

DAVID C CHUA MDSC LTD.  
1 S 280 SUMMIT AVE., COURT A-1  
OAKBROOK TERRACE, IL 60181  
PHONE: 630-730-7438  
FAX: 630-230-3359

**RECEIVED**  
MAR 11 2013  
HEALTH FACILITIES &  
SERVICES REVIEW BOARD

FACSIMILE TRANSMITTAL SHEET

TO: CON Board	FROM: Debra
COMPANY: IDPH	DATE: MARCH 11, 2013
FAX NUMBER: 217-785-4111	TOTAL NO. OF PAGES INCLUDING COVER: 8
RE: IDPH No. 9216	

URGENT     FOR REVIEW     PLEASE COMMENT     PLEASE REPLY     PLEASE RECYCLE

NOTES/COMMENTS:

To Whom It May Concern:

Enclosed please find the SLE Final Cost Report. I will also mail it to your office. Sorry, I didn't fax the documents on March 2, 2013.

Thanks.

Debra

***SOUTH LOOP ENDOSCOPY & WELLNESS CENTER, LLC***  
***2336-40 South Wabash Avenue, Chicago, IL 60616***

March 2, 2013

Illinois Health Facilities and Services Review Board  
Illinois Department of Public Health  
525 West Jefferson Street – 2nd Floor  
Springfield, IL 62761

RE: CON Project No: 08-078  
Final Realized Cost Report

Dear Board:

We are pleased to provide this required report of finalized costs on CON Project No: 08-078, South Loop Endoscopy & Wellness Center, LLC, as is required under Section 1130.770 of 77 IL Admin Code and your procedural rules. The project received a CON Permit from the Board on March 2, 2010. This report is submitted in accordance with the provisions of 77 IL Admin Code Section 1130.760 and is being submitted within the required timeframes stated in your November 28, 2012 letter.

**1) CURRENT PROJECT STATUS:** The project consisted of the establishment and construction of a single-specialty GI Endoscopy Ambulatory Surgical Treatment Center (ASTC) to be located at 2336-40 South Wabash Avenue, Chicago, Cook County, IL 60616. The project consists of 3,000 gsf of tenant- improved leased space on the 2<sup>nd</sup> floor of an existing building.

- a) The project is completed.
- b) On January 4, 2013 we provided you with Notice of Project Completion. This notice was to be submitted by January 31, 2013.
- c) An ASTC License (License ID No. 7003171) was issued by the IDPH Division of Health Care Facilities and Programs on November 5, 2012.
- d) Wisconsin Physicians Service/Medicare Provider Enrollment program completed its review of SLE's application for initial enrollment in Medicare on February 15, 2013 and issued its recommendation to both IDPH and CMS' Region Five office that SLE's application for Medicare participation be approved. SLE is awaiting its initial Medicare certification survey.
- e) There were no changes in either the scope of the project or its size.

**2) The project has been brought to a conclusion.** We provided you with Notice of Project Completion on January 4, 2013.

March 2, 2013

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Project No 08-078

**3) REPORT OF FINAL REALIZED COSTS:**

<u>Project Category</u>	<u>Con Amount Approved</u>	<u>Final Realized Project Cost</u>
Preplanning	\$ 10,000	\$ 10,650
Modernization Contracts	\$ 480,000	\$ 480,000
Contingencies	\$ 48,000	\$ 48,000
Architect/Engineer Fees	\$ 38,400	\$ 38,400
Consultants & Other Fees	\$ 60,000	\$ 62,900
Move/Other Equipment	\$ 575,000	\$ 499,571
FMV of Lease	\$ 329,398	\$ 329,398
<b>Total Costs</b>	<b>\$1,540,798</b>	<b>\$1,468,919</b>

All costs incurred are consistent with and remain within the CON-approved project costs.

**4) Method of financing the project and source of funds:** There were no changes in either the method of financing the project or in the source of project funds. A mortgage in the amount of \$1,211,400 and a fair market value of tenant leased space in the amount of \$329,398 are the sources of project funding and are the same sources and amounts as stated within the approved CON.

**5) Costs to be submitted for reimbursement:** N/A There are no final realized costs that will be submitted under Titles XVIII and/or XIX for reimbursement.

**6) Cost overrun:** N/A The final realized project cost does not exceed the approved permit amount. All costs incurred are consistent with and remain within the CON-approved project costs.

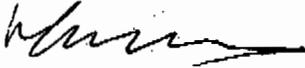
**7) Final Application for Certification of Payment:** The contractor has submitted and the architect has approved the final application and certification for payment for the construction contract in a format equivalent to AIA Form G702.

**8) Certifications:** We have attached certifications regarding reimbursement under Titles XVIII and/or XIX for reimbursement.

