

April 24, 2018

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

RECEIVED

APR 25 2018

HEALTH FACILITIES &
SERVICES REVIEW BOARD

Re: Project Completion and Final Realized Costs
Project Number: #16-028
Facility Name: Surgical Center of DuPage Medical Group
Facility Address: 2725 S. Technology Drive, Lombard, IL
Permit Holder: DMG Surgical Center, LLC
Permit Amount: \$6,701,105

Dear Ms. Avery:

I am writing to submit the final realized project cost report for Project No. 16-028. The permit for this Project was granted September 13, 2016. The Project was a modernization of an existing ambulatory surgical center and to increase the number of operating rooms to eight (8) and add twelve (12) recovery rooms. The permit provided for a project completion date of March 1, 2018. The project was completed on January 26, 2018.

The following table describes the costs of the Project as approved in the permit along with a report of the final costs associated with the Project upon completion:

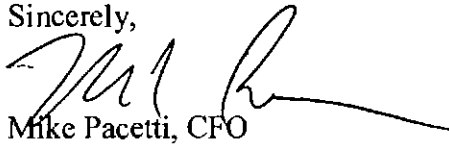
USE OF FUNDS	CON / ALLOWANCE	ACTUAL
Preplanning Costs		
Site Survey and Soil Investigation		
Site Preparation		
Off Site Work		
New Construction Contracts	\$3,303,331.85	\$3,454,641.67
Modernization Contracts	\$1,070,668.15	\$1,119,710.33
Contingencies	\$218,700	\$0
Architectural/Engineering Fees	\$350,000	\$363,500.00
Consulting and Other Fees	\$40,000.00	\$40,000.00
Movable or Other Equipment (not in construction contracts)	\$1,718,404.69	\$1,641,386.11
Bond Issuance Expense		
Net Interest Expense During Construction (project related)		
FMV of Leased Space or Equipment		
Other Costs to Be Capitalized		
Acquisition of Building/Other Property		
TOTAL USES OF FUNDS	\$ 6,701,104.69	\$6,638,886.11

I certify that the permit holders have complied with all terms of the permit and that the Project cost, square footage, and services are in accordance with the terms of their permit for the Project that the final realized costs, as itemized, are the total costs required to complete the Project. I further certify that there are no additional or associated costs or capital expenditures related to the Project.

Attached, as Exhibit A, is the final Application and Certification for Payment (G702) for the project.

Please contact Bryan Niehaus at bniehaus@theadvisgroup.com or myself at mike.pacetti@dupagemd.com with any questions regarding this filing.

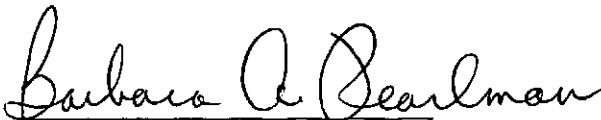
Sincerely,



Mike Pacetti, CFO
DMG Surgical Center, LLC

Notarization:

Subscribed and sworn to before me this 24th day of April, 2018.



Signature of Notary

SEAL

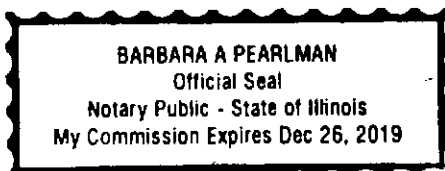


EXHIBIT A

APPLICATION FOR PAYMENT AND SWORN STATEMENT FOR CONTRACTOR AND SUBCONTRACTOR TO OWNER

Project Title: DMG Lombard ASC - Building Expansion
 Project Number: 16-2592
 Architect: Eckenhoff Saunders Architects
 Contractor: Leopardo Companies, Inc.

