



January 9, 2020

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JAN 18 2020

HEALTH FACILITIES &
SERVICES REVIEW BOARD

Ms. Courtney Avery, Administrator
Illinois Department of Public Health
Health Facilities and Services Review Board
525 West Jefferson Street, Second Floor
Springfield, Illinois 62761

Re: Project Completion and Final Cost Report: #17-057, Valley Ambulatory Surgery Center

Dear Ms. Avery,

On February 27, 2018, the Health Facilities and Services Review Board approved Project #17-057 for the relocation and establishment of Valley Ambulatory Surgery Center from 2210 Dean Street in St. Charles to a new location, 2475 Dean Street in St. Charles with a project completion date of October 31, 2019.

Project Completion: Project #17-057 has been timely completed. The Illinois Department of Public Health issued an operating license for the new facility on September 30, 2019 and the first patient was treated at the new facility on October 7, 2019.

Itemization of Project Costs: Enclosed with this letter as Attachment 1 is the itemization of final project costs totaling \$15,663,384. This is within the approved permit amount of \$16,618,319. There are no additional or associated costs or capital expenditures related to the project.

Certification of Project Scope: The undersigned attests that the completed project complies with all terms of the permit including project cost, square footage, services and scope.

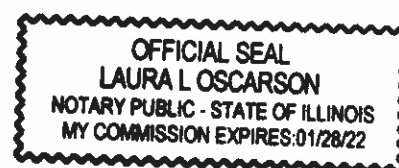
Final Application for Payment: The final Application and Certification for Payment for the modernization contract is included as Attachment 2.

If you have any questions, please feel free to contact me at (630) 584-9800.

Sincerely,

A handwritten signature in black ink that reads "Lauren Blanchard".

Lauren Blanchard, MBA
Administrator, Valley Ambulatory Surgery Center



A handwritten signature in black ink that reads "Laura L. Oscarson".

Enclosures

Itemization of Project Costs, Project #17-057

Items	Approved per Permit	Final Realized Costs
Modernization Contracts	\$5,259,721	\$5,059,457
Contingencies	\$483,323	\$361,988
Architect/Engineering Fees	\$490,016	\$414,475
Consulting and Other Fees	\$115,000	\$98,431
Movable/Other Equipment	\$3,720,064	\$3,178,838
Fair Market Value of Leased Space	\$6,550,195	\$6,550,195
TOTAL PROJECT COSTS	\$16,618,319	\$15,663,384

Final Application and Certification for Payment

APPLICATION AND CERTIFICATE FOR PAYMENT

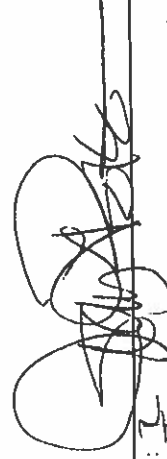
To: Surgery Partners, Inc. PROJECT: Valley Ambulatory Surgery Center - TI
 310 Seven Springs Way, Suite 500 Surgery Partners
 Brentwood, TN 37027
 ATTN: Brian Blankenship
 FROM (CONTRACTOR): Ryan Companies US, Inc.
 111 Shuman Blvd, Suite 400
 Naperville, IL 60563
 CONTRACT FOR: Valley Ambulatory Surgery Center CUSTOMER NO.:
 APPLICATION NO: 11
 APPLICATION DATE: 11/22/2019
 PERIOD FROM: 11/1/2019
 PERIOD TO: 11/30/2019
 PROJECT NO: 4320-001

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Change Orders approved in previous months by Owner			
TOTAL		0.00	0.00
Approved This Month			
Number	Date Approved		
CO 1		266,579.00	
CO 2			-216,998.00
CO 3		47,243.00	
CO 4		68,731.00	
CO 5		6,358.00	
CO 6			-113,487.00
TOTALS		388,911.00	-330,485.00
Net change by Change Orders			58,426.00

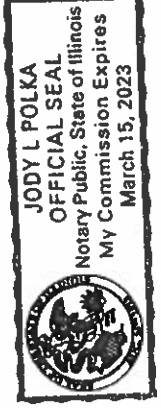
ORIGINAL CONTRACT SUM \$7,227,683.00
 NET CHANGE BY CHANGE ORDERS \$58,426.00
 CONTRACT SUM TO DATE \$7,286,109.00
 TOTAL COMPLETED & STORED TO DATE \$7,286,109.00
 RETAINAGE (Custom) \$0.00
 TOTAL EARNED LESS RETAINAGE \$7,286,109.00
 LESS ALLOWANCE & PREVIOUS CERTIFICATES FOR PAYMENT \$7,055,419.00
 CURRENT PAYMENT DUE \$230,690.00
 AMOUNT DUE FROM PREVIOUS APPLICATION # _____
 TOTAL AMOUNT DUE \$230,690.00

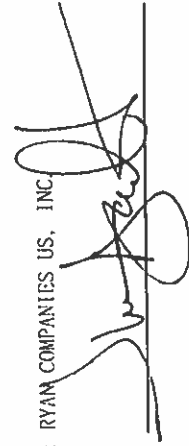
Approved - Brian Blankenship
 11-26-2019
 FINAL INVOICE



State of: IL County of: Will
 Subscribed and sworn to before me this 22nd day of NOV, 2019.
 Notary Public:

My Commission expires:



CONTRACTOR: RYAN COMPANIES US, INC.

