



THE UNIVERSITY OF  
**CHICAGO**  
 MEDICINE &  
 BIOLOGICAL  
 SCIENCES  
 AT THE FOREFRONT OF MEDICINE™

Kenneth S. Polonsky, MD  
*Richard T. Crane Distinguished Service Professor  
 Dean of the Division of the Biological Sciences  
 and the Pritzker School of Medicine  
 Executive Vice President for Medical Affairs*

December 1, 2017

**RECEIVED**

DEC 06 2017

HEALTH FACILITIES &  
 SERVICES REVIEW BOARD

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

In Re: Report of Final Realized Costs - Project #14-013  
 CCD 3,4 Relocate Beds

Dear Ms. Avery:

The final costs for Project #14-013 CCD 3,4 Relocate Beds total \$129,981,665. These costs and the sources of funds are summarized in the attached table comparing project costs and sources of financing approved in the permit and final amounts. The cost total is below the permit amount of \$132,113,299.

We certify that these reported final 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. We certify compliance with all terms of the permit to date, including project cost, square footage, services approved, and other key elements. This document is signed by an authorized representative of the University of Chicago Medical Center and notarized.

The final Application and Certification for payment for the construction and schedule of values is enclosed. The construction contractor was Gilbane Building Company.

Finally, enclosed is the audited financial report by an independent certified public accounting firm, KPMG LLP

I, the undersigned, am an officer of the University of Chicago Medical Center, the permit holder.

Sincerely,

Sharon O'Keefe  
 President

*Subscribed and sworn to  
 before me this 1<sup>st</sup> day of  
 December 2017  
 Melinda Jutzler*



**THE UNIVERSITY OF CHICAGO MEDICAL CENTER**  
**Relocate Beds, Add 12 ICU Beds**

**PROJECT 14-013**  
**FINAL REPORT**

<b>Project Costs and Sources of Funds</b>		
<b>USE OF FUNDS</b>		<b>TOTAL</b>
	Permit Amount	Final Cost
Preplanning Costs		
Site Survey and Soil Investigation		
Site Preparation		
Off Site Work		
New Construction Contracts		
Modernization Contracts	\$99,141,934	\$103,099,852
Contingencies	1,500,000	
Architectural/Engineering Fees	3,900,000	3,534,045
Consulting and Other Fees	1,482,185	1,121,825
Movable or Other Equipment (not in construction contracts)	20,322,183	18,261,395
Bond Issuance Expense (project related)	1,183,895	585,824
Net Interest Expense During Construction (project related)		
Fair Market Value of Leased Space or Equipment		
Other Costs To Be Capitalized	4,583,102	3,378,724
Acquisition of Building or Other Property (excluding land)		
<b>TOTAL USES OF FUNDS</b>	<b>\$132,113,299</b>	<b>\$129,981,665</b>
<b>SOURCE OF FUNDS</b>		<b>TOTAL</b>
	Permit Amount	Current Estimate
Cash and Securities	\$128,237,771	\$126,106,137
Pledges		
Gifts and Bequests		
Bond Issues (project related)		
Mortgages	3,875,528	3,875,528
Leases (fair market value)		
Governmental Appropriations		
Grants		
Other Funds and Sources		
<b>TOTAL SOURCES OF FUNDS</b>	<b>\$132,113,299</b>	<b>\$129,981,665</b>

D C  
PO# 452389-24



August 14, 2017

Mrs. Melinda Fritzer  
University of Chicago Medicine  
850 East 58th Street, Room 430  
Chicago, IL 60637

RE: CCD 3rd and 4th Floor Buildouts  
Preconstruction/Construction Phase  
Job # J06376.000 | J06376.100

Dear Mrs. Melinda Fritzer:

Please accept our final invoice J06376.000-26 in the amount of \$144,865.24 for services rendered on the above referenced project.

Please remit to the following:

**Wire Transfers:**  
Gilbane Building Company  
Bank of America  
111 Westminster Street  
Providence, RI 02903  
Account No. 0105301627  
ABA No. 0260-0959-3

**ACH Transmissions:**  
Gilbane Building Company  
Bank of America  
111 Westminster Street  
Providence, RI 02903  
Account No. 0105301627  
ABA No. 011500010

**Check Payments:**  
Gilbane Building Company  
7 Jackson Walkway  
Providence, RI 02903

If you have any questions please contact Tony Tysinger or myself at (773) 695-3567.  
Thank you.

