Services**

Location¹	ED Visits from Inova Health Center – Gainesville’s PSA for CT Services	% of Total Number of ED Visits
Inova Fairfax Hospital	10,856	55.5%
Inova Fair Oaks Hospital	6,623	33.9%
Inova Loudoun Hospital	1,181	6.0%
Inova Alexandria Hospital	452	2.3%
Inova Mount Vernon Hospital	450	2.3%
Total ED Visits	19,562	100.0%

1 - Includes visits from Inova's freestanding EDs

Set forth in the table below are IFOH’s freestanding emergency department visit projections for the Gainesville FSED. Using 2025 as the baseline year, IFOH projects that 50% of existing Inova emergency department patients who reside in Inova Health Center – Gainesville’s PSA for CT services will receive services at the Gainesville FSED in year one of the Gainesville FSED’s operation. In year two, IFOH projects that 55% of existing Inova emergency department patients who reside in Inova Health Center – Gainesville’s PSA for CT services will receive services at the Gainesville FSED. Accordingly, IFOH projects that the Gainesville FSED will experience 9,781 FSED visits in year one and 10,759 FSED visits in year two from patients that reside in Inova Health Center – Gainesville’s PSA for CT services. The remaining 25% of projected emergency department visits (3,260 in year one and 3,586 in year two) are expected to originate from Inova Health Center – Gainesville’s projected secondary service area for CT services.

ED Visit Assumptions	<u>Year 1</u> 2030	<u>Year 2</u> 2031
2025 Inova ED Visits from Inova Health Center – Gainesville’s PSA for CT services	19,562	19,562
% of 2025 Inova ED Visits from Inova Health Center – Gainesville’s PSA for CT Services Projected to Transfer to the Gainesville FSED	50%	55%
<u>Projected ED Visits for Gainesville FSED</u>		
From Inova Health Center – Gainesville’s PSA for CT Services (75%)	9,781	10,759
From Inova Health Center – Gainesville’s SSA for CT Services (25%)	3,260	3,586
Total Projected Gainesville FSED Visits	13,041	14,345

H. Staffing of Existing and/or Proposed Facility

Staffing Category	Current Staffing		Additional Full-Time	Total Needed
	Full Time Equivalent	Vacant Positions		
<i>Inova Fair Oaks Hospital</i>				
CT Technologist	14.0	1.0	0.0	15.0
<i>Inova Health Center - Gainesville</i>				
CT Technologist	0.0	0.0	6.5*	6.5*
Inova IFOH - Grand Total	14.0	1.0	6.5	21.5

**6.5 full-time CT Technologists is the minimum staffing requirement to provide 24 hours per day, seven days per week coverage of the CT unit for the Gainesville FSED.*

- I. 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.

The incremental staffing needs for this project reflect the minimum staffing requirement to provide 24 hours per days, seven days per week coverage of the proposed CT unit for the Gainesville FSED.

Inova maintains a partnership with a CT training program where students do clinical training at Inova facilities. Inova staff is also cross trained so many x-ray technicians become CT technicians through on the job training.

As a general matter, Inova maintains a robust recruitment and retention program focused on bringing in top talent from within and outside of the Northern Virginia region. It is proud to offer team members a robust benefits package that supports professional growth and development through monetary support for professional degrees and certifications.

IFOH does not anticipate difficulty in meeting the hiring needs for the proposed project. Inova Health System's plan for obtaining additional personnel includes:

- Recruiting initiatives targeted at labor pools which have historically been underutilized in the health care industry (e.g., minorities, seniors, retired military personnel, etc.), and in geographic areas well outside Northern Virginia, expanding the pool of available workers, without draining resources from other facilities.
- Initiatives to bolster the size and quality of the health services labor pool in Northern Virginia over the long-term by promoting health care career paths among area youth, benefitting all area health care providers with a vibrant and enthusiastic labor pool.

- **Inova has and will continue to foster close relationships with the many nursing and allied health schools/programs in the region.**

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

The staffing requirements for this project are limited to 6.5 FTE CT Technologists, the minimum staffing requirement to provide 24 hours per day, seven days per week coverage of the CT unit for the Gainesville FSED, and are not anticipated to have an impact on the staffing of other facilities in the service area.

K. Attach the following information or documents:

1. Copy of most recent licensing report from State Agency (existing facilities, excluding public health centers).

The imaging center at the Inova Health Center – Gainesville will function as an outpatient department of IFOH. Please see Attachments N.1 and N.2 for IFOH’s license and most recent licensing report.

