PALOS HEALTH

PALOS HOSPITAL
12251 South 80th Avenue | Palos Heights, IL 60463
p: 708.923.4000 | paloshealth.com

September 24, 2019

VIA FEDERAL EXPRESS AND EMAIL

Mr. Michael Constantino
Project Review Supervisor
Illinois Health Facilities and Services Review Board
525 West Jefferson Street
2nd Floor
Springfield, Illinois 62701-0001

Re: Final Realized Costs
Project 16-001
Palos Community Hospital South Campus MOB

Dear Mr. Constantino:

Please accept this letter as conformance to Section 1130.770, Project Completion, for the above referenced project.

1) All project costs are itemized and attached as Exhibit A.
2) The final realized costs, as itemized, are the total costs required to complete the project and there are no additional or associated costs or capital expenditures related to the project.
3) I certify compliance with all terms of the permit to date.
4) The final Application and Certificate of Payment for the construction contract, as per AIA Form G702 is attached as Exhibit B.
5) An audited financial report is attached as Exhibit C.

Please feel free to contact me with any additional questions.

Thank you for your attention to this matter.

Sincerely,

Timothy J. Brosnan
Vice President of Planning and Community Relations

OFFICIAL SEAL
MARY ELLEN GRIFFIN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:01/30/22

Subscribed and Sworn Before me
this 24th day of September, 2019.

Mary Ellen Griffin
Notary Public

Exhibit A
Project 16-001
Final Realized Costs
Palos Community Hospital South Campus MOB

	Permit Approved Amount*	**Final Costs**
Pre-planning Costs	$197,394	$173,738
Site Survey and Soil Investigation	$103,500	$40,210
Site Preparation & Demolition	$7,478,263	$10,395,870
Off-Site Improvements	$1,236,000	$387,706
Construction (New, Modernization & Contingency)	$72,786,247	$62,775,926
Architectural/Engineering Fees	$5,391,467	$4,315,262
Consulting and Other Fees	$790,000	$1,046,438
Movable or Other Equipment	$28,386,761	$7,716,598
Other Costs to be Capitalized	$333,781	$2,684,026
Total Project Cost	**$116,703,413**	**$89,535,774**

EXHIBIT B

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

TO OWNER: Palos Community Hospital
12251 S 80th Avenue
Palos Heights, IL 60463

PROJECT: **Palos Community Hospital**
Summary of Campus Projects
15300 West Avenue
Orland Park, IL 60462

APPLICATION #: **Dec 2018-FINAL**
PERIOD FROM: **12/1/2018**
PERIOD TO: **12/31/2018**

FROM *WALSH CONSTRUCTION COMPANY II, LLC*
929 W. ADAMS STREET
CHICAGO, ILLINOIS 60607

OWNER PROJECT #:
WCCI PROJECT #: **All**

Application Date: **12/20/18**

CONTRACT FOR: Summary of Campus Projects

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** $82,913,381
2. **Net Change by Change Orders** $2,593,066
3. **CONTRACT SUM TO DATE (Line 1 +/- 2)** $ 85,506,447
4. **TOTAL COMPLETED & STORED TO DATE** (Column G on G703) $85,506,447
5. **RETAINAGE:**
   a 10 % of Completed Work (Columns D + E on G703) $0
   b 10 % of Stored Material (Column F on G703) $ -
   Total Retainage (Line 5a + 5b or Total in Column I of G703) $ -
6. **TOTAL EARNED LESS RETAINAGE** (Line 4 less Line 5 Total) $ 85,506,447
7. **LESS PREVIOUS CERTIFICATES FOR PAYMENT** (Line 6 from prior Certificate) $82,170,857
8. **CURRENT PAYMENT DUE** $ 3,335,590
9. **BALANCE TO FINISH, INCLUDING RETAINAGE** (Line 3 less Line 6) $ -

CHANGE ORDER SUMMARY		ADDITIONS $	DEDUCTIONS $
Total changes approved in previous months by Owner		$ -	0
Total approved this Month		$ -	0
TOTALS		$0	0
Subsequent Change Orders			
Number	Approved (DATE)		
NET CHANGES by Change Orders		$ -	$ -

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 **WALSH CONSTRUCTION COMPANY II, LLC**

By _____ PROJECT MANAGER Date: 1/9/19

State of: ILLINOIS
County of: COOK
Subscribed and sworn before me this 9th day of January, 2019

Notary Public: _____ My Commission Expires: 5/5/19

ARCHITECT'S CERTIFICATION 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 ..... $

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

ARCHITECT:

By _____ Date _____

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 of Contractor under this Contract

DANIEL BUDZISZ
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
May 05, 2019

Exhibit C

Audited Financial Report

Project 16-001

Palos Community Hospital South Campus MOB

Palos Community Hospital

Schedule of Project Costs and Sources of Funds for Project No. 16-001 – Palos Community Hospital South Campus MOB
Period from March 29, 2016 (date of certificate of need permit approval) to June 30, 2019

