Ann & Robert H. Lurie
Children's Hospital of Chicago

RECEIVED
MAR 27 2019
HEALTH FACILITIES &
SERVICES REVIEW BOARD

March 26, 2019

VIA FEDERAL EXPRESS

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

Re: Final Realized Cost Report (Section 1130.770) Lurie Children's Outpatient and Surgical Services, Northbrook, IL (Project #16-044)

Dear Ms. Avery:

Please accept this letter and its included attachments as the Final Realized Costs Report for Project #16-044, Lurie Children's Outpatient and Surgical Services, Northbrook, Illinois required pursuant to 77 Illinois Administrative Code Section 1130.770. This project was approved by the Illinois Health Facilities and Services Review Board ("IHFSRB") on January 24, 2017, obligated on July 14, 2017, and altered on June 29, 2018. The approved funding for the project, as altered, is $36,055,707.

The approved project is a multi-specialty ASTC including four (4) operating rooms and 14 stations for preparation and recovery, an MRI suite, physician office and exam space, support functions and mechanical systems.

The Illinois Department of Public Health licensed the ASTC (#7003221) effective September 25, 2018 (copy attached). The project is complete and operational.

Attachment A, enclosed, itemizes the capitalized project costs. We certify these are the final realized project costs and there are no additional or associated costs or capitalized expenditures related to the approved project. There is no cost overrun.

We are in compliance of the approved altered permit including project cost, allocated square footage, and approved clinical services.

Attachment B, enclosed, is the final Application and Certification for Payment for the construction contract, dated February 4, 2019, indicating the final new construction cost to be $10,243,627, as noted in Attachment A.

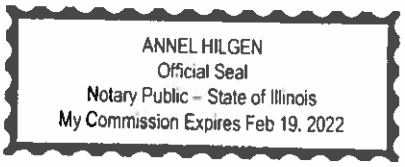
Sincerely,

Ron Blaustein
Chief Financial Officer
Ann & Robert H. Lurie Children's Hospital of Chicago

Subscribed and sworn to before me
this 26 day of March, 2019

Signature of Notary Public

Seal



cc: Mike Constantino, IHFSRB, Supervisor, Project Review Section
Ralph Weber, Consultant

Attachment A: Final Realized Costs Report

PROJECT COSTS AND SOURCES OF FUNDS
Project 16-044
Updated 3/15/19

	Use of Funds	Permit Amount (Alteration approved 6/28/18)	Final Spending	Amount Under (Over)
2	Pre-planning Costs	$20,000	$20,000	$0
	Site Survey and Soil Investigation	$0	$0	$0
	Site Preparation	$0	$0	$0
	Off-Site Work	$162,418	$0	$162,418
	Modernization Contracts	$9,450,000	$10,223,627	($773,627)
2	New Construction Contracts	$0	$0	$0
1	Contingencies	$854,289	$0	$854,289
	A/E Fees	$550,000	$542,280	$7,720
	Consultant Fees and Soft Costs	$630,000	$706,422	($76,422)
	Movable Equipment	$8,750,000	$9,402,643	($652,643)
	Bond Issuance Expense	$0	$0	$0
	Net Interest Expense During Construction	$0	$0	$0
	FMV Leased Space	15,599,000	$14,479,275	$1,119,725
	Other Capital Costs	$40,000	$40,803	($803)
	Acquisition of Building			$0
	Total Uses of Funds	**$36,055,707**	**$35,415,050**	**$640,657**
	Sources of Funds			
	Cash and Securities	$20,456,707	$20,935,775	($479,068)
	Mortgages/Bonds	$0	$0	$0
	Leases	$15,599,000	$14,479,275	$1,119,725
	Total Sources of Funds	$36,055,707	$35,415,050	$640,657

General Note:
A tenant improvement allowance of $2,024,840 will be provided by the developer and is not included in this chart

Key Notes:

1. Contingencies are distributed to the actual use of funds in Modernization Contracts and Movable Equipment line items. In order to be consistent with internal tracking and submitted purchase orders, no direct costs are associated with the Contingencies line item.

2. The pre-planning costs ($20,000) and modernization contracts ($10,223,627) included above reflect the construction costs as reported in the final Application and Certification for Payment for the construction contract amount ($10,243,627).