2. Current accreditation status and copy of latest accreditation report from Joint Commission on Accreditation of Hospitals (existing facilities excluding public health centers).

The imaging center at the Inova Health Center – Gainesville will function as an outpatient department of IFOH. Please see Attachments O.1 and O.2 for IFOH’s Joint Commission Accreditation Certification and Survey Report.

3. Roster of medical staff (existing facilities). Indicate their specialty, Board Certification, Board eligibility and staff privileges (active, associate, etc.).

Please see Attachment P for the medical staff roster of IFOH.

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).

Radiology physician services will be provided by the same group of board certified radiologists that currently provides services at IFOH (Fairfax Radiological Consultants). Please see Attachment M for the staffing and support letter from Fairfax Radiological Consultants.

SECTION IV PROJECT JUSTIFICATION AND IDENTIFICATION OF COMMUNITY NEED

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

Please see Section III.A.

- 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.)

The imaging center at the Inova Health Center – Gainesville will function as an outpatient department of IFOH and it's PSA for CT services is expected to consist of the following western Prince William County zip codes (inside PD 8): 20169, 20143, 20155, 20109, 20136, 20181, 20110, 20111, 20112; and the following eastern Fauquier County zip codes (outside PD 8): 20198, 20137, 20187. Please see Attachment K for a map of the proposed PSA for CT services.

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

Please see Attachment Q for IFOH's 2025 CT patient origin data. The imaging center at the Inova Health Center – Gainesville will be located in zip code 20155, within IFOH's 2025 PSA for CT services.

- 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

2. If Yes,

- a. Identify the facility(ies)

Please see Attachment R for a list of CT facilities in PD 8 and related utilization data.

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

IFOH has an institution-specific need for additional CT services. The three (3) CT units at IFOH are highly utilized, and in 2025 performed 54,101 CT procedures, placing utilization at 244% of the

SMFP utilization standard of 7,400 procedures per CT unit per year (an increase from 50,644 CT procedures performed in 2024, which placed 2024 utilization at 228% of the SMFP utilization standard).

Expanding IFOH's CT services to the Inova Health Center – Gainesville will improve access to CT services and emergency department services by providing an additional, convenient point of access to such services for the hospital's patient population residing in western Prince William County and eastern Fauquier County, and by facilitating the decompression of utilization of the CT units located at the main hospital.

As discussed in Section III.G, the new CT unit will have cardiac capabilities, and IFOH expects that Inova's existing patients who reside in western Prince William County and eastern Fauquier County, particularly those who are currently patients of Inova cardiologists practicing at Inova Cardiology – Gainesville and Inova Cardiology – Manassas, will elect to schedule their cardiac outpatient CT procedures at Inova Health Center – Gainesville given the proximity of Inova Health Center – Gainesville to their homes and scheduling constraints on IFOH's main campus.

Notably, this project is inventory neutral and will be accomplished through the relocation and replacement of a CT unit currently in operation at Inova Alexandria Hospital's Inova Mark Center. Approval will have no impact on the number of COPN-authorized CT units in PD 8.

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

In 2024, the latest year for which Virginia Health Information (VHI) data are publicly available, PD 8's 69 COPN-authorized CT scanners performed 768,072 CT procedures, averaging 10,818 CT procedures per unit, placing utilization at 146% of the SMFP utilization standard of 7,400 procedures per CT unit per year. As of March 2026, an additional ten (10) CT units have been authorized in PD 8. Inova calculates a need for 25 fixed CT units in the planning district as follows:

Calculated Needed Fixed CT Units in PD 8

Calculated Needed CT units = 768,072 scans in the PD in 2024 / 7,400 = 103.7 (104) units needed

2026 COPN authorized CT units = 79 (current inventory of CT units in PD 8, including those authorized but not yet in service)

PD 8 Calculated Need = 25 CT units

As the population continues to grow in PD 8, the demand for CT services will continue to increase over the next 5 years. Approval of the expansion of IFOH's CT services through the inventory-neutral relocation and replacement of the Inova Mark Center CT unit is necessary to support IFOH's current and future demand for CT services.

- 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.

The proposed project addresses IFOH's institution-specific need for additional CT capacity.

In addition, the expansion of IFOH's CT services to the to-be-developed Inova Health Center – Gainesville, where the service will be located in an imaging center that will be co-located with the Gainesville FSED, will ensure that FSED patients have access to this critical diagnostic service. As demonstrated by the historical data below, Inova Health System facilities have experienced significant growth in CT volume due to increased population and the use of CT as the diagnostic standard of care in the emergency department.

