Rush Oak Park Hospital
520 South Maple Avenue
Oak Park, IL 60304-1097

Tel: 708.383.9300
Fax: 708.660.6658
www.roph.org

RUSH

RECEIVED
FEB 26 2020
HEALTH FACILITIES &
SERVICES REVIEW BOARD

Via FedEx

February 25, 2020

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

RE: Report of Final Realized Costs
Rush Oak Park Hospital
Permit #16-043
Emergency Department Modernization

Dear Ms. Avery:

The above-referenced project was completed on October 9, 2019; and with my signature affixed below, I certify that the final realized costs, as itemized, are the total costs required to complete the project and that there are no additional associated costs or capital expenditures related to the project. Those costs are identified in the attached table. Further, and with my signature affixed below, I certify that the project has been completed in compliance with all terms of the project to date, including project cost, square footage, and services to be addressed.

As evidence of payment of all project-related costs, attached is the Application and Certification for Payment for the construction contract.

Should any additional information be required, please do not hesitate to contact me.

Sincerely,

Robert S. Spadoni
Vice President & Chief Operating Officer

RSS/cw
Encs.

Attachment I

Final CON Report

Identification of Final Realized Costs

Reported through X	CON Permit Approved Amount	Final Realized Cost
Uses of Funds		
Preplanning Costs	$ 385,000	$ 568,797
Site Survey & Soil Investigation	24,000	47,464
Site Preparation	200,000	338,486
New Construction Contracts	19,602,786	20,526,410
Modernization Contracts	2,074,400	-
Contingencies	1,206,400	-
Architectural/Engineering Fees	1,100,000	1,342,104
Consulting and Other Fees	1,000,000	809,054
Movable and Other Equipment	2,584,106	241,219
Other Costs (Demolition)	2,000,000	6,023,340
Total Uses of Funds	**$ 30,176,692**	**$ 29,896,874**

Sources of Funds		
Cash and Securities	$ 30,176,692	$ 29,896,874
Total Sources of Funds	**$ 30,176,692**	**$ 29,896,874**

Attachment II

Final Form G702

WALSH CONSTRUCTION COMPANY II, LLC

929 West Adams
Chicago, IL 60607
Phone No. (312) 563-5400

Invoice # 217023-011
Date: 2/10/2020
Job No.: 217023
RUSH PO# 9002405-CAP

Project:
Rush Oak Park Hospital Emergency Department Addition 520 South Maple Ave Oak Park, IL 60304 Attn: Robert Spadoni

DESCRIPTION		AMOUNT
Original Contract Value	**$**	**20,294,535**
Change Orders to Date	**$**	**473,094**
Revised Contract Amount	**$**	**20,767,629**
Gross Billed to Date	**$**	**20,767,629**
Less Retention to Date	**$**	**0**
Net Earned to Date	**$**	**20,767,629**
Less previous Payments	**$**	**20,253,785**
Current Amount Due	**$**	**513,844**
	$	**-**
	$	**-**
	$	**-**
	$	**-**
	$	**-**
	$	**-**
	$	**-**
	$	**-**
	$	**-**
	$	**-**
	$	**-**
	$	**-**
SUBTOTAL	**$**	**513,844**
	$	**513,844**
		PAY THIS AMOUNT

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

TO OWNER: Rush Oak Park Hospital
520 South Maple Ave
Oak Park, IL 60304

PROJECT: **Rush Oak Park Hospital**
Emergency Department Addition
520 South Maple Ave
Oak Park, IL 60304

APPLICATION #: **217023-011**
PERIOD FROM: **11/1/2019**
PERIOD TO: **1/31/2020**
OWNER PO #: **9002405-CAP**
WCCI PROJECT #: **217023**
Application Date: **2/10/2020**

FROM: *WALSH CONSTRUCTION COMPANY II, LLC*
929 W. ADAMS STREET
CHICAGO, ILLINOIS 60607

CONTRACT FOR: Rush Oak Park Hospital - Emergency Department Addition

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** — $20,294,535
2. **Net Change by Change Orders** — $473,094
3. **CONTRACT SUM TO DATE (Line 1 +/- 2)** — $20,767,629
4. **TOTAL COMPLETED & STORED TO DATE** (Column G on G703) — $20,767,629
5. **RETAINAGE:**
   a. 10 % of Completed Work (Columns D + E on G703) — $0
   b. 10 % of Stored Material (Column F on G703) — $ -
   Total Retainage (Line 5a + 5b or Total in Column I of G703) — $0
6. **TOTAL EARNED LESS RETAINAGE** (Line 4 less Line 5 Total) — $20,767,629
7. **LESS PREVIOUS CERTIFICATES FOR PAYMENT** (Line 6 from prior Certificate) — $20,253,785
8. **CURRENT PAYMENT DUE** — $ 513,844
9. **BALANCE TO FINISH, INCLUDING RETAINAGE** (Line 3 less Line 6) — $ 0

