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**HEALTH FACILITIES &
SERVICES REVIEW BOARD**

January 3, 2019

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

**RE: Annual Progress Report
 Project #17-055
 Northwestern Medicine Delnor Hospital
 Surgical Services Modernization Project**

Dear Ms. Avery:

This report summarizes the current status of the Delnor Surgical Services Modernization Project. The project was approved by the HFSRB on January 9, 2018, in the amount of \$39,612,776.

Key Milestones

During the past year of the project (from 1/9/18 to date), key accomplishments include the following:

Obligation

- The project was obligated on June 7, 2018 with the signing of the construction contract with Bulley & Andrews, LLC in the amount of \$26,363,355. This represents 66.6% of the total project cost.

Construction – Phase I

- Construction began in August, 2018
- Helical piers were completed in October, 2018
- Site Utilities were completed in November, 2018
- Concrete foundations are 95% complete
- Structural steel for building addition is 80% complete
- Interior demolition is 95% complete
- Interior metal stud installation is 5% complete

Key Actions Needed to Be Completed

- Complete construction of Phase I
- Occupy Phase I
- Begin construction on Phases II and III

Action/Milestone	Target Completion Date
Move-in/Occupancy – Phase I	September, 2019
Move-in/Occupancy – Phase II	April, 2020
Move-in/Occupancy – Phase III	December, 2020
Project Close-out	July, 2021

Sources and Uses of Funds

Attached is a schedule of project expenditures to date. Approximately \$4,198,996 has been expended of the \$39,612,776 allocated for the project and has been entirely funded from cash and securities. This represents approximately 10.6% of the budget.

Contractual Commitments

NM Delnor Hospital has executed contracts for this project. Current total project commitments are \$32,417,072. 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 Finance
Donald Ziemann, Senior Accountant

**Delnor Community Hospital Surgical Services Modernization
Project # 17-055**

**ANNUAL COST REPORT
to the**

Illinois Health Facilities and Services Review Board

Delnor Community Hospital Permit Project Expenditures

Progress Report: January 9, 2019

<u>Category</u>	CON Approved Budget	Project to Date through 11/30/2018
<u>USE OF FUNDS</u>		
1 PREPLANNING COSTS	\$ 130,000	\$ 123,516
2 SITE SURVEY AND SOIL INVESTIGATION	\$ 30,000	\$ 6,063
3 SITE PREPARATION	\$ 459,745	\$ 163,963
4 OFF SITE WORK	\$ -	\$ -
5 NEW CONSTRUCTION CONTRACTS	\$ 14,305,552	\$ 1,092,797
6 MODERNIZATION CONTRACTS	\$ 11,711,703	\$ 258,516
7 CONTINGENCIES	\$ 2,601,726	\$ -
8 ARCHITECTURAL/ENGINEERING FEES	\$ 1,575,400	\$ 1,297,935
9 CONSULTING & OTHER FEES	\$ 1,665,000	\$ 6,728
10 MOVABLE CAPITAL EQUIPMENT (not in construction contracts)	\$ 6,757,650	\$ 982,769
11 BOND ISSUANCE EXPENSE (project related)	\$ -	\$ -
12 NET INTEREST EXPENSE DURING CONSTRUCTION (project rela	\$ -	\$ -
14 OTHER COSTS WHICH ARE TO BE CAPITALIZED	\$ 376,000	\$ 266,709
GRAND TOTAL	\$ 39,612,776	\$ 4,198,996
<u>SOURCE OF FUNDS</u>		
16 CASH & SECURITIES	\$ 39,612,776	\$ 4,198,996
18 GIFTS & BEQUESTS	\$ -	\$ -
19 BOND ISSUES (project related)	\$ -	\$ -
25 TOTAL FUNDS	\$ 39,612,776	\$ 4,198,996
CON PERMIT AMOUNT	\$ 39,612,776	\$ 4,198,996
% COMPLETE	10.6%	

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER: NORTHWESTERN MEMORIAL HOSPITAL PROJECT: MR-NMHC DELNOR HOSP SURG DEPT RENOV

259 E ERIE ST
CHICAGO, IL
60611 UNITED STATES

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CHICAGO, IL
60611 UNITED STATES

AIA Document G702

APPLICATION NO.: 3
PERIOD TO: 30-SEP-18
PROJECT NOS.: 118125
INVOICE NO.: 201800525
CONTRACT DATE: 12-JUN-18

Distribution to:
 OWNER
 ARCHITECT
 CONTRACTOR

FROM CONTRACTOR: Bulley & Andrews LLC
1765 W. Armitage Avenue
Chicago, IL, 60622 USA

ARCHITECT:

CONTRACT FOR: MR-NMHC DELNOR HOSP SURG DEPT R

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation sheet is attached.

1. ORIGINAL CONTRACT SUM \$ 26,363,355.00
2. Net change by change orders \$ 197,118.00
3. CONTRACT SUM TO DATE (Line 1 +/- 2) \$ 26,560,473.00
4. TOTAL COMPLETED & STORED TO DATE \$ 1,659,285.00
(Column G on G703)
5. RETAINAGE:
Total retainage Column I of G703) \$ 146,763.00
6. TOTAL EARNED LESS RETAINAGE \$ 1,512,522.00
(Line 4 less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT
(Line 6 from prior Certificate) \$ 1,150,665.00
8. CURRENT PAYMENT DUE \$ 361,857.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE .. \$ 25,047,951.00
(Line 3 less Line 8)

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Change Order approved in previous months by Owner		197,118.00	0.00
APPROVED THIS MONTH			
Number	Date Approved		
CURRENT TOTAL		0.00	0.00
Net Change by Change Orders		197,118.00	

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: Bulley & Andrews LLC

By: [Signature] Date: October 11, 2018

State of: Illinois
County of: Cook

Subscribed and sworn to before me this 11th day of October 2018

Notary Public: [Signature]

My Commission expires: 5.31.22



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

AMOUNT CERTIFIED \$ 361,857.00
(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: [Signature] Date: Oct. 12, 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.

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