Inova CT Utilization Trend (2021-2024) - Source: VHI EPICS Reports

Facilities	Approved CT Units	2021	2022	2023	2024	% Change 2019-2024	2024 SFMP Utilization
Hospitals							
Inova Alexandria Hospital ^{1,2}	3	41,411	45,955	50,467	58,150	40%	262%
Inova Fair Oaks Hospital	3	37,433	40,468	46,144	50,644	35%	228%
Inova Fairfax Hospital ³	8	108,443	120,057	137,138	159,638	47%	270%
Inova Loudoun Hospital	2	39,387	49,444	54,275	60,582	54%	409%
Inova Mount Vernon Hospital	2	20,977	24,116	26,164	28,915	38%	195%
Sub-Total Hospitals	18	247,651	280,040	314,188	357,929	45%	269%
Outpatient Sites⁴							
Inova Ashburn Healthplex	1	8,092	8,267	11,058	12,876	59%	174%
Inova Emergency Care Center of Fairfax	1	4,039	4,629	5,521	5,633	39%	76%
Inova Imaging Center-Mark Center	1	4,533	4,953	4,426	4,649	3%	63%
Inova Lorton Healthplex	1	7,504	8,725	11,133	13,339	78%	180%
Inova Loudoun Cornwall	1	12,289	10,402	13,576	14,319	17%	194%
Inova Springfield Healthplex	1	16,679	16,498	19,129	22,012	32%	297%
Inova Health Center – Oakville ⁵	1	-	-	-	727	N/A	10%
Sub-Total Outpatient Sites	7	53,136	53,474	64,843	73,555	38%	142%
Total Inova CT Units	25	300,787	333,514	379,031	431,484	43%	223%

¹ COPN No. VA-04793 authorized the addition of one fixed CT scanner at the Inova Alexandria Hospital at Landmark Partial Replacement Hospital for Inova Alexandria Hospital (not yet operational).

² COPN No. VA-04832 authorized the addition of one fixed CT scanner at the Inova Springfield Hospital Partial Replacement Hospital for Inova Alexandria Hospital(not yet operational).

³ COPN No. VA-04922, issued February 14, 2025, authorized the addition of one fixed CT scanner at Inova Fairfax Hospital.

⁴ COPN No. VA-04921 authorized the re-establishment of CT services at Inova Emergency Room Reston/Herndon.

⁵ COPN No. VA-04776 authorized one fixed CT scanner at Inova Health Center - Oakville, which was made operational in November 2024.

The proposed CT unit will enable the immediate delivery of CT images to physicians on-site at the Gainesville FSED, thereby reducing time to diagnosis and eliminating the geographic barriers to access, burden and cost associated with ambulance transfers for an essential service. By expanding IFOH's CT services to Inova Health Center – Gainesville, Inova will enhance access to CT and emergency department services for its Gainesville-area patients while decompressing CT and emergency department volumes at IFOH.

- 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.

Article 1: Criteria and Standards for Computed Tomography

12VAC5-230-90. Travel time.

CT 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.

CT services are currently available within 30 minutes driving time one way under normal driving conditions for 95% of the population in PD 8. Difficult and challenging traffic congestion in Northern Virginia frequently results in much longer travel times. As the Northern Virginia population continues to grow, drive times are expected to become even more lengthy and challenging. Expansion of IFOH's CT services to Inova Health Center – Gainesville will improve access to CT services for IFOH's patient population residing in and around the Gainesville area and will decompress volume from IFOH's existing CT units.

12VAC5-230-100. Need for new fixed site or mobile service.

A. No new fixed site or mobile CT service should be approved unless fixed site CT services in the health planning district performed an average of 7,400 procedures per existing and approved CT scanner during the relevant reporting period and the proposed new service would not significantly reduce the utilization of existing 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 CT scanners in such health planning district.

Not applicable. This project proposes to expand IFOH's existing CT services to the proposed Inova Health Center – Gainesville through the inventory-neutral relocation and replacement of an existing CT unit currently in operation at Inova Alexandria Hospital's Inova Mark Center.

B. Existing CT scanners used solely for simulation with radiation therapy treatment shall be exempt from the utilization criteria of this article when applying for a COPN. In addition, existing CT scanners used solely for simulation with radiation therapy treatment may be disregarded in computing the average utilization of CT scanners in such health planning district.

Not applicable. The proposed CT unit will be utilized for diagnostic imaging.

12VAC5-230-110. Expansion of fixed site service.