Application Date: January 23, 2018 Page 1 of 1
 Application No.: 7
 Period From: 1/1/2018 - 1/31/2018
 Change Orders Included: 001 - 004

Item #	Contractor Work/Material Contracted For	Contractor	Adjusted Total	Work Completed Material Stored To Date		Total Retained	Previously Invoiced	Net Amount Requested	Balance To Become Due
				%	Dollar Value				
1	General Conditions & Requirements	Leopardo Companies, Inc.	\$ 264,135.00	100%	\$ 264,135.00	\$ 0.00	\$ 250,928.00	\$ 13,207.00	\$ 0.00
2	Building Permits	Leopardo Companies, Inc.	\$ 2,533.00	100%	\$ 2,533.00	\$ 0.00	\$ 2,533.00	\$ 0.00	\$ 0.00
3	Insurance	Leopardo Companies, Inc.	\$ 75,805.00	100%	\$ 75,805.00	\$ 0.00	\$ 75,805.00	\$ 0.00	\$ 0.00
4	Consultant - Surveyor	James, Schaeffer & Schimming Inc.	\$ 7,115.00	100%	\$ 7,115.00	\$ 0.00	\$ 6,615.00	\$ 500.00	\$ 0.00
5	Earthwork/Excavation	Roy Zenere Trucking & Excavating, Inc.	\$ 49,792.00	100%	\$ 49,792.00	\$ 0.00	\$ 49,792.00	\$ 0.00	\$ 0.00
6	Asphalt Paving / Patching	K & L Contractors, Inc.	\$ 6,000.00	100%	\$ 6,000.00	\$ 0.00	\$ 6,000.00	\$ 0.00	\$ 8.00
7	Site Utilities	Berger Excavating Contractors Inc	\$ 28,200.00	100%	\$ 28,200.00	\$ 0.00	\$ 28,200.00	\$ 0.00	\$ 0.00
8	Concrete	Concrete by Wagner	\$ 107,542.00	100%	\$ 107,542.00	\$ 0.00	\$ 107,542.00	\$ 0.00	\$ 0.00
9	Concrete Topping	Leopardo Companies, Inc.	\$ 3,000.00	100%	\$ 3,000.00	\$ 0.00	\$ 3,000.00	\$ 0.00	\$ 0.00
10	Masonry / Stone Work	Able Masonry Development Co	\$ 114,857.00	100%	\$ 114,857.00	\$ 0.00	\$ 109,114.00	\$ 5,743.00	\$ 0.00
11	Structural Steel	R&I Ornamental Iron, Inc.	\$ 228,655.00	100%	\$ 228,655.00	\$ 0.00	\$ 228,655.00	\$ 0.00	\$ 0.00
12	Arch. Woodwork / Millwork	Horizon Group Inc.	\$ 118,000.00	100%	\$ 118,000.00	\$ 0.00	\$ 110,200.00	\$ 7,800.00	\$ 0.00
13	Spray Fireproofing	L.B. Hall Enterprises Inc.	\$ 28,151.00	100%	\$ 28,151.00	\$ 0.00	\$ 28,151.00	\$ 0.00	\$ 0.00
14	Metal Panels	Olason Roofing Co., Inc	\$ 131,000.00	100%	\$ 131,000.00	\$ 0.00	\$ 124,450.00	\$ 6,550.00	\$ 0.00
15	Air Barriers	Kromer & Davis, Inc	\$ 22,400.00	100%	\$ 22,400.00	\$ 0.00	\$ 22,400.00	\$ 0.00	\$ 0.00
18	Membrane Roofing	J. L. Adler Roofing & Sheet Metal Inc	\$ 87,220.00	100%	\$ 87,220.00	\$ 0.00	\$ 87,220.00	\$ 0.00	\$ 0.00
17	Caulking / Sealants	Leopardo Companies, Inc.	\$ 3,870.00	100%	\$ 3,870.00	\$ 0.00	\$ 3,870.00	\$ 0.00	\$ 0.00
18	HM & Wood Doors and Frames	Chicago Doorways LLC	\$ 34,566.00	100%	\$ 34,566.00	\$ 0.00	\$ 28,690.00	\$ 5,876.00	\$ 0.00
19	Alum Entral/Panels/Wind/Sliders	Northern Glass Inc	\$ 183,642.00	100%	\$ 183,642.00	\$ 0.00	\$ 174,460.00	\$ 9,182.00	\$ 0.00
20	Drywall	Leopardo Companies, Inc.	\$ 858,444.00	100%	\$ 858,444.00	\$ 0.00	\$ 833,471.00	\$ 24,973.00	\$ 0.00
21	Hard Tile	Trostrud Mosaic & Tile, Inc	\$ 10,425.00	100%	\$ 10,425.00	\$ 0.00	\$ 8,550.00	\$ 1,875.00	\$ 0.00
22	Acoustical Tile Ceilings	E & K of Chicago	\$ 52,486.00	100%	\$ 52,486.00	\$ 0.00	\$ 49,862.00	\$ 2,624.00	\$ 0.00
23	Carpeting & VCT	Vortex Commercial Flooring Inc	\$ 147,685.00	100%	\$ 147,685.00	\$ 9.00	\$ 138,018.00	\$ 9,667.00	\$ 0.00
24	Painting	Leopardo Companies, Inc.	\$ 95,920.00	100%	\$ 85,920.00	\$ 0.00	\$ 73,369.00	\$ 12,551.00	\$ 0.00
25	Toilet Accessories	Leopardo Companies, Inc.	\$ 45,235.00	100%	\$ 45,235.00	\$ 0.00	\$ 45,235.00	\$ 0.00	\$ 0.00
26	Window Treatments	House of Roland Inc	\$ 5,410.00	100%	\$ 5,410.00	\$ 0.00	\$ 5,410.00	\$ 0.00	\$ 0.00
27	Fire Protection	Nova Fire Protection Inc	\$ 36,163.00	100%	\$ 36,163.00	\$ 0.00	\$ 34,355.00	\$ 1,808.00	\$ 0.00
28	Plumbing	Hogan Plumbing Inc.	\$ 185,000.00	100%	\$ 185,000.00	\$ 0.00	\$ 156,750.00	\$ 28,250.00	\$ 0.00
29	HVAC	Westside Mechanical LLC	\$ 785,355.00	100%	\$ 785,355.00	\$ 0.00	\$ 746,087.00	\$ 39,268.00	\$ 0.00
30	Electrical	Nesko Electric Inc.	\$ 720,848.00	100%	\$ 720,848.00	\$ 0.00	\$ 684,806.00	\$ 36,042.00	\$ 0.00
31	Communications	Terrance Electric & Technology Co	\$ 39,500.00	100%	\$ 39,500.00	\$ 0.00	\$ 37,525.00	\$ 1,975.00	\$ 0.00
32	Overhead & Profit	Leopardo Companies, Inc.	\$ 127,398.00	100%	\$ 127,398.00	\$ 0.00	\$ 121,028.00	\$ 6,370.00	\$ 0.00
Totals			\$ 4,574,362.00	100%	\$ 4,574,362.00	\$ 0.00	\$ 4,382,091.00	\$ 192,261.00	\$ 0.00