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RSM US LLP

Independent Auditor's Report

Board of Directors
Palos Community Hospital

Report on the Schedule
We have audited the accompanying Schedule of Project Costs and Sources of Funds for Project No. 16-001 – Palos Community Hospital South Campus MOB (the Schedule) of Palos Community Hospital (the Hospital) for the period from March 29, 2016 (date of certificate of need permit approval) to June 30, 2019, 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 the terms of the Illinois Health Facilities Planning Act 20 ILCS 3960 and Title 77 Illinois Administrative Code Part 1130.770, "Project Completion, Final Realized Costs and Cost Overruns," as described in Note 2; this includes determining the basis of accounting is an acceptable basis for the preparation of the Schedule in the circumstances. Management is also responsible 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.

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.

RSM US LLP is the U.S. member firm of RSM International, a global network of independent audit, tax, and consulting firms. Visit rsmus.com/aboutus for more information regarding RSM US LLP and RSM International.

Opinion
In our opinion, the Schedule referred to above presents fairly, in all material respects, the project costs and sources of funds for Project No. 16-001 – Palos Community Hospital South Campus MOB of Palos Community Hospital for the period from March 29, 2016 (date of certificate of need permit approval) to June 30, 2019, in accordance with terms of the basis of accounting described in Note 2.

Basis of Presentation
We draw attention to Note 2 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 Part 1130.770, "Project Completion, Final Realized Costs and Cost Overruns," which is a basis of accounting other than accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

RSM US LLP

Chicago, Illinois
September 25, 2019

Palos Community Hospital

Schedule of Project Costs and Sources of Funds for Project No. 16-001 – Palos Community Hospital South Campus MOB

Period from March 29, 2016 (date of certificate of need permit approval) to June 30, 2019

Description of Costs	Approved Permit Amount	Actual	Variance
Preplanning Costs	$ 197,394	$ 173,738	$ 23,656
Site Survey and Soil Investigation	103,500	40,210	63,290
Site Preparation and Demolition	7,478,263	10,395,870	(2,917,607)
Off-Site Improvements	1,236,000	387,706	848,294
Construction (New, Modernization and Contingency)	72,786,247	62,775,926	10,010,321
Architectural/Engineering Fees	5,391,467	4,315,262	1,076,205
Consulting and Other Fees	790,000	1,046,438	(256,438)
Movable and Other Equipment	28,386,761	7,716,598	20,670,163
Other Costs to be Capitalized	333,781	2,684,026	(2,350,245)
Total Project Costs	$ 116,703,413	$ 89,535,774	$ 27,167,639
Cash and Securities	$ 116,703,413	$ 89,535,774	$ 27,167,639
Total Sources of Funds	$ 116,703,413	$ 89,535,774	$ 27,167,639

See notes to Schedule of Project Costs and Sources of Funds for Project No. 16-001 – Palos Community Hospital South Campus MOB.

Palos Community Hospital

Notes to Schedule of Project Costs and Sources of Funds for Project No. 16-001 – Palos Community Hospital South Campus MOB

Period from March 29, 2016 (date of certificate of need permit approval) to June 30, 2019

Note 1. Description of Project

Palos Community Hospital (the Hospital), an Illinois not-for-profit corporation, is a licensed 425-bed acute care facility located in Palos Heights, Illinois, providing inpatient, outpatient, and emergency care services primarily to residents of the southwest suburbs of Chicago.

The Illinois Health Facilities and Services Review Board (HFSRB) approved Project No. 16-001 – Palos Community Hospital South Campus MOB (the Project) on March 29, 2016, and issued a permit in the amount of $133,202,791 to the Hospital with an anticipated completion date of June 30, 2019. In addition to the Hospital, The St. George Corporation was a co-applicant in the permit. On July 8, 2016, HFSRB approved a permit alteration request to decrease the Total Project Costs from $133,202,791 to $116,703,413. The Project was completed on June 30, 2019.

The Project consists of a construction and modernization project for an expansion of the Hospital's South Campus outpatient complex in Orland Park, Illinois. The Project provides for the construction of a four-story medical office building (MOB), a three-story building connection to join two existing office buildings and the new MOB, and a new parking garage. The MOB will house physician medical offices and exam rooms offering a full array of physician and ancillary services.

Note 2. 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 Part 1130.770 "Project Completion, Final Realized Costs and Cost Overruns," and is not intended to be a complete presentation of the Hospital's sources and uses of funds, which is a basis of accounting other than accounting principles generally accepted in the United States of America. Accordingly, the Schedule is not intended to be a complete presentation of the Hospital'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. 16-001.

Note 3. Subsequent Events

Management of the Hospital has evaluated subsequent events through September 25, 2019, which is the date the Schedule was available to be issued, for possible measurement and/or disclosure effects on the Schedule.