

January 24, 2018

Ms. Kathryn J. Olson Chair
Illinois Health Facilities and Services Review Board
525 West Jefferson Street, 2nd Floor
Springfield, IL 62761

RECEIVED

JAN 29 2018

**HEALTH FACILITIES &
SERVICES REVIEW BOARD**

Re: Final Realized Cost Report (Section 1130.770)
NorthPointe Health and Wellness Campus, Roscoe, Illinois
CON Permit # 13-072 (as altered)

Dear Ms. Olson,

Please accept this letter and its included attachments as our Final Realized Cost Report for CON Permit #13-072, NorthPointe Health and Wellness Campus, Ambulatory Surgical Treatment Center, Roscoe, Illinois. This project was approved by the Illinois Health Facilities and Services Review Board ("IHFSRB") on June 2, 2015, Altered on January 16, 2016, obligated on March 15, 2016, and was recently altered as approved by the IHFSRB at its January 9, 2018 meeting. This latter alteration changed the funding sources and increased project cost from \$15,276,194.00 to \$15,480,732.00 which is a 1.34% increase.

The approved project is a multi-specialty ASTC including two (2) Class C operating rooms and two (2) Class B operating rooms, as well as 16 recovery stations along with associated support space and shelled area for future use.

IDPH licensed the ASTC (#HF 113619) effective June 4, 2017 (copy attached) and the first procedures were performed the week of June 19, 2017. 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 CON permit including project cost, allocated square footage, and approved clinical services.

At-Home Healthcare
1904 E. Huebbe Parkway
Beloit, WI • (608) 363-5885

Beloit Clinic
1905 E. Huebbe Parkway
Beloit, WI • (608) 364-2200

Clinton Clinic
307 Ogden Avenue
Clinton, WI • (608) 676-2206

Darien Clinic
300 N. Walworth Street
Darien, WI • (262) 882-1151

Janesville Clinic
1321 Creston Park
Janesville, WI • (608) 757-1217

**NorthPointe Health &
Wellness Campus**
5605 E. Rockton Road
Roscoe, IL • (815) 525-4000

NorthPointe Terrace
5601 E. Rockton Road
Roscoe, IL • (815) 525-4800

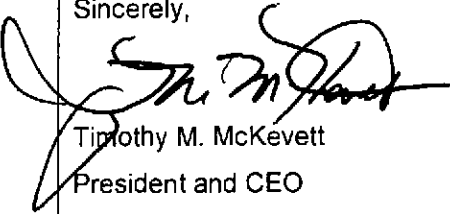
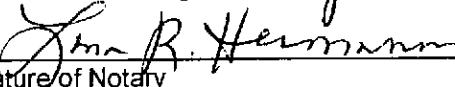
**Occupational Health Sports
& Family Medicine Center**
1650 Lee Lane
Beloit, WI • (608) 362-0211

Riverside Terrace
3055 S. Riverside Dr.
Beloit, WI • (608) 365-7222

West Side Clinic
1735 Madison Road
Beloit, WI • (608) 363-7510

Final Realized Cost Report
Review Beloit Health System
CON Permit # 13-072
January 24, 2018
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Attachment B, enclosed, is AIA Document G-702, dated June 28, 2017, indicating the final new construction cost to be \$9,583,340.00, as noted in Attachment A.

Sincerely,  Timothy M. McKeve President and CEO Beloit Health System	Notarization: Subscribed and sworn to before me This <u>24</u> day of <u>January</u>  Signature of Notary Seal
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Attachment A: Final Realized Costs Report
Attachment B: AIA Form G-702

CC: Courtney R. Avery, Administrator
Mike Constantino, Supervisor, Project Review Section
Thomas McCawley, Vice President
Scott Leckey, Chief Financial Officer
Ed Parkhurst, PRISM Healthcare Consulting

		Illinois Department of PUBLIC HEALTH	HF113619
LICENSE, PERMIT, CERTIFICATION, REGISTRATION			
The person, firm or corporation whose name appears on this certificate has complied with the provisions of the Illinois statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below.			
Nirav D. Shah, M.D.,J.D. Director		Issued under the authority of the Illinois Department of Public Health	
EXPIRATION DATE 06/04/2018	CATEGORY	ID NUMBER 7003209	
Ambulatory Surgery Treatment Center			
Effective: 06/05/2017			
NorthPointe Surgery Center 5605 E. Rockton Rd Roscoe, IL 61073			
The face of this license has a colored background. Printed by Authority of the State of Illinois • PO #48240 5AA 5/16			

← **DISPLAY THIS PART IN A
CONSPICUOUS PLACE**

Exp. Date 06/04/2018

Lic Number 7003209

Date Printed 06/20/2017

Validation Num 19777

NorthPointe Surgery Center

FEE RECEIPT NO.

