



January 27, 2023

Via electronic mail

Mr. John Kniery
Administrator
Illinois Health Facilities and Services Review Board
525 West Jefferson, 2nd Floor
Springfield, Illinois 62761

Re: MIRA Neuro Behavioral Health Center – Project No. 19-014 (the “Project”)

Dear Mr. Kniery:

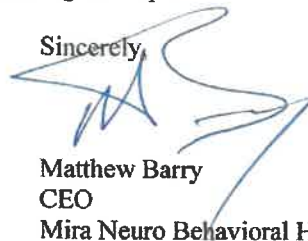
We had previously notified you that MIRA Neuro Behavioral Health Center (MIRA) had timely completed the Project referenced above when the Illinois Department of Public Health issued its operating license effective October 13, 2022. In compliance with regulations we are now submitting our Final Project Report.

Attached is a table of final Sources and Uses of Funds for the Project. Also attached is the Final G-702.

We certify that the these reported final costs are the total costs required to complete the project and that there are no additional or associated costs or capital expenditures related to the Project. We further certify compliance with all terms of the permit, including project cost, square footage, services approved, and other key elements.

Please contact me or Joe Ourth with any questions regarding this report.

Sincerely,



Matthew Barry
CEO
Mira Neuro Behavioral Health Care, LLC

Attachments

cc: Mike Constantino
Joe Ourth

Notarization:

Subscribed and sworn before me
this 30th day of January, 2023


Signature of Notary Public



Project Costs and Sources or Funds
MIRA Neuro-Behavioral Health Center, Tinley Park # 19-014

USE OF FUNDS	Approved			Final
	CLINICAL	NONCLINICAL	TOTAL	Costs
Preplanning Costs			-	
Site Survey and Soil Investigation			-	
Site Preparation			-	
Off Site Work			-	
New Construction Contracts•	5,023,356	1,335,322	6,358,678	\$ 6,473,512
Modernization Contracts		-		
Contingencies	75,000	25,000	100,000	
Architectural/Engineering Fees	158,000	42,000	200,000	\$ 180,000
Consulting and Other Fees	175,000	25,000	200,000	\$ 198,727
Movable or Other Equipment (not in construction contracts)			-	
Bond Issuance Expense (project related)			-	
Net Interest Expense During Construction (project related)			-	
Fair Market Value of Leased Space or Equipment*****	536,504	247,040	783,544	\$ 783,544
Other Costs To Be Capitalized			-	
Acquisition of Building or Other Property (excluding land)	888,750	236,250	1,125,000	\$ 1,125,000
TOTAL USES OF FUNDS	6,856,610	1,910,612	8,767,222	\$ 8,760,783
SOURCE OF FUNDS	CLINICAL	NONCLINICAL	TOTAL	
Cash and Securities	900,000	438,345	1,338,345	\$ 1,331,906
Pledges			-	
Gifts and Bequests			-	
Bond Issues (project related)			-	
Mortgages			-	
Leases (fair market value)	5,864,903	1,563,974	7,428,877	\$ 7,428,877
Governmental Appropriations			-	
Grants			-	
Other Funds and Sources•			-	
TOTAL SOURCES OF FUNDS	6,764,903	2,002,319	8,767,222	\$ 8,760,783

***** Hospital equipment, IT hardware and office furniture were acquired on capital leases. This item, represents all FF&E

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF

PAGES

TO OWNER: Mira Neuro Behavioral Health

PROJECT: Mira Neuro Behavioral Health Hospital

APPLICATION NO: FINAL PAYMENT

Distribution to:

Hospital

11800 S. 75th St. - Suite 300

Palos Heights, Illinois 60463

Health Hospital
6725 Prosper Dr.

Tinley Park, Illinois 60477 PERIOD TO: 10-27-22

☒ OWNER
☐ ARCHITECT
☐ CONTRACTOR

FROM CONTRACTOR:

Scott General Contracting Co.

11535 W. 183rd Place - Ste 121

Orland Park, Illinois 60467

VIA ARCHITECT:

PROJECT NOS:

CONTRACT DATE:

CONTRACT FOR: General Contracting

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.

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:

By: *[Signature]*

Date: 11-1-22

State of: IL

County of: Will

Subscribed and sworn to before me this 1st day of Nov. 2022

Notary Public: *[Signature]*

BEVERLY A VAUGHAN
Official Seal

My Commission expires: 3-9-26
ARCHITECT'S CERTIFICATE FOR PAYMENT
In accordance with the Contract Documents, based on on-site observation and the data comprising the 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 \$ 765,000.20

(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 payments are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	
Total approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order	\$0.00	

AIA DOCUMENT G702 APPLICATION AND CERTIFICATION FOR PAYMENT 1992 EDITION - AIA © 1992
Users may obtain validation of this document by requesting a completed AIA Document D401 - Certification of Document's Authenticity from the Licensee.

THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N.W., WASHINGTON, DC 20006-5282

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE OF PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

APPLICATION NO: Final Payment

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION DATE: October 27, 2022

ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD			COMPLETED AND STORED TO DATE (D+E+)	% (G ÷ C)		
1	Parking Lot	\$10,905.00	\$10,905.00	\$0.00	\$0.00	\$0.00	\$10,905.00	100.00%	\$0.00	\$0.00
2	Concrete	\$39,400.00	\$39,400.00	\$0.00	\$0.00	\$0.00	\$39,400.00	100.00%	\$0.00	\$0.00
3	Demolition	\$66,000.00	\$66,000.00	\$0.00	\$0.00	\$0.00	\$66,000.00	100.00%	\$0.00	\$0.00
4	Structural Steel	\$56,800.00	\$56,800.00	\$0.00	\$0.00	\$0.00	\$56,800.00	100.00%	\$0.00	\$0.00
5	Concrete Saw Cutting	\$75,850.00	\$75,850.00	\$0.00	\$0.00	\$0.00	\$75,850.00	100.00%	\$0.00	\$0.00
6	Carpentry	\$690,000.00	\$690,000.00	\$0.00	\$0.00	\$0.00	\$690,000.00	100.00%	\$0.00	\$0.00
7	Doors, Frames, & Hardware	\$439,384.00	\$439,384.00	\$0.00	\$0.00	\$0.00	\$439,384.00	100.00%	\$0.00	\$0.00
8	Acoustical Ceiling	\$148,660.00	\$148,660.00	\$0.00	\$0.00	\$0.00	\$148,660.00	100.00%	\$0.00	\$0.00
9	Storefront	\$243,501.00	\$243,501.00	\$0.00	\$0.00	\$0.00	\$243,501.00	100.00%	\$0.00	\$0.00
10	Metal Wall Panel	\$32,675.00	\$32,675.00	\$0.00	\$0.00	\$0.00	\$32,675.00	100.00%	\$0.00	\$0.00
11	Electrical	\$847,000.00	\$762,300.00	\$84,700.00	\$0.00	\$0.00	\$762,300.00	100.00%	\$0.00	\$0.00
12	Restroom Accessories	\$25,977.00	\$25,977.00	\$0.00	\$0.00	\$0.00	\$25,977.00	100.00%	\$0.00	\$0.00
13	Masonry	\$15,550.00	\$15,550.00	\$0.00	\$0.00	\$0.00	\$15,550.00	100.00%	\$0.00	\$0.00
14	Overhead Doors	\$23,500.00	\$23,500.00	\$0.00	\$0.00	\$0.00	\$23,500.00	100.00%	\$0.00	\$0.00
15	Plumbing	\$695,281.00	\$635,000.00	\$60,281.00	\$0.00	\$0.00	\$635,000.00	100.00%	\$0.00	\$0.00
16	HVAC	\$759,000.00	\$682,100.00	\$76,900.00	\$0.00	\$0.00	\$682,100.00	100.00%	\$0.00	\$0.00
17	Anslul System	\$5,950.00	\$5,950.00	\$0.00	\$0.00	\$0.00	\$5,950.00	100.00%	\$0.00	\$0.00
18	Fire Sprinklers	\$66,253.00	\$99,361.00	\$0.00	\$0.00	\$0.00	\$99,361.00	100.00%	\$0.00	\$0.00
19	Roofing	\$52,445.00	\$57,445.00	\$0.00	\$0.00	\$0.00	\$57,445.00	100.00%	\$0.00	\$0.00
20	Fireproofing Spray	\$264,000.00	\$264,000.00	\$0.00	\$0.00	\$0.00	\$264,000.00	100.00%	\$0.00	\$0.00
21	Floor Coverings	\$265,083.00	\$238,575.00	\$26,508.00	\$0.00	\$0.00	\$238,575.00	100.00%	\$0.00	\$0.00
22	Floor Protection	\$22,600.00	\$22,600.00	\$0.00	\$0.00	\$0.00	\$22,600.00	100.00%	\$0.00	\$0.00
23	Misc. Project Materials	\$30,000.00	\$30,000.00	\$0.00	\$0.00	\$0.00	\$30,000.00	100.00%	\$0.00	\$0.00
24	Contingency	\$100,000.00	\$100,000.00	\$0.00	\$0.00	\$0.00	\$100,000.00	100.00%	\$0.00	\$0.00
25	Engineering	\$25,000.00	\$25,000.00	\$0.00	\$0.00	\$0.00	\$25,000.00	100.00%	\$0.00	\$0.00
GRAND TOTALS		\$5,000,814.00	\$4,790,533.00	\$210,281.00	\$0.00	\$0.00	\$4,790,533.00	100.00%	\$0.00	\$0.00

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CONTINUATION SHEET

AIA DOCUMENT G703

PAGE OF PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

APPLICATION NO: Final Payment

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column 1 on Contracts where variable retainage for line items may apply.