Sincerely,  
Gilbane

Magdalena Mentelska  
Project Accountant

cc:  
T. Tysinger

PROJECT # 814547-8070  
AUTH SIGNATURE DATE 8/17/17

1446717

**APPLICATION AND CERTIFICATE FOR PAYMENT**

TO OWNER:  
University of Chicago Medicine  
850 East 58th Street, Room 430  
Chicago, IL 60637

PROJECT: CCD 3rd and 4th Floor Buildouts

APPLICATION NO: 26

Distribution to:

OWNER  
 ARCHITECT  
 CONTRACTOR

PERIOD TO: 7/31/17  
PROJECT NO: J06376.000 |.100

FROM CONTRACTOR:  
Gilbane Building Company  
8550 W. Bryn Mawr Avenue  
Chicago, IL 60631

CONTRACT DATE:  
March, 2015

CONTRACT FOR: CCD 3rd and 4th Floor Buildouts

**CONTRACTOR'S APPLICATION FOR PAYMENT**

- 1. ORIGINAL CONTRACT SUM \$ 90,739,936.00
- 2. Net change by Change Orders \$ 8,818,384.30
- 3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 99,558,320.30
- 4. TOTAL COMPLETED & STORED TO DATE \$ 99,558,320.30  
(Column G on G703)
- 5. RETAINAGE:
  - a. \_\_\_\_\_ % of Completed Work \$ -  
(Column D + E on G703)
  - b. \_\_\_\_\_ % of Stored Material \$ -  
(Column F on G703)
  - Total Retainage (Lines 5a + 5b or  
Total in Column I of G703) \$ 0.00
- 6. TOTAL EARNED LESS RETAINAGE \$ 99,558,320.30  
(Line 4 less Line 5 Total)
- 7. LESS PREVIOUS CERTIFICATES FOR  
PAYMENT (Line 6 from prior Certificate) \$ 99,413,455.06
- 8. CURRENT PAYMENT DUE \$ ~~144,865.24~~ 144,865.24
- 9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 0.00  
(Line 3 less Line 6)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner (Through CO 11)	\$9,348,034.00	\$476,881.00
Total approved this Month (CO 12, 13)	\$31,219.00	\$83,987.70
TOTALS	\$9,379,253.00	\$560,868.70
NET CHANGES	\$8,818,384.30	

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:

By: [Signature] Date: August 14, 2017

State of: Illinois County of: Gold  
Subscribed and sworn to before me this 14th day of August, 2017  
Notary Public: [Signature]  
My Commission expires: 2/9/2020



