



Juan Morado, Jr.
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January 30, 2023

VIA E-MAIL

John P. Kniery
Board Administrator
Illinois Health Facilities and Services Review Board
525 West Jefferson, Second Floor
Springfield, Illinois 62761

Re: Final Cost Report- Quad Cities Rehabilitation Institute, Moline, Permit #19-059

Dear Mr. Kniery:

We represent the Quad Cities Rehabilitation Institute, LLC, Iowa Health System d/b/a Unity Point Health, Trinity Regional Health System, Trinity Medical Center, and Encompass Health Corporation (the "Permit Holders") with regard to Permit #19-059, a Certificate of Need to establish a 40 bed comprehensive rehabilitation hospital. The Illinois Health Facilities and Services Review Board ("Board") approved the project on June 30, 2020. We are happy to report that the project is complete, and we request that you accept this letter as our final cost report consistent with 77 Ill. Admin. Code Section 1130.770

Enclosed you will find an itemization of the final realized costs, and the Permit Holders certify that the final realized costs, as itemized are the total costs required to complete the project and that there are no additional costs or associated costs or capital expenditures related to the project. Additionally, enclosed is a completed G702 and copy of the facility license issued by the Illinois Department of Public Health. The project was timely completed, and according to the terms of the permit letter issued by the Board.

If you should have any questions or need any additional information regarding the project, please do not hesitate to contact me at 312-212-4967 or via email at JMorado@beneschlaw.com.

Very truly yours,

BENESCH, FRIEDLANDER,
COPLAN & ARONOFF, LLP

A handwritten signature in blue ink, appearing to read 'Juan Morado, Jr.', written over the printed name.

Juan Morado, Jr.

State of Alabama
County of Jefferson

Verification Statement

I, Carey B. McRae, being first duly sworn, on oath, depose and sate as follows:

I serve as Associate General Counsel - State Regulatory & Compliance of Encompass Health Corporation, one of the joint venture partners in Quad Cities Rehabilitation Institute, LLC, the permit holder for Quad Cities Rehabilitation Institute.

We filed a Certificate of Need Application to establish a 40-bed Comprehensive Physical Rehabilitation Hospital in Moline, Illinois (Rock Island County).

That application was approved by the Health Facilities and Services Review Board as Project #19-059.

The project was completed, the facility was surveyed, and a license was issued on August 18, 2022 (a copy of the license is enclosed). The facility opened to patients on August 23, 2022.

I certify that the final realized costs are the total costs required to complete the project and that there are no additional associated costs or capital expenditures related to the project.

The final realized costs for the project equaled \$29,238,239, which is less than the amount that was approved by the Board.

The source funds for the project amounted to \$29,238,239 in cash.

The graph below accurately reflects a detailed itemization of all project costs and sources of funds.

Quad Cities Rehabilitation Institute Project Costs and Sources of Funds			
Use of Funds	CON Permit	Actual Project Costs	Under (Over) Budget
Site Preparation	\$ 1,083,153	\$ 2,627,791	(\$ 1,544,638)
New Construction	19,900,960	18,871,135	1,029,825
Contingencies	1,762,104	0	1,762,104
Architectural/Engineering Fees	1,677,347	1,292,220	385,127
Consulting and other fees	704,842	1,224,463	(519,621)
Movable or other equipment	5,098,119	4,284,787	813,332

Quad Cities Rehabilitation Institute Project Costs and Sources of Funds			
	CON Permit	Actual Project Costs	Under (Over) Budget
Other costs to be capitalized	3,586,297	937,843	2,648,454
Total Uses of Funds	\$ 33,812,822	\$ 29,238,239	\$ 4,574,583
Source of Funds			
Cash and Securities	\$ 33,812,822	\$ 29,238,239	\$ 4,574,583
Total Sources of Funds	\$ 33,812,822	\$ 29,238,239	\$ 4,574,583

Under penalties as provided by law pursuant to § 1-109 of the Code of Civil Procedure, the undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that he verily believes the same to be true.