Amount of Original Contract \$4,374,000.00
 Adjustments to Contract \$200,352.00
 Adjusted Total Contract \$4,574,352.00

Work Completed to Date(column 4) \$ 4,574,352.00
 Total Retained (column 5) \$ 0.00
 Net Amount Earned (col. 4 minus col. 5) \$ 4,574,352.00
 Previously Invoiced (column 6) \$ 4,382,091.00
 Net Amount Due this Payment(column 7) \$ 192,261.00

STATE OF Illinois }
 COUNTY OF Cook }

The undersigned Todd M. Welch, being first duly sworn on oath, deposes and says
 That he/she is Assistant Controller of Leopardo Companies, Inc., contractor for the GENERAL CONTRACTING for the following project
 Contract Title: DMG Lombard ASC - Building Expansion
 Contract Address: 2725 South Technology Drive - Lombard, IL 60148

That, for the purpose of this work, the foregoing orders have been placed and the foregoing parties subcontracted with, and these have furnished materials or have provided labor, or both, for said project. That, the amount of such order or subcontract is as stated above and that there is due and to become due then respectively, the amounts set opposite their names for materials or labor or both. That, this statement is made in compliance with the statutes relating to Mechanics Liens and for the purpose of procuring from the Owner the FULL/PARTIAL payment in accordance with the terms of the contract and is a full, true and complete statement, of all parties furnishing labor and/or materials, and of amounts paid, due and to become due then.

