

UnityPoint Health
Trinity

Richard A. Seidler, FACHE
President and CEO

2701 17th Street
Rock Island, IL 61201
office (309) 779-2200
fax (309) 779-2399
rick.seidler@unitypoint.org

May 31, 2016

RECEIVED

JUN 02 2016

HEALTH FACILITIES &
SERVICES REVIEW BOARD

Ms. Courtney Avery, Administrator
Illinois Health Facilities and Services Review Board
525 W. Jefferson St., 2nd Floor
Springfield, IL 62761

RE: Project #12-101 Trinity Rock Island

Dear Ms. Avery:

This letter is intended to satisfy Section 1130.770 Project Completion, Final Realized Costs and Cost Overruns by providing you with the required information on Project #12-101. The permit was issued on March 26, 2013. The project was timely completed within the July 31, 2016 "Completion Date" specified in the permit letter. The final report includes the following:

- 1) This letter certifies that the project costs represent all the costs required to complete the project and there are no additional costs or capital expenditures related to the project. A schedule of project costs and sources of funds is included as Attachment A.
- 2) This also certified compliance with all the terms of the permit to date, including the project cost, square footage and services.
- 3) The final application and certification for payment is shown in the attached form G702 published by the American Institutes of Architects included as Appendix B.
- 4) As this is a project with a cost greater than three times the capital expenditure minimum in place at the time of permit approval, an audited financial report that includes the itemization is included as an attachment.

If we can provide any further information related to this Final Cost Report, please contact Pamela Samuelson, Director of Business Planning and Development at UnityPoint Health-Trinity, at: (563) 742-2616 or pamela.samuelson@unitypoint.org.

Sincerely,

Richard A. Seidler
President and CEO

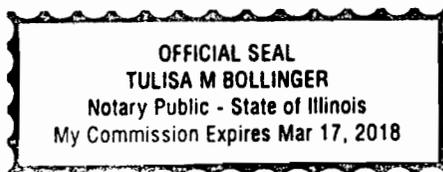
cc: Mike Constantino
Janet Scheuerman

Attachments: Attachment A
Appendix B
Audited Financial Report of Project

Notarized before me on May 31, 2016 (date).

Signature of notary: Tulisa M. Bollinger

Commission Expires: March 17, 2018

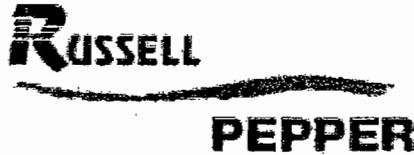


Attachment A

Project Number 12-101, Project Costs March 23, 2013 to March 23, 2016	Approved Permits Amount	Actual	Variance
Preplanning Costs	\$ 893,009	\$ 893,009	\$ -
Site Survey and Soil Investigation	39,329	48,614	(9,285)
Site Preparation	2,452,949	2,494,465	(41,516)
Offsite Work	-	-	-
New Construction Contracts	32,420,657	33,854,686	(1,434,029)
Modernization Contracts	2,225,700	2,294,260	(68,560)
Contingencies	3,569,762	2,716,906	852,856
Architectural/Engineering Fees	2,929,254	3,106,246	(176,992)
Consulting and Other Fees	2,584,735	2,504,874	79,861
Moveable and Other Equipment	13,309,729	9,344,421	3,965,308
Bond Issuance Expense	-	-	-
Net Interest Expense During Construction Period	768,820	1,377,110	(608,290)
Fair Market Value of Leased Space or Equipment	-	-	-
Other Costs to be Capitalized	2,028,030	732,116	1,295,914
Acquisition of Building or Other Property (Excluding Land)	-	-	-
Total Project Costs	\$ 63,221,974	\$ 59,366,707	\$ 3,855,267

Source of Funds			
Cash and Securities	\$ 53,221,974	\$ 55,642,630	\$ (2,420,656)
Pledges*	10,000,000	3,724,077	6,275,923
Gifts and Bequests	-	-	-
Bond Issues	-	-	-
Mortgages	-	-	-
Leases (FMV)	-	-	-
Government Appropriations	-	-	-
Grants	-	-	-
Other Funds and Sources	-	-	-
Total Sources of Funds	\$ 63,221,974	\$ 59,366,707	\$ 3,855,267

*Pledge amount recorded above represents actual monies received to date for the Project and not promised amounts from donors.