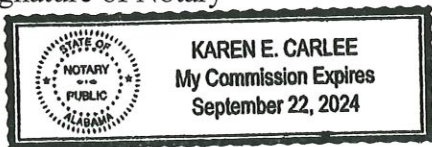
Cary B. McRae (signature)

1-25-23 (date)

On this 25th day of January, 2023, before me the undersigned notary public, personally appeared Carey B. McRae, personally known or provide to me through satisfactory evidence of identification, to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose.

Karen E. Carlee

Signature of Notary



Notary Stamp

← DISPLAY THIS PART IN A CONSPICUOUS PLACE

Illinois Department of
PUBLIC HEALTH
HF 126142

LICENSE, PERMIT, CERTIFICATION, REGISTRATION

The person, firm or corporation whose name appears on this certificate has complied with the provisions of the Illinois statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below.

Sameer Vohra, MD,JD,MA
Director

Issued under the authority of
the Illinois Department of
Public Health

EXPIRATION DATE	CATEGORY	I.D. NUMBER
8/17/2023	Rehabilitation Hospital	0006312
Effective: 08/18/2022		

The Quad Cities Rehabilitation Institute, LLC
653 52nd Avenue
Moline, IL 61265

The face of this license has a colored background. Printed by Authority of the State of Illinois • P.O. #19-493-001 10M 9/18

Exp. Date 8/17/2023
Lic Number 0006312
Date Printed 8/19/2022

The Quad Cities Rehabilitation Institute
653 52nd Avenue
Moline, IL 61265

FEE RECEIPT NO.

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

TO OWNER:

Encompass Health Corporation
9001 Liberty Parkway
Birmingham, AL 35242

PROJECT:

The Quad Cities Rehab Institute
653 52nd Ave
Moline, IL 48107

APPLICATION NO:

18R

PERIOD TO:

11/25/22

FROM CONTRACTOR:

M. J. Harris Construction Services, LLC.
1 Riverchase Ridge
Birmingham, AL 35244

ARCHITECT:

Frederick & Associates Architects
330 S. Pineapple Ave, 204
Sarasota, FL 34236

INVOICE NO:

18R

PROJECT NOS:

MJH #2103

CONTRACT FOR: THE QUAD CITIES REHABILITATION INSTITUTE

CONTRACT DATE: 5/11/2021

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:

1. ORIGINAL CONTRACT SUM	\$ 20,099,593.00
2. Net change by Change Orders	\$ (199,816.84)
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$ 19,899,776.16
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$ 19,899,776.16
5. RETAINAGE:	
a. 5 % of Completed Work (Column D + E on G703)	\$ 0.00

6. TOTAL EARNED LESS RETAINAGE (Total in Column I of G703)	\$ 0.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$ 19,025,309.19
8. CURRENT PAYMENT DUE	\$ 874,466.97
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$ 0.00

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

By: *[Signature]* Date: 01-04-23
State of: Alabama
Subscribed and sworn to before me this 21th day of January 2023
ALECIA BATES
NOTARY
County of Shelby
City of Montgomery
My Commission Expires April 9, 2025.

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations 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 \$ 874,466.97

(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: *[Signature]* Date: 01-04-23

By: *[Signature]* Date: 01-04-23
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.

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing 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 NO: 18R
APPLICATION DATE: 11/30/22
PERIOD TO: 11/25/22
ARCHITECT'S PROJECT NO:
INVOICE NO: 18R

