

February 29, 2024

Ms. Debra Savage, Chair  
Illinois Health Facilities and Services Review Board  
525 West Jefferson Street, 2nd Floor  
Springfield, IL 62761

Re: Final Realized Cost Report (Section 1130.770)  
NorthPointe Birth Center, Roscoe, Illinois  
CON Permit # 21-021

Dear Ms. Savage,

Please accept this letter and its included attachments as our Final Realized Cost Report for CON Permit #21-021, NorthPointe Birth Center, Roscoe, Illinois. This project was approved by the Illinois Health Facilities and Services Review Board ("IHFSRB") on December 15, 2021.

The approved project is to establish a 3-room free-standing birthing center in 8,700 GSF of space in Roscoe, Illinois. The anticipated cost of the project was projected at \$5,608,900.

IDPH licensed the ASTC (#HF129758) effective January 4, 2024 (copy attached) and the first patients were seen in January 2024 and the first birth is expected in early-to-mid March 2024. The project is complete and has begun operations.

Attachment A, enclosed, itemizes the capitalized project costs. We certify these are the final realized project costs and there are no additional or associated costs or capitalized expenditures related to the approved project. There is no cost overrun.

We are in compliance of the approved altered CON permit including project cost, allocated square footage, and approved clinical services.

**At-Home Healthcare**  
1904 E. Huebbe Parkway  
Beloit, WI • (608) 363-5885

**Beloit Clinic**  
1905 E. Huebbe Parkway  
Beloit, WI • (608) 364-2200

**Clinton Clinic**  
307 Ogden Avenue  
Clinton, WI • (608) 676-2206

**Darien Clinic**  
300 N. Walworth Street  
Darien, WI • (262) 882-1151

**Janesville Clinic**  
1321 Creston Park  
Janesville, WI • (608) 757-1217

**NorthPointe Health & Wellness Campus**  
5605 E. Rockton Road  
Roscoe, IL • (815) 525-4000

**NorthPointe Terrace**  
5601 E. Rockton Road  
Roscoe, IL • (815) 525-4800

**Occupational Health Sports & Family Medicine Center**  
1650 Lee Lane  
Beloit, WI • (608) 362-0211

**Riverside Terrace**  
3055 S. Riverside Dr.  
Beloit, WI • (608) 365-7222

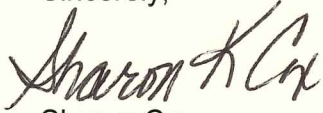
**West Side Clinic**  
1735 Madison Road  
Beloit, WI • (608) 363-7510

Final Realized Cost Report  
Review NorthPointe Birth Center  
CON Permit # 21-021  
February 29, 2024  
Page 2 of 7

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Attachment B, enclosed, is from AIA Document G-702, dated June 28, 2017, indicating the final new construction cost to be \$5,501,589, as noted in Attachment A.

Sincerely,

A handwritten signature in dark ink, appearing to read "Sharon Cox", written in a cursive style.

Sharon Cox  
Vice President and CNO  
Beloit Health System

Attachment A: Final Realized Costs Report  
Attachment B: From AIA Form G-702  
Attachment C: Release of Lein

CC: Mike Constantino, Project Review Section  
George Roate, Project Review Section  
Sharon Cox, Chief Nursing Officer  
Thomas McCawley, Vice President  
James Bird, Chief Financial Officer  
Laura Wiegand, Birth Partners Consulting



ILLINOIS DEPARTMENT OF  
PUBLIC HEALTH

HF129758

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	ID NUMBER
01/04/2025		4000036
<b>Birth Centers</b>		
Licensed Beds: 3		

**Beloit Health System, Inc**  
**dba NorthPointe Birth Center**  
**5609 E. Rockton Road**

**Roscoe, IL 61073**



Attachment A  
 NorthPointe Birth Center Permit 21-021

<b>Project Costs and Sources of Funds</b>		
<b>USE OF FUNDS</b>	<b>APPROVED PROJECT</b>	<b>COMPLETED PROJECT*</b>
Site Preparation/Soil Investigation	\$20,000	\$20,070
New Construction Contracts	\$4,364,000	\$4,360,283
Contingencies	\$509,900	\$476,907
Architectural/Engineering Fees	\$415,000	\$416,967
Consulting and Other Fees	\$75,000	\$15,000
Movable or Other Equipment (not in construction contracts)	\$225,000	\$212,362
<b>TOTAL USES OF FUNDS</b>	<b>\$5,608,900</b>	<b>\$5,501,589</b>

<b>SOURCE OF FUNDS</b>	<b>APPROVED PROJECT</b>	<b>COMPLETED PROJECT*</b>
Cash and Securities	\$5,608,900	\$5,501,589
<b>TOTAL SOURCES OF FUNDS</b>	<b>\$5,608,900</b>	<b>\$5,501,589</b>