Proposals to expand an existing medical care facility's CT service through the addition of a CT scanner should be approved when the existing services performed an average of 7,400 procedures per scanner for the relevant reporting period. The commissioner may authorize placement of a new unit at the applicant's existing medical care facility or at a separate location within the applicant's primary service area for CT services, provided the proposed expansion is not likely to significantly reduce the utilization of existing providers in the health planning district.

IFOH has an institution-specific need to expand its CT services based on utilization of its existing three (3) CT units. Expanding IFOH's CT services to the Inova Health Center – Gainesville will help address capacity constraints resulting from heavy utilization of the three (3) CT units on IFOH's main campus. In 2025, IFOH's three (3) CT units performed 54,101 CT procedures (an average of 18,034 procedures per CT unit), placing utilization at 244% of the SMFP utilization standard of 7,400 procedures per CT unit per year (an increase from 50,644 CT procedures performed in 2024, which placed utilization at 228% of the SMFP utilization standard). Approval of the expansion of IFOH's CT services to the Inova Health Center – Gainesville will help decompress the unsustainably high CT utilization on the IFOH main campus and enhance access to care for Inova's Gainesville-area patients. Please see Attachment Q for IFOH's 2025 CT patient origin data. The proposed imaging center at the Inova Health Center – Gainesville will be located in zip code 20155, within the IFOH's 2025 PSA for CT services.

The proposed project will expand IFOH's CT services through the inventory-neutral relocation and replacement of the CT unit from Inova Alexandria Hospital's Inova Mark Center. In 2025, the one (1) CT unit at the Inova Mark Center operated at 59% of the SMFP utilization standard for CT services. The Inova Mark Center CT unit has been operational since the Inova Mark Center opened in October 2011 (nearly 15 years ago) and is in need of replacement. The Inova Mark Center facility is aged, poorly configured by today's standards for delivery of imaging services, in need of substantial, costly renovations, and is

leased from a third party. The lease expires in 2028 and given the problems with the aged facility, Inova Alexandria Hospital does not intend to renew the lease.

Inova does not expect the closure of the Inova Mark Center to negatively impact patients, and anticipates that the Inova Mark Center's existing CT volume will be absorbed by other CT units within the Inova Health System, namely the CT services at the Inova Health Center - Oakville, which was authorized by COPN No. VA-04776 and made operational in November 2024, and the Inova Alexandria Hospital at Landmark Hospital, which was authorized by COPN No. VA-04793 to partially replace the existing Inova Alexandria Hospital and is expected to become operational in 2028. Both facilities are well-positioned geographically and operationally to serve the existing Inova Mark Center patient population.

IFOH does not expect the expansion of its CT services to Inova Health Center – Gainesville to negatively impact other existing CT providers in PD 8 because the project is proposed to address IFOH's institution-specific need for additional CT services and to service Inova's existing patient population that reside in Inova Health Center – Gainesville's PSA for CT services. Furthermore, as the population continues to grow in PD 8, and more specifically in western Prince William County, the demand for CT services among Inova's patients will continue to increase. Approval of this project is necessary to support IFOH's current and future demand for CT services.

12VAC5-230-120. Adding or expanding mobile CT services.

A. Proposals for mobile CT scanners shall demonstrate that, for the relevant reporting period, at least 4,800 procedures were performed and that the proposed mobile unit will not significantly reduce the utilization of existing CT providers in the health planning district.

Not applicable. The proposed unit will be a fixed CT unit.

B. Proposals to convert authorized mobile CT scanners to fixed site scanners shall demonstrate that, for the relevant reporting period, at least 6,000 procedures were performed by the mobile scanner and that the proposed conversion will not significantly reduce the utilization of existing CT providers in the health planning district.

Not applicable. The project does not propose to convert a mobile CT unit to a fixed-site CT unit.

12VAC5-230-130. Staffing.

CT services should be under the direction or supervision of one or more qualified physicians.

CT services at Inova Health Center – Gainesville will be under the direction or supervision of board-certified radiologists. Fairfax Radiological Consultants provides professional radiology services to IFOH. Please see Attachment M for the staffing and support letter from Fairfax Radiological Consultants.

12VAC5-230-80. When institutional expansion needed.

A. Notwithstanding any other provisions of this chapter, the commissioner may grant approval for the expansion of services at an existing medical care facility in a health planning district with an excess supply of such services when the proposed expansion can be justified on the basis of a facility's need having exceeded its current service capacity to provide such service or on the geographic remoteness of the facility.

