

# Palos Hills Surgery Center, LLC

March 11, 2020

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

**RECEIVED**

APR 14 2020

HEALTH FACILITIES &  
SERVICES REVIEW BOARD

Re: Project Completion and Final Realized Costs  
Project Number: #17-041  
Facility Name: Palos Hills Surgery Center  
Facility Address: 10330 S. Roberts Road, STE 3000, Palos Hills, IL  
Permit Holder: Palos Hills Surgery Center, LLC  
Permit Amount: \$5,117,973.48

Dear Ms. Avery:

I am writing to submit the final realized project cost report for Project No. 17-041. The permit for this Project was granted November 14, 2017. The Project was an expansion and modernization of an existing ambulatory surgical center and to increase the number of operating rooms and recovery rooms. The permit renewal provided for a project completion date of March 30, 2019. The project was completed on January 14, 2020.

The following table describes the costs of the Project as approved in the permit along with a report of the final costs associated with the Project upon completion:

USE OF FUNDS	CON / ALLOWANCE	ACTUAL
Preplanning Costs	\$74,763.66	\$39,310.69
Site Survey and Soil Investigation	\$7,669.87	\$5,229
Site Preparation	\$125,738.13	
Off Site Work	\$148,200.00	\$2,677.06
New Construction Contracts	\$2,985,751.40	\$2,325,373.49
Modernization Contracts	\$213,176.10	
Contingencies	\$61,386.14	\$171,387.34
Architectural/Engineering Fees	\$305,800.00	\$226,048.04
Consulting and Other Fees	\$155,000.00	\$95,599.29
Movable or Other Equipment (not in construction contracts)	\$1,040,488.18	\$605,916.20
Bond Issuance Expense		
Net Interest Expense During Construction (project related)		
FMV of Leased Space or Equipment		
Other Costs to Be Capitalized		
Acquisition of Building/Other Property		
<b>TOTAL USES OF FUNDS</b>	<b>\$5,117,973.48</b>	<b>\$3,471,541.11</b>

# Palos Hills Surgery Center, LLC

I certify that the permit holders have complied with all terms of the permit and that the Project cost, square footage, and services are in accordance with the terms of their permit for the Project that the final realized costs, as itemized, are the total costs required to complete the Project. I further certify that there are no additional or associated costs or capital expenditures related to the Project.

Attached, as Exhibit A, is the final Application and Certification for Payment (G702) for the project.

Please contact myself at [GaryKronen@MidAmericaOrtho.com](mailto:GaryKronen@MidAmericaOrtho.com) with any questions regarding this filing.

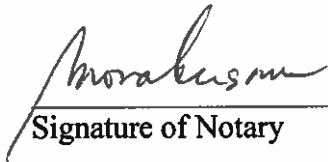
Sincerely,



Gary Kronen, MD  
Palos Hills Surgery Center, LLC

Notarization:

Subscribed and sworn to before me this 13<sup>th</sup> day of April, 2020.

  
\_\_\_\_\_  
Signature of Notary

SEAL



Palos Hills Surgery Center, LLC

# EXHIBIT A

**APPLICATION AND CERTIFICATION FOR PAYMENT**

AIA DOCUMENT G702

**To Owner:**  
 Palos Hills Surgical Center, LLC  
 1330 South Roberts Road  
 Palos Hills, IL 60465

**RE:**  
 PHSC Project 3rd Flr Buildout  
 30830 S. Roberts Rd.  
 Palos Hills, IL 60465

**From Contractor:**  
 Reed Construction  
 600 W. Jackson, Suite 500  
 Chicago, Illinois 60661

**ARCHITECT:**  
 Anderson Mikos Architects, LTD

**APPLICATION #:** 11  
**Distribution to:**  
 OWNER  
 ARCHITECT

**PERIOD TO:** 01/31/20  
**PROJECT #:** 69121  
**CONTRACTOR**

**PO Number:**  
**CONTRACT DATE:** 09/10/18

**CONTRACT FOR:** PHSC Project 3rd Flr Buildout

**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..... 2,374,976
2. Net change by Change Orders..... 48,619
3. CONTRACT SUM TO DATE (Line 1 + Line 2)..... 2,423,595
4. TOTAL COMPLETED & STORED TO DATE..... 2,345,150  
 (Column G on G703)
5. RETAINAGE:  
 a. \_\_\_\_\_ % of Completed Work  
 (Column D + E on G703) 89,589  
 b. \_\_\_\_\_ % of Stored Material  
 (Column F on G703) -  
 Total Retainage 89,589
6. TOTAL EARNED LESS RETAINAGE..... 2,255,561  
 (Lines 5a + 5b or Total in Column I of G703)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)..... 2,096,424
8. CURRENT PAYMENT DUE..... 159,137
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)..... 168,034

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	48,619	-
Total approved this Month	-	-
<b>NET CHANGES by Change Orders</b>	<b>48,619</b>	<b>-</b>

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: REED CONSTRUCTION**

**BY:** Reed Construction Date: January 31, 2020  
 State of Illinois, County of Cook  
 Subscribed and sworn to before me this 31st day of January, 2020.  
**Notary Public:** CAITLIN M FITZGIBBON  
**OFFICIAL SEAL**

**ARCHITECT'S CERTIFICATION FOR PAYMENT**  
 MY COMMISSION EXPIRES 12/31/2020  
 In accordance with the Contract Documents, I, the undersigned Architect, certify that to the best of my 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:** \$ 159,137.00

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

**ARCHITECT:** William G. Chalk Date: 2-28-20  
**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.