SIH

Administration

t 618.457.5200
f 618.529.0568

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HEALTH FACILITIES &
SERVICES REVIEW BOARD

February 21, 2020

Ms. Courtney Avery
Administrator
Illinois Health Facilities and Services Review Board
525 W. Jefferson, 2nd Floor
Springfield, Illinois 62702

Re: IHFSRB Project #13-069
Memorial Hospital of Carbondale, Carbondale

Dear Ms. Avery:

This letter is being submitted in accordance with 77 Ill. Adm. Code 1130.770(a) and (d) as both a Notice of Project Completion and a Report of Project Completion and Final Realized Costs for the above-referenced project.

The project was granted a permit at the February 20, 2014, meeting of the Illinois Health Facilities and Services Review Board, and alterations were approved on February 16, 2016, and November 26, 2018.

You may recall that this permit is for the expansion and modernization of Memorial Hospital of Carbondale.

The permit was approved for an altered total project cost of $56,112,398,with the sources of funds being a combination of debt financing (in the form of tax-exempt bonds) and cash and securities.

1. This project has been brought to a conclusion and is "complete."

2. This was a complicated project, which had a number of phases and received final occupancy approval from the Illinois Department of Public Health (IDPH) on October 16, 2019.

   The first patient treated after the completion of the first phase was on February 3, 2016 and the first patient treated after the completion of the final phase was on October 17, 2019, following receipt of final occupancy approval.

3. The project's final realized cost is $47,441,044, as shown on the copy of Altered Page 5 (handwritten Page 12) of the CON alteration, which has an itemized listing of all project total costs and sources of funds.

4. 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.

5. The project as completed is in compliance with all terms of the altered permit, including project cost, square footage, services, etc.

6. In addition, the final Application and Certification for Payment form (AIA Form G702) is attached.

7. Since the total project cost of this permit is more than three times greater than the capital expenditure minimum in place at the time of permit approval, an audited financial report of all project costs and sources of funds has been completed by an independent certified public accountant (CPA).

   A report of the audit conducted by RSM US, LLP, is attached.

Please feel free to contact Andrea Rozran of Diversified Health Resources at 312-266-0466 or arozran@diversifiedhealth.net, or Cathy Blythe at 618-457-5200 extension 67963 or cathy.blythe@sih.net if you have any questions or need additional information.

Sincerely,

Rex P. Budde
President and CEO
Southern Illinois Hospital Services d/b/a Memorial Hospital of Carbondale

Enclosures

cc: Michael Constantino
Cathy Blythe
Andrea Rozran
Philip L. Schaefer

"OFFICIAL SEAL"
Valerie K Cawvey
Notary Public, State of Illinois
My Commission Expires 11/9/21

Valerie K. Cawvey

MEMORIAL HOSPITAL OF CARBONDALE

IHFSRB PROJECT #13-069

FINAL PROJECT COSTS AND SOURCES OF FUNDS

PROJECT COSTS	TOTAL PROJECT COSTS INCURRED	APPROVED TOTAL COSTS PER CON AND ALTERATIONS
Preplanning Costs	$107,564	$159,231
Site Survey and Soil Investigation	$13,149	$33,638
Site Preparation	$188,631	$188,631
Off Site Work	$395,218	$395,218
New Construction Contracts	$20,387,772	$20,865,371
Modernization Contracts	$9,029,545	$7,200,506
Contingencies	$0	$2,644,088
Architectural/Engineering Fees	$1,942,309	$1,963,438
Consulting and Other Fees	$1,932,007	$2,003,014
Movable or Other Equipment (not in construction contracts)	$11,862,101	$13,053,705
Bond Issuance Expense (project related)	$339,736	$1,055,000
Net Interest Expense During Construction (project related)	$1,157,085	$6,445,525
Fair Market Value of Leased Space or Equipment	$0	$0
Other Costs to be Capitalized	$85,927	$105,033
Acquisition of Building or Other Property (excluding land)	$0	$0
ESTIMATED TOTAL PROJECT COST	$47,441,044	$ 56,112,398