**9) Completion:** The submission of this report completes all permit and post-permit requirements for this project.

Should the Board or the Department have any questions concerning this Final Realized Cost Report please feel free to contact me directly.

Respectfully Submitted,  
**South Loop Endoscopy & Wellness Center, LLC**



David C. Chua, M.D.  
Permit Representative

Attachments: Final Contractors Sworn Statement  
Certification Statement

**SOUTH LOOP ENDOSCOPY & WELLNESS CENTER, LLC**  
2336-40 South Wabash Avenue, Chicago, IL 60616

CON Project No: 08-078

Final Realized Cost Report

**CERTIFICATION STATEMENT**

I, David Chua, Managing Member of South Loop Endoscopy & Wellness Center, LLC, an Illinois limited liability company, do hereby certify that the final costs submitted in the March 2, 2013 final realized cost report to the Illinois Health Facilities and Services Review Board are the total costs required to complete Project No. 08-078, that there are no additional or associated costs or capital expenditures related to the project.

I also certify that no additional or associated costs or capital expenditures related to the project have or will be submitted for reimbursement under Title XVIII or XIX.

I also certify that the project has complied with all of the terms of the permit including the project cost, the project square footage and the scope of services consistent with the approved project permit and that the project has met all permit and post-permit requirements of the Illinois Health Facilities and Services Review Board.

I so certify and signify that the above certifications are true and complete to the best of my knowledge and belief.

Signed this 2nd Day of March, 2013

By:

[Signature]

David Chua, M.D., Managing Member

Notary

State of Illinois

County of DuPage

On this 2nd day of March, 2013 before me personally appeared

\_\_\_\_\_, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed, for the purposes therein set forth.

[Signature]  
(Notary Public)

My Commission Expires: April 27, 2016



Seal

AIA Document G702  
Application and Certificate for Payment

OWNER: South Loop Endoscopy & Wellness Center, LLC  
2334 South Wabash  
Chicago, Illinois 60642

CONTRACTOR: Baylor Construction  
916 W 21st Street  
Chicago, IL 60608

CONTRACTOR FOR: General Construction

PROJECT: South Loop Endoscopy & Wellness Center Remodeling

ARCHITECT: Jaki - Brandeis Architects, Ltd

APPLICATION NO.:  
APPLICATION DATE: October 31, 2012

PERIOD TO: October 31, 2011

**CONTRACTOR'S APPLICATION FOR PAYMENT:**

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

ORIGINAL CONTRACT SUM \$ 480,000.00

Net change by Change Orders \$ 48,000.00

CONTRACT SUM TO DATE \$ 528,000.00

TOTAL COMPLETED & STORED TO DATE \$ 528,000.00

RETAINAGE:

0% of Completed work \$ -

0% of Stored Material \$ -

Total Retainage \$ -

TOTAL EARNED LESS RETAINAGE \$ 528,000.00

LESS PREVIOUS CERTIFICATES FOR PAYMENT \$ (430,431.50)

CURRENT PAYMENT DUE \$ 97,568.50

BALANCE TO FINISH, INCLUDING RETAINAGE \$ -

CONTRACTOR:

By: *[Signature]* Date: 11-1-12

State of: Illinois

County of: Cook

Subscribed and sworn to before me

this 1 day of NOV 20 12

Notary Public: *[Signature]*



**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 97,568.50

(Attach explanation if amount certified differs from the amount applies for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

By: *[Signature]* Date: Nov 1 2012

this Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Assurances, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY		
ADDITIONS	DEDUCTIONS	
Total changes approved in previous months by Owner #	\$ -	\$ -
Total approved this Month #4 - 6	\$ -	\$ -
<b>TOTALS</b>	\$ -	\$ -
NET CHANGES by Change Order	\$ -	\$ -

## SWORN STATEMENT FOR CONTRACTOR AND SUBCONTRACTOR TO OWNER

State of Illinois

Request # 3438-01

County of Cook

10/31/12

The affiant, Kevin Sun, being first duly sworn, on oath deposes and says that he is President of Baylor Construction Company, 916 West 21st Street, Chicago, IL 60608, (773)569-8555, that he has contract with South Loop Endoscopy & Wellness Center, LLC., owner, for complete tenant build-out on the following premises in said County, to-wit: 2334 South Wabash, Chicago, Illinois.

That, for the purpose of said contract, the following persons have been contracted with, and have furnished, or are furnishing and preparing materials for, and have done or are doing labor on said improvement. That there is due and to become due them, respectively, the amounts set opposite their names for materials or labor as stated. That this statement is a full, true and complete statement of all such persons, the amounts paid and the amounts due or to become due to each.