Attachment A
NorthPointe ASTC Permit 13-072

Project Costs and Sources of Funds			
USE OF FUNDS		APPROVED PROJECT	COMPLETED PROJECT*
Preplanning Costs		70,000	56,909
Site Survey and Soil Investigation		9,000	8,340
Site Preparation		166,400	93,383
Off Site Work		0	0
New Construction Contracts (Bldg. Only)		8,888,089	9,538,340
Modernization Contracts		0	0
Contingencies		888,809	98,855
Architectural/Engineering Fees		839,766	805,456
Consulting and Other Fees		55,720	18,205
Movable or Other Equipment (not in construction contracts)	ASTC	1,786,500	2,016,456
	Other	960,100	1,032,108
Bond Issuance Expense (project related)		362,000	285,950
Net Interest Expense During Construction (project related)		401,810	387,180
Fair Market Value of Leased Space or Equipment		0	0
Other Costs To Be Capitalized		848,000	1,139,550
Acquisition of Building or Other Property (excluding land)		0	0
TOTAL USES OF FUNDS		15,276,194	15,480,732

SOURCE OF FUNDS		APPROVED PROJECT	COMPLETED PROJECT*
Cash and Securities		800,000	4,392,818
Pledges		0	0
Gifts and Bequests		0	0
Bond Issues (project related)		14,476,194	11,088,714
Mortgages		0	0
Leases (fair market value)		0	0
Governmental Appropriations		0	0
Grants		0	0
Other Funds and Sources		0	0
TOTAL SOURCES OF FUNDS		15,276,194	15,480,732

* As Altered; Approved January 9, 2018 by the IHFSRB

Attachment B
AIA Form G-702

APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER:
Beloit Health Systems
1969 West Hart Road
Beloit, WI 53511
FROM CONTRACTOR:
Klobucar Construction Co. Inc.
3217 East Tortoise Lane
Beloit, Wisconsin 53511
CONTRACT FOR: General Construction

PROJECT:
BHS NorthPointe ASTC
5605 E. Rockton Road
Roscoe, IL 61073
VIA ARCHITECT:
Plunkett Raysich Architects
209 S. Water Street
Milwaukee, WI 53204

ALA DOCUMENT G702

PAGE ONE OF THREE

PAGES

APPLICATION NC 14
APPLICATION DA 6/27/2017
PERIOD TO: 6/23/2017

Distribution to:
☒ OWNER
☒ ARCHITECT
☒ CONTRACTOR

PROJECT NOS: 16009
PO#DW5095
CONTRACT DATE: 3/15/2016

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.

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.

1. ORIGINAL CONTRACT SUM \$ 9,128,829.00
2. Net change by Change Orders \$ 409,511.00
3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 9,538,340.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 9,538,340.00
5. RETAINAGE:
a. 0 % of Completed Work \$ 0.00
(Column D + E on G703)
b. % of Stored Material \$
(Column F on G703)
Total Retainage (Lines 5a + 5b or Total in Column I of G703) \$ 0.00
6. TOTAL EARNED LESS RETAINAGE \$ 9,538,340.00
(Line 4 Less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 9,187,367.48
8. CURRENT PAYMENT DUE \$ 350,972.52
9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 0.00
(Line 3 less Line 6)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$367,368.00	
Total approved this Month	\$41,943.00	
TOTALS	\$409,511.00	\$0.00
NET CHANGES by Change Order	\$409,511.00	

CONTRACTOR:

By: James J. Klobucar Date: 6/27/17
State of Wisconsin County of Rock
Subscribed and sworn to before me this 27TH day of June 2017
Notary Public: William A. Kelley
My Commission expires 8/24/2018

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the 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 \$ 350,972.52

(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:
By: William A. Kelley Date: 6-28-17
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.