General Contractors
643 North Orleans Street
Chicago, IL 60654-2833
Fax:

Receive
JUL 06 2015
Navigant

INVOICE
No. 22089-***-26-2208025

SOLD TO: TRINITY MEDICAL CENTER
2701 17TH STREET
ROCK ISLAND, IL 61201-

Terms: Net Cash 10 Days

DATE	JOB NO.	YOUR NO.	JOB LOCATION
7/2/2015	22089		Rock Island, IL

Progress Billing 26

RE: Trinity Heart Center / E.D. Project
2701 17th Street
Rock Island, IL 61201

Contract Amount	\$38,991,430.00
Change Orders	2,368,887.00
Revised Contract Amount	\$41,360,317.00
Work Completed To Date	\$41,360,317.00
Less: Retention	.00
Net Amount Earned	\$41,360,317.00
Less: Previously Billed	40,955,802.04
Net Amount Due This Invoice	\$404,514.96

APPLICATION AND CERTIFICATION FOR PAYMENT

TO (OWNER): TRINITY MEDICAL CENTER 2701 17TH STREET ROCK ISLAND, IL 61201 Attn: _____	PROJECT: Trinity Heart Center / E.D. Project 2701 17th Street Rock Island, IL 61201 22089
CONTRACTOR: Russell/Pepper Const. LLC 643 North Orleans Street Chicago, IL 60654-2833	VIA (ARCHITECT): Cannon Design
CONTRACT FOR: General Construction	
APPLICATION NO: 26 (Twenty Six) PERIOD FROM: 6/1/2015 PERIOD TO: 6/30/2015 ARCHITECT'S PROJECT NO: _____ CONTRACT DATE: 2/1/2012	

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
	\$2,443,308.00	\$0.00
Approved this Month		
C.O. Number		
33	9,233.00	0.00
34	0.00	0.00
35	0.00	83,654.00
TOTALS		\$83,654.00
Net change by Change Orders	\$2,452,541.00	\$83,654.00

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.

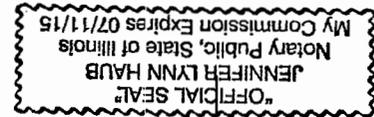
CONTRACTOR: Russell/Pepper Const. LLC
 By: [Signature] Date: 7/2/2015

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above 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.

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, Schedule of Values, is attached.

1. ORIGINAL CONTRACT SUM..... \$ 338,991,430.00
2. Net change by Change Orders..... \$ 2,368,887.00
3. CONTRACT SUM TO DATE (Line 1 +/- 2)..... \$ 41,360,317.00
4. TOTAL COMPLETED & STORED TO DATE..... \$ 41,360,317.00
 (Column G on Schedule of Values)
5. RETAINAGE:
 - a. 0 % of Completed Work..... \$ 0.00
 (Column D + E on Schedule of Values)
 - b. % of Stored Material..... \$ 0.00
 (Column F on Schedule of Values)
 Total Retainage (Line 5a + 5b or Total in Column 1 on Schedule of Values)..... \$ 0.00
6. TOTAL EARNED LESS RETAINAGE..... \$ 41,360,317.00
 (Line 4 less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)..... \$ 40,955,802.04
8. CURRENT PAYMENT DUE..... \$ 404,514.96
9. BALANCE TO FINISH, PLUS RETAINAGE..... \$ 0.00
 (Line 3 less Line 6)



State of: Illinois County of: Cook
 Subscribed and sworn to before me this 2nd day of July 2015
 Notary Public: [Signature]
 My Commission expires: _____
 AMOUNT CERTIFIED: \$ 404,514.96
 (Attach explanation if amount certified differs from the amount applied for)

ARCHITECT: Cannon Design
 By: [Signature] Date: 7/6/2015
 This Certificate is nonnegotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

FINAL WAIVER OF LIEN

STATE OF Illinois | SS
 County of Cook

Job Number: 22089
 Draw Number: 26 (Twenty Six)

Gty# _____
 Loan # _____

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by TRINITY MEDICAL CENTER to furnish General Construction for the premises known as Trinity Heart Center / E.D. Project of which TRINITY MEDICAL CENTER is the owner.

The undersigned, for and in consideration of Four Hundred Four Thousand Five Hundred Fourteen and 96/100 \$404,514.96 dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois relating to mechanics' liens, with respect to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of labor, services, material, fixtures, apparatus or machinery, heretofore furnished, or which may be furnished at any time hereafter, by the undersigned for the above-described premises.

Given under my hand and sealed this 30 th DAY OF June 2015
 Signature and Seal: 

NOTE: All waivers must be for the full amount paid. If waiver is for a corporation, corporate name should be used, corporate seal affixed and title of officer signing waiver should be set forth; if waiver is for a partnership, the partnership name should be used, partner should sign and designate himself as partner.