Attachment B: Final Application and Certification for Payment

POWER CONSTRUCTION

INVOICE NO. 521025

Power Construction Company,LLC
8750 W Bryn Mawr, Ste 500
Chicago, IL 60631-3546
(847) 596-6960 Fax: (847) 604-1531

BILL TO: **Ann & Robert H Lurie Children's Hospital of Chgo**
225 East Chicago Avenue Box 104
Chicago, IL 60611-2605
Attn: Stacey Panek

INVOICE DATE	REFERENCE NUMBER	DUE DATE
February 5, 2019	**99025840-0-CON**	**March 7, 2019**
PROJECT NUMBER	PROJECT NAME	
81803	**LCH Meadow Park Ambulatory Surgery Center at Northbrook**	

DESCRIPTION

Payment Application # 16 **Period Ending: January 31, 2019**

Original Contract Amount	**$9,912,876.00**	
Net Change by Change Orders	**$330,751.00**	
Revised Contract Amount		**$10,243,627.00**
Gross Work Completed	**$10,243,627.00**	
Less: Retention Held	**$0.00**	
Plus: Retention Release	**$0.00**	
Less: Previous Payments	**$9,670,160.00**	
Amount Due This Invoice		**$573,467.00**

THANK YOU.

FINAL WAIVER OF LIEN

STATE OF ILLINOIS
COUNTY OF COOK } SS

Escrow# _____

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by **Ann & Robert H Lurie Children's Hospital of Chgo**
to furnish **General Construction**
for the premises known as **LCH Meadow Park Ambulatory Surgery Center at Northbrook - 81803**
of which **Ann & Robert H Lurie Children's Hospital of Chgo** is the owner.
THE undersigned, for and in consideration of **Five Hundred Seventy Three Thousand Four Hundred Sixty Seven Dollars And No Cents**
($ 573,467.00) and other good and valuable consideration, 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 anytime hereafter, by the undersigned for the above-described premises, INCLUDING EXTRAS *

DATE **January 31,2019**

COMPANY NAME **Power Construction Company,LLC**
ADDRESS **8750 W Bryn Mawr, Ste 500, Chicago, IL 60631-3546**

SIGNATURE AND TITLE Megan Lick Assistant Secretary

*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, (NAME) **Megan Lick** BEING DULY SWORN, DEPOSES
AND SAYS THAT HE OR SHE IS (POSITION) **Assistant Secretary** OF (COMPANY NAME)
Power Construction Company,LLC WHO IS THE CONTRACTOR FURNISHING
General Construction WORK ON THE BUILDING LOCATED AT
1121 Techny Road - Northbrook, IL 60062 OWNED BY
Ann & Robert H Lurie Children's Hospital of Chgo

That the total amount of the contract including extras* is $ **10,243,627.00** on which he or she has received payment of $ **9,670,160.00** 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 and addresses 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 & Addresses	What For	Contract Price Including Extras*	Amount Paid	This Payment	Balance Due
See Contractors Sworn Statement	General Construction	10,243,627.00	9,670,160.00	573,467.00	0.00
Total Labor and Material Including Extras* to Complete		10,243,627.00	9,670,160.00	573,467.00	0.00

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
LORY L CARLSON
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 08/08/2019

Date **January 31,2019** Signature Megan Lick

SUBSCRIBED AND SWORN TO BEFORE ME THIS **31st** DAY OF **January, 2019**

Lory L Carlson
Notary Public

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

APPLICATION AND CERTIFICATE FOR PAYMENT

TO : Ann & Robert H Lurie Children's Hospi

PROJECT : LCH Meadow Park Ambulatory Surger

APPLICATION NO.: 15
PERIOD TO : 01-31-2019
PROJECT NO.: 81803
CONTRACT DATE : 05-08-2017

FROM: Power Construction Company,LLC

ARCHITECT : Anderson Mikos Architects, Ltd.

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Order approved in previous months by Owner	Additions	Deductions
TOTAL	426,992	96,241
APPROVED THIS MONTH	0	0
Total Job To Date	426,992	96,241

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

1. ORIGINAL CONTRACT SUM .....$	9,912,876
2. NET CHANGE BY CHANGE ORDERS.....$	330,751
3. CONTRACT SUM TO DATE.....$	10,243,627
4. TOTAL COMPLETED & STORED TO DATE.....$	10,243,627
5. RETAINAGE.....$	0
6. TOTAL EARNED LESS RETAINAGE .....$	10,243,627
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (line 6 from prior Certificate).....$	9,670,160
8. CURRENT PAYMENT DUE .....$	573,467
9. BALANCE TO FINISH, INCLUDING RETAINAGE..$	0

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 : Megan Zick Date : 02-04-2019

State of : Illinois County of : Cook

Subscribed and sworn to before me

This 04th day of February, 2019

OFFICIAL SEAL
LORY L CARLSON
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 08/23/2019

Notary Public Lory L Carlson

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.....$ 573,467

ARCHITECT :

By : Milos Mikos Date : 2/12/2019

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.

