Northwestern Medicine

Northwestern Memorial HealthCare
251 East Huron Street
Chicago, Illinois 60611-2908
312.926.2033
nm.org

August 23, 2023

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

Re: Project Completion
Project # 21-015
Northwestern Medicine Winfield Town Center Medical Office Building

Dear Mr. Kniery:

This letter certifies that Project #21-015 has been completed and is in compliance with all terms of the permit, including total project cost, square footage, and services. The final realized cost is $33,380,630 which is less than the approved permit amount of $38,825,000. This is the total amount required to complete the project.

A detailed itemization of expenditures and sources of funds is attached. There are no additional or associated costs or capital expenditures related to the project. Also attached please find the final Application and Certification for Payment for the construction contract.

This letter is intended to complete the project close-out process for this permit. If further information or action is needed, please contact Bridget Orth at borth@nm.org.

Sincerely,

John A. Orsini
Executive Vice President and Chief Financial Officer

8/23/23

OFFICIAL SEAL
Bridget S. Orth
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Dec. 16, 2024

cc: Bridget Orth, Director – Regulatory Planning
Glenn Kaleta, Director Finance – VP Financial Planning
Donald Ziemann, Senior Accountant – Financial Planning

Attachments

JAO/lrb

Northwestern Medicine Winfield Town Center Medical Office Building
Project # 21-015

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

Northwestern Memorial Hospital Permit Project Expenditures

Progress Report: July 31, 2023

Category	CON Approved Budget	Project to Date through 07/31/2023
USE OF FUNDS		
1 PREPLANNING COSTS	$ 50,000	$ -
2 SITE SURVEY AND SOIL INVESTIGATION	$ 115,000	$ 55,561
3 SITE PREPARATION	$ 1,045,000	$ 1,147,776
4 OFF SITE WORK	$ -	$ -
5 NEW CONSTRUCTION CONTRACTS	$ 21,150,000	$ 23,369,137
6 MODERNIZATION CONTRACTS	$ -	$ -
7 CONTINGENCIES	$ 2,115,000	$ 2,115,000
8 ARCHITECTURAL/ENGINEERING FEES	$ 1,375,000	$ 935,985
9 CONSULTING & OTHER FEES	$ 2,400,000	$ 208,640
10 MOVABLE CAPITAL EQUIPMENT (not in construction contracts)	$ 8,500,000	$ 5,207,404
11 BOND ISSUANCE EXPENSE (project related)	$ -	$ -
12 NET INTEREST EXPENSE DURING CONSTRUCTION (project rela	$ -	$ -
14 OTHER COSTS WHICH ARE TO BE CAPITALIZED	$ 2,075,000	$ 341,127
GRAND TOTAL	$ 38,825,000	$ 33,380,630
SOURCE OF FUNDS		
16 CASH & SECURITIES	$ 38,825,000	$ 33,380,630
18 GIFTS & BEQUESTS	$ -	$ -
19 BOND ISSUES (project related)	$ -	$ -
25 TOTAL FUNDS	$ 38,825,000	$ 33,380,630
CON PERMIT AMOUNT	$ 38,825,000	$ 33,380,630
% COMPLETE 100.0%		

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER: Northwestern Memorial Healthcare
251 E Huron Street
Chicago, IL 60611

PROJECT: Winfield Town Center - Mixed Use Retail and MOB
211 E. Chicago
1050
Chicago, IL 60611

APPLICATION NO.: 19
PERIOD TO : Jul/31/2023
PROJECT NOS.: 1801600
INVOICE NO.: 1801600020
CONTRACT DATE : Mar/30/2021

Distribution to:
☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR
☐
☐

FROM CONTRACTOR: Pepper Construction Company
411 Lake Zurich Road
Barrington, IL 60010-3141

ARCHITECT:

CONTRACT FOR: Winfield Town Center - Mixed Use Retail and

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	$	15,649,790.00
2. Net change by change orders	$	11,072,529.91
3. CONTRACT SUM TO DATE (Line1 +/- 2)	$	26,722,319.91
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	$	26,722,319.91
5. RETAINAGE: (Total retainage Column I of G703)	$	0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	$	26,722,319.91
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	$	24,043,728.56
8. CURRENT PAYMENT DUE	$	2,678,591.35
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	$	0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Change Order approved in previous months by Owner	10,215,584.01	0.00
APPROVED THIS MONTH		
Number Date Approved		
See Attached Change Order List		
Current Total:		
Net Change by Change Orders		11,072,529.91

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: Pepper Construction Company

By: [signature] Date: 08/10/2023

State of: Illinois

County of: Cook

Subscribed and sworn to before me this 10th day of August, 2023

Notary Public: Kathy Zaczynski

My Commission expires: 07/12/2026

OFFICIAL SEAL
KATHY ZACZYNSKI
Notary Public - State of Illinois
My Commission Expires 07/12/2026

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 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......................................$ 2,678,591.35

(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:

By: [signature] Date: 8/16/23

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.