**CERTIFICATE FOR PAYMENT**

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

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

ARCHITECT:  
By: \_\_\_\_\_ Date: \_\_\_\_\_

Gilbane Building Company  
 8350 West Bryn Mawr, Suite 588  
 Chicago, IL 60631

Date: 8/14/17  
 Job #: J06378.000 | 100  
 Invoice #: 26

A	B	C	D	E	F	G	H	I	J	K	L	M	
Line #	Description	Original Contract Value	In-Scope Changes	Out-Of-Scope Changes	GMP	Current Contract Amount	Total Completed & Stored To Date	Retainage	Total Earned Less Retention	Net Previous Application	Current Amount Due	%	Trade Contract Balance To Finish
1	3rd/4th Floor Preconstruction												
2													
3	CM Preconstruction Services	69,383.00			69,383.06	69,383.00	69,383.06		69,383.06	69,383.06		100%	
4													
5	3rd/4th Floor Subcontractors												
6	Masonry - A Hom		55,998.00	(19,225.00)	36,773.80	36,773.90	36,773.00		36,773.00	36,773.00		100%	
7	23A HVAC- Air Design	14,633,040.60		1,241,373.00	15,935,813.00	15,935,813.00	15,935,813.00		15,935,813.00	15,935,813.00		100%	
8	09B Suspended Ceilings- Alliance Companies	1,208,667.00		44,885.08	1,253,572.08	1,253,572.00	1,253,572.00		1,253,572.00	1,243,972.08	9,600.08	100%	
9	06B Architectural Woodwork- American	4,966,720.00		244,832.00	5,210,782.08	5,210,752.00	5,210,752.00		5,210,752.00	5,210,752.00		100%	
10	99A Drywall and Metal Frames- Anning Johnson	15,192,868.08	60,000.00	2,777,759.00	18,030,625.00	18,030,625.00	18,030,625.00		18,030,625.00	18,038,625.80		100%	
11	09C Ceramic Tile- Bourbon Tile	1,645,000.08		58,767.00	1,703,757.00	1,703,757.00	1,703,757.00		1,703,757.00	1,703,767.80		100%	
12	09F Painting- Continental Painting	586,938.08		115,722.90	699,852.00	699,852.90	699,852.90		699,852.90	699,852.00		100%	
13	09C Enabling Carpentry- Escarpita	777,648.00		(41,763.00)	735,287.00	735,287.00	735,287.00		735,287.00	735,287.00		100%	
14	08B Interior Glass and Glazing- Glass Solutions, Inc.	1,271,666.08		2,411.00	1,274,076.00	1,274,076.00	1,274,076.00		1,274,076.00	1,274,076.00		100%	
15	29A Electric- Gurtz Electric	17,208,307.90	98,693.90	2,994,020.00	20,301,020.00	20,301,020.00	20,301,020.00		20,301,020.00	20,279,401.00	21,818.90	100%	
16	22A Plumbing- Hill Mechanical	7,024,186.08		1,321,812.00	8,346,100.90	8,346,100.08	8,346,100.08		8,346,100.08	8,346,100.08		100%	
17	14C Patient Lifts- Hill-Rom Company	1,248,839.00		(41,193.00)	1,238,387.00	1,238,387.00	1,238,387.00		1,238,387.00	1,238,387.00		100%	
18	12A Window Treatments- Indoor, Inc.		38,941.00		38,941.00	38,941.00	38,941.00		38,941.00	38,941.00		100%	
19	31A Controls- Johnson Controls	1,493,853.00	205,000.00	33,418.08	1,499,876.08	1,499,876.00	1,499,876.00		1,499,876.00	1,499,876.00		100%	
20	09E Flooring- Kingston Tile	2,516,897.00		328,368.90	2,839,357.00	2,839,357.00	2,839,357.00		2,839,357.00	2,839,357.00		100%	
21	14A Elevators- MTH Industries		48,390.08	372,541.08	420,931.00	420,931.00	420,931.00		420,931.00	420,931.00		100%	
22	14A Elevators- Otis Elevators	1,968,130.00	90,180.00	59,130.00	2,115,448.90	2,115,448.00	2,115,448.00		2,115,448.00	2,115,448.90		100%	
23	14B Pneumatic Tube- Translogic Swisslog	994,798.00		(1,187.08)	993,641.00	993,641.00	993,641.00		993,641.00	993,641.00		100%	
24	06A Enabling Glass- US Architectural Glass	317,467.08		(15,728.90)	301,738.00	301,738.00	301,738.00		301,738.00	301,738.00		100%	