CHANGE ORDER SUMMARY		ADDITIONS $	DEDUCTIONS $
Total changes approved in previous months by Owner		$473,094.00	0
Total approved this Month		$0.00	0
	TOTALS	$473,094	0
Subsequent Change Orders			
Number	Approved (DATE)		
NET CHANGES by Change Orders		$473,094.00	$ -

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: WALSH CONSTRUCTION COMPANY II, LLC

By: PROJECT MANAGER Date: 2/10/2020

State of: ILLINOIS
County of: COOK
Subscribed and sworn before me this ___th day of _______, 201__

Notary Public: __________ My Commission Expires

ARCHITECT'S CERTIFICATION 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 .... $

(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: ________

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 of Contractor under this Contract

CONTINUATION SHEET

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing CONTRACTOR'S signed Certification is attached. In tabulations below, amounts are stated to the nearest dollar. Use Column I on Contracts where variable retainage for line items may apply.

Project Name: Rush Oak Park Hospital - Emergency Department Addition

For Period Starting: 11/1/2019
To Period Ending: 1/31/2020
Application Date: 2/10/2020

Application #: 217023 011
Owner Project #: 9007405 CAP
WCC Project #: 217023

Item	Subcontractor	Description of Work	CONTRACT STATUS: Original Contract Value	Change Orders: With Owner	Change Orders: Sub Owner	Revised Contract Value	TO DATE: % Percent Complete	Gross Work Completed	Less Retention 10%	Net Work Completed	PREVIOUS: Gross Work Completed	Previous Retention	Net Work Completed	CURRENT: Current Gross Completed	Current Retention Held	Current Net Payment	BALANCE: To Finish	To Invoice
1	Walsh Construction	General Conditions	$778,798	$100,000	($250,000)	$628,798	100%	$628,798	$0	$628,798	$628,798	$0	$628,798	$0	$0	$0	$0	$0
2	Walsh Construction	General Works	$946,693	$513,844	($791,759)	$668,778	100%	$668,778	$0	$668,778	$154,934	$0	$154,934	$513,844	$0	$513,844	$0	$0
3	Walsh Construction	Selective Demo	$204,000		($82,478)	$121,522	100%	$121,522	$0	$121,522	$121,522	$0	$121,522	$0	$0	$0	$0	$0
4	Walsh Construction	Cast-In-Place Concrete	$2,041,270		$45,102	$2,086,372	100%	$2,086,372	$0	$2,086,372	$2,086,372	$0	$2,086,372	$0	$0	$0	$0	$0
5	[illegible]	Excavation - Complete	$785,000		$35,004	$820,004	100%	$820,004	$0	$820,004	$820,004	$0	$820,004	$0	$0	$0	$0	$0
6	[illegible]	Caissons & Drilled Piers	$312,700		($2,126)	$310,574	100%	$310,574	$0	$310,574	$310,574	$0	$310,574	$0	$0	$0	$0	$0
7	[illegible]	Masonry	$606,000		$9,535	$615,535	100%	$615,535	$0	$615,535	$615,535	$0	$615,535	$0	$0	$0	$0	$0
8	[illegible] Erectors	Structural Steel	$1,615,000		$30,175	$1,645,175	100%	$1,645,175	$0	$1,645,175	$1,645,175	$0	$1,645,175	$0	$0	$0	$0	$0
9	[illegible]	Equipment Support	$39,500			$39,500	100%	$39,500	$0	$39,500	$39,500	$0	$39,500	$0	$0	$0	$0	$0
10	Chicago Cut	Concrete Cutting	$0		$117,513	$117,513	100%	$117,513	$0	$117,513	$117,513	$0	$117,513	$0	$0	$0	$0	$0
11	[illegible]	Water Proofing & Air Barrier	$149,640		$9,268	$158,908	100%	$158,908	$0	$158,908	$158,908	$0	$158,908	$0	$0	$0	$0	$0
12	[illegible] Fire Proofing	Fire Proofing	$100,000		$7,846	$107,846	100%	$107,846	$0	$107,846	$107,846	$0	$107,846	$0	$0	$0	$0	$0
13	[illegible] Roofing	Roofing & Green Roof	$660,000		$22,665	$682,665	100%	$682,665	$0	$682,665	$682,665	$0	$682,665	$0	$0	$0	$0	$0
14	[illegible] Glass & Metal	Glazing Complete & ACM Panels	$704,500		$21,608	$726,108	100%	$726,108	$0	$726,108	$726,108	$0	$726,108	$0	$0	$0	$0	$0