Subscribed and sworn to before me on 2/14/18



Signed _____
 Lauren Grazzini
 Notary Public

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

Invoice #: 47428

To Owner: DuPage Medical Group
1100 W. 31st Street, Suite 300
Downers Grove, IL 60515

Project: 16-2592 OMG Lombard ASC - Building Expansion

Application No: 7
Period: 01/01/2018 - 01/31/2018
Project Number: 16-2592

Distribution to:

Owner

Architect

Contractor

From Contractor: Leopardo Companies, Inc. Via Architect: Eckenhoff Saunders Architects
5200 Prairie Stone Parkway
Hoffman Estates, IL 60192

One Prudential Plaza, 130 East F
Chicago, IL 60601

Contract Date: 01/01/2017
Client Reference:

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	\$ 4,374,000.00
2. Net Change By Change Orders	\$ 200,352.00
3. Contract Sum To Date	\$ 4,574,352.00
4. Total Completed and Stored To Date	\$ 4,574,352.00
5. Retainage:	
a. 0.00% of Completed Work	\$ 0.00
(Column D+E on G703)	
b. 0% of Stored Material	\$ 0.00
(Column F on G703)	
Total Retainage (Lines 5a + 5b)	\$ 0.00
6. Total Earned Less Retainage	\$ 4,574,352.00
(Line 4 Less Line 5 Total)	
7. Less Previous Certificates For Payment	\$ 4,382,091.00
(Line 6 from prior Certificate)	
8. Current Payment Due	\$ 192,261.00
9. Balance To Finish, Including Retainage	\$ 0.00
(Line 3 Less Line 6)	

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: Leopardo Companies, Inc.

By: 

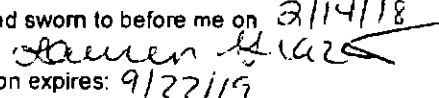


Date: 2/14/18

By:

State of: Illinois

County of: Cook

Subscribed and sworn to before me on 2/14/18
Notary Public: 
My Commission expires: 9/22/19

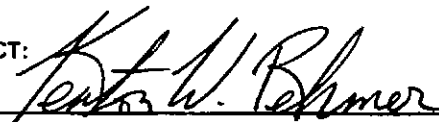
ARCHITECT'S CERTIFICATE FOR PAYMENT

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 the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 192,261.00

(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: Kent W. Bohmer Date: 2/16/2018

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.

Owner: (if applicable)

By: _____ Date: _____

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous month by Owner	215,700.00	-15,348.00
Total Approved this Month	0.00	0.00
TOTALS	215,700.00	-15,348.00
Net Changes By Change Order	200,352.00	

CONTINUATION SHEET

AIA DOCUMENT G703

Application No. : 7
 Period From : 01/01/2018
 To : 01/31/2018

Application and Certification for Payment, containing Contractor's signed certification is attached.
 In tabulation below, amounts are stated to the nearest dollar.
 Use Column I on Contracts where variable retainage for line items may apply.

