



RECEIVED

JAN 7 2020

HEALTH FACILITIES &
SERVICES REVIEW BOARD

January 6, 2020

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 1/9/2019 to date), key accomplishments include the following:

Construction – Phase I

- Completed Phase I Construction – September, 2019
- Occupied Phase I – November, 2019

Construction – Phase II

- Started Phase II Construction – December, 2019

Key Actions Needed to Be Completed in 2020

- Complete Phase II Construction – July, 2020
- Occupy Phase II – August, 2020
- Start Phase III Construction – September, 2020

Action/Milestone	Target Completion Date
Move-in/Occupancy – Phase II	August, 2020
Move-in/Occupancy – Phase III	March, 2021
Project Close-out	July, 2021

Sources and Uses of Funds

Attached is a schedule of project expenditures to date. Approximately \$24,113,096 has been expended of the \$39,612,776 allocated for the project and has been entirely funded from cash and securities. This represents approximately 60.9% of the budget.

Contractual Commitments

NM Delnor Hospital has executed contracts for this project. Current total project commitments are \$36,866,945. 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, Program Director, Finance
Donald Ziemann, Senior Accountant

**Northwestern Medicine Delnor Hospital Surgical Services Modernization
Project # 17-055**

**ANNUAL COST REPORT
to the
Illinois Health Facilities and Services Review Board**

NM Delnor Hospital Permit Project Expenditures

Progress Report: January 9, 2020

<u>Category</u>	CON Approved Budget	Project to Date through 11/30/2019
<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	\$ 268,517
4 OFF SITE WORK	\$ -	\$ -
5 NEW CONSTRUCTION CONTRACTS	\$ 14,305,552	\$ 12,673,539
6 MODERNIZATION CONTRACTS	\$ 11,711,703	\$ 6,000,134
7 CONTINGENCIES	\$ 2,601,726	\$ -
8 ARCHITECTURAL/ENGINEERING FEES	\$ 1,575,400	\$ 1,394,619
9 CONSULTING & OTHER FEES	\$ 1,665,000	\$ 49,490
10 MOVABLE CAPITAL EQUIPMENT (not in construction contracts)	\$ 6,757,650	\$ 3,331,839
11 BOND ISSUANCE EXPENSE (project related)	\$ -	\$ -
12 NET INTEREST EXPENSE DURING CONSTRUCTION (project rela	\$ -	\$ -
14 OTHER COSTS WHICH ARE TO BE CAPITALIZED	\$ 376,000	\$ 265,380
GRAND TOTAL	\$ 39,612,776	\$ 24,113,096
<u>SOURCE OF FUNDS</u>		
16 CASH & SECURITIES	\$ 39,612,776	\$ 24,113,096
18 GIFTS & BEQUESTS	\$ -	\$ -
19 BOND ISSUES (project related)	\$ -	\$ -
25 TOTAL FUNDS	\$ 39,612,776	\$ 24,113,096
CON PERMIT AMOUNT	\$ 39,612,776	\$ 24,113,096
% COMPLETE	60.9%	

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

APPLICATION NO.: 14
PERIOD TO: 31-AUG-19
PROJECT NOS.: 118125
INVOICE NO. 201900539
CONTRACT DATE: 12-JUN-18

AIA Document G702

Distribution to:
 OWNER
 ARCHITECT
 CONTRACTOR

FROM CONTRACTOR: Bulley & Andrews LLC
1755 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 \$ 1,397,178.00
3. CONTRACT SUM TO DATE (Line 1 +/- 2) \$ 27,760,533.00
4. TOTAL COMPLETED & STORED TO DATE \$ 21,004,452.00
(Column G on G703)
5. RETAINAGE:
Total retainage Column I of G703 \$ 2,069,593.00
6. TOTAL EARNED LESS RETAINAGE \$ 18,934,859.00
(Line 4 less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT
(Line 6 from prior Certificates) \$ 17,859,300.00
8. CURRENT PAYMENT DUE \$ 1,075,559.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 8,825,674.00
(Line 3 less Line 6)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Change Order approved in previous months by Owner	1,397,178.00	0.00
APPROVED THIS MONTH		
Number	Date Approved	
CURRENT TOTAL		0.00
Net Change by Change Orders		1,397,178.00

AIA Document G702 - 1995 (Revised 1998, 1999, 2001, 2002, 2003, 2004, 2005, 2007, 2009, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019) is the property of the American Institute of Architects. All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the American Institute of Architects. This document was produced at 1410249 on 08/10/2019 under Order No. which expires on 08/10/2020. For more information, visit www.aia.org.

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.

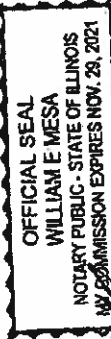
Contractor: Bulley & Andrews LLC

By:  Date: September 16, 2019

State of: Illinois

County of: Cook

Subscribed and sworn to before me this 16th day of September 2019




Notary Public: 

My Commission expires: 11-29-2021

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 \$ 1,075,559.00
(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:  Date: Nov. 4, 2019

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Assentance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.