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	Ca CHANGE ORDERS	Cb ADJUSTED SCHEDULE OF VALUES	D WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	E COMPLETED THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED TO DATE (D+E+F)	% (G ÷ Cb)	H BALANCE TO FINISH (Cb - G)	I RETAINAGE
Item #	Bill Line	SOV	CO	Adjusted SOV	Previous	Current	Material	TCSTD	%	BIF	Retainage
13001	General Conditions	\$884,256		\$884,256.00	\$884,256.00	\$0.00	\$0.00	\$884,256.00	100.00%		\$0.00
13011	Preconstruction	\$60,000		\$60,000.00	\$58,875.35	\$1,124.65	\$0.00	\$60,000.00	100.00%		\$0.00
13010	Security/Fencing	\$38,605		\$38,605.00	\$21,495.00	\$17,106.00	\$0.00	\$38,605.00	100.00%		\$0.00
12020	Earthwork	\$1,458,497		\$1,458,497.00	\$1,447,020.07	\$11,476.93	\$0.00	\$1,458,497.00	100.00%		\$0.00
12021	Paving	\$790,822		\$790,822.00	\$780,267.39	\$10,554.61	\$0.00	\$790,822.00	100.00%		\$0.00
12024	Hardscape	\$7,496		\$7,496.00	\$7,496.00	\$0.00	\$0.00	\$7,496.00	100.00%		\$0.00
12023	Landscaping	\$312,498		\$312,498.00	\$312,498.00	\$0.00	\$0.00	\$312,498.00	100.00%		\$0.00
12025	Site Lighting	\$80,510		\$80,510.00	\$80,510.00	\$0.00	\$0.00	\$80,510.00	100.00%		\$0.00
13021	Special Foundations	\$141,209		\$141,209.00	\$114,863.38	\$26,345.62	\$0.00	\$141,209.00	100.00%		\$0.00
13030	Concrete	\$924,938		\$924,938.00	\$909,044.35	\$15,893.65	\$0.00	\$924,938.00	100.00%		\$0.00
13040	Masonry	\$318,913		\$318,913.00	\$311,654.50	\$7,258.50	\$0.00	\$318,913.00	100.00%		\$0.00
13051	Structural Steel	\$1,395,247		\$1,395,247.00	\$1,393,996.34	\$1,250.66	\$0.00	\$1,395,247.00	100.00%		\$0.00
13060	Rough Carpentry	\$106,127		\$106,127.00	\$104,254.18	\$1,872.82	\$0.00	\$106,127.00	100.00%		\$0.00
13071	Caulking/Waterproofing	\$231,595		\$231,595.00	\$223,203.65	\$8,391.35	\$0.00	\$231,595.00	100.00%		\$0.00
13070	Roofing	\$744,064		\$744,064.00	\$712,960.17	\$31,103.83	\$0.00	\$744,064.00	100.00%		\$0.00
13080	Doors, Frames, & Hardware	\$343,280		\$343,280.00	\$336,890.01	\$6,389.99	\$0.00	\$343,280.00	100.00%		\$0.00
13081	Glass & Glazing	\$241,114		\$241,114.00	\$233,569.92	\$7,544.08	\$0.00	\$241,114.00	100.00%		\$0.00
13091	Metal Studs, Drywall & Acoustical	\$3,258,693		\$3,258,693.00	\$3,244,394.19	\$14,298.81	\$0.00	\$3,258,693.00	100.00%		\$0.00
13093	Hard Tile	\$138,286		\$138,286.00	\$138,159.60	\$126.40	\$0.00	\$138,286.00	100.00%		\$0.00
13094	Resilient Flooring	\$343,479		\$343,479.00	\$339,203.45	\$4,275.55	\$0.00	\$343,479.00	100.00%		\$0.00
13096	Paint & VVC	\$173,012		\$173,012.00	\$170,024.41	\$2,987.59	\$0.00	\$173,012.00	100.00%		\$0.00
13100	Specialties	\$381,329		\$381,329.00	\$374,074.84	\$7,254.16	\$0.00	\$381,329.00	100.00%		\$0.00
13101	Interior Signage	\$23,227		\$23,227.00	\$22,758.79	\$468.21	\$0.00	\$23,227.00	100.00%		\$0.00
13120	Millwork	\$383,440		\$383,440.00	\$382,323.85	\$1,116.15	\$0.00	\$383,440.00	100.00%		\$0.00
13154	Temp Heat/Cool	\$60,000		\$60,000.00	\$60,000.00	\$0.00	\$0.00	\$60,000.00	100.00%		\$0.00
13152	Fire Protection	\$188,814		\$188,814.00	\$187,129.85	\$1,684.15	\$0.00	\$188,814.00	100.00%		\$0.00
13151	Plumbing	\$997,716		\$997,716.00	\$997,716.00	\$0.00	\$0.00	\$997,716.00	100.00%		\$0.00
13150	HVAC	\$2,537,831		\$2,537,831.00	\$2,537,831.00	\$0.00	\$0.00	\$2,537,831.00	100.00%		\$0.00
13160	Electrical	\$2,380,469		\$2,380,469.00	\$2,380,469.00	\$0.00	\$0.00	\$2,380,469.00	100.00%		\$0.00
13170	Other: Roof Consultant	\$8,000		\$8,000.00	\$3,600.00	\$4,400.00	\$0.00	\$8,000.00	100.00%		\$0.00
13002	Insurance & Bonds	\$221,862		\$221,862.00	\$221,862.00	\$0.00	\$0.00	\$221,862.00	100.00%		\$0.00
13003	Subguard	\$205,889		\$205,889.00	\$205,532.74	\$356.26	\$0.00	\$205,889.00	100.00%		\$0.00
13004	Builder's Risk Insurance	\$0		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	100.00%		\$0.00
13005	Permits	\$80,081		\$80,081.00	\$73,983.00	\$6,098.00	\$0.00	\$80,081.00	100.00%		\$0.00
13007	Project Fee	\$585,425		\$585,425.00	\$579,605.13	\$5,819.87	\$0.00	\$585,425.00	100.00%		\$0.00
13006	Owner Contingency	\$4,619		\$4,619.00	\$0.00	\$4,619.00	\$0.00	\$4,619.00	100.00%		\$0.00
10019	Photo Documentation	\$48,250		\$48,250.00	\$48,250.00	\$0.00	\$0.00	\$48,250.00	100.00%		\$0.00
	Change Order 003	\$199,817		-\$199,816.84	\$0.00	-\$199,816.84	\$0.00	-\$199,816.84	100.00%		\$0.00
GRAND TOTALS		\$20,099,593.00		\$19,899,776.16	\$19,899,776.16	\$0.00	\$0.00	\$19,899,776.16	100.00%	\$0.00	\$0.00