IFOH has an institution-specific need to expand its CT services and expanding IFOH's CT services to Inova Health Center – Gainesville will help address capacity constraints resulting from heavy utilization of the three (3) CT units on IFOH's main campus. In 2025, IFOH's three (3) CT units performed 54,101 CT procedures (an average of 18,034 procedures per CT unit), placing utilization at 244% of the SMFP utilization standard of 7,400 procedures per CT unit per year (an increase from 50,644 CT procedures performed in 2024, which placed utilization at 228% of the SMFP utilization standard). Approval of the expansion of IFOH's CT services at Inova Health Center – Gainesville will help decompress the unsustainably high CT utilization on the IFOH main campus and enhance access to care for Inova's Gainesville-area patients.

As the population continues to grow in PD 8, and more specifically in Prince William County, the demand for CT services among Inova's patients will continue to increase. Approval of this project is necessary to support IFOH's current and future demand for CT services.

- C. If a facility with an institutional need to expand is part of a health system, the underutilized services at other facilities within the health system should be reallocated, when appropriate, to the facility with the institutional need to expand before additional services are approved for the applicant. However, underutilized services located at a health system's geographically remote facility may be disregarded when determining institutional need for the proposed project.*

Facilities	Approved CT Units	2025 CT Procedures	% of SFMP
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Hospitals

Inova Alexandria Hospital ^{1,2}	3	63,330	285%
Inova Fair Oaks Hospital	3	54,101	244%
Inova Fairfax Hospital ³	8	169,139	286%
Inova Loudoun Hospital	2	67,019	453%
Inova Mount Vernon Hospital	2	30,999	209%
Inova Alexandria Hospital at Landmark Partial Replacement Hospital for Inova Alexandria Hospital ¹	1	0	0%
Inova Springfield Hospital Partial Replacement Hospital for Inova Alexandria Hospital ²	1	0	0%
Sub-Total Hospitals	20	384,588	260%

Outpatient Sites

Inova Ashburn HealthPlex	1	12,193	165%
Inova Emergency Care Center of Fairfax	1	5,962	81%
Inova Imaging Center – Mark Center	1	4,332	59%
Inova Lorton HealthPlex	1	14,421	195%
Inova Loudoun Cornwall	1	13,709	185%
Inova Health Center – Oakville ⁵	1	8,275	112%
Inova Franconia Springfield HealthPlex	1	19,984	270%
Inova Emergency Room Reston/Herndon ⁴	1	0	0%
Sub-Total Outpatient Sites	8	78,876	133%
Inova Total CT Units	28	463,464	224%

¹ COPN No. VA-04793 authorized the addition of one fixed CT scanner at the Inova Alexandria Hospital at Landmark Partial Replacement Hospital for Inova Alexandria Hospital (not yet operational).

² COPN No. VA-04832 authorized the addition of one fixed CT scanner at the Inova Springfield Hospital Partial Replacement Hospital for Inova Alexandria Hospital (not yet operational).

³ COPN No. VA-04922, issued February 14, 2025, authorized the addition of one fixed CT scanner at Inova Fairfax Hospital.

⁴ COPN No. VA-04921 authorized the re-establishment of CT services at Inova Emergency Room Reston/Herndon.

⁵ COPN No. VA-04776 authorized one fixed CT scanner at Inova Health Center - Oakville, which was made operational in November 2024.

In 2025, average utilization of all Inova CT units (including operational units and authorized but not yet operational units) was 224% of the SMFP standard (excluding the three (3) CT units that are not yet operational increases average utilization to 251% of the SMFP standard). This project seeks to expand IFOH's CT services through the inventory-neutral relocation and replacement of the Inova Mark Center CT unit, which operated at 59% of the SMFP utilization standard in 2025.

- 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.

Please see Section III.G.

- G. Coordination and Affiliation with Other Facilities.

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.)

Inova Health System is a broad-based regional healthcare system and provides a comprehensive and coordinated range of acute, ambulatory, and tertiary services.

- H. Attach copies of the following documents:

1. A map of the service area indicating:

- a. Location of proposed project.

Please see Attachment K for a map of Inova Health Center – Gainesville's proposed PSA for CT services.

- 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 L for a map of CT facilities 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 S.1-S.4.

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

Please see Attachment T.

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 Inova Health System facilities participate in VHI.**
Provide a copy of report(s) which provide(s) the basis for comparison.

Please see Attachments U.1 and U.2 for IFOH's 2023 and 2024 EPICS submission.