15-020 ASTC FINR
OK William A. Kelley 6/27/17

Attachment B
AIA Form G-702
Continued

CONTINUATION SHEET			AIA DOCUMENT G703			PAGE 2 OF PAGE 2			
AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, cont.			PROJECT:			APPLICATION NO.: 14			
Contractor's signed certification is attached.			BHS NorthPointe ASTC			APPLICATION DATE: 6/27/2017			
In tabulations below, amounts are stated to the nearest dollar.			5605 E. Rockton Road			PERIOD TO: 6/27/2017			
Use Column I on Contracts where variable retainage for line items may apply.			Roscoe, IL 61073			ARCHITECT'S PROJECT NO.: 16009/			
						PO#DW5095			
A	B	C	D	E	F	G	H	I	J
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS	THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN DORE)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G - C)	BALANCE TO FINISH (C - D)	RETAINAGE (IF VARIABLE RATE)
1	General Requirements/Supervision/Tax	\$290,794.00	\$290,794.00	\$0.00		\$290,794.00	100.00%	\$0.00	\$0.00
2	Surveying	\$13,700.00	\$13,700.00	\$0.00		\$13,700.00	100.00%	\$0.00	\$0.00
3	Temporary Site Fencing	\$5,536.00	\$5,536.00	\$0.00		\$5,536.00	100.00%	\$0.00	\$0.00
4	Site Clearing/Excavation/Backfill/Rough Grade	\$209,824.00	\$209,824.00	\$0.00		\$209,824.00	100.00%	\$0.00	\$0.00
5	Interior/Exterior Building Demolition	\$31,030.00	\$31,030.00	\$0.00		\$31,030.00	100.00%	\$0.00	\$0.00
6	Utilities Locates	\$896.00	\$896.00	\$0.00		\$896.00	100.00%	\$0.00	\$0.00
7	Site Concrete - Curb/Gutter/Patio/Walks	\$83,507.00	\$83,507.00	\$0.00		\$83,507.00	100.00%	\$0.00	\$0.00
8	Asphalt Paving/Striping	\$42,966.00	\$42,966.00	\$0.00		\$42,966.00	100.00%	\$0.00	\$0.00
9	Landscaping/Seeding/Sod	\$64,325.00	\$64,325.00	\$1,900.00		\$64,325.00	100.00%	\$0.00	\$0.00
10	Concrete Foundations	\$268,988.00	\$268,988.00	\$0.00		\$268,988.00	100.00%	\$0.00	\$0.00
11	Concrete Slabs	\$217,686.00	\$217,686.00	\$0.00		\$217,686.00	100.00%	\$0.00	\$0.00
12	Masonry	\$399,600.00	\$399,600.00	\$0.00		\$399,600.00	100.00%	\$0.00	\$0.00
13	Steel Erection	\$245,460.00	\$245,460.00	\$0.00		\$245,460.00	100.00%	\$0.00	\$0.00
14	Interior/Exterior Rough Blocking/Sheathing	\$115,840.00	\$115,840.00	\$0.00	\$0.00	\$115,840.00	100.00%	\$0.00	\$0.00
15	Interior Architectural Casework/Stainless Steel	\$358,050.00	\$358,050.00	\$0.00		\$358,050.00	100.00%	\$0.00	\$0.00
16	Air & Vapor Barrier	\$58,305.00	\$58,305.00	\$0.00		\$58,305.00	100.00%	\$0.00	\$0.00
17	Insulation/Blown In	\$46,701.00	\$46,701.00	\$0.00		\$46,701.00	100.00%	\$0.00	\$0.00
18	Exterior Cementitious Siding/Trim	\$127,000.00	\$127,000.00	\$0.00		\$127,000.00	100.00%	\$0.00	\$0.00
19	Cementitious Fireproofing	\$81,200.00	\$81,200.00	\$0.00		\$81,200.00	100.00%	\$0.00	\$0.00
20	Membrane & Shingled Roofing/Damp-proofing	\$211,231.00	\$211,231.00	\$0.00		\$211,231.00	100.00%	\$0.00	\$0.00
21	Flashing & Sheet Metal/Corrugated Siding	\$88,456.00	\$88,456.00	\$0.00		\$88,456.00	100.00%	\$0.00	\$0.00
22	Joint Sealants	\$15,400.00	\$11,651.00	\$3,749.00		\$15,400.00	100.00%	\$0.00	\$0.00
23	Fire Stopping	\$10,671.00	\$10,671.00	\$0.00		\$10,671.00	100.00%	\$0.00	\$0.00
24	Expansion Control	\$6,412.00	\$6,412.00	\$0.00		\$6,412.00	100.00%	\$0.00	\$0.00
25	Hollow Metal Doors/Frames/Hardware	\$116,654.00	\$103,240.00	\$13,414.00		\$116,654.00	100.00%	\$0.00	\$0.00
Subtotal Page One (1)		\$3,110,232.00	\$3,091,169.00	\$19,063.00	\$0.00	\$3,110,232.80	100.00%	\$0.00	\$0.00