 By:

DATE: 11/22/2019

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.

A ITEM No.	B NAME	C DESCRIPTION OF WORK	D SCHEDULED VALUE	E BUDGET REVISION	F REVISED VALUE	G WORK COMPLETED		I Total Completed and Stored To Date (G+H+J)	K % Complete (J/D)	L Retainage 10% 5% 0%	M Previous Billings	N Net Amount Due (J-M-L)	O Remaining To Bill (F-J-L)
						PREVIOUS APPLICATIONS	Work in Place Stored Material (not in G or H)						
011000	Ryan Companies US, Inc.	General Conditions	\$234,021	\$7,415	\$ 241,436	\$ 239,485	\$ 1,951	\$ 241,436	100.0%	\$ -	\$ 239,485	\$ 1,951	\$ -
015000	Ryan Companies US, Inc.	General Requirements	\$94,263	\$71,717	\$ 165,970	\$ 146,912	\$ 19,058	\$ 165,970	100.0%	\$ -	\$ 146,912	\$ 19,058	\$ -
033000	Souco Cement Construction	Cast In Place Concrete	\$13,404	\$27,041	\$ 40,445	\$ 40,445	\$ -	\$ 40,445	100.0%	\$ -	\$ 40,445	\$ -	\$ -
051205	Ledonne	Misc. Metals	\$25,031	\$34,191	\$ 59,222	\$ 59,222	\$ -	\$ 59,222	100.0%	\$ -	\$ 59,222	\$ -	\$ -
061010	PCI	Rough carpentry - Basement	\$4,400	\$7,303	\$ 11,703	\$ 11,703	\$ -	\$ 11,703	100.0%	\$ -	\$ 11,703	\$ -	\$ -
064005	Midwest Architectural Network	Finish Carpentry	\$250,375	\$63	\$ 250,438	\$ 250,438	\$ -	\$ 250,438	100.0%	\$ -	\$ 250,438	\$ -	\$ -
075100	Olsson	Rough carpentry - Mechanical	\$9,700	\$25,955	\$ 35,655	\$ 35,655	\$ -	\$ 35,655	100.0%	\$ -	\$ 35,655	\$ -	\$ -
081120	Block Iron	Doors, Frames & Hardware	\$139,404	(\$8,116)	\$ 131,288	\$ 131,288	\$ -	\$ 131,288	100.0%	\$ -	\$ 131,288	\$ -	\$ -
081102	Recond Doors	Sliding Doors & Operators	\$55,296	(\$11,995)	\$ 43,301	\$ 43,301	\$ -	\$ 43,301	100.0%	\$ -	\$ 43,301	\$ -	\$ -
088100	TBD	Glass & Glazing	\$0	\$1,800	\$ 1,800	\$ 1,800	\$ -	\$ 1,800	100.0%	\$ -	\$ 1,800	\$ -	\$ -
092100	Rockwell	Drywall Systems	\$476,030	\$29,570	\$ 505,600	\$ 505,600	\$ -	\$ 505,600	100.0%	\$ -	\$ 505,600	\$ -	\$ -
093000	CE Korguard	Tile	\$246,750	\$36,119	\$ 282,869	\$ 282,869	\$ -	\$ 282,869	100.0%	\$ -	\$ 282,869	\$ -	\$ -
095100	Just Rite Acoustics	Acoustical Ceiling Tile	\$113,470	(\$5,000)	\$ 108,470	\$ 108,470	\$ -	\$ 108,470	100.0%	\$ -	\$ 108,470	\$ -	\$ -
099100	Marian	Paint & Wallcoverings	\$136,500	\$4,515	\$ 141,015	\$ 141,015	\$ -	\$ 141,015	100.0%	\$ -	\$ 141,015	\$ -	\$ -
101400	Poboda	Signage	\$0	\$43,668	\$ 43,668	\$ 43,668	\$ -	\$ 43,668	100.0%	\$ -	\$ 43,668	\$ -	\$ -
102800	Block Iron	Toilet Partitions & Accessories	\$41,145	\$8,934	\$ 50,079	\$ 50,079	\$ -	\$ 50,079	100.0%	\$ -	\$ 50,079	\$ -	\$ -
122000	Wizards of Windows	Window Treatments	\$10,150	\$372	\$ 10,522	\$ 10,522	\$ -	\$ 10,522	100.0%	\$ -	\$ 10,522	\$ -	\$ -
