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HEALTH FACILITIES &
SERVICES REVIEW BOARD

June 3, 2024

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 Northwestern Medicine 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. A permit renewal request was approved on April 18, 2024 which extended the project close-out date by 15 months to September 30, 2025.

Key Milestones

During the past year of the project (from 6/15/23 to date), key accomplishments include the following:

Construction

- Main Building Substantially Complete – September 29, 2023
- First Patient/Building Opening – November 1, 2023
- Design of the 4th floor space finalized

Key Actions To Be Completed

Action/Milestone	Target Completion Date
Begin 4 th Floor Construction	October/November 2024
Project Close-out	September 30, 2025

Sources and Uses of Funds

Attached is a schedule of project expenditures to date. Approximately \$126,839,469 has been expended of the \$158,386,818 allocated for the project and has been funded entirely from cash and securities. This represents approximately 80.1% of the budget.

Contractual Commitments

NMHC has executed contracts for this project. Current total project commitments are \$138,028,028. 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 Financial Analyst – 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: April 30, 2024

<u>Category</u>		CON Approved Budget	Project to Date through 04/30/2024
<u>USE OF FUNDS</u>			
1	PREPLANNING COSTS	\$ 130,807	\$ 126,157
2	SITE SURVEY AND SOIL INVESTIGATION	\$ 300,000	\$ 93,527
3	SITE PREPARATION	\$ 7,357,507	\$ 6,170,020
4	OFF SITE WORK	\$ 1,458,199	\$ 1,376,804
5	NEW CONSTRUCTION CONTRACTS	\$ 92,686,115	\$ 89,881,263
6	MODERNIZATION CONTRACTS	\$ -	\$ -
7	CONTINGENCIES	\$ 9,268,612	\$ -
8	ARCHITECTURAL/ENGINEERING FEES	\$ 2,642,203	\$ 3,135,272
9	CONSULTING & OTHER FEES	\$ 10,195,306	\$ 7,004,375
10	MOVABLE CAPITAL EQUIPMENT (not in construction contracts)	\$ 32,323,069	\$ 18,016,255
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	\$ 1,035,797
GRAND TOTAL		\$ 158,386,818	\$ 126,839,469
<u>SOURCE OF FUNDS</u>			
16	CASH & SECURITIES	\$ 158,386,818	\$ 126,839,469
18	GIFTS & BEQUESTS	\$ -	\$ -
19	BOND ISSUES (project related)	\$ -	\$ -
25	TOTAL FUNDS	\$ 158,386,818	\$ 126,839,469
CON PERMIT AMOUNT		\$ 158,386,818	\$ 126,839,469
% COMPLETE		80.1%	

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.: 23

PERIOD TO: 01/31/2024

PROJECT NOS.: 5321010

Distribution to:
☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR

FROM CONTRACTOR: Power/Ujamaa 7, LLC

8750 W Bryn Mawr, Ste 500
Chicago, IL
IL 60631-3546

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 \$ 6,948,490
3. CONTRACT SUM TO DATE (Line 1 +/- 2) \$ 110,289,361
4. TOTAL COMPLETED & STORED TO DATE \$ 104,822,097
- (Column 4 on G703)
5. RETAINAGE: \$ 2,069,177
- (Column 5 on G703)
6. TOTAL EARNED LESS RETAINAGE \$ 102,752,920
- (Line 4 less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR \$ 100,197,486
- (Line 6 from prior Certificate)
8. CURRENT PAYMENT DUE \$ 2,555,434
9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 7,536,441
- (Line 3 less Line 6)

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Change Order approved in previous months by Owner		4,941,894	0
APPROVED THIS MONTH			
Number	Date Approved		
009	Jan/18/2024	2,008,596	0
Current Total		2,008,596	0
Net Change by Change Orders		6,948,490	

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: 02/19/2024

State of: IL

County of: Cook

Subscribed and sworn to before

me this 19th day of February 2024



Notary Public: _____

My Commission expires: January 6, 2028

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 their 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 \$ 2,555,434

(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 - William Swain, AIA

By: _____ Date: March 13, 2024

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.