25	21A Fire Protection- US Fire Protection	972,787.00		(70,842.90)	902,145.00	902,145.00	902,145.00		902,145.00	902,145.00		100%	
26	23B AHU- Windy City Representatives	1,712,417.00			1,712,417.00	1,712,417.00	1,712,417.00		1,712,417.00	1,712,417.00		100%	
27	Specialties Work- Escarpita			1,499,448.00	1,499,448.00	1,499,448.00	1,499,448.00		1,499,448.00	1,499,448.00		100%	
28	Trash Chute Work- American Chute			23,000.00	23,000.00	23,000.00	23,000.00		23,000.00	23,000.00		100%	
29	Stainless Steel Dialysis Enclosure- Bicon			127,832.56	127,832.56	127,832.56	127,832.56		127,832.56	127,832.56		100%	
30	01G - Final Cleaning Work - Boye		90,000.90	79,940.00	169,940.08	169,940.00	169,940.00		169,940.00	169,940.00		100%	
31	Conveying Equipment & Drawings											0%	
32	Unallocated Trade Boiler Values TBD											0%	
33													
34	3rd/4th Floor Allowance Section												
35	03B Concrete	25,000.00	(13,888.00)	(11,312.00)									
36	04A Masonry	48,000.00	(40,000.00)										
37	05A Misc. Metals	140,000.80	(38,941.00)	(109,059.00)									
38	09A General Carpentry	350,000.08		(350,000.00)									
39	07B Fireproofing	60,808.80	(68,008.80)										
40	10C General Building Accessories	500,000.80		(500,000.00)									
41	12A Window Treatments	225,000.00	(205,000.00)										
42	14A Elevator L1 and L4	955,000.08	(154,368.08)	(810,432.90)									
43	22A Dialysis Box	445,208.00		(445,200.00)									
44	26A Card Reader/Distribution/Devices/Head End Equipment	200,000.00	(83,388.00)	(136,814.90)									
45	2nd Floor Shoe Booty/Gown	25,000.90		2,683.82	27,683.82	27,683.82	27,683.82		27,683.82	27,683.82		100%	
46	26A Pneumatic Tube Electrical Requirements	40,000.00		(40,000.08)									
47													
48	Construction Cleanup Allowance	90,000.00	(90,000.00)									0%	
49	Security Allowance- Katy	129,256.00		98,476.14	225,732.14	225,732.14	225,732.14		225,732.14	225,732.14		100%	
50													
51													
52	3rd/4th Floor General Requirements												
53													
54	General Requirements	213,988.00		150,457.61	394,385.81	394,385.81	394,385.81		394,385.81	394,385.81		100%	
55													
56	DCAM Connector Subcontractors												
57	83A Concrete - Trice			57,190.00	57,190.00	57,190.08	57,190.00		57,190.00	50,400.00	8,708.00	100%	
58	85A Misc. Metals - MTH			33,853.00	33,853.00	33,853.00	33,853.00		33,853.00	29,878.00	4,783.00	100%	
59	06A Millwork & Corian Wall Protect - American			20,838.00	20,838.00	20,838.00	20,838.00		20,838.00	12,163.50	8,474.50	100%	
60	05A Drywall, Dams, and Ceilings - Anning Johnson			219,000.90	219,000.00	219,000.00	219,000.00		219,000.00	181,583.30	37,436.70	100%	
61	09C Flooring - Kingston			2,787.90	2,787.08	2,787.08	2,787.08		2,787.08	2,814.20	772.80	100%	
62	09D Painting - Durango			6,708.00	6,700.08	6,700.08	6,700.08		6,700.08	6,838.00	670.00	100%	
63	10A Specialties - Escarpita			7,841.08	7,841.08	7,841.08	7,841.08		7,841.08	8,548.10	100%		
64	11A Patient Lift - Thomas Conveyor			48,275.08	48,275.08	48,275.08	48,275.08		48,275.08	35,236.56	18,978.44	100%	
65	21A Fire Protection- US Fire Protection			5,000.80	5,000.80	5,000.80	5,000.80		5,000.80	3,420.00	1,580.80	100%	
66	22A Plumbing- Hill Mechanical			8,351.08	8,351.00	8,351.00	8,351.00		8,351.00	8,415.90	935.10	100%	
67	23A HVAC- YMI Mechanical			26,238.00	26,238.00	26,238.00	26,238.00		26,238.00	17,338.50	8,899.80	100%	
68	26A Electric- Gurtz Electric			70,483.00	70,483.00	70,483.00	70,483.00		70,483.00	48,462.50	23,940.50	100%	