1	2	3	4	5	6	7	8
Name and Address	Kind of Work	Original Contract	Retention (incl. Current)	Net Prior Paid	Net Amount This Payment	Balance To Complete	% Complete to Date
Baylor Construction	Millwork - Labor	17,500.00	1,750.00	0.00	15,750.00	0.00	100%
Baylor Construction	Custom Millwork	17,000.00	1,530.00	0.00	15,470.00	0.00	100%
Baylor Construction	Doors, Frames, Hardware - Labor	7,800.00	780.00	0.00	7,020.00	0.00	100%
Sunrise Real Estate, LLC.	Doors, Frames, Hardware - Material	12,200.00	1,098.00	0.00	11,102.00	0.00	100%
Baylor Construction	Acoustical Ceiling	22,500.00	2,025.00	0.00	20,475.00	0.00	100%
Baylor Construction	Flooring - Labor	31,500.00	2,993.00	0.00	28,507.00	0.00	100%
Sunrise Real Estate, LLC.	Ceramic Tile - Material	23,500.00	2,350.00	0.00	21,150.00	0.00	100%
Baylor Construction	Painting - Labor	10,000.00	1,000.00	0.00	9,000.00	0.00	100%
Sunrise Real Estate, LLC.	Wallcovering Paint - Material	5,800.00	580.00	0.00	5,220.00	0.00	100%
Sunrise Real Estate, LLC.	Toilet Accessories - Material	9,500.00	855.00	0.00	8,645.00	0.00	100%
Sunrise Real Estate, LLC.	Misc. Iron	5,000.00	450.00	0.00	4,550.00	0.00	100%
Sunrise Real Estate, LLC.	Signage	3,450.00	0.00	0.00	3,450.00	0.00	100%
West - Call Convergint Tech.	Nurse Call Audio Visual	11,500.00	1,150.00	0.00	10,350.00	0.00	100%
Sunrise Real Estate, LLC.	Cubical Curtains	5,100.00	459.00	0.00	4,641.00	0.00	100%
JV Computer	Security System	12,000.00	1,200.00	0.00	10,800.00	0.00	100%
K & S Automatic Sprinkler	Fire Protection	38,000.00	3,420.00	0.00	34,580.00	0.00	100%
Moseley Plumbing	Plumbing Labor	10,000.00	1,000.00	0.00	9,000.00	0.00	100%
Sunrise Real Estate, LLC.	Plumbing Material	11,000.00	0.00	0.00	11,000.00	0.00	100%
Sunrise Real Estate, LLC.	HVAC - Material	26,000.00	0.00	0.00	26,000.00	0.00	100%
John's Heating Inc.	HVAC - Labor	29,796.00	2,980.00	0.00	26,816.00	0.00	100%
Sunrise Real Estate, LLC.	Electrical - Material	35,750.00	0.00	0.00	35,750.00	0.00	100%
Poltech Electric	Electrical - Labor	29,250.00	2,633.00	0.00	26,617.00	0.00	100%
JV Computer	Phone System	10,000.00	1,000.00	0.00	9,000.00	0.00	100%

Name and Address	Kind of Work	Original Contract	Retention (incl. Current)	Net Prior Paid	Net Amount This Payment	Balance To Complete	% Complete to Date
Subtotal		384,146.00	29,253.00	0.00	354,893.00	0.00	100%
Baylor Construction	General Conditions	50,184.00	0.00	0.00	50,184.00	0.00	100%
Baylor Construction	Project Administration	41,820.00	0.00	0.00	41,820.00	0.00	100%
Baylor Construction	Insurance	3,850.00	0.00	0.00	3,850.00	0.00	100%
<b>TOTAL</b>		<b>480,000.00</b>	<b>29,253.00</b>	<b>0.00</b>	<b>450,747.00</b>	<b>0.00</b>	<b>100%</b>

AMOUNT OF ORIGINAL CONTRACT	480,000.00	WORK COMPLETED TO DATE	528,000.00
EXTRAS TO CONTRACT CO #	48,000.00	LESS % RETAINAGE	0.00
TOTAL CONTRACT & EXTRAS	528,000.00	NET AMOUNT EARNED	528,000.00
CREDITS TO CONTRACT CO #	0.00	NET PREVIOUSLY PAID	0.00
ADJUSTED TOTAL CONTRACT	528,000.00	NET AMOUNT OF THIS PAYMENT	528,000.00
		BALANCE TO BECOME DUE (INC RETENTION)	0.00

Subscribed and sworn to before me this 1<sup>st</sup> day of NOV 2012

*[Handwritten Signature]*

Signed *[Handwritten Signature]*  
 Kevin Sun, President  
 Baylor Construction Company

