



June 6, 2022

Mr. John Kniery  
Illinois Health Facilities and Services Review Board  
525 West Jefferson Street, 2<sup>nd</sup> Floor  
Springfield, IL 62761

**RE:   *Annual Progress Report***  
***Project #21-008***  
***Northwestern Medicine Old Irving Park Medical Office Building***

Dear Mr. Kniery:

This report summarizes the current status of the Northwestern Medicine Old Irving Park Medical Office Building Project (CON #21-008). The project was approved by the HFSRB on May 20, 2021 in the amount of \$158,386,818.

**Key Milestones**

During the past year of the project (from 5/20/21 to date), key accomplishments include the following:

**Obligation**

- The project was obligated on January 13, 2021 with the signing of the construction contract with Power/UJAMAA 7, LLC in the amount of \$103,340,871. This represents 65.2% of the total project cost.

**Construction**

- Construction began – December 2021
- Earth Retention completed – February 2022
- Excavation and Foundations completed – May 2022
- Concrete structure work is on-going

**Key Actions Needed to Be Completed**

| Action/Milestone            | Target Completion Date |
|-----------------------------|------------------------|
| Complete concrete structure | July 2022              |
| Complete steel erection     | October 2022           |
| Complete exterior enclosure | January 2023           |
| Begin interior buildout     | January 2023           |
| Project Close-out           | June 30, 2024          |

**Sources and Uses of Funds**

Attached is a schedule of project expenditures to date. Approximately \$14,606,335 has been expended of the \$158,386,818 allocated for the project and has been entirely funded from cash and securities. This represents approximately 9.2% of the budget.

**Contractual Commitments**

NMHC has executed contracts for this project. Current total project commitments are \$112,455,630. 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 [borth@nm.org](mailto:borth@nm.org) or (312) 926-8650.

Sincerely,



Bridget S. Orth  
Director, Regulatory Planning

cc: Glenn Kaleta, Program Director – Capital Planning  
Donald Ziemann, Senior Accountant – Capital Planning

**Northwestern Medicine Old Irving Park Medical Office Building  
Project # 21-008**

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

**Northwestern Memorial Hospital Permit Project Expenditures**

**Progress Report: May 31, 2022**

| <u>Category</u>  | CON Approved Budget | Project to Date<br>through 05/31/2021 |
|--|---------------------|---------------------------------------|
| <b><u>USE OF FUNDS</u></b>                                   |                     |                                       |
| 1 PREPLANNING COSTS  | \$ 130,807          | \$ 12,226                             |
| 2 SITE SURVEY AND SOIL INVESTIGATION                         | \$ 300,000          | \$ -                                  |
| 3 SITE PREPARATION   | \$ 7,357,507        | \$ 1,616,446                          |
| 4 OFF SITE WORK  | \$ 1,458,199        | \$ 344,833                            |
| 5 NEW CONSTRUCTION CONTRACTS                                 | \$ 92,686,115       | \$ 6,997,542                          |
| 6 MODERNIZATION CONTRACTS                                    | \$ -                | \$ -                                  |
| 7 CONTINGENCIES  | \$ 9,268,612        | \$ -                                  |
| 8 ARCHITECTURAL/ENGINEERING FEES                             | \$ 2,642,203        | \$ 2,380,755                          |
| 9 CONSULTING & OTHER FEES                                    | \$ 10,195,306       | \$ 2,758,605                          |
| 10 MOVABLE CAPITAL EQUIPMENT (not in construction contracts) | \$ 32,323,069       | \$ 18,343                             |
| 11 BOND ISSUANCE EXPENSE (project related)                   | \$ -                | \$ -                                  |
| 12 NET INTEREST EXPENSE DURING CONSTRUCTION (project rela    | \$ -                | \$ -                                  |
| 14 OTHER COSTS WHICH ARE TO BE CAPITALIZED                   | \$ 2,025,000        | \$ 477,585                            |
| <b>GRAND TOTAL</b>   | \$ 158,386,818      | \$ 14,606,335                         |
| <b><u>SOURCE OF FUNDS</u></b>                                |                     |                                       |
| 16 CASH & SECURITIES   | \$ 158,386,818      | \$ 14,606,335                         |
| 18 GIFTS & BEQUESTS  | \$ -                | \$ -                                  |
| 19 BOND ISSUES (project related)                             | \$ -                | \$ -                                  |
| 25 TOTAL FUNDS   | \$ 158,386,818      | \$ 14,606,335                         |
| CON PERMIT AMOUNT  | \$ 158,386,818      | \$ 14,606,335                         |
| % COMPLETE   | 9.2%                |                                       |

# APPLICATION AND CERTIFICATE FOR

Page: 1 of 8

TO OWNER: Northwestern Memorial Healthcare  
541 North Fairbanks Ct.  
Suite 1800  
Chicago, IL 60611

FROM CONTRACTOR: Power/James 7, LLC  
8750 W Bryn Mawr  
500  
Chicago, IL 60631

PROJECT: NM Old Irving Park AOC  
4441 W. Irving Park Road  
Chicago, IL 60641

ARCHITECT: Cannon Design  
225 N Michigan Ave  
Suite 1100  
Chicago, IL 60601  
United States

APPLICATION NO.: 5  
PERIOD TO: 1/31/22 12:00  
PROJECT NOS.: 5321010  
CONTRACT DATE: 01-13-2021

Distribution to:  
☐ OWNER  
☐ ARCHITECT  
☐ CONTRACTOR

CONTRACT FOR: General Construction

## APPLICATION AND CERTIFICATE FOR

Application is made for payment, as shown below, in connection with the Contract. Continuation sheet is attached.

1. ORIGINAL CONTRACT SUM ..... \$ 103,340,871  
2. Net change by change orders ..... \$ 0  
3. CONTRACT SUM TO DATE (Line 1 + 2) ..... \$ 103,340,871  
4. TOTAL COMPLETED & STORED TO DATE .... \$ 11,235,172  
(Column G on G703)  
5. RETAINAGE:  
(Total retainage Column I of G703) ..... \$ 659,895  
6. TOTAL EARNED LESS RETAINAGE ..... \$ 10,575,277  
(Line 4 less Line 5 Total)  
7. LESS PREVIOUS CERTIFICATES FOR  
(Line 6 from prior Certificate) ..... \$ 8,361,688  
8. CURRENT PAYMENT DUE ..... \$ 2,213,679  
9. BALANCE TO FINISH, INCLUDING RETAINAGE  
(Line 3 less Line 6) ..... \$ 92,765,584

| CHANGE ORDER SUMMARY                              |               | ADDITIONS | DEDUCTIONS |
|---|---------------|-----------|------------|
| Change Order approved in previous months by Owner |               | 0         | 0          |
| APPROVED THIS MONTH                               |               |           |            |
| Number  | Date Approved |           |            |
|   |               |           |            |
|   |               |           |            |
|   |               |           |            |
| Current Total                                     |               | 0         | 0          |
| Net Change by Change Orders                       |               |           | 0          |

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: Power/James 7, LLC

By: for Date: 1/31/22

State of: IL

County of: Cook

Subscribed and sworn to before

me this 31st day of January 2022

Notary Public:

My Commission expires: 06/27/22

## ARCHITECT'S CERTIFICATE FOR PAYMENT

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 ..... \$ 2,213,679

(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: Cannon Design

By: for Date: 3/3/22

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.