PARTIAL RELEASE AND LIEN WAIVER

- A. *Encompass Health* is now indebted to the undersigned on account of labor and / or material furnished by the undersigned for use in construction of: **The Quad Cities Rehabilitation Hospital Project.**

Encompass Health has requested the undersigned to furnish this Release prior to payment of the attached invoice, Pay Application Number **18R**, in the amount of: **Eight Hundred Seventy-Four Thousand Four Hundred Sixty-six Dollars and Ninety-seven Cents.**

In consideration of this payment to be made by *Encompass Health* and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned for itself, its successors and assigns, hereby releases and forever discharges *Encompass Health*, its officers, directors, employees and agents of and from all manner of debts, actions, causes of action, suits, covenants, contracts, and any and all claims and liabilities whatsoever in law and in equity, arising under or by virtue of its contract with M. J. Harris Construction Services, LLC dated 01-04-23 and changes thereto and the undersigned further waives and release all liens, claims or rights of lien on or against said Project for and on account of labor and / or material furnished up to this date for the invoice.

The undersigned warrants and represents that all bills, for material used, equipment rentals, labor performed and any other items furnished under the contract have been paid and satisfied. The undersigned further agrees to indemnify and holds harmless *Encompass Health* from any and all liens, financial obligations or claims, including costs and reasonable attorney's fees, arising under said contract.

It is specifically understood, however, that this Release shall take effect and be enforceable only upon and after receipt by the undersigned of this payment and this Release is given by the undersigned and is accepted by *Encompass Health* subject to such understanding.

Executed as a sealed instrument this **01-04-23.**

CONTRACTOR:

M.J. Harris Construction Services, LLC.

Name: Cory Singley

Its: Project Manager

THE STATE OF: Alabama

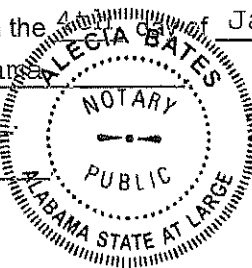
COUNTY OF: Shelby

This instrument was acknowledged before on the 4th day of January 2023.

Notary Public in and for the State of: Alabama

Print Name of Notary: Alecia Bates

My Commission Expires: 04/09/2025



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Birmingham, AL 35244
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www.mjharris.com