

**RECEIVED**

JUN 16 2014

HEALTH FACILITIES &  
SERVICES REVIEW BOARD

June 9, 2014

Ms. Kathryn Olson  
Chairperson  
Illinois Health Facilities and Services Review Board  
Illinois Department of Public Health  
525 West Jefferson Street, 2nd floor  
Springfield, IL 62761

Re: Project # 13-011, Presence Saint Joseph Hospital - Chicago, Annual Report

Dear Ms. Olson:

Please accept this letter as the 2014 annual report for the above referenced project. The project was granted a Certificate of Need by the Illinois Health Facilities Planning Board on May 14, 2014. This project is for new construction of a nine story building connected by a bridge to Presence Saint Joseph Hospital - Chicago, and the modernization of selected areas within the existing hospital structure.

The permit was approved with total project costs of \$156,956,132.

1. The current status of the project is as follows:
  - a. The project was initiated on December 20, 2013
  - b. The project was obligated on December 20, 2013.
  - c. 7.2% percent of the project is completed.
  - d. The following components of the project are completed:
    - Construction drawings are completed.
    - Required permits have been obtained.
    - Site preparation has been completed.
    - Footings and foundations have been completed.
  - e. The following components of the project are not yet completed
    - The ground floor through 5 is not completed.
    - Electrical are not completed.
    - Mechanicals are not completed.

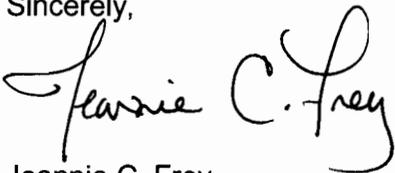
- Generator is not completed.
- Fire sprinklers are not completed.
- Occupancy for new building not ready.

f. There are no changes in the scope of the project or its size from the permit as altered.

2. The costs incurred to date are \$11,336,219
3. Enclosed is an itemized listing of the total current estimated project costs and a comparison of those costs to the approved permit amounts.
4. The method of financing the project and the source of funds is mainly cash and securities as well as certain pledges and gifts .
5. A copy of the most recent Application and Certification for Payment for the construction contract (Form G702 published by the American Institute of Architects) is enclosed.
6. We estimate project completion by November 30, 2016

Please feel free to contact Shawn Albritton at 312-308-3937 or myself with any questions regarding this project.

Sincerely,



Jeannie C. Frey  
Corporate Secretary and General Counsel  
Presence Health

## APPLICATION AND CERTIFICATE FOR PAYMENT

TO : Hammes Partners Saint Joseph ACC,LLC      PROJECT : PCAC - Tenant Interior  
 FROM: Power Construction Company, LLC      ARCHITECT : RTKL Associates, Inc.

APPLICATION NO.: 6  
 PERIOD TO : April 30, 2014  
 PROJECT NO.: 05-52283  
 CONTRACT DATE : September 30, 2013

### CONTRACTOR'S APPLICATION FOR PAYMENT

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

CHANGE ORDER SUMMARY		Additions	Deductions
Change Order approved in previous months by Owner			
TOTAL		\$0	\$0
APPROVED THIS MONTH			
Number	Date Approved		
001	04/11/2014	\$25,055	\$0
TOTALS		\$25,055	\$0
Net change by Change Orders			\$25,055

1. ORIGINAL CONTRACT SUM .....	\$ 21,883,722
2. NET CHANGE BY CHANGE ORDERS.....	25,055
3. CONTRACT SUM TO DATE.....	21,908,777
4. TOTAL COMPLETED & STORED TO DATE.....	586,384
5. RETAINAGE.....	14,070
6. TOTAL EARNED LESS RETAINAGE .....	572,314
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (line 6 from prior Certificate).....	516,801
8. CURRENT PAYMENT DUE .....	55,513
9. BALANCE TO FINISH, INCLUDING RETAINAGE.....	21,336,463

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 : Power Construction Company, LLC  
 By : Reginald Emiliano

Date : May 07, 2014

State of : Illinois      County of : Cook

Subscribed and sworn to before me this 7th day of May, 2014

Notary Public R.L. DeLancy

My commission expires: 5th day of December, 2014

State of Illinois, County of Cook

### 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 Work is in accordance with the Contract Documents, and the Contractor is entitled to the payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....\$ 55,513

ARCHITECT : RTKL Associates, Inc.