CONTRACTOR'S AFFIDAVIT

STATE OF Illinois | SS
 County of Cook

TO WHOM IT MAY CONCERN:

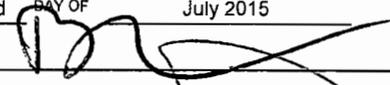
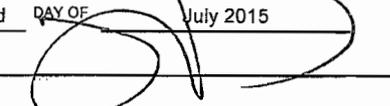
THE undersigned, being duly sworn, deposes and says the he/she is Brian Greiner, Assistant Controller - Operations of the Russell/Pepper Const. LLC who is contractor for the General Construction work on the building located at 2701 17th Street Rock Island, IL 61201 owned by TRINITY MEDICAL CENTER.

That the total amount of the contract including extras is \$41,360,317.00 on which he has received payment of \$40,955,802.04 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names of all parties who have furnished material or labor, or both, for said work and all parties having contracts or sub contracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications.

NAMES	WHAT FOR	CONTRACT PRICE	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
SEE ATTACHED SWORN STATEMENT					
TOTAL LABOR AND MATERIAL TO COMPLETE					

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

"OFFICIAL SEAL"
 JENNIFER LYNN HAUB
 Notary Public, State of Illinois
 My Commission Expires 07/11/15

Signed this 2 nd DAY OF July 2015
 Signature: 
 Subscribed and sworn before me this 2 nd DAY OF July 2015
 Signature: 

APPLICATION FOR PAYMENT and SWORN STATEMENT FOR CONTRACTOR AND SUBCONTRACTOR TO OWNER

PROJECT TITLE Trinity Heart Center / E.D. Project
 2701 17TH STREET ROCK ISLAND, IL 61201
 ARCH/ENG CANNON DESIGN

PAGE 1 OF 3 PAGE(S)
 PAYMENT APPLICATION# 26 (Twenty Six)

CONTRACTOR RUSSELL/PEPPER CONST. LLC 22089
 ADDRESS 643 NORTH ORLEANS STREET CHICAGO, IL 60654-2833

PERIOD FROM 6/1/2015 TO 6/30/2015

CHANGE ORDERS INCLUDE# 1-35

(COL2)

	1 NAME AND ADDRESS OF CONTRACTOR WORK/ MATERIAL CONTRACTED FOR	2 ADJUSTED TOTAL CONTRACT INCL. CHANGE ORDERS	3 WORK COMPLETED & MATERIALS STORED		4 TOTAL RETAINED INCLUDING THIS APPLICATION	5 PREVIOUSLY BILLED	6 NET AMOUNT REQUESTED COL 3 MINUS (COL 4+5)	7 BALANCE TO BE BILLED COL 2 MINUS (COL 5+6)
			%	DOLLAR VALUE				
0201	LAYOUT MISSMAN, INC.	22,802.00	100	22,802.00	0.00	22,802.00	0.00	0.00
0204	SELECTIVE DEMOLITION RUSSELL PEPPER CONST	499,305.55	100	499,305.55	0.00	499,305.55	0.00	0.00
0205	DEMO & STRUCTURE DIAMOND CUT INC.	141,827.00	100	141,827.00	0.00	141,827.00	0.00	0.00
0225	SHORING & UNDERPINNING GENERAL CONSTRUCTO	300,378.00	100	300,378.00	0.00	300,378.00	0.00	0.00
0230	EARTHWORK MILLER TRUCK & EXCAVA	1,502,776.00	100	1,502,776.00	0.00	1,502,776.00	0.00	0.00
0245	PILES & CAISSONS BLACKHAWK FOUNDATIO	517,926.00	100	517,926.00	0.00	517,926.00	0.00	0.00
0270	ASPHALT PAVEMENT TRI CITY BLACKTOP INC	331,554.00	100	331,554.00	0.00	286,276.00	45,278.00	0.00
0275	SITE CONCRETE ANDERSON COMMERCIAL	696,439.00	100	696,439.00	0.00	647,427.00	49,012.00	0.00
0290	LANDSCAPING ALL AROUND TOWN OUT	292,447.00	100	292,447.00	0.00	251,622.34	40,824.66	0.00
0330	CAST-IN-PLACE CONCRETE ANDERSON COMMERCIAL	1,627,861.55	100	1,627,861.55	0.00	1,627,861.55	0.00	0.00
0420	MASONRY OTTO BAUM COMPANY IN	276,239.00	100	276,239.00	0.00	276,239.00	0.00	0.00
0510	STRUCTURAL STEEL INDUSTRIAL STEEL EREC	1,888,531.00	100	1,888,531.00	0.00	1,888,531.00	0.00	0.00
0552	UNITRUST UNISTRUT INTERNATION	167,100.00	100	167,100.00	0.00	167,100.00	0.00	0.00
0553	STEEL STAIRS DAVID ARCHITECTURAL	119,500.00	100	119,500.00	0.00	119,500.00	0.00	0.00
0610	ROUGH CARPENTRY RUSSELL PEPPER CONST	674,408.00	100	674,408.00	0.00	674,408.00	0.00	0.00
0640	ARCHITECTURAL WOODW STEVENS INDUSTRIES, IN	617,514.00	100	617,514.00	0.00	617,514.00	0.00	0.00
0748	EXTERIOR WALL ASSEMBLI EAST MOLINE SHEET ME	531,703.00	100	531,703.00	0.00	531,703.00	0.00	0.00
0750	MEMBRANE ROOFING STERLING COMMERCIAL	789,524.00	100	789,524.00	0.00	789,524.00	0.00	0.00
0751	HOLD - ROOF DEMOLITION T&K ROOFING COMPANY	5,985.00	100	5,985.00	0.00	5,985.00	0.00	0.00
0781	SPRAY-ON FIREPROOFING SPRAY INSULATION INC	334,432.00	100	334,432.00	0.00	334,432.00	0.00	0.00
0782	FIREPROOF AT EXG WILKIN INSULATION CO.	6,900.00	100	6,900.00	0.00	6,900.00	0.00	0.00
0810	METAL DOORS & FRAMES DOORS INC DAVENPORT	574,225.00	100	574,225.00	0.00	574,225.00	0.00	0.00
0830	OVERHEAD & SPECIAL DOO TEE JAY CENTRAL, INC.	128,758.00	100	128,758.00	0.00	128,758.00	0.00	0.00
0833	OVERHEAD & COILING DOO RAYNOR DOOR CO., INC.	44,900.00	100	44,900.00	0.00	44,900.00	0.00	0.00
0834	WONDOOR WON-DOOR CORPORATI	16,716.00	100	16,716.00	0.00	16,716.00	0.00	0.00