- 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	<u>\$ 671,347</u>
2.	Cost of labor	<u>Included in Line 1</u>
3.	Equipment included in construction contract	<u>Included in Line 1</u>
4.	Builder's overhead	<u>Included in Line 1</u>
5.	Builder's profit	<u>Included in Line 1</u>
6.	Allocation for contingencies	<u>\$ 296,970</u>
7.	Sub-total (add lines 1 thru 6)	<u>\$ 968,317</u>

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

8.	<u>a. Equipment – CT Unit</u>	<u>\$ 1,476,376</u>
	<u>b. Other (Furnishings, Signs, Telecomm, etc.)</u>	<u>\$ 127,256</u>
	c. _____	<u>\$ 0</u>
	d. _____	<u>\$ 0</u>
	e. _____	<u>\$ 0</u>
9.	Sub-total (add lines 8a thru 8e)	<u>\$ 1,603,632</u>

Part III – Site Acquisition Costs

10.	Full purchase price	<u>\$ 13,251²</u>
11.	For sites with standing structures	<u>\$ 0</u>
	a. purchase price allocable to structures	<u>\$ 0</u>
	b. purchase price allocable to land	<u>\$ 0</u>
12.	Closing costs	<u>\$ 0</u>
13.	If leasehold, lease expense over entire term of lease	<u>\$ 0</u>
14.	Additional expenses paid or accrued:	
	a. _____	<u>\$ 0</u>
	b. _____	<u>\$ 0</u>
	c. _____	<u>\$ 0</u>
15.	Sub-total (add lines 10 thru 14c)	<u>\$ 13,251²</u>

Part IV – Site Preparation Costs (Not Applicable)

16.	Earth work	<u>\$ 0</u>
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²Amount is equal to the pro rata allocation of full purchase price attributable to proposed CT service.

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

Part V – Off-site Costs (List each separately) **(Not Applicable)**

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

Part VI – Architectural and Engineering Fees

29.	Architect's design fee	<u>\$ 50,351</u>
30.	Architect's supervision fee	<u>\$ 0</u>
31.	Engineering fees	<u>\$ 33,567</u>
32.	Consultant's fees	<u>\$ 43,624</u>
33.	Sub-total (add lines 29 thru 32)	<u>\$ 127,542</u>

Part VII – Other Consultant Fees (List each separately)

34.	<u>a. Other (inspections, tests, permits, etc.)</u>	<u>\$ 25,817</u>
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b.	_____	<u>\$ 0</u>
c.	_____	<u>\$ 0</u>
35.	Sub-total (add lines 34a thru 34c)	<u>\$ 25,817</u>

Part VIII – Taxes During Construction (Not Applicable)

36.	Property taxes during construction	<u>\$ 0</u>
37.	List other taxes:	
a.	_____	<u>\$ 0</u>
b.	_____	<u>\$ 0</u>
38.	Sub-total (add lines 36 thru 37b)	<u>\$ 0</u>

Part IX-A – HUD Section 232 Financing (Not Applicable)

39.	Estimated construction time(in months)	<u>N/A</u>
40.	Dollar amount of construction loan	<u>\$ 0</u>
41.	Construction loan interest rate	<u>0%</u>
42.	Estimated construction loan interest costs	<u>\$ 0</u>
43.	Term of financing (in years)	<u>N/A</u>
44.	Interest rate on permanent loan	<u>0%</u>
45.	FHA mortgage insurance premium	<u>\$ 0</u>
46.	FHA mortgage fees	<u>\$ 0</u>
47.	Financing fees	<u>\$ 0</u>
48.	Placement fees	<u>\$ 0</u>
49.	AMPO (non-profit only)	<u>\$ 0</u>
50.	Title and recording fees	<u>\$ 0</u>

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 (Not Applicable) Obligation Bond Financing (Circle selected method of financing)

54. Method of construction financing (construction loan, proceeds of bond sales, if other, specify) **N/A**
- 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) **N/A**
56. Dollar amount of construction loan **\$ 0**
57. Construction loan interest rate **0%**
58. Estimated construction loan interest cost **\$ 0**
59. Nature of bond placement (direct, underwriter, if other, specify) **N/A**
60. Will bonds be issued prior to the beginning of construction? _____ Yes _____ No **N/A**
61. If the answer to question 60 is yes, how long before (in months)? _____ **N/A**
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? **N/A**