By : Sandy Faurot

Date May 08, 2014

This Certificate is not negotiable. 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.













# APPLICATION AND CERTIFICATE FOR PAYMENT

TO : Hammes Partners Saint Joseph ACC,LLC      PROJECT : PCAC - Core and Shell  
 FROM: Power Construction Company, LLC      ARCHITECT : RTKL Associates, Inc.

APPLICATION NO.: 6  
 PERIOD TO : April 30, 2014  
 PROJECT NO.: 05-52280  
 CONTRACT DATE : September 30, 2013

## CONTRACTOR'S APPLICATION FOR PAYMENT

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

CHANGE ORDER SUMMARY		Additions	Deductions
Change Order approved in previous months by Owner			
TOTAL		\$400,286	\$0
APPROVED THIS MONTH			
Number	Date Approved		
003	04/11/2014	\$140,912	\$0
002	02/17/2014	\$56,047	\$0
TOTALS		\$597,245	\$0
Net change by Change Orders		\$597,245	

1. ORIGINAL CONTRACT SUM .....	\$ 62,480,215
2. NET CHANGE BY CHANGE ORDERS.....	597,245
3. CONTRACT SUM TO DATE.....	63,077,460
4. TOTAL COMPLETED & STORED TO DATE.....	7,822,761
5. RETAINAGE.....	610,356
6. TOTAL EARNED LESS RETAINAGE .....	7,212,405
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (line 6 from prior Certificate).....	5,987,862
8. CURRENT PAYMENT DUE .....	1,224,543
9. BALANCE TO FINISH, INCLUDING RETAINAGE.....	55,865,055

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 : Power Construction Company, LLC

By: Reginald Emiliano

Date : May 07, 2014

State of : Illinois      County of : Cook

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AMOUNT CERTIFIED.....\$ 1,224,543

ARCHITECT : RTKL Associates, Inc.

By: Sandy Faurot

Date May 08, 2014

This Certificate is not negotiable. 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.

















APPLICATION FOR PAYMENT AND CONTRACTORS SWORN STATEMENT TO OWNER

Project Title : PCAC - Core and Shell	Address : 331 W. Surf St. and 2845 N. Sheridan Rd., Chicago, Illinois 60657	Payment Application : 6
		Project : 05-52280
		To Period : April 30, 2014
Arch / Engr. : RTKL Associates, Inc.		Change Orders Included : 3

DESCRIPTION OF WORK	ADJUSTED CONTRACT	COMPLETE %	COMPLETED \$ VALUE	MATERIALS STORED	COMPLETED & STORED	TOTAL RETAINED	PREVIOUSLY PAID	NET REQUEST	BALANCE DUE
Ewing-Doherty Mechanical, Inc. 304 North York Road Bensenville, Illinois 60106 Water/Sanitary Sewerage/Storm Drainage Utilities	401,349	73	291,000	0	291,000	29,100	0	261,900	139,449
National Power Rodding 2500 W. Arthington Ave. Chicago, Illinois 60612 Layout for Water/Sanitary/Storm Drainage	18,420	99	18,188	0	18,188	0	18,188	0	232
Power Construction Company, LLC Fee	1,117,364	12	134,083	0	134,083	13,407	98,871	21,805	996,688
Power Construction Company, LLC Insurance	405,842	98	398,058	0	398,058	0	398,058	0	7,784
Power Construction Company, LLC Payment and Performance Bonds	317,427	99	312,809	0	312,809	0	312,809	0	4,618
<b>Totals :</b>	<b>\$63,077,460</b>	<b>12%</b>	<b>\$7,576,996</b>	<b>\$245,765</b>	<b>\$7,822,761</b>	<b>\$610,356</b>	<b>\$5,987,862</b>	<b>\$1,224,543</b>	<b>\$55,865,055</b>