APPLICATION FOR PAYMENT and SWORN STATEMENT FOR CONTRACTOR AND SUBCONTRACTOR TO OWNER

PROJECT TITLE Trinity Heart Center / E.D. Project
 2701 17TH STREET ROCK ISLAND, IL 61201
 ARCH/ENG CANNON DESIGN

PAGE 2 OF 3 PAGE(S)

PAYMENT APPLICATION# 26 (Twenty Six)

CONTRACTOR RUSSELL/PEPPER CONST. LLC 22089
 ADDRESS 643 NORTH ORLEANS STREET CHICAGO, IL 60654-2833

PERIOD FROM 6/1/2015 TO 6/30/2015

CHANGE ORDERS INCLUDE# 1-35

(COL2)

	1 NAME AND ADDRESS OF CONTRACTOR WORK/ MATERIAL CONTRACTED FOR	2 ADJUSTED TOTAL CONTRACT INCL. CHANGE ORDERS	3 WORK COMPLETED & MATERIALS STORED		4 TOTAL RETAINED INCLUDING THIS APPLICATION	5 PREVIOUSLY BILLED	6 NET AMOUNT REQUESTED COL 3 MINUS (COL 4+5)	7 BALANCE TO BE BILLED COL 2 MINUS (COL 5+6)
			%	DOLLAR VALUE				
0840	STOREFRONTS/ENTRANCE EAST MOLINE GLASS	558,133.00	100	558,133.00	0.00	558,133.00	0.00	0.00
0845	REVOLVING DOORS EAST MOLINE GLASS	45,088.00	100	45,088.00	0.00	45,088.00	0.00	0.00
0925	GYPSUM DRYWALL ALLIED CONSTRUCTION	2,869,077.00	100	2,869,077.00	0.00	2,862,246.00	6,831.00	0.00
0960	SLAB MOISTURE MITIGATIO ICT CONSTRUCTION & TE	271,080.00	100	271,080.00	0.00	271,080.00	0.00	0.00
0965	RESILIENT FLOORING L&L FLOORCOVERING	678,918.00	100	678,918.00	0.00	678,918.00	0.00	0.00
0991	PAINTING BUILDER SALES & SERVI	345,308.00	100	345,308.00	0.00	336,075.00	9,233.00	0.00
1026	WALL & CORNER GUARDS INRPO CORPORATION	119,311.00	100	119,311.00	0.00	119,311.00	0.00	0.00
1050	LOCKERS STOARGE & DESIGN GRO	19,254.00	100	19,254.00	0.00	19,254.00	0.00	0.00
1080	TOILET ACCESSORIES SANDBERG COMPANY	38,625.00	100	38,625.00	0.00	38,625.00	0.00	0.00
1090	SIGNAGE ARCHITECTURAL GRAPHI	246,669.00	100	246,669.00	0.00	241,669.00	5,000.00	0.00
1420	ELEVATORS KONE INC.	635,102.00	100	635,102.00	0.00	635,102.00	0.00	0.00
1450	MATL HANDLING EQUIP. SWISSLOG HEALTHCARE	190,800.00	100	190,800.00	0.00	190,800.00	0.00	0.00
1530	FIRE PROTECTION TRI STATE AUTOMATIC	309,422.00	100	309,422.00	0.00	309,422.00	0.00	0.00
1570	HVAC NORTHWEST MECHANIC	9,541,040.00	100	9,541,040.00	0.00	9,491,040.00	50,000.00	0.00
1600	ELECTRICAL WORK TRI CITY ELECTRIC	9,505,871.60	100	9,505,871.60	0.00	9,432,285.00	73,586.60	0.00
8130	STRUCTURAL ENGINEERIN MISSMAN, INC.	2,800.00	100	2,800.00	0.00	2,800.00	0.00	0.00
9100	MANAGEMENT REIMBURSA RUSSELL PEPPER CONST	2,230,151.60	100	2,230,151.60	0.00	2,119,727.60	110,424.00	0.00
9900	GENERAL LIABILITY RUSSELL PEPPER CONST	337,700.00	100	337,700.00	0.00	337,337.00	363.00	0.00
9940	PEPPER FEE RUSSELL/PEPPER CONST	1,118,448.70	100	1,118,448.70	0.00	1,104,419.00	14,029.70	0.00
9960	PERFORMANCE BOND RUSSELL/PEPPER CONST	187,767.00	100	187,767.00	0.00	187,834.00	(67.00)	0.00
TOTALS		41,360,317.00	100	41,360,317.00	0.00	40,955,802.04	404,514.96	0.00

