



**Pinckneyville Community Hospital**  
*Leading the way to a healthier tomorrow.*

**RECEIVED**

November 16, 2015

NOV 20 2015

Mr. Mike Constantino  
Supervisor, Project Review Section  
Illinois Health Facilities and Services Review Board  
525 West Jefferson Street, 2<sup>nd</sup> Floor  
Springfield IL 62761

**HEALTH FACILITIES &  
SERVICES REVIEW BOARD**

Re: Final Realized Cost Report  
CON Permit 09-068  
Pinckneyville Community Hospital and Hospital District

Dear Mr. Constantino,

We are submitting this documentation pursuant to Section 1130.770, Project Completion, Final Realized Costs and Cost Overruns.

Our replacement hospital project is complete. The date is prior to the currently approved January 31, 2016 project completion date. We occupied the new facility on September 28, 2015.

The final project costs and fund sources are profiled below indicating final realized project capitalized costs are \$171,486.00 under those permitted.

| <b>Use of Funds</b>   | <b>As Approved</b> | <b>Final Cost</b> |
|---|--------------------|-------------------|
| Preplanning Costs   | \$188,000          | \$114,169         |
| Site Survey and Soil Investigation                            | \$47,087           | \$78,313          |
| Site Preparation  | \$889,700          | \$1,947,974       |
| Off Site Work   | \$79,750           | \$0               |
| New Construction Contracts                                    | \$23,289,892       | \$23,047,891      |
| Modernization Contracts                                       | \$0                | \$0               |
| Contingencies   | \$700,000          | \$1,007,104       |
| Architectural/Engineering Fees                                | \$1,965,187        | \$2,363,419       |
| Consulting and Other Fees                                     | \$94,200           | \$56,790          |
| Movable or Other Equipment<br>(not in construction contracts) | \$724,000          | \$1,599,712       |
| Bond Issuance Expense (project<br>related)                    | \$258,123          | \$0               |
| Net Interest Expense During<br>Construction (project related) | \$810,000          | \$609,624         |

|  |                     |                     |
|--|---------------------|---------------------|
| Fair Market Value of Leased Space or Equipment             | \$0                 | \$0                 |
| Other Costs To Be Capitalized                              | \$1,787,365         | \$191,093           |
| Acquisition of Building or Other Property (excluding land) | \$354,271           | \$0                 |
| <b>TOTAL USES OF FUNDS</b>                                 | <b>\$31,187,575</b> | <b>\$31,016,089</b> |
| <b>SOURCE OF FUNDS</b>                                     |                     |                     |
| Cash and Securities  | \$8,142,575         | \$7,758,346         |
| Pledges  | \$0                 |                     |
| Gifts and Bequests   | \$0                 | \$8,743             |
| Bond Issues (project related)                              | \$0                 | \$4,999,000         |
| Mortgages (USDA Rural Development loan)                    | \$22,700,000        | \$18,000,000        |
| Leases (fair market value)                                 | \$0                 | \$0                 |
| Governmental Appropriations                                | \$0                 |                     |
| Grants   | \$345,000           | \$250,000           |
| Other Funds and Sources                                    | \$0                 |                     |
| <b>TOTAL SOURCES OF FUNDS</b>                              | <b>\$31,187,575</b> | <b>\$31,016,089</b> |

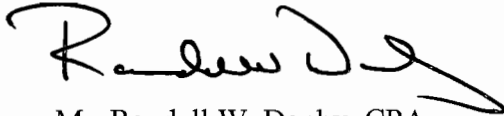
In compliance with Section 1130.770 (c) and (d), we attest to the fact these are the total final realized costs, as itemized by category, and that there are no additional or associated costs or capital expenditures related to the project. Further, we certify compliance with all permit terms including project cost, square footage, and services.

Form AIA Documents G-701 and G-702 are attached. They are considered integral to this letter and indicate project costs in the amount of \$26,002,969 (rounded) for the site preparation, new construction, and contingency line items.

We are compliant with the original permit # 09-068 and Section 1130.770, effective June 1, 2015.

If you have any questions, I can be reached at (618) 357-5901 or by e-mail at [rdauby@pvillehosp.org](mailto:rdauby@pvillehosp.org).

Sincerely,



Mr. Randall W. Dauby, CPA  
Administrator / CEO

Attachments: AIA Forms G-701 and G-702

CC: Ms. Courtney R. Avery, Administrator  
Kara Jo Carson, Chief Financial Officer  
Ed Parkhurst, PRISM Healthcare Consulting

Notarization:

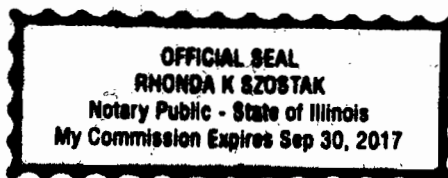
Subscribed and sworn to before me

this 16 day of November, 2015



Signature of Notary

Seal



# Document G701™ – 2001

## Change Order

|  |  |  |
|--|--|--|
| <b>PROJECT (Name and address):</b><br>Pinckneyville Community Hospital<br>101 N. Walnut<br>Pinckneyville, IL 62274           | <b>CHANGE ORDER NUMBER:</b> 012<br><b>DATE:</b> October 4, 2015  | <b>OWNER:</b> <input checked="" type="checkbox"/><br><b>ARCHITECT:</b> <input checked="" type="checkbox"/><br><b>CONTRACTOR:</b> <input checked="" type="checkbox"/><br><b>FIELD:</b> <input type="checkbox"/><br><b>OTHER:</b> <input type="checkbox"/> |
| <b>TO CONTRACTOR (Name and address):</b><br>The Robins & Morton Group<br>5500 Maryland Way, Suite 100<br>Brentwood, TN 37027 | <b>ARCHITECT'S PROJECT NUMBER:</b><br>GS&P 26042.00 / R&M 1377<br><b>CONTRACT DATE:</b> September 11, 2013<br><b>CONTRACT FOR:</b><br>General Construction |  |

**THE CONTRACT IS CHANGED AS FOLLOWS:**  
(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

- Reconcile GMP to final cost of \$26,002,968.75.

