

1301 Central Street
Evanston, IL 60201
www.northshore.org

April 12, 2017

(847) 570-5065
(847) 570-5240 Fax

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

RECEIVED

APR 14 2017

SUBJECT: Project #: 13-075 Highland Park Hospital
Annual Progress Report
Project Title: Highland Park Hospital Major Modernization Project
Permit Holder: NorthShore University Health System, 1301 Central, Evanston,
Illinois 60201

**HEALTH FACILITIES &
SERVICES REVIEW BOARD**

Dear Ms. Olson:

This is our 3rd annual progress report for the above project.

The scope and financing of the project remains as outlined in the CON Application approved by the Illinois Health Facilities and Services Review Board.

Costs incurred through February 28, 2017 total \$53,173,044. The attached spreadsheet outlines these costs by category and provides projections to the project's completion.

The project is on schedule to be completed by June 30, 2019.

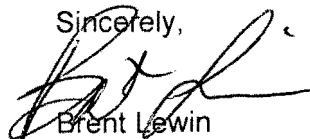
- The Radiology West addition is completed.
- The Surgery Pavilion is about 80% complete; phase 1 is complete; phase 2 will be complete in June 2017; phase 3 in January 2018, and phase 4 in April 2018.

The project remains on schedule as outlined in the application.

The required AIA forms G707s are attached.

If we can provide you any further information at this time, please contact me at 847-570-5089 or via e-mail at BLewin@northshore.org.

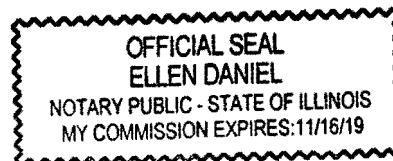
Sincerely,



Brent Lewin
Senior Director - Finance
NorthShore University Health System

State of Illinois
County of Cook

Signed before me on April 12, 2017
by Brent Lewin
Ellen Daniel, Notary





**Integrated
Facilities
Solutions, Inc.**

Project Number: 13-075
Project Title: 13-075 Highland Park Hospital Major Modernization Project
Subject: Annual C.O.N. Progress Report
Permit Holder: NorthShore University HealthSystem
Date: February 28, 2017

	Projected	Total Costs Incurred as of: 2/28/2017	Available Balance as of 2/28/2017	Estimated Costs to Completion	Variance From Approved
Preplanning Costs	\$ 735,000.00	\$ 670,228.20	\$ 64,771.80	\$ -	\$ 64,771.80
Site Survey & Soil Investigation	\$ 50,000.00	\$ 42,997.63	\$ 7,002.37	\$ -	\$ 7,002.37
Site Preparation	\$ 937,900.00	\$ 841,041.68	\$ 96,858.32	\$ 25,000.00	\$ 71,858.32
Off-site Work	\$ 955,000.00	\$ 263,200.07	\$ 691,799.93	\$ 35,000.00	\$ 656,799.93
New Construction Contracts	\$ 19,101,930.00	\$ 15,833,883.00	\$ 3,268,047.00	\$ 4,000,000.00	\$ (731,953.00)
Modernization Contracts	\$ 20,189,345.00	\$ 16,231,758.78	\$ 3,957,586.22	\$ 850,000.00	\$ 3,107,586.22
Contingencies	\$ 1,729,890.00		\$ 1,729,890.00		\$ 1,729,890.00
Architectural/Engineering Fees	\$ 3,577,761.00	\$ 3,352,285.14	\$ 225,475.86	\$ 130,000.00	\$ 95,475.86
Consulting and Other Fees	\$ 4,184,000.00	\$ 4,311,266.40	\$ (127,266.40)	\$ 1,120,000.00	\$ (1,247,266.40)
Movable or Other Equipment	\$ 21,508,895.00	\$ 11,463,099.10	\$ 10,045,795.90	\$ 9,000,000.00	\$ 1,045,795.90
Other Costs to be Capitalized	\$ 525,000.00	\$ 163,284.00	\$ 361,716.00	\$ -	\$ 361,716.00
Total	\$ 73,494,721.00	\$ 53,173,044.00	\$ 20,321,677.00	\$ 15,160,000.00	\$ 5,161,677.00