Attachment B  
NorthPointe Birth Center Permit 21-021  
AIA Form G703

CONTINUATION SHEET			AIA DOCUMENT G703				PAGE 2 OF 3 PAGES		
AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.			NorthPointe Birth Center		APPLICATION NO: 1		APPLICATION DATE: 01/24/23		
In tabulations below, amounts are stated to the nearest dollar.			5609 East Rockton Rd		PERIOD TO: 01/24/23				
Use Column I on Contracts where variable retainage for line items may apply.			Roscoe, Illinois 61073		ARCHITECT'S PROJECT NO: 421004-01				
A	B	C	D		F	G	H	I	J
ITEM NO	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G + C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	General Conditions / Fee / Permit Fees	\$415,548.00		\$24,564.00		\$24,564.00	5.91%	\$390,984.00	\$1,228.20
2	Temporary Fencing	\$12,991.00		\$10,793.00		\$10,793.00	83.08%	\$2,198.00	\$539.65
3	Surveying	\$25,400.00		\$3,684.00		\$3,684.00	14.50%	\$21,716.00	\$184.20
4	Quality Control Testing	\$20,070.00		\$2,193.00		\$2,193.00	10.93%	\$17,877.00	\$109.65
5	Earthwork / Site Utilities	\$327,963.00		\$189,319.00		\$189,319.00	57.73%	\$138,644.00	\$9,465.95
6	Aggregate Piers	\$111,140.00		\$110,640.00		\$110,640.00	99.55%	\$500.00	\$5,532.00
7	Asphalt Paving	\$53,900.00					0.00%	\$53,900.00	
8	Concrete	\$235,790.00		\$112,300.00		\$112,300.00	47.63%	\$123,490.00	\$5,615.00
9	Curb and Gutter	\$34,630.00					0.00%	\$34,630.00	
10	Masonry	\$187,705.00					0.00%	\$187,705.00	
11	Miscellaneous Metals	\$16,000.00					0.00%	\$16,000.00	
12	Rough Carpentry / Trusses	\$379,349.00					0.00%	\$379,349.00	
13	Glulam Beams / Columns	\$137,647.00		\$37,000.00		\$37,000.00	26.88%	\$100,647.00	\$1,850.00
14	Finish Carpentry / Casework	\$194,004.00					0.00%	\$194,004.00	
15	Exterior Siding / Trim	\$124,789.00					0.00%	\$124,789.00	
16	Thermal Insulation	\$71,452.00					0.00%	\$71,452.00	
17	Roofing / Sheetmetal	\$93,119.00					0.00%	\$93,119.00	
18	Sealants	\$6,900.00					0.00%	\$6,900.00	
19	Hollow Metals / Auto Operators	\$99,654.00					0.00%	\$99,654.00	
20	Wood Windows	\$87,533.00					0.00%	\$87,533.00	
21	Aluminum Entrances	\$44,382.00					0.00%	\$44,382.00	
22	Studs / Drywall	\$209,750.00					0.00%	\$209,750.00	
23	Hard Tile	\$40,840.00					0.00%	\$40,840.00	
24	Acoustic Ceilings	\$33,684.00					0.00%	\$33,684.00	
25	Resilient Flooring / Carpet	\$102,961.00					0.00%	\$102,961.00	
GRAND TOTALS		\$3,067,201.00	\$0.00	\$490,493.00	\$0.00	\$490,493.00	13.85%	\$2,576,708.00	\$24,524.65





Attachment C  
Release of Lien

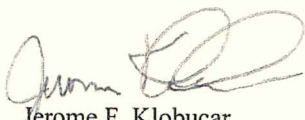
**WAIVER OF CONSTRUCTION LIEN, PAYMENT  
BOND AND LIEN ON FUNDS**

February 28, 2024

For good and valuable consideration, the undersigned hereby irrevocably and unconditionally waives and releases any and all (a) rights and claims for a construction or other lien on land and buildings being constructed, altered, erected or repaired and to the appurtenances thereunto, (b) rights and claims on any payment bonds(s) furnished in conjunction with said construction, alteration, erection or repair, and (c) rights and claims for lien on money, bonds, or warrants due or to become due to the prime contractor therefor. The property covered by this waiver is owned by **Beloit Health Systems** and is known as **North Pointe Birth Center (22-010)** and this waiver pertains to the portion of the work performed by **Klobucar Construction Co., Inc.**

This waiver covers all labor, material and supplies for construction, alteration, erection, and repairs furnished by the undersigned under contract with **Klobucar Construction Co., Inc.** upon receipt of **\$63,549.66**

**KLOBUCAR CONSTRUCTION CO., INC.**

  
Jerome F. Klobucar  
President