



June 7, 2023

John Kniery
Illinois Health Facilities and Services Review Board
525 West Jefferson Street, 2nd 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 NM Old Irving Park Medical Office Building Project. 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 6/15/22 to date), key accomplishments include the following:

Construction

- Structure completed in January 2023
- Enclosure work is on-going (90% complete; Water tight in March 2023)
- Primary ventilation equipment is set (RTU's/Fans); MEPFP rough-in is complete, trim work and testing is on-going
- Pre-fabricated pods are complete, delivered, and installed
- Finishes installation is underway

Key Actions To Be Completed

Action/Milestone	Target Completion Date
Complete enclosure trim	June 2023
Complete MEPFP trim	July/August 2023
Complete finishes	August 2023
Complete furniture installation	October 2023

Construction Substantial Completion Project Close-out	November 2023 June 30, 2024
--	--------------------------------

Sources and Uses of Funds

Attached is a schedule of project expenditures to date. Approximately \$67,173,900 has been expended of the \$158,386,818 allocated for the project and has been entirely funded from cash and securities. This represents approximately 42.4% of the budget.

Contractual Commitments

NMHC has executed contracts for this project. Current total project commitments are \$127,697,414. 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 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, 2023

<u>Category</u>	CON Approved Budget	Project to Date through 05/31/2023
<u>USE OF FUNDS</u>		
1 PREPLANNING COSTS	\$ 130,807	\$ 108,657
2 SITE SURVEY AND SOIL INVESTIGATION	\$ 300,000	\$ 85,652
3 SITE PREPARATION	\$ 7,357,507	\$ 5,635,617
4 OFF SITE WORK	\$ 1,458,199	\$ 438,633
5 NEW CONSTRUCTION CONTRACTS	\$ 92,686,115	\$ 52,071,304
6 MODERNIZATION CONTRACTS	\$ -	\$ -
7 CONTINGENCIES	\$ 9,268,612	\$ -
8 ARCHITECTURAL/ENGINEERING FEES	\$ 2,642,203	\$ 2,638,924
9 CONSULTING & OTHER FEES	\$ 10,195,306	\$ 5,005,672
10 MOVABLE CAPITAL EQUIPMENT (not in construction contracts)	\$ 32,323,069	\$ 219,277
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	\$ 970,164
GRAND TOTAL	\$ 158,386,818	\$ 67,173,900
<u>SOURCE OF FUNDS</u>		
16 CASH & SECURITIES	\$ 158,386,818	\$ 67,173,900
18 GIFTS & BEQUESTS	\$ -	\$ -
19 BOND ISSUES (project related)	\$ -	\$ -
25 TOTAL FUNDS	\$ 158,386,818	\$ 67,173,900
CON PERMIT AMOUNT	\$ 158,386,818	\$ 67,173,900
 % COMPLETE	 42.4%	

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER: Northwestern Memorial Healthcare

541 North Fairbanks Ct.
Suite 1600
Chicago, IL 60611

PROJECT: NM Old Irving Park AOC

4441 W. Irving Park Road
Chicago, IL 60641

APPLICATION NO.: 15

PERIOD TO : 03/31/2023

PROJECT NOS.: 5321010

Distribution to:

☐ OWNER

☐ ARCHITECT

☐ CONTRACTOR

FROM CONTRACTOR: Power/Ujamaa 7, LLC

8750 W Bryn Mawr
500
Chicago, IL 60631

ARCHITECT: Cannon Design

225 N Michigan Ave
Suite 1100
Chicago, IL 60601
United States

CONTRACT DATE : Jan/13/2021

CONTRACT FOR: General Construction

APPLICATION AND CERTIFICATE FOR PAYMENT

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 \$ 2,243,317
3. CONTRACT SUM TO DATE (Line1 +/- 2) \$ 105,584,188
4. TOTAL COMPLETED & STORED TO DATE \$ 65,917,640

(Column G on G703)

5. RETAINAGE:

(Total retainage Column I of G703) \$ 3,866,941
6. TOTAL EARNED LESS RETAINAGE \$ 62,050,699
(Line 4 less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR

(Line 6 from prior Certificate) \$ 52,873,193
8. CURRENT PAYMENT DUE \$ 9,177,506

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6) \$ 43,533,489

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Change Order approved in previous months by Owner		1,356,196	0
APPROVED THIS MONTH			
Number	Date Approved		
004	Feb/22/2023	887,122	0
Current Total:		887,122	0
Net Change by Change Orders		2,243,317	

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/Ujamaa 7, LLC

By: _____

Date: 03/30/2023

State of: IL

County of: Cook

Subscribed and sworn to before

me this 30th day of March 2023

Notary Public: _____

My Commission expires: January 06, 2024

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.....\$

\$9,177,506

(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: _____

Date: 04/04/23

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.