Power Construction Company,LLC
APPLICATION FOR PAYMENT AND CONTRACTORS SWORN STATEMENT TO OWNER

Project Title: LCH Meadow Park Ambulatory Surgery Center at Northbrook

Address: 1121 Techny Road
Northbrook, IL
60062

Arch / Engr.: Anderson Mikos Architects, Ltd.

Payment Application: 15
Project: 81803
To Period: 01-31-2019
Change Orders Included:

ITEM #	DESCRIPTION OF WORK	ADJUSTED CONTRACT	COMPLETE %	COMPLETED $ VALUE	MATERIALS STORED	COMPLETED & STORED	TOTAL RETAINED	PREVIOUSLY PAID	NET REQUEST	BALANCE DUE
1	Power Construction Company, LLC Preconstruction Services	20,000	100	20,000	0	20,000	0	20,000	0	0
2	Power Construction Company, LLC General Conditions	505,426	100	505,426	0	505,426	0	349,488	155,938	0
41	James, Schaeffer & Schimming, Inc. Construction Layout and Surveying	2,015	100	2,015	0	2,015	0	2,015	0	0
47	Boye Janitorial Service, Inc. Building Final Window Cleaning	50,895	100	50,895	0	50,895	0	50,895	0	0
85	Power Construction Company, LLC Cast-in-Place Concrete	1,824	100	1,824	0	1,824	0	1,824	0	0
86	Power Construction Company, LLC Cast-in-Place Concrete	217,374	100	217,374	0	217,374	0	217,374	0	0
242	Chadwick Contracting Company Site-Cast Concrete	6,500	100	6,500	0	6,500	0	6,500	0	0
291	Power Construction Company, LLC Surveying of Structural Steel Framing	4,100	100	4,100	0	4,100	0	4,100	0	0
292	Larson Engineering, Inc. Surveying of Structural Steel Framing	23,900	100	23,900	0	23,900	0	23,900	0	0
299	Ralph H. Simpson Co. Metal Support Assemblies	84,663	100	84,663	0	84,663	0	84,663	0	0
302	Unistrut International Corporation Metal Fabrications	18,640	100	18,640	0	18,640	0	16,776	1,864	0
329	Hire-Nelson Company, Inc. Architectural Woodwork	295,398	100	295,398	0	295,398	0	280,628	14,770	0
398	Power Construction Company, LLC Applied Fireproofing	3,310	100	3,310	0	3,310	0	0	3,310	0

Power Construction Company,LLC
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60062

Arch / Engr.: Anderson Mikos Architects, Ltd.

Payment Application: 15
Project: 81803
To Period: 01-31-2019
Change Orders Included:

	DESCRIPTION OF WORK	ADJUSTED CONTRACT	COMPLETE %	COMPLETED $ VALUE	MATERIALS STORED	COMPLETED & STORED	TOTAL RETAINED	PREVIOUSLY PAID	NET REQUEST	BALANCE DUE
399	Wilkin Insulation Co. Applied Fireproofing	9,427	100	9,427	0	9,427	0	2,500	6,927	0
414	Anderson Lock Company, Ltd. Hollow Metal Door and Frame Material	199,154	100	199,154	0	199,154	0	182,698	16,456	0
457	Architectural Glass Works, Inc. Entrances and Storefront	92,832	100	92,832	0	92,832	0	92,832	0	0
510	Tee Jay Service Company Automatic Door Operators	101,690	100	101,690	0	101,690	0	101,690	0	0
531	Power Construction Company, LLC Gypsum Board Assemblies	205,391	100	205,391	0	205,391	0	205,391	0	0
532	Alliance Drywall and Acoustical Inc. Gypsum Board Assemblies	694,439	100	694,439	0	694,439	0	641,644	52,795	0
545	Bourbon Tile & Marble, Inc. Tiling	60,851	100	60,851	0	60,851	0	60,851	0	0
548	Just Rite Acoustics, Inc. Acoustical Ceilings	118,759	100	118,759	0	118,759	0	117,993	766	0
567	Power Construction Company, LLC Resilient Flooring	4,615	100	4,615	0	4,615	0	4,615	0	0
568	Mr. David's Flooring International, LLC Resilient Flooring	533,235	100	533,235	0	533,235	0	533,235	0	0
574	Artlow Systems, Inc. Fluid-Applied Flooring	38,107	100	38,107	0	38,107	0	38,107	0	0
580	GCS Supply, LLC Special Wall Surfacing	32,319	100	32,319	0	32,319	0	32,319	0	0
585	Continental Painting & Decorating, Inc. Painting and Wall Coverings	80,510	100	80,510	0	80,510	0	74,515	5,995	0

Power Construction Company,LLC
APPLICATION FOR PAYMENT AND CONTRACTORS SWORN STATEMENT TO OWNER

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Address : 1121 Techny Road
Northbrook, IL
60062
Arch / Engr. : Anderson Mikos Architects, Ltd.