15	[illegible] Asphalt Paving	Asphalt Paving	$115,000		$18,895	$133,895	100%	$133,895	$0	$133,895	$133,895	$0	$133,895	$0	$0	$0	$0	$0
16	[illegible]	Concrete Paving	$179,000		$17,019	$196,019	100%	$196,019	$0	$196,019	$196,019	$0	$196,019	$0	$0	$0	$0	$0
17	[illegible]	Painting	$71,000		($5,893)	$65,107	100%	$65,107	$0	$65,107	$65,107	$0	$65,107	$0	$0	$0	$0	$0
18	[illegible] Carpentry	Finish Carpentry	$455,000		$13,943	$468,943	100%	$468,943	$0	$468,943	$468,943	$0	$468,943	$0	$0	$0	$0	$0
19	[illegible]	EIFS	$61,000			$61,000	100%	$61,000	$0	$61,000	$61,000	$0	$61,000	$0	$0	$0	$0	$0
20	Anderson Lock	Doors, Frames, & Hardware	$156,500		$19,090	$175,590	100%	$175,590	$0	$175,590	$175,590	$0	$175,590	$0	$0	$0	$0	$0
21	[illegible] Systems	Overhead Coiling Doors	$17,240		$1,750	$18,990	100%	$18,990	$0	$18,990	$18,990	$0	$18,990	$0	$0	$0	$0	$0
22	[illegible]	Accordion Fire Door	$27,967			$27,967	100%	$27,967	$0	$27,967	$27,967	$0	$27,967	$0	$0	$0	$0	$0
23	[illegible]	Aluminum Sliding Doors	$110,000			$110,000	100%	$110,000	$0	$110,000	$110,000	$0	$110,000	$0	$0	$0	$0	$0
24	[illegible]	Drywall, ACT & Rough Carpentry	$1,583,000		$108,168	$1,691,168	100%	$1,691,168	$0	$1,691,168	$1,691,168	$0	$1,691,168	$0	$0	$0	$0	$0
25	[illegible] Flooring	Tile	$41,000		$1,863	$42,863	100%	$42,863	$0	$42,863	$42,863	$0	$42,863	$0	$0	$0	$0	$0
26	[illegible]	Epoxy Terrazzo	$67,500		($2,500)	$65,000	100%	$65,000	$0	$65,000	$65,000	$0	$65,000	$0	$0	$0	$0	$0
27	[illegible] Flooring	Resilient Sheet Flooring	$273,000		$56,986	$329,986	100%	$329,986	$0	$329,986	$329,986	$0	$329,986	$0	$0	$0	$0	$0
28	[illegible]	Flooring	$91,500		$10,372	$101,872	100%	$101,872	$0	$101,872	$101,872	$0	$101,872	$0	$0	$0	$0	$0
29	[illegible]	Resinous Flooring	$9,514		$6,154	$15,668	100%	$15,668	$0	$15,668	$15,668	$0	$15,668	$0	$0	$0	$0	$0
30	[illegible]	Elevators	$335,000			$335,000	100%	$335,000	$0	$335,000	$335,000	$0	$335,000	$0	$0	$0	$0	$0
31	[illegible] Mechanical	Mechanical - Complete	$2,300,000	($131,298)	$35,322	$2,204,024	100%	$2,204,024	$0	$2,204,024	$2,204,024	$0	$2,204,024	$0	$0	$0	$0	$0
32	[illegible]	Fire Protection - Complete	$195,000		$6,578	$201,578	100%	$201,578	$0	$201,578	$201,578	$0	$201,578	$0	$0	$0	$0	$0
33	[illegible]	Interior & Exterior Plumbing - Complete	$1,665,000		$47,658	$1,712,658	100%	$1,712,658	$0	$1,712,658	$1,712,658	$0	$1,712,658	$0	$0	$0	$0	$0
34	[illegible] Electric	Electrical - Complete	$2,945,000		$223,377	$3,168,377	100%	$3,168,377	$0	$3,168,377	$3,168,377	$0	$3,168,377	$0	$0	$0	$0	$0
35	[illegible] Scaffold	Site Access	$12,200		$8,900	$21,100	100%	$21,100	$0	$21,100	$21,100	$0	$21,100	$0	$0	$0	$0	$0
36	Walsh Construction	Logistics - Furniture Purchase & Coord	$0		$233,550	$233,550	100%	$233,550	$0	$233,550	$233,550	$0	$233,550	$0	$0	$0	$0	$0
37	[illegible] Corporation	Ornamental Glass & Stainless Steel Railing	$151,582		$19,453	$171,035	100%	$171,035	$0	$171,035	$171,035	$0	$171,035	$0	$0	$0	$0	$0
38	[illegible] Fence	[illegible] Overhead System	$5,220		$4,462	$9,682	100%	$9,682	$0	$9,682	$9,682	$0	$9,682	$0	$0	$0	$0	$0
39	[illegible]	Window Shades	$1,850			$1,850	100%	$1,850	$0	$1,850	$1,850	$0	$1,850	$0	$0	$0	$0	$0
40	Walsh Construction	Corporate Liability	$74,061			$74,061	100%	$74,061	$0	$74,061	$74,061	$0	$74,061	$0	$0	$0	$0	$0
41	Walsh Construction	Fee	$408,300	($9,452)	$2,500	$401,348	100%	$401,348	$0	$401,348	$401,348	$0	$401,348	$0	$0	$0	$0	$0
TOTAL		TOTAL	$20,294,535	$473,094	$0	$20,767,629	100%	$20,767,629	$0	$20,767,629	$20,253,785	$0	$20,253,785	$513,844	$0	$513,844	$0	$0

