

December 15, 2016

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

RECEIVED

DEC 16 2016

**HEALTH FACILITIES &
SERVICES REVIEW BOARD**

**RE: Annual Progress Report
 Project #14-051
 Northwestern Medicine Central DuPage Hospital
 Pediatrics/NICU Expansion Project**

Dear Ms. Olson:

This report summarizes the current status of the Pediatrics/NICU Expansion Project at Central DuPage Hospital (CDH). The project was approved by the HFSRB on December 16, 2014, in the amount of \$14,213,951. On September 7, 2016, the HFSRB approved a permit renewal request with a project completion date of September 30, 2017.

Key Milestones

During the past year of the project (from 12/16/15 to date), key accomplishments include the following:

Construction

- 4th floor build-out is 100% complete.
- The new pediatrics unit opened in March, 2016
- 1st floor build-out is 70% complete.
- NICU construction began immediately after the new pediatrics unit was opened. The NICU portion of the project was split into 2 phases:
 - Phase 1 of the NICU construction was substantially completed in July, 2016 and IDPH Pre-Occupancy Submission was made on July 28, 2016.
 - Phase 2 of the NICU construction began on October 4, 2016, after IDPH approval of Phase 1 was received on September 20, 2016.

Key Actions Needed to Be Completed

Action/Milestone	Target Completion Date
NICU Phase 2 Construction Substantial Completion	January 2017
NICU Phase 2 Move-in/Occupancy	March 2017
Project Close-out	September 2017

Sources and Uses of Funds

Attached is a schedule of project expenditures to date. Approximately \$10,839,819 has been expended of the \$14,213,951 allocated for the project and has been entirely funded from cash and securities. This represents approximately 76.3% of the budget.

Contractual Commitments

CDH has executed contracts for this project. Current total project commitments are \$13,697,496. Additionally, a copy of the most recent Application for Payment for the construction contract has been included.

If you have any questions, please feel free to contact me at (312) 926-8650.

Sincerely,



Bridget S. Orth
Director, Regulatory Planning

cc: Jan Peterson, Manager, Capital Planning
Donald Ziemann, Senior Construction Accountant, CDH

**Pediatrics/NICU Expansion Project
Project # 14-051**

**ANNUAL COST REPORT
to the
Illinois Health Facilities and Services Review Board
Central DuPage Hospital Permit Project Expenditures
Progress Report: December 16, 2016**

<u>Category</u>	CON Approved Budget	Project to Date
<u>USE OF FUNDS</u>		
1 PREPLANNING COSTS	\$ 250,000	
2 SITE SURVEY AND SOIL INVESTIGATION	\$ -	\$ -
3 SITE PREPARATION	\$ -	\$ -
4 OFF SITE WORK	\$ -	\$ -
6 MODERNIZATION CONTRACTS	\$ 9,049,046	\$ 7,294,283
7 CONTINGENCIES	\$ 904,905	\$ -
8 ARCHITECTURAL/ENGINEERING FEES	\$ 960,000	\$ 345,920
9 CONSULTING & OTHER FEES	\$ 450,000	\$ 84,668
10 MOVABLE CAPITAL EQUIPMENT (not in construction contracts)	\$ 2,600,000	\$ 3,114,948
11 BOND ISSUANCE EXPENSE (project related)	\$ -	\$ -
12 NET INTEREST EXPENSE DURING CONSTRUCTION (project rela	\$ -	\$ -
14 OTHER COSTS WHICH ARE TO BE CAPITALIZED	\$ -	
GRAND TOTAL	\$ 14,213,951	\$ 10,839,819
<u>SOURCE OF FUNDS</u>		
16 CASH & SECURITIES	\$ 14,213,951	\$ 10,839,819
18 GIFTS & BEQUESTS	\$ -	\$ -
19 BOND ISSUES (project related)	\$ -	\$ -
25 TOTAL FUNDS	\$ 14,213,951	\$ 10,839,819
CON PERMIT AMOUNT	\$ 14,213,951	\$ 10,839,819
% COMPLETE	76.3%	

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE 1 OF 1

To Owner:
 Northwestern Memorial Healthcare
 251 East Huron Street
 Chicago, IL 60611

RE:
 Pediatric Unit Expansion & Renovation
 of the 4th FNICU/PICU, 1st Fl of
 the Women's & Children's
 Pavilion at Central DuPage Hospital

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

CONTRACT FOR: Expansion & Renovation

ARCHITECT:
 Garapolo & Associates
 1101 Lake Street, Suite 307
 Oak Park, IL 60301

APPLICATION #: 14
PERIOD TO: 09/30/16
PROJECT #: 67210
CONTRACT DATE: 05/05/15
PURCHASE ORDER: 610249-0-HOLD

Distribution to:
☒ OWNER
☒ ARCHITECT
☒ CONTRACTOR

CONTRACTOR'S APPLICATION FOR PAYMENT

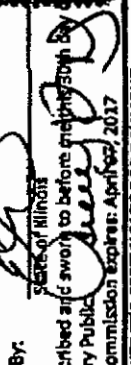
Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	7,337,534
2. Net change by Change Orders	2,087,287
3. CONTRACT SUM TO DATE (Line 1 + Line 2)	9,424,821
4. TOTAL COMPLETED & STORED TO DATE	7,918,302
5. RETAINAGE:	
a. 10 % of Completed Work (Column D + % on G703)	791,829
b. % of Stored Material (Column F on G703)	-
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	791,829
6. TOTAL EARNED LESS RETAINAGE	7,126,473
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	5,897,324
8. CURRENT PAYMENT DUE	229,149
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	2,298,348

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	1,854,686	(2,251)
Total approved this Month	234,852	-
NET CHANGES by Change Orders	2,089,538	(2,251)

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: 
 State of Illinois
 "OFFICIAL SEAL" Number 30,216
 ASHLEY KENNEDY COOK
 Notary Public
 My Commission Expires April 07, 2017
 My Commission Expires April 07, 2017

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: \$ 229,149.00

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: GARAPOLO & ASSOCIATES, INC.
 By: 
 Date: 10/18/16

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.