Final Realized Cost Report Review Beloit
Health System
CON Permit # 13-072
January 24, 2018
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Attachment B
AIA Form G-702
Continued

CONTINUATION SHEET							PAGE 3 OF PAGE 3			
AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, CONT.				PROJECT:		APPLICATION NO.: 13				
Contractor's signed certification is attached.				BHHS NorthPointe ASTC		APPLICATION DATE: 6/27/2017				
In tabulations below, amounts are stated to the nearest dollar.				5605 E. Rockton Road		PERIOD TO: 6/27/2017				
Use Column I on Contracts where variable retainage for line items may apply.				Roscoe, IL 61073		ARCHITECT'S PROJECT NO.: 16009/				
				PO#DW5095						
A	B	C	D		E	F	G	H	I	J
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED			MATERIALS	TOTAL	%	BALANCE	RETAINAGE
			FROM PREVIOUS APPLICATION	THIS PERIOD		PRESENTLY STORED	COMPLETED AND STORED	(G + C)	TO FINISH (C - D)	(IF VARIABLE RATE)
			(D + E)			(NOT IN D OR E)	TO DATE (D+E+F)			
	Subtotal Page One (1)	\$3,110,232.00		\$3,091,169.00	\$19,063.00	\$0.00	\$3,110,232.00	100.00%	\$0.00	\$0.00
26	Wood Window Systems	\$120,619.00		\$120,619.00	\$0.00	\$0.00	\$120,619.00	100.00%	\$0.00	\$0.00
27	Aluminum Windows/Door/Glass & Glaze	\$207,960.00		\$207,960.00	\$0.00	\$0.00	\$207,960.00	100.00%	\$0.00	\$0.00
28	Studs and Drywall	\$915,563.00		\$915,563.00	\$0.00	\$0.00	\$915,563.00	100.00%	\$0.00	\$0.00
29	Hard Tile/Quartz Epoxy Flooring	\$83,700.00		\$83,700.00	\$0.00		\$83,700.00	100.00%	\$0.00	\$0.00
30	Acoustical Ceilings/Linear Ceilings	\$146,970.00		\$146,970.00	\$0.00		\$146,970.00	100.00%	\$0.00	\$0.00
31	Resilient Flooring/Carpeting	\$157,749.00		\$157,749.00	\$0.00		\$157,749.00	100.00%	\$0.00	\$0.00
32	Painting/Wall Coverings	\$58,018.00		\$58,018.00	\$0.00		\$58,018.00	100.00%	\$0.00	\$0.00
33	Wall Protection & Corner Guzrds/FRP	\$73,657.00		\$73,657.00	\$0.00		\$73,657.00	100.00%	\$0.00	\$0.00
34	Toilet Accessories	\$13,253.00		\$13,253.00	\$0.00		\$13,253.00	100.00%	\$0.00	\$0.00
35	Fire Ext/Cabinets	\$1,993.00		\$1,993.00	\$0.00		\$1,993.00	100.00%	\$0.00	\$0.00
36	Cubicle Curtains	\$28,830.00		\$28,830.00	\$0.00		\$28,830.00	100.00%	\$0.00	\$0.00
37	Metal Lockers	\$8,222.00		\$8,222.00	\$0.00		\$8,222.00	100.00%	\$0.00	\$0.00
38	Sprinkler System	\$64,279.00		\$64,279.00	\$0.00		\$64,279.00	100.00%	\$0.00	\$0.00
39	Plumbing	\$791,743.00		\$791,743.00	\$0.00		\$791,743.00	100.00%	\$0.00	\$0.00
40	HVAC	\$1,572,000.00		\$1,572,000.00	\$0.00		\$1,572,000.00	100.00%	\$0.00	\$0.00
41	Electrical/Fire Alarm/Access Control/Data	\$1,441,485.00		\$1,441,485.00	\$0.00		\$1,441,485.00	100.00%	\$0.00	\$0.00
42	Final Cleaning	\$18,840.00		\$18,840.00	\$0.00		\$18,840.00	100.00%	\$0.00	\$0.00
43	Painting allowance	\$5,000.00		\$5,000.00	\$0.00		\$5,000.00	100.00%	\$0.00	\$0.00
44	Klobucar Fee	\$218,867.00		\$218,867.00	\$0.00		\$218,867.00	100.00%	\$0.00	\$0.00
45	Equipment	\$15,000.00		\$15,000.00	\$0.00		\$15,000.00	100.00%	\$0.00	\$0.00
46	Bond	\$74,849.00		\$74,849.00	\$0.00		\$74,849.00	100.00%	\$0.00	\$0.00
47	Change Order #1	\$103,458.00		\$103,458.00	\$0.00		\$103,458.00	100.00%	\$0.00	\$0.00
48	Change Order #2	\$30,026.00		\$18,917.00	\$11,109.00		\$30,026.00	100.00%	\$0.00	\$0.00
49	Change Order #3	\$234,084.00		\$190,800.00	\$43,284.00		\$234,084.00	100.00%	\$0.00	\$0.00
	change Order #4	\$41,945.00		\$0.00	\$41,945.00		\$41,945.00	100.00%	\$0.00	\$0.00
	GRAND TOTALS	\$9,538,340.00		\$9,422,941.00	\$115,399.00	\$0.00	\$9,538,340.00	100.00%	\$0.00	\$0.00

