

**PROJECT COSTS SOURCES OF FUNDS**

**PROJECT COSTS**

Pre-Planning Costs

Market Analyses	\$	100,000	
Site Selection	\$	25,000	
Misc./Other	\$	58,000	
			\$ 183,000

Site Survey & Soil Investigation

Site Survey	\$	5,000	
Soil Investigation	\$	10,000	
			\$ 15,000

Site Preparation

Parking Lot	\$	200,000	
Landscaping	\$	80,000	
Exterior Lighting	\$	125,000	
Misc./Other	\$	48,600	
			\$ 453,600

Off-Site Work

Walks/Drives	\$	90,000	
Utilities	\$	630,000	
Misc./Other	\$	25,000	
			\$ 745,000

New Construction

Per ATTACHMENT 39C	\$	9,336,260	
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Construction Contingency

Per ATTACHMENT 39C	\$	522,000	
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Architectural & Engineering Fees

Preliminary Renderings	\$	20,000	
Design	\$	300,000	
Reg. Agency Interaction	\$	10,000	
Project Monitoring	\$	25,000	
Reimbursables	\$	25,000	
Misc./Other	\$	70,000	
			\$ 450,000

Consulting and Other Fees

Legal	\$	175,000	
Zoning-Related	\$	40,000	
CON-Related	\$	40,000	
Reg. Approvals, other	\$	30,000	
Project Management	\$	300,000	
Interior Design	\$	50,000	
Commissioning	\$	60,000	
Const. Period Utilities	\$	30,000	
Insurance	\$	70,000	
Traffic Studies	\$	60,000	
Equipment Planning	\$	45,000	
Misc./Other	\$	76,400	
			\$ 976,400

Moveable Equipment

Attached Inventory	\$	2,193,050	
Misc. Equip. @ 2.5%	\$	54,826	
Delivery/Install. @ 2%	\$	44,958	
			\$ 2,292,834

<b>TOTAL COST</b>	<b>\$</b>	<b>14,974,094</b>
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**Sources of Funds**

Cash and Securities	\$	14,974,094
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<b>TOTAL SOURCES OF FUNDS</b>	<b>\$</b>	<b>14,974,094</b>
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# PROJECT COST AND SOURCES OF FUNDS

	Reviewable	Non-Reviewable	Total
<b>Project Cost:</b>			
Preplanning Costs	\$ 18,000	\$ 165,000	\$ 183,000
Site Survey and Soil Investigation	\$ 300	\$ 14,700	\$ 15,000
Site Preparation	\$ 7,700	\$ 445,900	\$ 453,600
Off Site Work	\$ 14,900	\$ 730,100	\$ 745,000
New Construction Contracts	\$ 155,180	\$ 9,181,080	\$ 9,336,260
Modernization Contracts			
Contingencies	\$ 9,660	\$ 512,340	\$ 522,000
Architectural/Engineering Fees	\$ 11,900	\$ 438,100	\$ 450,000
Consulting and Other Fees	\$ 50,150	\$ 926,250	\$ 976,400
Movable and Other Equipment (not in construction contracts)	\$ 1,052,089	\$ 1,240,745	\$ 2,292,834
Net Interest Expense During Construction Period			
Fair Market Value of Leased Space or Equipment			
Other Costs to be Capitalized			
Acquisition of Building or Other Property			
<b>TOTAL USES OF FUNDS</b>	<b>\$ 1,319,879</b>	<b>\$ 13,654,215</b>	<b>\$ 14,974,094</b>
<b>Sources of Funds:</b>			
Cash and Securities	\$ 1,319,879	\$ 13,654,215	\$ 14,974,094
Pledges			
Gifts and Bequests			
Bond Issues (project related)			
Mortgages			
Leases (fair market value)			
Governmental Appropriations			
Grants			
Other Funds and Sources			
<b>TOTAL SOURCES OF FUNDS</b>	<b>\$ 1,319,879</b>	<b>\$ 13,654,215</b>	<b>\$ 14,974,094</b>

## Constantino, Mike

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**From:** Jack Axel [jacobmaxel@msn.com]  
**Sent:** Monday, March 20, 2017 10:52 AM  
**To:** Constantino, Mike  
**Subject:** [External] 17-006 NorthShore  
**Attachments:** img001.pdf

Dear Mike-

In response to your inquiry, please accept the following:

1. The proposed MCB will be a two-story building. The first floor will have physicians' offices, a lab/specimen collection area, imaging, public areas, staff support areas, administrative space, storage, mechanical space and an elevator lobby. The second floor will be primarily physicians' offices, but will also have staff support areas, storage, mechanical space, and an elevator lobby. The building will contain no shell space.
2. In recent years, as NorthShore University HealthSystem has added more physicians to its medical group, and particularly in subspecialties, NorthShore has become more of a regional provider, attracting patients from a broader area. The proposed MCB is being developed as a convenience to patients residing in western Lake County, who now need to cross the entire county to access services at NorthShore existing facilities, in eastern Lake County. As you may be aware, and for a variety of reasons including an inadequate highway system, a number of railroad lines, and the number of lakes, east-west travel in Lake County is very difficult and time consuming.
3. Attached are a revised *Project Costs and Sources of Funds* table, as well as a revised ATTACHMENT 7.

Should you require any additional information concerning this project, please don't hesitate to contact me.

Jack

Jacob M. Axel  
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