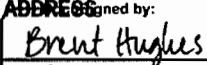
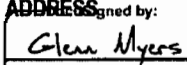
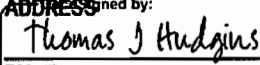
Net adjustment this CO 12: (8,963.25)


|  |    |               |
|--|----|---------------|
| The original Guaranteed Maximum Price was  | \$ | 24,995,865.00 |
| The net change by previously authorized Change Orders                                | \$ | 1,016,067     |
| The Guaranteed Maximum Price prior to this Change Order was                          | \$ | 26,011,932.00 |
| The Guaranteed Maximum Price will be decreased by this Change Order in the amount of | \$ | (8,963.25)    |
| The new Guaranteed Maximum Price including this Change Order will be                 | \$ | 26,002,968.75 |

The Contract Time will be changed to match Architect's Certificate by fourteen ( 14 ) days.  
The date of Substantial Completion as of the date of this Change Order therefore is May 26, 2015

**NOTE:** This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

**NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.**

|   |   |   |
|---|---|---|
| Gresham, Smith and Partners   | The Robins & Morton Group   | Pinckneyville Community Hospital District   |
| <b>ARCHITECT (Firm name)</b>  | <b>CONTRACTOR (Firm name)</b>   | <b>OWNER (Firm name)</b>  |
| 511 Union Street<br>Nashville, TN 37219   | 5500 Maryland Way, Suite 100<br>Brentwood, TN 37027                                 | 101 N. Walnut<br>Pinckneyville, IL 62274  |
| <b>ADDRESS</b> signed by:   | <b>ADDRESS</b> signed by:   | <b>ADDRESS</b> signed by:   |
|  |  |  |
| <b>BY (Signature)</b>   | <b>BY (Signature)</b>   | <b>BY (Signature)</b>   |
| Brent Hughes  | Glenn Myers, Operations Manager   | Tom Hudgins, Chief Executive Officer  |
| (Typed name)  | (Typed name)  | (Typed name)  |
| 10/5/2015   | 10/5/2015   | 10/6/2015   |
| <b>DATE</b>   | <b>DATE</b>   | <b>DATE</b>   |

DS  
  
10/5/2015

# AIA® Document G702™ – 1992

## Application and Certificate for Payment

|  |   |
|--|---|
| <b>TO OWNER</b><br>Pinckneyville Community Hospital<br>101 N. Walnut<br>Pinckneyville, Illinois 62274<br><b>FROM CONTRACTOR:</b><br>Robins & Morton<br>400 Shades Creek Parkway<br>Birmingham, Alabama 35209 | <b>PROJECT:</b><br>Pinckneyville Community Hospital<br>5383 State Route 154<br>Pinckneyville, Illinois 62274, Perry County<br><b>VIA ARCHITECT:</b><br>Gresham Smith & Partners<br>1400 Nashville City Center, 511 Union Street<br>Nashville, Tennessee 37219 |
|--|---|

|  |  |
|--|--|
| <b>APPLICATION NO: 18</b><br><b>PERIOD TO: 09/15/15</b><br><b>CONTRACT FOR: General Construction</b><br><b>CONTRACT DATE: 09/11/13</b><br><b>PROJECT NOS: 1377</b> | <b>INVOICE/APPROVAL</b><br>Signature _____ Date Signed _____ |
|--|--|

### 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 ..... \$ 24,995,865.00
2. Net change by Change Orders ..... \$ 1,016,068.00
3. CONTRACT SUM TO DATE (Line 1+2) ..... \$ 25,011,933.00
4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703) ..... \$ 25,002,868.75
5. RETAINAGE:
  - a. 0.0% of Completed Work (Column D + E on G703) \$ 0.00
  - b. 0.0% of Stored Material (Column F on G703) \$ 0.00

Total Retainage (Lines 5a + 5b or Total in Column I of G703) ..... \$ 0.00  
 (Line 4 Less Line 5 Total) ..... \$ 25,002,868.75

6. TOTAL EARNED LESS RETAINAGE ..... \$ 25,002,868.75  
 (Line 4 Less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT ..... \$ 25,389,100.47  
 (Line 6 from prior Certificate)

8. CURRENT PAYMENT DUE ..... \$ 613,868.28  
 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) \$ 8,984.25

| CHANGE ORDER SUMMARY                               | ADDITIONS              | DEDUCTIONS    |
|--|------------------------|---------------|
| Total changes approved in previous months by Owner | \$1,016,068.00         | \$0.00        |
| Total approved this Month                          | \$0.00                 | \$0.00        |
| <b>TOTALS</b>                                      | <b>\$1,016,068.00</b>  | <b>\$0.00</b> |
| <b>NET CHANGES by Change Order</b>                 | <b>\$ 1,016,068.00</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:** Robins & Morton

By: Sean Wofford Date: October 02, 2015  
 State of: Tennessee County of: Davidson  
 Subscribed and sworn to before me this October 02, 2015  
 Notary Public: Lisa Rota  
 My Commission expires: 07/02/18, # \_\_\_\_\_  
 State of Tennessee, Municipality of \_\_\_\_\_, Davidson County

### 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 ..... \$ 613,868.28  
 (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: Gresham Smith & Partners Date: October 02, 2015  
 By: John Hughes

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.

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