Invoice # : 47428 Contract : 16-2592 DMG Lombard ASC - Building E)

A Item No	B Description of Work	C Scheduled Value	D E Work Completed		F Materials Presently Stored (Not In D or E)	G Total Completed and Stored To Date (D + E + F)	H % (G + C)	I Balance To Finish (C - G)	Retainage (If Variable Rate)
			From Previous Application (D + E)	This Period In Place					
			1	General Conditions & Requireme					
2	Building Permits	2,533.00	2,533.00	0.00	0.00	2,533.00	100%	0.00	0.00
3	Insurance	75,805.00	75,805.00	0.00	0.00	75,805.00	100%	0.00	0.00
4	Consultant - Surveyor	7,115.00	6,615.00	500.00	0.00	7,115.00	100%	0.00	0.00
5	Earthwork/Excavation	49,792.00	49,792.00	0.00	0.00	49,792.00	100%	0.00	0.00
6	Asphat Paving / Patching	6,000.00	6,000.00	0.00	0.00	6,000.00	100%	0.00	0.00
7	Site Utilities	28,200.00	28,200.00	0.00	0.00	28,200.00	100%	0.00	0.00
8	Concrete	107,542.00	107,542.00	0.00	0.00	107,542.00	100%	0.00	0.00
9	Concrete Topping	3,000.00	3,000.00	0.00	0.00	3,000.00	100%	0.00	0.00
10	Masonry / Stone Work	114,857.00	114,857.00	0.00	0.00	114,857.00	100%	0.00	0.00
11	Structural Steel	228,655.00	228,655.00	0.00	0.00	228,655.00	100%	0.00	0.00
12	Arch. Woodwork / Millwork	116,000.00	116,000.00	0.00	0.00	116,000.00	100%	0.00	0.00
13	Spray Fireproofing	28,151.00	28,151.00	0.00	0.00	28,151.00	100%	0.00	0.00
14	Metal Panels	131,000.00	131,000.00	0.00	0.00	131,000.00	100%	0.00	0.00
15	Air Barriers	22,400.00	22,400.00	0.00	0.00	22,400.00	100%	0.00	0.00
16	Membrane Roofing	67,220.00	67,220.00	0.00	0.00	67,220.00	100%	0.00	0.00
17	Caulking / Sealants	3,870.00	3,870.00	0.00	0.00	3,870.00	100%	0.00	0.00
18	HM & Wood Doors and Frames	34,566.00	28,690.00	5,876.00	0.00	34,566.00	100%	0.00	0.00
19	Atom Entra/Panels/Wind/Sliders	183,642.00	183,642.00	0.00	0.00	183,642.00	100%	0.00	0.00
20	Drywall	658,444.00	677,337.00	-16,893.00	0.00	658,444.00	100%	0.00	0.00
21	Hard Tile	10,425.00	9,000.00	1,425.00	0.00	10,425.00	100%	0.00	0.00
22	Acoustical Tile Ceilings	52,486.00	52,486.00	0.00	0.00	52,486.00	100%	0.00	0.00
23	Carpeting & VCT	147,685.00	145,282.00	2,403.00	0.00	147,685.00	100%	0.00	0.00
24	Painting	85,920.00	77,231.00	8,689.00	0.00	85,920.00	100%	0.00	0.00
25	Toilet Accessories	45,235.00	45,235.00	0.00	0.00	45,235.00	100%	0.00	0.00
26	Window Treatments	5,410.00	5,410.00	0.00	0.00	5,410.00	100%	0.00	0.00
27	Fire Protection	36,163.00	36,163.00	0.00	0.00	36,163.00	100%	0.00	0.00
28	Plumbing	165,000.00	165,000.00	0.00	0.00	165,000.00	100%	0.00	0.00

29	HVAC	785,355.00	785,355.00	0.00	0.00	785,355.00	100%	0.00	0.00
30	Electrical	720,848.00	720,848.00	0.00	0.00	720,848.00	100%	0.00	0.00
31	Communications	39,500.00	39,500.00	0.00	0.00	39,500.00	100%	0.00	0.00
32	Overhead & Profit	127,398.00	127,398.00	0.00	0.00	127,398.00	100%	0.00	0.00
GRAND TOTALS		4,574,352.00	4,574,352.00	0.00	0.00	4,574,352.00	100.00%	0.00	0.00



Leopardo

COMPANIES, INC.
LCI Management Services
Leopardo Construction

Corporate Headquarters:

5200 Prairie Stone Parkway, Hoffman Estates, IL 60192
TEL: 847.783.3000 FAX: 847.783.3001
www.leopardo.com

Chicago Office:

333 W. Wacker Drive, Chicago, IL 60608
TEL: 312.332.7570 FAX: 312.332.7572

To: DuPage Medical Group
1100 W. 31st Street, Suite 300
Downers Grove, IL 60515

Date: 01/23/18
Invoice: 47428
Payout #: 7
Job: 16-2592
Terms: net 30

Attn: Mark Fournier

Description	Totals
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DMG Lombard ASC - Building Expansion
2725 South Technology Drive
Lombard, IL 60148

Client Reference

Amount of Contract	4,374,000.00
Extras to Contract	200,352.00
Adjusted Total Contract	4,574,352.00

Work Completed to Date	4,574,352.00
Less Retained	0.00
Net Amount Earned	4,574,352.00
Net Amount Previously Invoiced	4,382,091.00

Total of This Invoice	192,261.00
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Balance to Become Due Including Retention	0.00
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Change Order Summary	1 - 4
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Please send check to :

Leopardo Companies, Inc.
5200 Prairie Stone Parkway
Hoffman Estates, IL 60192

Attention: Lauren Grazzini

FINAL WAIVER OF LIEN

STATE OF Illinois
 COUNTY OF Cook } SS
 TO WHOM IT MAY CONCERN

Gty # _____
 Escrow # _____

WHEREAS the undersigned has been employed by DuPage Medical Group
 to furnish General Construction
 for the premises known as 2725 South Technology Drive Lombard, IL 60148
 of which DMG Real Estate, LLC is the owner

THE undersigned, effective upon payment of and in consideration of one hundred ninety-two thousand two hundred sixty-one and xx / 100 / \$192,261.00 dollars, and other good and valuable consideration, do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois, relating to mechanics' liens, with respect to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of labor services, material, fixtures, apparatus or machinery heretofore furnished by the undersigned for the above-described premises.

COMPANY NAME Leopardo Companies, Inc.
 ADDRESS: 5200 Prairie Stone Parkway, Hoffman Estates, IL 60192
 DATE 2/14/18 SIGNATURE AND TITLE Todd M Welch, Assistant Controller

CONTRACTOR'S AFFIDAVIT

STATE OF Illinois
 COUNTY OF Cook } SS
 TO WHOM IT MAY CONCERN

THE UNDERSIGNED, (NAME) Todd M. Welch BEING DULY SWORN, DEPOSES
 AND SAYS THAT HE OR SHE IS (POSITION) Assistant Controller OF
 (COMPANY NAME) Leopardo Companies, Inc. WHO IS THE
 CONTRACTOR FURNISHING General Construction WORK ON THE BUILDING
 LOCATED AT 2725 South Technology Drive Lombard, IL 60148
 OWNED BY DMG Real Estate, LLC

That the total amount of the contract including approved change orders is 4,574,352.00 on which he or she has invoiced 4,382,091.00 prior to this invoice. That all prior waivers are true, correct and genuine and delivered unconditionally provided payment is received by the undersigned and that there is otherwise no claim either legal or equitable to defeat the validity of said waivers. That the following are the names of all parties who have furnished material or labor, or both, for said work and all parties having subcontracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications:

NAMES	WHAT FOR	CONTRACT PRICE	AMOUNT PREVIOUSLY INVOICED	THIS INVOICE DUE	BALANCE TO BECOME DUE
Leopardo Companies, Inc.	General Construction	\$ 4,574,352.00	\$ 4,382,091.00	\$ 192,261.00	\$ 0.00
Total Labor and Material Including Approved Change Orders to Complete		\$ 4,574,352.00	\$ 4,382,091.00	\$ 192,261.00	\$ 0.00

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.



DATE 2/14/18 SIGNATURE Lauren Grazzini
 Subscribed and sworn to before me this 2/14/18
 NOTARY PUBLIC