PROJECT COSTS AND SOURCES OF FUNDS						
As Approved in CON (and project alteration)						
	Clinical Service Components	Non-Clinical Service Components	TOTAL PROJECT	Clinical Service Components	Non-Clinical Service Components	TOTAL PROJECT
Preplanning Costs	\$510,180	\$649,320	\$1,159,500	\$510,180	\$649,320	\$1,159,500
Site Survey and Soil Investigation	\$7,920	\$10,080	\$18,000	\$7,920	\$10,080	\$18,000
Site Preparation	\$37,400	\$47,600	\$85,000	\$10,000	\$14,000	\$24,000
Off Site Work	\$0	\$0	\$0	\$0	\$0	\$0
New Construction Contracts	\$33,617,570	\$50,547,971	\$84,165,541	\$572,314	\$7,212,405	\$7,784,719
Modernization Contracts	\$8,638,803	\$2,457,141	\$11,095,944			\$0
Contingencies	\$2,660,178	\$3,385,682	\$6,045,860			\$0
Architectural/Engineering Fees	\$2,321,060	\$2,954,077	\$5,275,137	\$1,200,000	\$1,150,000	\$2,350,000
Consulting and Other Fees	\$1,404,240	\$1,787,214	\$3,191,454			\$0
Movable or Other Equipment (not in construction contracts)	\$30,965,465	\$3,440,607	\$34,406,072			\$0
Bond Insurance Expense (project related)						
Net Interest Expense During Construction (project related)	\$4,210,635	\$5,358,990	\$9,569,625			
Fair Market Value of Leased Space or Equipment						
Other Costs to be Capitalized	\$855,360	\$1,088,640	\$1,944,000			
Acquisition of Building or other property (excluding land)						
<b>ESTIMATED TOTAL PROJECT COST</b>	<b>\$85,228,811</b>	<b>\$71,727,322</b>	<b>\$156,956,133</b>	<b>\$2,300,414</b>	<b>\$9,035,805</b>	<b>\$11,336,219</b>
	<b>Clinical Service Components</b>	<b>Non-Clinical Service Components</b>	<b>TOTAL PROJECT</b>			
Cash Presence Health	\$40,000,000	\$5,356,132	\$45,356,132			
Cash Hammes	\$20,000,000	\$5,700,000	\$25,700,000	\$2,300,414	\$9,035,805	\$11,336,219
Gifts and Bequests						
Bond Issues (project related)						
Mortgages Hammes	\$25,228,811	\$60,671,190	\$85,900,001			
Leases (fair market value)						
Governmental Appropriations						
Grants						
Other Funds and Sources	\$85,228,811	\$71,727,322	\$156,956,133	\$2,300,414	\$9,035,805	\$11,336,219
<b>TOTAL FUNDS</b>						

# Employee Engagement & Development Steering Committee Charter

## 1. Purpose & Objectives

To elevate and integrate engagement as a key strategic priority by developing and deploying actions to increase organizational index results. The Employee Engagement & Development Steering Committee will:

- Provide process and infrastructure around accountability for system-wide engagement
- Design and deploy a communication strategy to align focus to engagement
- Develop plan to address organizational index results
- Design the approach and implementation of transitioning to the Gallup survey (if approved)
- Integrate employee development into engagement strategy
- Identify best practices that can be integrated across the system
- Develop proposal for system wide recognition program that aligns to the Mission and Service Promises
- Provide quarterly updates to ELT and PH Board HR Committee

## 2. Membership

The Steering Committee will report to the ELT with Executive Sponsor oversight from Kathleen Rhine.

The membership will consist of:

- Julie Bell, System Leader Talent & Transformation
- Denise Brown, HR Officer System Services
- Tabrina Davis, System Leader, Corp Communications & PR
- Martin Schreiber, PMG/PHP Mission Officer
- Representatives from the Employee Engagement/Development support team:
  - Rhonda Grubb, Regional HR Officer, Central State
  - Tracy Mauro, Regional OE Consultant, Fox Valley
  - Jason Mosely, L&D Consultant
- Representative from each Business Unit, Region and System Services divisions – designated locally

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