

April 26, 2017

BY FEDERAL EXPRESS

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

RECEIVED

APR 27 2017

**HEALTH FACILITIES &
SERVICES REVIEW BOARD**

RE: Carle Foundation Hospital, Project # 15-002 Final Report

Dear Ms. Avery:

This letter provides the final realized costs for Carle Foundation Hospital's CON permit for project 15-002 and other related information required on project completion as described in Section 1130.790 of the Illinois Health Facilities and Services Review Board. This project relates to Carle's construction of a medical office building at 2300 S. First Street in Champaign, Illinois. Note at the time of filing of the application, no address had been assigned, but this site is on the parcel noted on page five of the CON permit application. The CON permit was approved on April 21, 2015.

Project Completion

As set forth in the application, our project completion date was January 31, 2016. This letter serves as formal notification that project 15-002 was completed within that timeframe.

Itemization of Project Costs and Sources of Funds

Total project costs for Project 15-002 were \$23,950,042. The Project Costs table below provides an itemized listing showing the Approved Permit Amount and the Final Realized Costs.

PROJECT COSTS	Approved Permit Amount	Final Realized Costs
Preplanning Costs	\$280,525	\$130,253
Site Survey and Soil Investigation	\$50,000	\$193,443
Site Preparation	\$529,975	\$600,331
Off Site Work	\$2,570,408	\$1,280,016
New Construction Contracts	\$11,100,000	\$14,495,900
Modernization Contracts	\$0	\$0
Contingencies	\$1,110,000	\$1,397,614
Architectural/Engineering Fees	\$897,435	\$841,613
Consulting and Other Fees	\$1,115,000	\$666,760

CARLE FOUNDATION HOSPITAL

611 W. Park Street | Urbana, Illinois 61801



Movable or Other Equipment (not in construction contracts)	\$3,820,000	\$2,882,809
Bond Issuance Expense (project related)	\$0	\$203,900
Net Interest Expense During Construction (project related)	\$0	\$303,789
Fair Market Value of Leased Space or Equipment	\$0	\$0
Other Costs To be Capitalized ¹	\$1,626,657	\$953,615
Acquisition of Building or Other Property (excluding land)	\$0	\$0
TOTAL PROJECT COSTS	\$23,100,000	\$23,950,042

¹The expenditures noted in the Other Costs to be Capitalized line item do not include the net book value of \$8,884 for used furniture and equipment moved to the new building from another Carle location. For full disclosure, we are noting these costs as it is unclear whether the net book value of equipment moved from another location must be included in the project cost since there was no recent expenditure on the permit holder's part to acquire this equipment. The figure also does not include \$107,999 for computers that were required to be replaced just before the move at the prior location. They were part of regular replacement expenditures and replaced obsolete equipment at another location. Having to replace them was not anticipated at the time the project budget was prepared. In addition, had the computer equipment been replaced over time, it would not have qualified as capital as it would have fallen below a threshold used for accounting for certain purchases as operating versus capital items.

The Project Sources of Funds table below provides a listing of the sources of funding of the project.

PROJECT SOURCES OF FUNDS	Original Amount	Actual Expenditures
Cash and Securities	\$23,100,000	\$2,556,168
Pledges	\$0	\$0
Gifts and Bequests	\$0	\$0
Bond Issues (project related)	\$0	\$21,393,875
Mortgages	\$0	\$0
Leases (fair market value)	\$0	\$0
Governmental Appropriations	\$0	\$0
Grants	\$0	\$0
Other Funds and Sources	\$0	\$0
TOTAL FUNDS	\$23,100,000	\$23,950,042

Titles XVIII and XIX

This letter certifies that the reported 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 for reimbursement under Titles XVIII or XIX.

CARLE FOUNDATION HOSPITAL

611 W. Park Street | Urbana, Illinois 61801



Application and Certification for Payment

The final AIA Application and Certification for Payment for the construction contract of the project (Form G702) is attached.

Audited Financial Report

Project costs are not equal to or greater than three times the capital expenditure minimum, so an audited financial report is not required.

Other than the discrepancies noted above, the project is in compliance with all of the terms of the associated permit.

If you have any questions or concerns about this project, please feel free to contact Kara Friedman at 312-873-3639.

Sincerely,

A handwritten signature in cursive script that reads "Stephanie Beever". The signature is written in black ink and is positioned above a horizontal line.

Stephanie Beever
Executive Vice President and System Chief Strategy Officer

Cc: Mr. Michael Constantino

AIA[®] Document G702™ - 1992

Application and Certificate for Payment

TO OWNER: Carle Foundation Hospital
611 W Park Street
Urbana, IL 61801

PROJECT: Carle Orthopedic Sports Medicine
611 West Park Street
Urbana, IL 61801

FROM: Perry-Kuhne/Pepper Construction, LLC
643 North Orleans St
Chicago, IL 60654

VIA ARCHITECT: Eckenhoff Saunders Architects
130 E Randolph Street, Suite 1850
Chicago, IL 60601

APPLICATION NO: 17 (Seventeen)

PERIOD TO: April 30, 2017

CONTRACT FOR: General Construction

CONTRACT DATE: / /

PROJECT NOS: / /

CONTRACTOR:

FIELD:

OTHER:

Distribution to:

OWNER:

ARCHITECT:

CONTRACTOR:

CONTRACTOR'S APPLICATION FOR PAYMENT

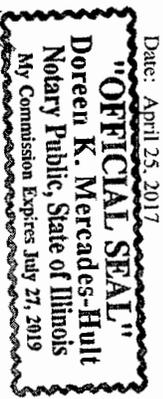
Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM \$ 18,451,767.00
2. NET CHANGE BY CHANGE ORDERS \$ -165,338.00
3. CONTRACT SUM TO DATE (Line 1 ± 2) \$ 18,286,429.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 18,286,429.00
5. RETAINAGE:
 - a. 0 % of Completed Work
(Column D + E on G703) \$ 0.00
 - b. 0 % of Stored Material
(Column F on G703) \$ 0.00
- Total Retainage (Lines 5a + 5b or Total in Column I of G703) \$ 0.00
6. TOTAL EARNED LESS RETAINAGE \$ 18,286,429.00
(Line 4 Less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT \$ 18,175,150.62
(Line 6 from prior Certificate)
8. CURRENT PAYMENT DUE \$ 111,278.38
9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 less Line 6) \$ 0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 260,286.00	\$ 425,624.00
Total approved this Month	\$ 0.00	\$ 0.00
TOTALS	\$ 260,286.00	\$ 425,624.00
NET CHANGES by Change Order		-165,338.00

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: W. Kuhne
 By: W. Kuhne
 State of: Illinois
 County of: Cook
 Subscribed and sworn to before me this 25 day of April, 2017.
 Notary Public: Doreen K. Mercades-Hult
 My Commission expires: 7-27-2019



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 \$ 111,278.38
 (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: _____ Date: _____
 By: _____

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.

AIA Document G702™ - 1992. Copyright © 1953, 1963, 1965, 1971, 1978, 1983 and 1992 by The American Institute of Architects. All rights reserved. WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law. This document was produced by AIA software at 14.2:1.27 on 04/26/2017 under Order No.6875307855_1 which expires on 12/05/2018, and is not for resale. (1179006057)