Cash and Securities \$ 73,494,721.00
Pledges
Gifts and Bequests
Bond Issues (project related)
Mortgages
Leases (fair market value)
Governmental Appropriations
Grants
Other Funds and Sources
TOTAL FUNDS \$ 73,494,721.00

APPLICATION AND CERTIFICATE FOR PAYMENT

PAGE 1 OF 5 PAGES

TO OWNER: Northshore University HealthSystem

2650 Ridge Avenue
Evanston, IL
60201-0000

PROJECT: Highland Park Hospital Surgery Pavilion

2650 Ridge Avenue
Evanston, IL
60201-0000 US

FROM CONTRACTOR: Pepper Construction Company
411 Lake Zurich Road
Barrington, IL . 60010-3141

ARCHITECT:

APPLICATION NO.:22
PERIOD TO :31-DEC-16
PROJECT NOS.:1401610
INVOICE NO.1401610022
CONTRACT DATE :06-AUG-14

Distribution to:
☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR
☐
☐

CONTRACT FOR: Highland Park Hospital Surgery Pavilion

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM\$ 27,677,288.00
2. Net change by change orders\$ 967,873.00
3. CONTRACT SUM TO DATE (Line1 +/- 2)\$ 28,645,161.00
4. TOTAL COMPLETED & STORED TO DATE\$ 24,229,087.28
(Column G on G703)
5. RETAINAGE:
Total retainage Column I of G703)\$ 855,006.45
6. TOTAL EARNED LESS RETAINAGE\$ 23,374,080.83
(Line 4 less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT
(Line 6 from prior Certificate)\$ 22,993,200.93
8. CURRENT PAYMENT DUE\$ 380,879.90
9. BALANCE TO FINISH, INCLUDING RETAINAGE .
(Line 3 less Line 6)\$ 5,271,080.17

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Change Order approved in previous months by Owner		944,288.00	-101,849.00
APPROVED THIS MONTH			
Number	Date Approved		
0000009	29-DEC-2016	86,836.00	
0000010	20-JAN-2017	38,593.00	
CURRENT TOTAL		125,434.00	0.00
Net Change by Change Orders			967,873.00

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: Pepper Construction Company

By: [Signature] Date: 1-20-17

State of: _____

County of: _____

Subscribed and sworn to before me this _____ day of _____

Notary Public: Jacklyn Kowalski

My Commission expires: _____



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.....\$ 380,879.90

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

ARCHITECT:

By: [Signature] Date: 1/20/2017

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.

APPLICATION AND CERTIFICATE FOR PAYMENT

PAGE 1 OF 3 PAGES

TO OWNER: Northshore University HealthSystem

2650 Ridge Avenue
Evanston, IL
60201-0000

PROJECT: NUH - Highland Park Hospital Radiology Renovation

2650 Ridge Avenue
Evanston, IL
60201-0000 US

APPLICATION NO.:10

PERIOD TO :31-JAN-17

PROJECT NOS.:1401888

INVOICE NO.1401888010

CONTRACT DATE :10-FEB-15

Distribution to:

☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR
☐
☐

FROM CONTRACTOR: Pepper Construction Company

411 Lake Zurich Road
Barrington, IL, 60010-3141

ARCHITECT:

CONTRACT FOR: NUH - Highland Park Hospital Radiology Re

CONTRACTOR'S APPLICATION FOR PAYMENT

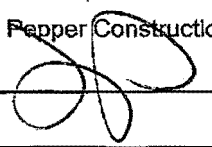
Application is made for payment, as shown below, in connection with the Contract. Continuation sheet is attached.

