AT THE FOREFRONT
UChicago Medicine | Finance and Shared Services

March 30, 2021

Via electronic mail

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

Re: University of Chicago Medical Center Medical Office Building, Orland Park
Project No. 19-013 (the "Project")
Report of Final Realized Costs

Dear Ms. Avery:

The final costs for Project 19-013 Medical Office Building, Orland Park total $4,065,351. These costs and sources of funds are summarized in the attached table comparing project costs and sources of financing approved in the permit and final amounts. The cost total is below the permit amount of $5,674,046.

We certify that these reported final costs are the total cost required to complete the Project and that there are no additional or associated costs or capital expenditures related to the Project. We certify compliance with all terms of the permit to date, including project cost, square footage, services provided, and other key elements. This document is signed by an authorized representative of the University of Chicago Medical Center and notarized.

Also attached are the two final G702 forms for the Project. The reason for two final G702 forms is that one relates to building infrastructure for which University of Chicago Medical Center had oversight for construction. The other construction work was the build out of the existing space which was undertaken by our co-applicant, Solis. We also note that the final project cost is lower than the amount reported in our most recent annual progress report. At that point we relied on an estimate from Solis of the cost for the interior build out, which was ultimately less expensive.

Please contact me with any questions or if you require any further information.

I the undersigned am an officer of the University of Chicago Medical Center, the permit holder.

Sincerely,

Phillip L. Kaufman

Phillip L. Kaufman, CPA
Vice President
Finance and Shared Services

Sworn to before me this 30th day of March, 2021

Notary Public

ANA RIOS-RICO
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Nov 05, 2024

Project Costs and Sources of Funds		
USE OF FUNDS		**TOTAL**
	Permit Amount	Final Realized Amount
Preplanning Costs		
Site Survey and Soil Investigation		
Site Preparation		
Off Site Work		
New Construction Contracts	**$2,519,606**	**$1,974,448**
Modernization Contracts		
Contingencies	**251,961**	**-**
Architectural/Engineering Fees	**286,857**	**106,414**
Consulting and Other Fees	**232,175**	**67,593**
Movable or Other Equipment (not in construction contracts)	**738,587**	**415,410**
Bond Issuance Expense (project related)		
Net Interest Expense During Construction (project related)		
Fair Market Value of Leased Space or Equipment	**1,245,057**	**1,245,057**
Other Costs To Be Capitalized	**399,803**	**256,430**
Acquisition of Building or Other Property (excluding land)		
TOTAL USES OF FUNDS	**$5,674,046**	**$4,065,351**
SOURCE OF FUNDS		
	Permit Amount	Final Realized Amount
Cash and Securities	**$4,428,989**	**$2,820,294**
Pledges		
Gifts and Bequests		
Bond Issues (project related)		
Mortgages		
Leases (fair market value)	**1,245,057**	**1,245,057**
Governmental Appropriations		
Grants		
Other Funds and Sources		
TOTAL SOURCES OF FUNDS	**$5,674,046**	**$4,065,351**

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

Invoice # : 52241

To Owner: The University of Chicago Medicine
850 E. 58th Street, 4th Flr.
Chicago,IL 60637

Project: 19-6075 UCM - Orland Park 4th Floor Public Area

Application No: 7
Period: 11/01/2020 - 12/05/2020
Project Number: 19-6075
Contract Date: 10/01/2019
Client Reference: 819557 / 635178 / Advance

Distribution to:
- [ ] Owner
- [ ] Architect
- [ ] Contractor
- [ ]
- [ ]

From Contractor: Leopardo Companies, Inc.
5200 Prairie Stone Parkway
Hoffman Estates, IL 60192

Via Architect: Eckenhoff Saunders Architects
One Prudential Plaza, 130 East F
Chicago,IL 60601

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	$	972,396.00
2. Net Change By Change Orders	$	107,420.00
3. Contract Sum To Date	$	1,079,816.00
4. Total Completed and Stored To Date	$	1,079,816.00
5. Retainage:		
a. 0.00% of Completed Work *(Column D+E on G703)* $ 0.00		
b. 0% of Stored Material *(Column F on G703)* $ 0.00		
Total Retainage *(Lines 5a + 5b)*	$	0.00
6. Total Earned Less Retainage *(Line 4 Less Line5 Total)*	$	1,079,816.00
7. Less Previous Certificates For Payment *(Line 6 from prior Certificate)*	$	1,074,148.00
8. Current Payment Due	$	5,668.00
9. Balance To Finish, Including Retainage *(Line 3 Less Line 6)*	$	0.00

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous month by Owner	105,260.00	-1,508.00
Total Approved this Month	3,668.00	0.00
TOTALS	108,928.00	-1,508.00
Net Changes By Change Order	107,420.00	

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 where issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: **Leopardo Companies, Inc.**

By : [signature] Date : 12/7/20

OFFICIAL SEAL
KARRIE L GOTTNER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 02/11/23

State of : Illinois County of : Cook
Subscribed and sworn to before me on 7th Day of December, 2020
Notary Public: [signature]
My Commission expires: Feb 11, 2023

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

AMOUNT CERTIFIED $ 5,668.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with 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 or Contractor under this Contract.

Owner: (if applicable)

By : __________ Date : __________

DocuSign Envelope ID: 5A68C284-377B-4E30-B521-A07EEC211E0C

APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice #: 50104

To Owner: Solis Mammography
15601 Dallas Parkway, Suite 300

Addison, TX 75001

Project: 519035- Solis Mammography - Orland Park

Application No.: 6

Period To: 6/30/2020

Distribution to:
- [ ] Owner
- [ ] Architect
- [ ] Contractor
- [ ]
- [ ]

From Contractor: Berglund Construction
8410 S South Chicago Avenue
Chicago, IL 60617

Via Architect: RS&H Illinois, Inc.
300 W. Adams St., Ste/ 400
Chicago IL 60606

Project Nos:

Contract For:

Contract Date: PO #E100786

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		$697,849.00
2. Net Change By Change Order		$115,368.64
3. Contract Sum To Date		$813,217.64
4. Total Completed and Stored To Date		$813,217.64
5. Retainage:		
a. 0.00% of Completed Work	$0.00	
b. 0.00% of Stored Material	$0.00	
Total Retainage		$0.00
6. Total Earned Less Retainage		$813,217.64
7. Less Previous Certificates For Payments		$795,547.96
8. Current Payment Due		$17,669.68
9. Balance To Finish, Plus Retainage		$0.00

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	$98,698.96	$0.00
Total Approved this Month	$16,669.68	$0.00
TOTALS	$115,368.64	$0.00
Net Changes By Change Order	$115,368.64	

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: Berglund Construction

DocuSigned by:
By: Fred Berglund Date: 6/24/2020
392E633C8591480...

State of: Illinois County of: Cook
Subscribed and sworn to before me this 24th day of June 2020
Notary Public:
My Commission expires:

"OFFICIAL SEAL" ... WARNER Notary Public, State of Illinois My Commission Expires May 17, 2021 Commission No. 855575

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

AMOUNT CERTIFIED $ 17,669.68

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:
By: Date: 06/25/2020

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.

06/25/2020
Construction Manager