APPLICATION FOR PAYMENT and SWORN STATEMENT FOR CONTRACTOR AND SUBCONTRACTOR TO OWNER

PROJECT TITLE Trinity Heart Center / E.D. Project
 2701 17TH STREET ROCK ISLAND, IL 61201
 ARCH/ENG CANNON DESIGN
 CONTRACTOR RUSSELL/PEPPER CONST. LLC 22089
 ADDRESS 643 NORTH ORLEANS STREET CHICAGO, IL 60654-2833

PAGE 3 OF 3 PAGE(S)
 PAYMENT APPLICATION# 26 (Twenty Six)
 PERIOD FROM 6/1/2015 TO 6/30/2015
 CHANGE ORDERS INCLUDE# 1-35 (COL2)

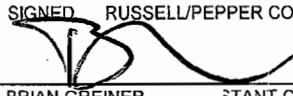
1 NAME AND ADDRESS OF CONTRACTOR WORK/MATERIAL CONTRACTED FOR	2 ADJUSTED TOTAL CONTRACT INCL. CHANGE ORDERS	3 WORK COMPLETED & MATERIALS STORED		4 TOTAL RETAINED INCLUDING THIS APPLICATION	5 PREVIOUSLY BILLED	6 NET AMOUNT REQUESTED COL 3 MINUS (COL 4+5)	7 BALANCE TO BE BILLED COL 2 MINUS (COL 5+6)
		%	DOLLAR VALUE				
Amount of Original Contract	\$ 38,991,430.00		Work completed to date (Col.3)		\$ 41,360,317.00		
Extras to Contract	\$ 2,452,541.00		Total Retained (Col.4)		\$ 0.00		
Total Contract and Extras	\$ 41,443,971.00		Net Amount Earned (Col. 3 minus Col. 4)		\$ 41,360,317.00		
Credits to Contract	\$ 83,654.00		Previously Billed (Col. 5)		\$ 40,955,802.04		
Adjusted Total Contract	\$ 41,360,317.00		Net Amount Due This Payment (Col. 6)		\$ 404,514.96		

STATE OF ILLINOIS } SS
 COUNTY OF COOK } THE UNDERSIGNED BRIAN GREINER BEING FIRST DULY SWORN ON OATH DEPOSES AND SAYS
 THAT HE IS ASSISTANT CONTROLLER - OPERAT OF RUSSELL/PEPPER CONST. LLC CONTRACTOR FOR THE (KIND OF WORK) GENERAL CONSTRUCTION
 FOR THE FOLLOWING PROJECT (PROJECT TITLE) TRINITY HEART CENTER / E.D. PROJECT (PROJECT ADDRESS) 2701 17TH STREET ROCK ISLAND, IL 61201
 FOR TRINITY MEDICAL CENTER (OWNER)

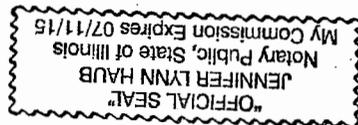
That, for the purpose of this work the foregoing orders have been placed and the foregoing parties subcontracted with and these have furnished materials or have provided labor, or both, for said project.
 That, the amount of such order or subcontract is as stated above and that there is due and to become due them respectively, the amounts set opposite their names for materials or labor or both.
 That, this statement is made in compliance with the statutes relating to Mechanics Liens and for the purpose of procuring from the Owner FINAL/PARTIAL payment in accordance with the terms of the contract and is a full, true and complete statement, of all parties furnishing labor and /or material, and of amounts paid, due and to become due them.