1. ORIGINAL CONTRACT SUM \$ 3,794,396.00
2. Net change by change orders \$ 0.00
3. CONTRACT SUM TO DATE (Line1 +/- 2) \$ 3,794,396.00
4. TOTAL COMPLETED & STORED TO DATE \$ 2,880,620.73
(Column G on G703)
5. RETAINAGE:
Total retainage Column I of G703) \$ 144,031.05
6. TOTAL EARNED LESS RETAINAGE \$ 2,736,589.68
(Line 4 less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT
(Line 6 from prior Certificate) \$ 2,260,651.73
8. CURRENT PAYMENT DUE \$ 475,937.95
9. BALANCE TO FINISH, INCLUDING RETAINAGE .
(Line 3 less Line 6) \$ 1,057,806.32

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Change Order approved in previous months by Owner		0.00	0.00
APPROVED THIS MONTH			
Number	Date Approved		
CURRENT TOTAL		0.00	0.00
Net Change by Change Orders			0.00

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 : Pepper Construction Company

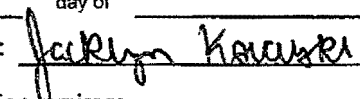
By : 

Date : 1-19-17

State of : _____

County of : _____

Subscribed and sworn to before me this _____ day of _____

Notary Public: 

My Commission expires: _____

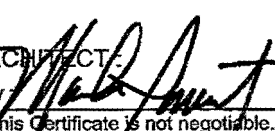


ARCHITECT'S CERTIFICATE FOR PAYMENT

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.....\$ 475,937.95

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

ARCHITECT: 

By : _____

Date : 1/20/2017

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.

APPLICATION AND CERTIFICATE FOR PAYMENT

PAGE 1 OF 4 PAGES

TO OWNER: Northshore University HealthSystem

PROJECT: Highland Park Hospital West Addition & OR Building

2650 Ridge Avenue
Evanston, IL
60201-00002650 Ridge Avenue
Evanston, IL
60201-0000 USFROM CONTRACTOR: Pepper Construction Company
411 Lake Zurich Road
Barrington, IL, 60010-3141

ARCHITECT:

APPLICATION NO.: 17

PERIOD TO : 30-JUN-16

PROJECT NOS.: 1108874

INVOICE NO. 1108874017

CONTRACT DATE : 09-JUL-14

Distribution to:

- ☐
- OWNER
-
- ☐
- ARCHITECT
-
- ☐
- CONTRACTOR
-
- ☐
-
- ☐

CONTRACT FOR: Highland Park Hospital West Addition & OR

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM \$ 7,646,955.00
2. Net change by change orders \$ 235,030.00
3. CONTRACT SUM TO DATE (Line 1 +/- 2) \$ 7,881,985.00
4. TOTAL COMPLETED & STORED TO DATE \$ 7,881,985.00
(Column G on G703)
5. RETAINAGE:
Total retainage Column I of G703) \$ 0.00
6. TOTAL EARNED LESS RETAINAGE \$ 7,881,985.00
(Line 4 less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT
(Line 6 from prior Certificate) \$ 7,495,580.78
8. CURRENT PAYMENT DUE \$ 386,404.22
9. BALANCE TO FINISH, INCLUDING RETAINAGE .
(Line 3 less Line 6) \$ 0.00

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Change Order approved in previous months by Owner		454,225.00	0.00
APPROVED THIS MONTH			
Number	Date Approved		
0000003	05-MAY-2015	0.00	219,195.00
CURRENT TOTAL		0.00	219,195.00
Net Change by Change Orders			235,030.00

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: Pepper Construction Company

By: [Signature] Date: 6-23-16State of: IllinoisCounty of: CookSubscribed and sworn to before me this 23 day of JuneNotary Public: [Signature]My Commission expires: 7-27-2019

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.....\$ 386,404.22
(Attach explanation if amount certified differs from the amount applied for. Initial figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By: [Signature] Date: 6/24/2016

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.