



Administrative Office
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Oak Park, Illinois 60302
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November 4, 2014

RECEIVED

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HEALTH FACILITIES &
SERVICES REVIEW BOARD

Courtney Avery, Administrator
c/o Illinois Department of Public Health
Illinois Health Facilities and Services Review Board
525 West Jefferson 2nd Floor
Springfield, Illinois 62761
RE: Final Realized Costs Report for Project #12-084

Dear Ms. Avery,

On behalf of PCC Community Wellness Center (PCC) I am writing to submit the final realized project costs for Project #12-084. On February 5, 2013 the Illinois Health Facilities and Services Review Board approved PCC's application to establish a birthing center at PCC South Family Health Center in Berwyn, IL. PCC has since requested two permit extensions, with the most recent requiring project completion no later than December 31, 2014. On July 21, 2014 PCC submitted a notice of project completion to the Illinois Department of Public Health. After a successful facilities site visit on September 10, 2014 and a clinical site visit on October 7-8, 2014, PCC was granted a license (#4000029) on October 8, 2014.

The project was completed consistent with the terms of the permit and Illinois Department of Public Health rules and regulations. The final project cost was below the capital expenditure minimum.

1. Attached you will find a detailed itemization of all project costs and sources of funds.
2. All costs incurred during this project have been or will be reported on PCC's Medicare and Medicaid cost reports.
3. As President and CEO, I hereby certify that the final realized costs are the total costs required to complete the project and that there are no additional or associated costs or capital expenditures related to the project that will be submitted of reimbursement under Title XVIII or XIX.

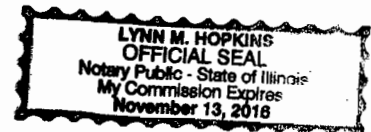
Thank you for your assistance and support in completing this important project. PCC looks forward to serving as a strong model for future birth centers in Illinois. If you have any further questions, please contact me at 708-383-9786 or urso@pccwellness.org.

Sincerely,

Robert J. Urso

Subscribed and sworn
to before me on this 4 day of
November, 2014.

My commission expires: November 13, 2016



Austin Family Health Center	5425 W. Lake Street	Chicago, Illinois 60644	t. 773.378.3347	f. 773.378.4028
Erie Court Health Center	1 Erie Court, Suite 6040	Oak Park, Illinois 60302	t. 708.386.1301	f. 708.386.3053
Lake Street Family Health Center	14 Lake Street	Oak Park, Illinois 60302	t. 708.383.0113	f. 708.383.9911
Melrose Park Family Health Center	1111 Superior Street, Suite 101	Melrose Park, Illinois 60160	t. 708.406.3040	f. 708.406.3059
Salud Family Health Center	5359 W. Fullerton Avenue	Chicago, Illinois 60639	t. 773.836.2785	f. 773.836.7381
South Family Health Center	6201 W. Roosevelt Road	Berwyn, Illinois 60402	t. 708.386.0845	f. 708.386.8472
Walk-In Wellness Center at NAH	1044 N. Francisco Avenue	Chicago, Illinois 60622	t. 773.292.8348	f. 773.292.8343
Walk-In Wellness Center at WSMC	3 Erie Court, Suite 1300	Oak Park, Illinois 60302	t. 708.406.3929	f. 708.406.3935
West Town Family Health Center	1044 N. Mozart Street, Suite 100	Chicago, Illinois 60622	t. 773.292.8300	f. 773.292.2601

Use of Funds	Project Costs and Sources of Funds						Final Actual Expenditures 11/3/14		
	Original approved budget 2/5/13		Approved revised budget 4/7/14		Actual Clinical		Actual Non-Clinical		Actual Total
	Clinical	Non-Clinical	Total	Clinical	Non-Clinical	Total	Actual Clinical	Actual Non-Clinical	Actual Total
Preplanning Costs	0	0	0	0	0	0	0	0	0
Site Survey and Soil Investigation	0	0	0	0	0	0	0	0	0
Site Preparation	0	0	0	0	0	0	0	0	0
Off Site Work	0	0	0	0	0	0	0	0	0
New Construction Contracts	0	0	0	0	0	0	0	0	0
Modernization Contracts	0	0	0	0	0	0	0	0	0
Contingencies	0	0	0	0	0	0	*\$68,642.00	0	\$68,642.00
Architectural/Engineering Fees	0	0	0	0	0	0	*\$10,035.00	0	\$10,035.00
Consulting and Other Fees	0	0	0	0	0	0	0	0	0
Movable or Other Equipment (not in construction contracts)	\$64,028.00	\$43,330.00	\$107,358	\$33,625.00	\$15,072.00	\$48,697.00	\$22,223.33	\$11,117.99	\$33,341.32
Bond Issuance Expense (project related)	0	0	0	0	0	0	0	0	0
Net Interest Expense During Construction (project related)	0	0	0	0	0	0	0	0	0
Fair Market Value of Leased Space or Equipment	0	0	0	0	0	0	0	0	0
Other Costs to be Capitalized: Fair Market Value	\$140,052.00	\$186,737.00	\$326,789.00	\$216,419.00	\$188,135.00	\$404,554.00	\$140,052.43	\$195,287.00	\$338,203.43
Acquisition of Building or Other Property (excluding land)	0	0	0	0	0	0	0	0	0
Total Uses of Funds	\$204,080.00	\$230,067.00	\$434,147.00	\$250,044.00	\$203,207.00	\$453,251.00	\$243,816.76	\$206,404.99	\$450,221.75
Sources of Funds	0	0	0	0	0	0	0	0	0
Cash and Securities	\$64,028.00	\$43,330.00	\$107,358.00	\$109,992.00	\$16,470.00	\$126,462.00	\$67,664.76	\$19,667.99	\$87,332.75
Pledges	0	0	0	0	0	0	0	0	0
Gifts and Bequests	0	0	0	0	0	0	**\$36,100.46	0	\$36,100.46
Bond Issues (project related)	0	0	0	0	0	0	0	0	0
Mortgages	0	0	0	0	0	0	0	0	0
Leases (fair market value)	0	0	0	0	0	0	0	0	0
Governmental Appropriations	0	0	0	0	0	0	0	0	0
Grants	0	0	0	0	0	0	0	0	0
Other Funds and Sources	\$140,052.00	\$186,737.00	\$326,789.00	\$140,052.00	\$186,737.00	\$326,789.00	\$140,052.00	\$186,737.00	\$326,789.00
Total Sources of Funds	\$204,080.00	\$230,067.00	\$434,147.00	\$250,044.00	\$203,207.00	\$453,251.00	\$243,816.76	\$206,404.99	\$450,221.75

* Expenses for contingencies and architectural/engineering fees were originally listed on the revised budget within the line item "Other Costs to be Capitalized: Fair Market Value"

** Funds raised from PCC's 2013 fundraising gala were used to support the birth center