BILLING SUMMARY

Original Contract Amount	$20,294,535
Change Orders To Date	$473,094
Revised Contract Amount	$20,767,629
Gross Billed To Date	$20,767,629
Less Retention To Date	$0
Net Earned To Date	$20,767,629
Less Previous Payments	$20,253,785
Current Net Amount Due	**$513,844**

OWNER CHANGE ORDER SUMMARY

OWNER #	WCCO #	DESCRIPTION	AMOUNT
		GC Transfer from Placeholders	[illegible]
[illegible]		Owner Credits for Reduced Scope	[illegible]
[illegible]		Furniture	[illegible]
[illegible]		Owner Changes	[illegible]
TOTAL CHANGE ORDERS			[illegible]

**** SWORN STATEMENT ****

The undersigned [illegible] being first duly sworn, on oath deposes and says that he is Project Manager of WALSH CONSTRUCTION COMPANY II LLC, General Contractor for the project known as Rush Oak Park Hospital - Emergency Department Addition project located at 520 South Maple Ave., Oak Park, IL. That for the purposes 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 them respectively from the owner 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 them.

WALSH CONSTRUCTION COMPANY II LLC

[signature] 2/10/2020.

TITLE: Senior Project Manager

Attachment III

Internal Audit Report

RUSH
Internal Audit Department

TO: Robert Spadoni

CC: Bruce Elegant

FROM: Cliff Cozzi, Manager, Internal Audit

DATE: February 20, 2020

RE: **Rush Oak Park Hospital Emergency Room CON Completion Report Review**

I. Audit Description

Internal Audit performed a review of the Rush Oak Park Hospital (ROPH) Emergency Room CON completion report to the Illinois Health Facilities and Services Review Board. The ROPH Emergency Room CON project was deemed complete October 9, 2019.

The primary focus of the audit was to determine:
- The CON expenditures are substantiated by the appropriate supporting documentation.
- The CON report and general ledger are reconciled.
- That expenditures identified on the CON report agree with supporting documentation.
- That total project expenditures do not exceed the ROPH Emergency Room CON permit amount.

II. Internal Audit Procedures

Internal Audit tested the existence of valid supporting documentation for claimed transactions by:
- Agreeing all applicable transactions to the general ledger and evaluating a sample of charges for applicability to the ROPH Emergency Room CON.
- Reviewing claimed expenditure data for appropriate supporting documentation.
- Ascertaining that total project expenditures do not exceed the ROPH Emergency Room CON permit amount.

It should be noted the final ROPH Emergency Room CON costs are $29,896,874. The total cost is $279,818 under the ROPH Emergency Room CON $30,176,692 permit amount.

III. Audit Results

Based on our audit procedures, it appears the ROPH Emergency Room CON Final Report is properly reported to the Illinois Health Facilities and Services Review Board and adequate supporting documentation exists for each transaction.

IV. Audit Rating

It is Internal Audit's practice to rate our audit results for reporting purposes to the Audit Committee based upon a dual rating system. Ratings are assigned based upon our assessment of controls reviewed and/or tested as part of the audit scope as well as the potential impact on financial reporting accuracy.

This audit will receive an "A" rating in regards to financial reporting and a "1" rating in regards to an overall control rating (see rating scales below).

It is Internal Audit's policy to perform follow-up reviews to ensure all recommendations are sufficiently addressed. Please contact me at extension 3-2457 or by email if you have any questions.

Financial Reporting Rating

A = No findings noted, low risk.
B = Findings noted but not material, low risk.
C = Findings noted but not material, moderate risk.
D = Material findings noted, high risk.

Overall Control Rating

1 = **Strong**-controls operating effectively, minor improvement opportunities identified.
2 = **Adequate**- most controls operating effectively, improvement opportunities identified.
3 = **Improvement Needed**- some important controls not operating effectively.
4 = **Inadequate**- critical controls missing or not operating effectively, immediate action required.