



UnityPoint Health  
Pekin

July 19, 2017

Ms. Courtney Avery  
Administrator  
Illinois Health Facilities and Services Review Board  
Second Floor  
525 West Jefferson  
Springfield, Illinois 62761

**RECEIVED**

JUL 21 2017

HEALTH FACILITIES &  
SERVICES REVIEW BOARD

**Re: IHFSRB Project 16-017**

Dear Ms. Avery,

This letter constitutes an Annual Progress Report on the above-referenced project, which was granted a Certificate of Need permit at the June 21, 2016 meeting of the Illinois Health Facilities and Services Review Board. This permit is for the Griffin Medical Office Building in Pekin, IL.

### **Funding**

The Permit was approved in the amount of \$17,671,566. The source of funding which is debt financing for \$12,000,000 and cash from the Foundation \$5,671,566.

### **Status**

The current status of the project is as follows:

1. The project was financially committed on October 15, 2015
2. 53% of the project is complete
3. Components of the project completed are as follows:
  - a. Building Concrete Work Complete
  - b. Structural Steel Complete
  - c. Site Work 80% Complete
  - d. Roofing 91% Complete
  - e. Masonry 88% Complete
  - f. Interior Metal 76% Complete
  - g. Elevator 82% Complete
  - h. Plumbing 75% Complete
  - i. Fire Protection 90% complete for basement and first floor
  - j. Boilers, Chiller and Exterior Air Handling Units 86% Complete
  - k. Duct Work 83% Complete
  - l. Electric 100% Underground Electrical, 100% Distribution Equipment and 42% of Materials in place

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[www.pekinhospital.org](http://www.pekinhospital.org)



## UnityPoint Health Pekin

4. The following Components of the Project are not complete
  - a. Site Work 20%
  - b. Roofing 9%
  - c. Masonry 12%
  - d. Interior Metal 24%
  - e. Elevator 18%
  - f. Plumbing 25%
  - g. Fire Protection 100% 2<sup>nd</sup> and 3<sup>rd</sup> Floors and 10% basement and 1<sup>st</sup> floor
  - h. Boiler, chiller and Exterior Air Handling Unit 14%
  - i. Duct Work 17%
  - j. Casework
  - k. Flooring
5. The costs incurred to date as of June 30<sup>th</sup>, 2017 are \$9,445,364. Enclosed is an itemized listing of the costs incurred as of June 30<sup>th</sup>, 2017, total current estimated project costs and a comparison of actual costs spent to the projected costs submitted and approved in the certificate of need application.
6. We estimate project completion by April 2, 2018, as specified in the permit renewal request.

Please feel free to contact me at 309-353-0989. I would be happy to clarify any questions you might have.

Sincerely,

Marcia Becker  
Controller

Enclosure

**Griffin Medical Office Building**  
**Project 16-017**  
**Project Cost and Sources of Funds**

<b>Spending Category</b>	<b>Projected Costs</b>	<b>Incurred Costs</b>	<b>Future Spending</b>
Pre Planning Costs	38,737	38,737	-
Site Survey and Soil Investigation	9,833	10,583	(750)
Site Preperation	659,000	639,880	19,120
Off Site Work	131,000	-	131,000
New Construction Contracts	12,804,700	7,742,366	5,062,334
Contingencies	1,280,000	-	1,280,000
Architectural Fees	736,000	721,524	14,476
Consulting and Other Fees	60,000	64,849	(4,849)
Movable or Other Equipment	125,000	8,717	116,283
Bond Issuance	21,780	-	21,780
Net Interest Expense	265,000	167,066	97,934
Other Costs to Capitalize	1,540,516	51,642	1,488,874
<b>Total Funds</b>	<b>17,671,566</b>	<b>9,445,364</b>	<b>8,226,202</b>