Final Realized Cost Report Review Beloit
Health System
CON Permit # 13-072
January 24, 2018
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Attachment B
AIA Form G-702
Continued



3140 East County Road S
Beloit, WI 53511
Phone (608) 365-8123
Fax (608) 365-0577

LETTER OF TRANSMITTAL

Beloit Health System
1969 West Hart Road
Beloit, WI 53511

June 27, 2017

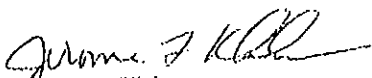
Attn: Mr. Doug Wait
Re: NorthPointe ASTC Addition

Enclosed please find the following:

Application for Payment #14
Construction Waiver of Lien

Please contact me with any questions you may have.

Sincerely,


Jerome F. Klobucar
President

JFK/ksh

Attachment B
AIA Form G-702
Continued

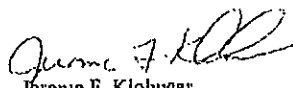
**WAIVER OF CONSTRUCTION LIEN, PAYMENT
BOND AND LIEN ON FUNDS**

June 27, 2017

For good and valuable consideration, the undersigned hereby irrevocably and unconditionally waives and releases any and all (a) rights and claims for a construction or other lien on land and buildings being constructed, altered, erected or repaired and to the appurtenances thereunto, (b) rights and claims on any payment bonds(s) furnished in conjunction with said construction, alteration, erection or repair, and (c) rights and claims for lien on money, bonds, or warrants due or to become due to the prime contractor therefor. The property covered by this waiver is owned by Beloit Health Systems and is known as NorthPointe (16-009) and this waiver pertains to the portion of the work performed by Klobucar Construction Co., Inc.

This waiver covers all labor, material and supplies for construction, alteration, erection, and repairs furnished by the undersigned under contract with Klobucar Construction Co., Inc. upon receipt of \$350,972.52.

KLOBUCAR CONSTRUCTION CO., INC.


Jerome F. Klobucar
President