SUBSCRIBED AND SWORN TO ME THIS 2 ND DAY OF July 2015


 NOTARY PUBLIC

SIGNED RUSSELL/PEPPER CONST. LLC


 SIGNER BRIAN GREINER STANT CONTROLLER - OPERAT



May 19, 2016

To the Finance Committee
UnityPoint Health – Trinity Rock Island
2701 17th Street
Rock Island, Illinois 61201-5393

Attention: Mr. Patrick Eikenberry, Chair

This letter is to inform the Finance Committee of UnityPoint Health – Trinity Rock Island (Trinity) about significant matters related to the conduct of our audit of the Schedule of Project Cost and Sources of Funds for Project No. 12-101 of Trinity for the period from March 26, 2013 (date of certificate of need permit approval) to March 23, 2016 (the "Schedule"), so that it can appropriately discharge its oversight responsibility and we comply with our professional responsibilities.

The following summarizes various matters that must be communicated to you under auditing standards generally accepted in the United States of America.

The Respective Responsibilities of the Auditor and Management

Our responsibility under auditing standards generally accepted in the United States of America has been described to you in our arrangement letter dated May 28, 2015. The audit of the Schedule does not relieve management or those charged with governance of their responsibilities, which are also described in that letter.

Overview of the Planned Scope and Timing of the Audit

We have issued a separate communication dated May 28, 2015, regarding the planned scope and timing of our audit and have discussed with you our identification of, and planned audit response to, significant risks of material misstatement.

Significant Accounting Practices, Including Policies, Estimates and Disclosures

We are available to discuss our views about the qualitative aspects of the Trinity's significant accounting practices, including accounting policies, accounting estimates and schedule disclosures. There are no significant accounting estimates that were an integral part of the preparation of the Schedule.

Audit Adjustments

Management corrected the following misstatement that was identified as a result of our audit procedures:

- \$1,145,542 reduction of interest capitalized during the construction period

Uncorrected Misstatements

We are not aware of any uncorrected misstatements other than misstatements that are clearly trivial.

Consultation With Other Accountants

We are not aware of any consultations management had with other accountants about accounting or auditing matters related to the Schedule.

Mr. Patrick Eikenberry, Chair
Finance Committee
UnityPoint Health – Trinity Rock Island
May 19, 2016
Page 3

Management Representations

Attached is a copy of the management representation letter.

Closing

We will be pleased to respond to any questions you have about the foregoing. We appreciate the opportunity to be of service to Trinity.

This report is intended solely for the information and use of the Finance Committee of Trinity and is not intended to be, and should not be, used by anyone other than this specified party.

RSM US LLP



May 19, 2016

RSM US LLP
One South Wacker Drive, Suite 800
Chicago, Illinois 60606-3392

This representation letter is provided in connection with your audit of the Schedule of Project Cost and Sources of Funds for Project No. 12-101 (the "Schedule") of UnityPoint Health – Trinity Rock Island (Trinity) for the period from March 26, 2013 (date of certificate of need permit approval) to March 23, 2016, and the related notes to the Schedule. We confirm that we are responsible for the fair presentation of the Schedule in conformity with accounting principles generally accepted in the United States of America (U.S. GAAP) and in accordance with the guidelines and terms of the Illinois Health Facilities Planning Act 20 ILCS 3960 and Title 77 Illinois Administrative Code 1130.770(c)(6) "Project Completion, Final Realized Cost Overruns".

We confirm, to the best of our knowledge and belief, as of May 19, 2016, the following representations made to you during your audit:

The Schedule

1. We have fulfilled our responsibilities, as set out in the terms of the arrangement letter dated May 28, 2015, for the preparation and fair presentation of the Schedule referred to above in accordance with U.S. GAAP and in accordance with the guidelines and terms of the Illinois Health Facilities Planning Act 20 ILCS 3960 and Title 77 Illinois Administrative Code 1130.770(c)(6) "Project Completion, Final Realized Cost Overruns".
2. We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the Schedule that is free from material misstatement, whether due to fraud or error.
3. We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
4. There are no known actual or possible litigation and claims that have been accounted for and disclosed in accordance with U.S. GAAP.