APPLICATION DATE: October 27, 2022
ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)		E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
1	BALANCE FORWARD SHEET #1	\$5,000,814.00	\$4,790,533.00		\$210,281.00	\$0.00	\$4,790,533.00	95.80%	\$0.00	\$0.00
2										
3										
4										
5	Fire Alarm	\$58,800.00	\$58,800.00		\$0.00	\$0.00	\$58,800.00	100.00%	\$0.00	\$0.00
6	General Construction	\$490,938.00	\$441,845.00		\$49,093.00	\$0.00	\$441,845.00	100.00%	\$0.00	\$0.00
7	General Conditions	\$58,000.00	\$66,000.00		(\$8,000.00)	\$0.00	\$66,000.00	100.00%	\$0.00	\$0.00
8	Supervision	\$115,000.00	\$100,000.00		\$15,000.00	\$0.00	\$100,000.00	100.00%	\$0.00	\$0.00
9	Management Fee	\$580,000.00	\$216,018.80		\$363,981.20	\$0.00	\$216,018.80	100.00%	\$0.00	\$0.00
10	Architectural Plans	\$200,000.00	\$180,000.00		\$20,000.00	\$0.00	\$180,000.00	100.00%	\$0.00	\$0.00
11	Change Orders	\$149,960.00	\$35,315.00		\$114,645.00	\$0.00	\$35,315.00	100.00%	\$0.00	\$0.00
12										
13										
14										
15										
16										
17										
18										
19										
20										
21										
22										
23										
24										
25										
	GRAND TOTALS	\$6,653,512.00	\$5,888,511.80		\$765,000.20	\$0.00	\$5,888,511.80	100.00%	\$0.00	\$0.00

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AFFIDAVIT AND WAIVER OF LIEN

☒ Final

☐ Partial

☐ Payment to Follow

State of Illinois, County of Cook, SS:

Mike Scott being duly sworn states that he is President of
(Name of Officer, Partner, Owner) (Title)

Scott General Contracting Co. having contracted with Mira Neuro Behavioral Health Hospital
(Contractor) (Owner)

to furnish certain materials and/or labor as follows: General Contracting
(Description)

for the project known as Mira Neuro Behavioral Health Hospital located at

6725 Prosperi Dr., Tinley Park, Illinois 60477 and owned by Mira Neuro Behavioral Health Hospital

and does hereby further state on behalf of the aforementioned subcontractor/supplier:

(PARTIAL WAIVER) that there is due from the contractor the sum of
Seven Hundred and Sixty Five Thousand and 20/100 dollars (\$ 765,000.20)

() receipt of which is hereby acknowledged; or Total paid to date (\$ 5,888,511.80)

() the payment of which has been promised as the sole consideration of this Affidavit and Partial Waiver of Lien which is given solely with respect to said amount, and which waiver shall be effective only upon receipt of payment thereof by the undersigned;

(FINAL WAIVER) that there is due from the contractor the sum of
_____ dollars (\$ 0.00)

() receipt of which is hereby acknowledged; or Total paid to date (\$ 0.00)

(☒) the payment of which has been promised as the sole consideration of this Affidavit and Partial Waiver of Lien which is given solely with respect to said amount, and which waiver shall be effective only upon receipt of payment thereof by the undersigned;

THEREFORE, the undersigned waives and releases unto the Owner of said premises, any and all lien or claim whatsoever on the above-described property and improvements thereon on account of labor or material or both, furnished by the undersigned thereto, subject to limitations or conditions expressed herein, if any; and further certifies that no other party has any claim or right to a lien on account of any work performed or material furnished to the undersigned for said project, and within the scope of this affidavit and waiver.

Firm Scott General Contracting Co.

Date 11/1/2022

By [Signature]

Title President of S.G.C.

Witness My Hand and Seal this 1st day of November 2022

Notary Public

Printed

My Commission Expires 3-9-26

County of Residence Will