Gilbane Building Company  
 8550 West Bryn Mawr, Suite 500  
 Chicago, IL 60631

Date: 8/14/17  
 Job #: J06376.000.1100  
 Invoice #: 26

A	B	C	D	E	F	G	H	I	J	K	L	M	
Line #	Description	Original Contract Value	In-Scope Changes	Out-Of-Scope Changes	GMP	Current Contract Amount	Total Completed & Stored To Date	Retainage	Total Earned Less Retention	Net Previous Application	Current Amount Due	%	Trade Contract Balance To Finish
69													
70	DCAM Connector Allowances												
71	Owner Allowance											#DIV/0!	
72													
73													
74	Contingency, General Conditions, Insurance, Fee												
75	CM Contingency	1,886,452.00		(1,886,452.00)									
76													
77	General Condition Lumpsum	3,601,388.00		444,786.00	4,046,174.00	4,046,174.00	4,046,174.00		4,046,174.00	4,046,174.00		100%	
78													
79	CCIP   GL	3,463,896.00		324,144.24	3,788,140.24	3,788,140.24	3,788,146.24		5,788,146.24	3,784,975.68	5,184.58	100%	
80	COI Insurance	854,904.00		100,138.90	1,062,642.00	1,062,642.90	1,062,642.90		1,062,642.00	1,062,677.86	(234.86)	100%	
81													
82	Fee	1,222,208.00		43,607.63	1,265,815.63	1,265,815.03	1,265,815.83		1,265,815.83	1,265,816.03		100%	
83													
84													
85	GMP Total	\$ 60,735,938.00	\$ 21,819.00	\$ 8,788,765.30	\$ 99,554,320.30	\$ 99,558,326.38	\$ 99,558,320.30	\$ -	\$ 99,558,320.39	\$ 99,413,456.96	\$ 144,865.24	100.00%	\$ -

The affiant, Anastasia Samiotakis, being first duly sworn, on oath deposes and says that herein is a true and correct statement of all bills for construction work...

This, 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 in said improvement...

Table with 7 columns: Name and Address, Kind of Work, Amount of Contract, Retention (as current), Net of Previous Payments, Net Amount This Payment, and Balance to Be Paid (Net Retention). Rows include various contractors like A Home, Air Design, Alkano Company, etc.

It is understood that the total amount paid to date plus the amount reported in this application shall not exceed 100% of the cost of work completed to date.

I agree to furnish Wharves of Lien for all materials under any contract when demanded.

Signed [Signature] (Affiant)

Subscribed and sworn to before me this 14th day of August, 2017. [Signature] Notary Public

The above sworn statement should be obtained by the owner before each and every payment. Provided by Chicago Title Insurance Company.



**WAIVER OF LIEN TO DATE**

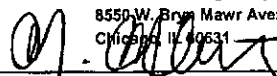
STATE OF ILLINOIS  
 COUNTY OF Cook ) SS

**TO WHOM IT MAY CONCERN:**

WHEREAS the undersigned has been employed by University of Chicago Medicine to furnish  
Construction Management Services of the premises known as  
Center for Care and Discovery- 3rd/4th Floor of which  
University of Chicago Medicine is the owner

THE undersigned, for and in consideration of One million, fifty five thousand, thirty seven and 98/100  
\$144,865.24 Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby waive and  
 release any and all lien or claim of, or right to, lien, under the statutes of the 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 to  
 or to become due from the owner, on account of labor services, material, fixtures, apparatus or machinery, furnished to this date by the undersigned for the  
 above-described premises, INCLUDING EXTRAS.\*

Given under my hand sign and seal on this  
14th day of August, 2017

Gilbane Building Company  
 8550 W. Bryn Mawr Avenue  
 Chicago, IL 60631  
  
 Signature and Seal: \_\_\_\_\_  
 Magdalena Menteliska, Project Accountant

\*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.

**CONTRACTOR'S AFFIDAVIT**

STATE OF ILLINOIS  
 COUNTY OF Cook ) SS

**TO WHOM IT MAY CONCERN:**

THE undersigned, being duly sworn, deposes and says that she is Project Accountant of the  
Gilbane Building Company who is the contractor for the Center for Care and Discovery- 3rd/4th Floor building located at  
5788 S Maryland Avenue, Chicago, IL 60637 owned by University of Chicago Medicine

That the total amount of the contract including extras is \$ \$99,558,320.30 on which he has received payment of  
\$99,413,455.86 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 the parties who have furnished material or labor, or both, for said work and  
 all the 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 the items mentioned include all labor and material required to complete said work according to plans and specifications:

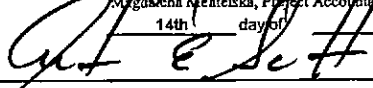
NAMES	WHAT FOR	CONTRACT PRICE	PREVIOUSLY PAID	THIS PAYMENT	BALANCE DUE
Gilbane Building Company	Construction Management	\$99,558,320.30	\$99,413,455.06	\$144,865.24	\$0.00
*See Sworn Statement					
<b>TOTAL LABOR AND MATERIAL TO COMPLETE</b>		<b>\$99,558,320.30</b>	<b>\$99,413,455.06</b>	<b>\$144,865.24</b>	<b>\$0.00</b>

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 work of any kind done  
 or to be done upon or in connection with said work other than above stated.