SOURCES OF FUNDS	TOTAL ACTUAL SOURCES OF FUNDS	APPROVED TOTAL SOURCES OF FUNDS PER CON PERMIT AND ALTERATIONS
Cash and Securities	$7,276,508	$3,616,560
Pledges	$0	$0
Gifts and Bequests	$0	$0
Bond Issues (project related)	$40,164,536	$52,495,838
Mortgages (loans)	$0	$0
Leases (fair market value)	$0	$0
Governmental Appropriations	$0	$0
Grants	$0	$0
Other Funds and Sources-Line of Credit from Commercial Bank	$0	$0
TOTAL FUNDS	$47,441,044	$56,112,398

APPLICATION AND CERTIFICATE FOR PAYMENT

DOCUMENT G702

TO CONTRACTOR: ALBERICI CONSTRUCTORS
8800 PAGE AVE.
ST. LOUIS, MO 63114

PROJECT: MEMORIAL HOSPITAL OF CARBONDALE
SURGERY AND NURSING WING
CARBONDALE, IL 62901

APPLICATION NO: 4
PERIOD TO: 09/30/19
SUBCONTRACT NO./
PROJECT 14020
CONTRACT DATE: 1/14/2015

Distribution to:
- [ ] OWNER
- [ ] ARCHITECT
- [X] CONTRACTOR
- [ ] CONST. MRG

SUB-CONTRACTOR: ZUMWALT CORPORATION
1617 LAFAYETTE AVE
ST LOUIS, MO

VIA ARCHITECT:

CONTRACT FOR: ROLLING DOORS

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**........................ $ 9,110.00
2. **Net change by Change Orders**........................ $ 3,829.00
3. **CONTRACT SUM TO DATE** (Line 1 + 2)........... $ 12,939.00

$ 12,939.00
(Column G on G703)

5. **RETAINAGE:**
   a. 5% % of Completed Work
   b. 5% % of Stored Material
   (Column F on G703)

Total Retainage (Line 5a + 5b or Total in Column I of G703)........................ 0.00

6. **TOTAL EARNED LESS RETAINAGE**................ $ 12,939.00
   (Line 4 less Line 5 Total)
7. **LESS PREVIOUS CERTIFICATES FOR PAYMENT**
   (Line 6 from prior certificate)........................ 9,110.00
8. **CURRENT PAYMENT DUE** $ 3,829.00
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	0.00	0.00
Total approved this Month	0.00	0.00
TOTALS	0.00	0.00
NET CHANGES by Change Order		0.00

The undersigned Contractor Certifies that to the best of the Contractor's knowledge, infor-mation 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 pay-ments received form the Owner, and that current payment shown herein is now due.

CONTRACTOR: ZUMWALT CORPORATION

By: Date: 09/11/19

State of: MISSOURI
County of: ST. LOUIS
Subscribed and sworn to before me this 11 day of SEPTEMBER 2019

Notary Public: Kim E. Marshall
My Commission expires: 11/2/2022

KIM E. MARSHALL
Notary Public - Notary Seal
St. Louis County - State of Missouri
Commission Number 14473758
My Commission Expires Nov 2, 2022

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observation 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 $

(Attach explanation if amount certified differs from the amount applied for. Initial all 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 or Contractor under this Contract.

CONTINUATION SHEET

DOCUMENT G703

Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification, is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 4
APPLICATION DATE: 09/11/19
PERIOD TO: 09/30/19
ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
			WORK COMPLETED						
	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE
1	ROLLING DOORS	9,110.00	9,110.00	-	-	9,110.00	100.0%	-	
	CO # 2 ROLLING FIRE SHUTTER	3,829.00		3,829.00					
5		-		-	-	0.00	0%	-	-
6		-		-	-	0.00	0%	-	-
7		-		-	-	0.00	0%	-	-
		12,939.00	9,110.00	3,829.00	0.00	9,110.00	70%	0.00	-