Trinity Rock Island
2701 17th Street
Rock Island, IL 61201-5393
(309) 779-5000
trinityqc.com

Trinity Moline
500 John Deere Road
Moline, IL 61265-6892
(309) 779-5000
trinityqc.com

Trinity Bettendorf
4500 Utica Ridge Road
Bettendorf, IA 52722-1626
(563) 742-5000
trinityqc.com

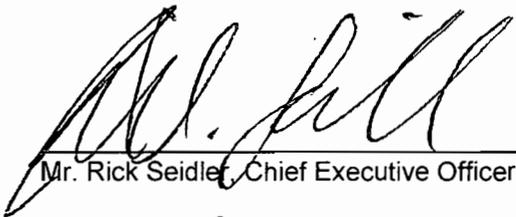
Trinity Muscatine
1518 Mulberry Avenue
Muscatine, IA 52761-3433
(563) 264-9100
trinityqc.com

Information Provided

5. We have provided you with:
 - a. Access to all information, of which we are aware that is relevant to the preparation and fair presentation of the Schedule such as records, documentation, and other matters;
 - b. Additional information that you have requested from us for the purpose of the audit;
 - c. Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence;
 - d. Minutes of the meetings of directors, and committees of directors, or summaries of actions of recent meetings for which minutes have not yet been prepared.
6. All relevant transactions have been recorded in the accounting records and are reflected in the Schedule.
7. We have disclosed to you the results of our assessment of risk that the Schedule may be materially misstated as a result of fraud.
8. We have no knowledge of allegations of fraud or suspected fraud, affecting the Schedule involving:
 - a. Management.
 - b. Employees who have significant roles in the internal control.
 - c. Others where the fraud could have a material effect on the Schedule.
9. We have no knowledge of any allegations of fraud or suspected fraud affecting the Schedule received in communications from employees, former employees, analysts, regulators, or others.
10. We have no knowledge of noncompliance or suspected noncompliance with laws and regulations whose effects should be considered when preparing the Schedule.
11. We are not aware of any pending or threatened litigation and claims whose effects were considered when preparing the Schedule and we have not consulted legal counsel concerning litigation or claims relating to the Schedule or the Emergency Department/Trinity Heart Center Project.
12. We have disclosed to you the identity of Trinity's related parties and all the related-party relationships and transactions of which we are aware.
13. We are aware of no significant deficiencies, including material weaknesses, in the design or operation of internal controls that could adversely affect Trinity's ability to record, process, summarize, and report financial data.
14. There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.
15. There are no:
 - a. Violations or possible violations of laws or regulations whose effects should be considered for disclosure in the Schedule or as a basis for recording a loss contingency. In that regard, we specifically represent that we have not been designated as, or alleged to be, a "potentially responsible party" by the Environmental Protection Agency in connection with any environmental contamination.
 - b. Other material liabilities or gain or loss contingencies that are required to be accrued or disclosed by the *Contingencies* Topic of the FASB Accounting Standards Codification.
 - c. Material transactions that have not been properly recorded in the accounting records underlying the Schedule from March 26, 2013 to March 23, 2016.

- d. Significant assumptions used by us in making accounting estimates.
 - e. Related-party transactions.
 - f. Amounts of contractual obligations for plant construction and/or purchase of real property, equipment, other assets, or intangibles.
16. Trinity has satisfactory title to all owned assets.
17. We have complied with all aspects of contractual agreements that would have a material effect on the Schedule in the event of noncompliance.
18. We are responsible for determining that significant events or transactions that have occurred since the Schedule date and through May 19, 2016 have been recognized or disclosed in the Schedule. No events or transactions have occurred subsequent to the Schedule date and through May 19, 2016 that would require recognition or disclosure in the Schedule. We further represent that as of May 19, 2016, the Schedule was complete in form and format that complied with U.S. GAAP and with the guidelines and terms of the Illinois Health Facilities Planning Act 20 ILCS 3960 and Title 77 Illinois Administrative Code 1130.770(c)(6) "Project Completion, Final Realized Cost Overruns", and all approvals necessary for issuance of the Schedule had been obtained.
19. During the course of your audit, you may have accumulated records containing data that should be reflected in our books and records. All such data have been so reflected. Accordingly, copies of such records in your possession are no longer needed by us.