Payment Application : 15
Project : 81803
To Period : 01-31-2019
Change Orders Included :

	DESCRIPTION OF WORK	ADJUSTED CONTRACT	COMPLETE %	COMPLETED $ VALUE	MATERIALS STORED	COMPLETED & STORED	TOTAL RETAINED	PREVIOUSLY PAID	NET REQUEST	BALANCE DUE
617	Construction Specialties, Inc. Patient Bed Service Walls	20,260	100	20,260	0	20,260	0	20,260	0	0
619	Power Construction Company, LLC Wall and Door Protection Material	286	100	286	0	286	0	286	0	0
621	Power Construction Company, LLC Toilet Accessory Material	105	100	105	0	105	0	0	105	0
622	Carney & Company, Inc. Toilet Accessory Material	25,875	100	25,875	0	25,875	0	25,875	0	0
740	Miceli Drapery Company, Inc. Window Treatments	23,000	100	23,000	0	23,000	0	23,000	0	0
818	ETS-Lindgren, Inc. Radiation Protection	123,038	100	123,038	0	123,038	0	108,229	14,809	0
835	Great Lakes Plumbing and Heating Company Fire Suppression	195,420	100	195,420	0	195,420	0	195,420	0	0
840	Martin Petersen Company, Inc. Plumbing	649,852	100	649,852	0	649,852	0	587,594	62,258	0
857	J & D Mechanical Industries, Inc. Facility Fuel-Storage Tanks	120,161	100	120,161	0	120,161	0	120,161	0	0
861	Power Construction Company, LLC HVAC Air Distribution and Equipment	5,880	100	5,880	0	5,880	0	5,880	0	0
862	Westside Mechanical Design/Build, LLC HVAC Air Distribution and Equipment	2,833,211	100	2,833,211	0	2,833,211	0	2,753,455	79,756	0
872	Gurtz Electric Co. Electrical	2,315,310	100	2,315,310	0	2,315,310	0	2,184,572	130,738	0
887	Power Construction Company, LLC Structured Cabling	910	100	910	0	910	0	910	0	0

Power Construction Company,LLC

APPLICATION FOR PAYMENT AND CONTRACTORS SWORN STATEMENT TO OWNER

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Address: 1121 Techny Road
Northbrook, IL
60062

Arch / Engr.: Anderson Mikos Architects, Ltd.

Payment Application: 15
Project: 81803
To Period: 01-31-2019
Change Orders Included:

	DESCRIPTION OF WORK	ADJUSTED CONTRACT	COMPLETE %	COMPLETED $ VALUE	MATERIALS STORED	COMPLETED & STORED	TOTAL RETAINED	PREVIOUSLY PAID	NET REQUEST	BALANCE DUE
899	Advent Systems, Inc. Electronic Access Control and Intrusion Detection	120,215	100	120,215	0	120,215	0	120,215	0	0
992	Christy Webber Landscapes Planting	5,861	100	5,861	0	5,861	0	5,861	0	0
1,025	Power Construction Company, LLC T&M Change Items	20,086	100	20,086	0	20,086	0	0	20,086	0
1,035	Power Construction Company, LLC Subcontractor Default Insurance	96,988	100	96,988	0	96,988	0	96,007	981	0
1,037	Power Construction Company, LLC Fee	198,643	100	198,643	0	198,643	0	193,953	4,690	0
1,038	Power Construction Company, LLC Insurance	83,152	100	83,152	0	83,152	0	81,929	1,223	0
	Totals :	10,243,627	100	10,243,627	0	10,243,627	0	9,670,160	573,467	0

Amount of Original Contract :	9,912,876		
Revision to Contract :	330,751	Completed to Date :	10,243,627
Total Contract and Revisions :	10,243,627	Total Retained :	0
		Net Amount Earned :	10,243,627
		Previously Paid :	9,670,160
		Net Amount Due this Payment :	573,467

State of Illinois
County of Cook

The undersigned, Megan Lick being first duly sworn, on oath deposes and says that she/he is Secretary/ Asst. Secretary of Power Construction Company,LLC, LLC contractor for the entire work for the following project:

Project Title : LCH Meadow Park Ambulatory Surgery Center at Northbr
Project Address : 1121 Techny Road
Northbrook, IL
60062

For : Ann & Robert H Lurie Children's Hospital of Chgo

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 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 before me on : 02-04-2019

Notary Public

Power Construction Company,LLC

Asst. Secretary

OFFICIAL SEAL
LORY L CARLSON
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 08/22/2019