- | | | |
|-----|---|--------------------|
| 64. | Bond interest expense prior to the
beginning of construction(in dollars) | <u>\$ 0</u> |
| 65. | How many months after construction
begins will last bond be sold? | <u>N/A</u> |
| 66. | Bond interest expense during construction | <u>\$ 0</u> |
| 67. | What percent of total construction will be
financed from bond issue? | <u>\$ 0</u> |
| 68. | Expected bond interest rate | <u>0%</u> |
| | Anticipated term of bond issued (in years) | <u>N/A</u> |
| 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 | <u>\$ 0</u> |
| 75. | Insurance | <u>\$ 0</u> |
| 76. | Title and recording fees | <u>\$ 0</u> |
| 77. | Other fees (list each separately) | |
| | a. _____ | <u>\$ 0</u> |
| | b. _____ | <u>\$ 0</u> |
| | c. _____ | <u>\$ 0</u> |
| 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) **\$ 0**

Part IX_C – Conventional Mortgage Loan Financing (Not Applicable)

81.	Estimated construction time (in months)	<u>N/A</u>
82.	Dollar amount of construction loan	<u>\$ 0</u>
83.	Construction loan interest rate	<u>0%</u>
84.	Estimated construction loan interest cost (in dollars)	<u>\$ 0</u>
85.	Term of long term financing (in years)	<u>N/A</u>
86.	Interest rate on long term loan	<u>0%</u>
87.	Anticipated mortgage discount (in dollars)	<u>\$ 0</u>
88.	Feasibility study	<u>\$ 0</u>
89.	Finder's fee	<u>\$ 0</u>
90.	Legal fees	<u>\$ 0</u>
91.	Insurance	<u>\$ 0</u>
92.	Other fees (list each separately) _____	<u>\$ 0</u>
93.	_____	<u>\$ 0</u>
94.	Total permanent mortgage loan interest expense (in dollars)	<u>\$ 0</u>
95.	Sub-total Part IX_C (add lines 84 & 88 thru 93)	<u>\$ 0</u>

Financial Data Summary Sheet

96.	Sub-total Part I	Direct Construction Cost (line 7)	<u>\$ 968,317</u>
97.	Sub-total Part II	Equipment not included in construction contract (line 9)	<u>\$ 1,603,632</u>

98.	Sub-total Part III	Site Acquisition Costs (line 15)	<u>\$ 13,251</u>
99.	Sub-total Part IV	Site Preparation Cost (line 23)	<u>\$ 0</u>
100.	Sub-total Part V	Off-Site Costs (line 28)	<u>\$ 0</u>
101.	Sub-total Part VI	Architectural and Engineering fees (line 33)	<u>\$ 127,542</u>
102.	Sub-total Part VII	Other Consultant fees (line 35)	<u>\$ 25,817</u>
103.	Sub-total Part VIII	Taxes During Construction (line 38)	<u>\$ 0</u>
104.	Sub-total Part IX-A	HUD-232 Financing (line 53)	<u>\$ 0</u>
105.	Sub-total Part IX-B	Industrial Development Authority Revenue & General Revenue Bond Financing (line 80)	<u>\$ 0</u>
106.	Sub-total Part IX-C	Conventional Loan Financing (line 95)	<u>\$ 0</u>
107.	TOTAL CAPITAL COST (lines 96 thru 106)		<u>\$ 2,738,559</u>
108.	Percent of total capital costs to be financed		<u>0%</u>
109.	Dollar amount of long term mortgage (line 107 x 108)		<u>\$ 0</u>
110.	Total Interest Cost on Long Term Financing		<u>\$ 0</u>
	a.	HUD-232 Financing (line 53)	<u>\$ 0</u>
	b.	Industrial Development Authority Revenue & General Revenue Bond Financing (line 79)	<u>\$ 0</u>
	c.	Conventional Loan Financing (line 94)	<u>\$ 0</u>
111.	Anticipated Bond discount		
	a.	HUD-232 Financing (line 53)	<u>\$ 0</u>
	b.	Industrial Development Authority Revenue & General Revenue Bond Financing (line 70)	<u>\$ 0</u>

c. Conventional Loan Financing (line 87) **\$ 0**

112. TOTAL CAPITAL AND FINANCING COST

(ADD LINES 107, 110a, b or c AND 111a, b or c) **\$ 2,738,559**

D. 1. Estimated costs for new construction (excluding site acquisition costs) **\$ 1,248,932**

Proposed project includes expansion of IFOH's CT services through the inventory-neutral relocation and replacement of the CT unit from Inova Alexandria Hospital's freestanding Inova Mark Center to a to-be-developed ambulatory facility to be known as Inova Health Center – Gainesville, where the CT service will be located in an imaging center that will be co-located with a freestanding emergency department.