Signed this 14th day of August, 2017

Signature:   
 Magdalena Menteliska, Project Accountant

Subscribed and sworn before me this 14th day of August, 2017









**UNIVERSITY OF CHICAGO MEDICAL CENTER**

Illinois Health Facilities Planning Board  
IHFPB Project #14-013

Project Costs and Sources of Funds Report

Period from August 1, 2013 through September 30, 2017

(With Independent Auditors' Report Thereon)



KPMG LLP  
Aon Center  
Suite 5500  
200 E. Randolph Street  
Chicago, IL 60601-6436

## Independent Auditors' Report

The Board of Directors  
The University of Chicago Medical Center:

### Report on the Financial Statements

We have audited the accompanying Project Costs and Sources of Funds Report (the Report) of the University of Chicago Medical Center (the Company) for the period August 1, 2013 through September 30, 2017.

#### *Management's Responsibility for the Financial Statements*

Management is responsible for the preparation and fair presentation of the Report in accordance with the terms of the Illinois Health Facilities Planning Act 20 ILCS 3960 and the 77 Illinois Administrative Code 1130.770 (d) (5) "Project Completion, Finalized Realized Costs and Cost Overruns"; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the Report that are free from material misstatement, whether due to fraud or error.

#### *Auditors' Responsibility*

Our responsibility is to express an opinion on the Report 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 Report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the Report. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the Report, 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 Report 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 Report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion, pursuant with the terms of the Illinois Health Facilities Planning Act 20 ILCS 3960 and the 77 Illinois Administrative Code 1130.770 (d) (5) "Project Completion, Finalized Realized Costs and Cost Overruns".

#### *Opinion*

In our opinion, the Report referred to above present fairly, in all material respects, the Project Costs and Sources of funds of the University of Chicago Medical Center for the period August 1, 2013 through September 30, 2017, in accordance with the terms of the Illinois Health Facilities Planning Act 20 ILCS 3960 and the 77 Illinois Administrative Code 1130.770 (d) (5) "Project Completion, Finalized Realized Costs and Cost Overruns".



*Restriction on Use*

This report is intended solely for the information and use of the Board of Directors and management of the University of Chicago Medical Center and the Illinois Health Facilities and Service Review Board, and is not intended to be and should not be used by anyone other than these specified parties.

KPMG LLP

Chicago, Illinois  
November 29, 2017

**UNIVERSITY OF CHICAGO MEDICAL CENTER**

Illinois Health Facilities Planning Board

IHFPB Project #14-013

Project Costs and Sources of Funds Report

Period from August 1, 2013 to September 30, 2017

**Total project costs and sources of funds**

	<u>CON Permit</u>	<u>Actual project costs</u>	<u>Over (under) budget</u>
<b>Use of funds:</b>			
Modernization contracts	\$ 99,141,934	103,099,852	3,957,918
Contingencies	1,500,000	—	(1,500,000)
Architectural/Engineering	3,900,000	3,534,045	(365,955)
Consulting and other	1,482,185	1,121,825	(360,360)
Movable or other equipment	20,322,183	18,261,395	(2,060,788)
Bond issuance	1,183,895	585,824	(598,071)
Other costs to be capitalized	4,583,102	3,378,724	(1,204,378)
<b>Total uses of funds</b>	<b>\$ 132,113,299</b>	<b>129,981,665</b>	<b>(2,131,634)</b>
<b>Source of funds:</b>			
Cash and securities	\$ 128,237,771	126,106,137	(2,131,634)
New market tax credit	3,875,528	3,875,528	—
<b>Total sources of funds</b>	<b>\$ 132,113,299</b>	<b>129,981,665</b>	<b>(2,131,634)</b>

See accompanying independent auditors' report.