UnityPoint Health – Trinity Rock Island



Mr. Rick Seidler, Chief Executive Officer

5/19/16

Date



Mr. Greg Pagliuzza, VP Finance and
Chief Financial Officer

5/19/16

Date



Mr. Dave Dellitt, Director of Finance

5/19/16

Date



**UnityPoint Health – Trinity
Rock Island**

Schedule of Project Cost and Sources of Funds
for Project No. 12-101
Period from March 25, 2013 (date of certificate of
need permit approval) to March 23, 2016



RSM US LLP

Independent Auditor's Report

To the Board of Directors
UnityPoint Health – Trinity Rock Island
Rock Island, Illinois

Report on the Schedule

We have audited the accompanying Schedule of Project Cost and Sources of Funds for Project No. 12-101 (the "Schedule") of UnityPoint Health – Trinity Rock Island (Trinity) for the period from March 25, 2013 (date of certificate of need permit approval) to March 23, 2016, and the related notes to the Schedule.

Management's Responsibility for the Schedule

Management is responsible for the preparation and fair presentation of the Schedule in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the Schedule that is free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on the Schedule based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the Schedule is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the Schedule. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Schedule, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the Schedule in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the Schedule.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the Schedule referred to above presents fairly, in all material respects, the project cost and sources of funds for Project No. 12-101 of UnityPoint Health – Trinity Rock Island for the period from March 25, 2013 (date of certificate of need permit approval) to March 23, 2016, in accordance with accounting principles generally accepted in the United States of America.

Basis of Presentation

We draw attention to Note 1 to the Schedule, which describes that the Schedule was prepared for the purpose of complying with the terms of the Illinois Health Facilities Planning Act 20 ILCS 3960 and Title 77 Illinois Administrative Code 1130.770(c)(6) "Project Completion, Final Realized Cost Overruns," and is not intended to be a complete presentation of Trinity's sources and uses of funds. Our opinion is not modified with respect to this matter.

RSM US LLP

Chicago, Illinois
May 19, 2016

UnityPoint Health – Trinity Rock Island

Schedule of Project Cost and Sources of Funds for Project No. 12-101

Period from March 25, 2013 (date of certificate of need permit approval) to March 23, 2016

Description of Costs	Approved Permit Amount	Actual	Variance
Preplanning costs	\$ 893,009	\$ 893,009	\$ -
Site survey and soil investigation	39,329	48,614	(9,285)
Site preparation	2,452,949	2,494,465	(41,516)
Offsite work	-	-	-
New construction contracts	32,420,657	33,854,686	(1,434,029)
Modernization contracts	2,225,700	2,294,260	(68,560)
Contingencies	3,569,762	2,716,906	852,856
Architectural/Engineering fees	2,929,254	3,106,246	(176,992)
Consulting and other fees	2,584,735	2,504,874	79,861
Moveable and other equipment	13,309,729	9,344,421	3,965,308
Bond issuance expense	-	-	-
Net interest expense during construction period	768,820	1,377,110	(608,290)
Fair market value of leased space or equipment	-	-	-
Other costs to be capitalized	2,028,030	732,116	1,295,914
Acquisition of building or other property (excluding land)	-	-	-
Total project costs	\$ 63,221,974	\$ 59,366,707	\$ 3,855,267
Cash and securities	\$ 53,221,974	\$ 55,642,630	\$ (2,420,656)
Pledges*	10,000,000	3,724,077	6,275,923
Gifts and bequests	-	-	-
Bond issues	-	-	-
Mortgages	-	-	-
Leases (FMV)	-	-	-
Government appropriations	-	-	-
Grants	-	-	-
Other funds and sources	-	-	-
Total sources of funds	\$ 63,221,974	\$ 59,366,707	\$ 3,855,267

*Pledge amount recorded above represents actual monies received to date for the Project and not promised amounts from donors. Pledges receivable at March 23, 2016, were \$2,590,115.

See notes to schedule of project cost and sources of funds for project no. 12-101.

UnityPoint Health – Trinity Rock Island

Notes to Schedule of Project Cost and Sources of Funds for Project No. 12-101

Period from March 25, 2013 (date of certificate of need permit approval) to March 23, 2016

Note 1. Basis of Presentation

The Schedule was prepared for the purpose of complying with the terms of the Illinois Health Facilities Planning Act 20 ILCS 3960 and Title 77 Illinois Administrative Code 1130.770(c)(6) "Project Completion, Final Realized Cost Overruns," and is not intended to be a complete presentation of UnityPoint Health – Trinity Rock Island's (Trinity's) sources and uses of funds in conformity with accounting principles generally accepted in the United States of America.

The Schedule is presented on the accrual basis of accounting. The amounts presented in the Schedule only relate to Project No.12-101.

Note 2. Subsequent Events

Management of Trinity has evaluated subsequent events through May 19, 2016, which is the date the Schedule was available to be issued, for possible measurement and/or disclosure effects on the Schedule.