210000	Shambaugh and Sons	Fire Protection	\$25,500	\$560	\$ 26,060	\$ 26,060	\$ -	\$ 26,060	100.0%	\$ -	\$ 26,060	\$ -	\$ -
220000	Whisen Thomas Plumbing	Plumbing	\$453,665	\$80,636	\$ 534,301	\$ 534,301	\$ -	\$ 534,301	100.0%	\$ -	\$ 534,301	\$ -	\$ -
230000	Westside Mechanical	HVAC	\$2,070,075	\$12,031	\$ 2,082,106	\$ 2,082,106	\$ -	\$ 2,082,106	100.0%	\$ -	\$ 2,082,106	\$ -	\$ -
260000	Connely Electric	Electrical Systems	\$1,107,500	\$171,407	\$ 1,278,907	\$ 1,278,907	\$ -	\$ 1,278,907	100.0%	\$ -	\$ 1,278,907	\$ -	\$ -
501010	Ryan Companies US, Inc.	Design Costs	\$421,475	(\$7,000)	\$ 414,475	\$ 414,475	\$ -	\$ 414,475	100.0%	\$ -	\$ 414,475	\$ -	\$ -
501040	Streny	Equipment Consulting	\$43,000	\$14,519	\$ 57,519	\$ 57,519	\$ -	\$ 57,519	100.0%	\$ -	\$ 57,519	\$ -	\$ -
502019	Ryan Companies US, Inc.	Permits	\$35,000	\$40,631	\$ 75,631	\$ 75,631	\$ 158	\$ 75,631	100.0%	\$ -	\$ 75,473	\$ 158	\$ -
504000	Ryan Companies US, Inc.	Insurance, Bonds, & Misc.	\$71,440	(\$5,485)	\$ 65,955	\$ 66,068	\$ (113.00)	\$ 65,955	100.0%	\$ -	\$ 66,068	\$ (113)	\$ -
511048	Ryan Companies US, Inc.	Weather Conditions	\$6,000	(\$1,200)	\$ 4,800	\$ 4,800	\$ -	\$ 4,800	100.0%	\$ -	\$ 4,800	\$ -	\$ -
512015	Ryan Companies US, Inc.	Travel, Housing & Subsistence	\$8,000	(\$4,539)	\$ 3,461	\$ 3,461	\$ -	\$ 3,461	100.0%	\$ -	\$ 3,461	\$ -	\$ -
531000	Ryan Companies US, Inc.	Proj Mgmt Personnel	\$108,596	\$0	\$ 108,596	\$ 103,710	\$ 4,886.00	\$ 108,596	100.0%	\$ -	\$ 103,710	\$ 4,886	\$ -
602000	Ryan Companies US, Inc.	Contingency	\$361,988	(\$361,988)	\$ -	\$ -	\$ -	\$ -	100.0%	\$ -	\$ -	\$ -	\$ -
661000	Ryan Companies US, Inc.	Contractor's Fee (Lump Sum)	\$361,988	\$18,344	\$ 380,332	\$ 362,933	\$ 17,399.00	\$ 380,332	100.0%	\$ -	\$ 362,933	\$ 17,399	\$ -
661000	Ryan Companies US, Inc.	Shared Savings	\$113,487	\$113,487	\$ 113,487	\$ 113,487	\$ -	\$ 113,487	100.0%	\$ -	\$ 113,487	\$ -	\$ -
661000	Ryan Companies US, Inc.	Warranty Fund	\$36,998	\$36,998	\$ 36,998	\$ 36,998	\$ -	\$ 36,998	100.0%	\$ -	\$ 36,998	\$ -	\$ -
			\$ 7,227,683	\$ 58,426	\$ 7,286,109	\$ 7,055,419	\$ 230,690	\$ 7,286,109	100.0%	\$ -	\$ 7,055,419	\$ 230,690	\$ -

1	Revenue Sources		\$ 1,392,660		\$ 1,392,660	\$ 1,392,660	\$ -	\$ 1,392,660	100.0%	\$ -	\$ 1,392,660	\$ -	\$ -
2	TI Allowance		\$ 5,835,023	\$ 58,426	\$ 5,893,449	\$ 5,662,759	\$ 230,690	\$ 5,893,449	100.0%	\$ -	\$ 5,662,759	\$ 230,690	\$ -
3	Surgery Partners		\$ 7,227,683		\$ 7,286,109	\$ 7,055,419	\$ 230,690	\$ 7,286,109	100.0%	\$ -	\$ 7,055,419	\$ 230,690	\$ -
Total			\$ 13,890,389	\$ 116,852	\$ 14,007,241	\$ 13,640,729	\$ 366,510	\$ 14,007,241	100.0%	\$ -	\$ 13,640,729	\$ 366,510	\$ -