Estimated costs for new construction include direct construction costs, non-CT equipment costs, architectural fees, and other consultant fees related to the CT portion of the project. Excludes site acquisition and CT equipment 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 **\$ 0**

4. Government Loans (Specify Type) _____ **\$ 0**

5. Grants (Specify Type) _____ **\$ 0**

6. Bequests **\$ 0**

7. Private Foundations **\$ 0**

8. Endowment Income **\$ 0**

9. Accumulated Reserves **\$ 2,738,559**

10. Other (Identify) _____ **\$ 0**

- 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 project will be funded through accumulated reserves of Inova Health System.

- 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 proposed project will be funded through accumulated reserves and, as such, there are no debt service costs associated with the project. Capital costs of the project are not expected to impact the cost of care.

- 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 CT unit will be located at a dedicated outpatient site.

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 Attachments V.1 and V.2 for the most recent two (2) years of audited financial statements for Inova Health System.

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 W.

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

Inova Health System

Address – Line 1

Paul Dreyer

Type/Print Name of Authorizing Officer

8095 Innovation Park Drive

Address – Line 2

Senior Director, Strategy & Planning

Title of Authorizing Officer

Fairfax, VA, 22031

City/State/Zip

(703) 403-7598

Telephone

March 27, 2026

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 W - Pro Forma
Inova Fair Oaks Hospital
Inova Health Center - Gainesville
Expansion of CT Services Through the Relocation and Replacement of Existing Capacity**

Financial Projections	IFOH CT Services without Project		Project Only		IFOH CT Services Services with Project + Project	
	Yr 1: 2030	Yr 2: 2031	Yr 1: 2030	Yr 2: 2031	Yr 1: 2030	Yr 2: 2031
Amounts in \$000's						
Statement of Revenue and Expenses						
Gross Patient Revenue	\$ 120,845	\$ 123,262	\$ 9,479	\$ 10,635	\$ 125,239	\$ 128,875
Deductions from Patient Revenue						
Contractual/Other Discounts	\$ 73,330	\$ 74,796	\$ 6,481	\$ 7,272	\$ 75,996	\$ 78,202
Charity Deductions	\$ 3,489	\$ 3,559	\$ 308	\$ 346	\$ 3,616	\$ 3,721
Total Deductions from Revenue	\$ 76,819	\$ 78,355	\$ 6,790	\$ 7,618	\$ 79,612	\$ 81,923
Total Operating Revenue	\$ 44,027	\$ 44,907	\$ 2,689	\$ 3,017	\$ 45,627	\$ 46,952
Operating Expenses						
Salaries, Wages and Benefits	\$ 3,634	\$ 3,779	\$ 903	\$ 939	\$ 4,383	\$ 4,564
Supplies	\$ 235	\$ 244	\$ 157	\$ 179	\$ 382	\$ 414
Purchased Services	\$ 467	\$ 486	\$ 257	\$ 294	\$ 705	\$ 761
Bad Debt	\$ 866	\$ 884	\$ 77	\$ 86	\$ 898	\$ 924
Depreciation & Amortization	\$ 704	\$ 732	\$ 341	\$ 341	\$ 1,016	\$ 1,044
Indirect Expenses - Occupancy	\$ 10,073	\$ 10,275	\$ 268	\$ 301	\$ 10,440	\$ 10,743
Other Expense	\$ 105	\$ 109	\$ 116	\$ 133	\$ 217	\$ 238
Total Operating Expenses	\$ 16,085	\$ 16,510	\$ 2,119	\$ 2,273	\$ 18,041	\$ 18,687
Excess of Revenue Over Expenses	\$ 27,941	\$ 28,397	\$ 570	\$ 744	\$ 27,586	\$ 28,265
Total CT Scans	55,171	55,171	4,891	5,380	57,740	58,303

Expected Payor Mix*	CT
Medicare	46.1%
Medicaid	7.7%
Commercial	39.2%
Charity	2.9%
Self Pay	4.1%
TOTAL	100.0%

*Expected payor mix equals 2025 Inova Fair Oaks Hospital CT, as no change is expected as the result of adding CT scanner

Pro Forma Assumptions:

- Revenue modeled on outpatient CTs. Reimbursement performed on inpatients are included in the MS-DRG rate for the entire inpatient stay.
- Payor mix reimbursement is based on internal Inova information, % of Gross Charges
- Annual inflation estimates: gross charge per case = 2%, net revenue per case = 2%, all expenses = 4%
- Equipment depreciation straight-lined for seven (7) years
- Construction/Renovation depreciation straight-lined for ten (10) years
- Non-Capital expense of \$10,520 related to the project is not reflected in the above as it will be incurred in the prior year