



December 22, 2022

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

RE: *Annual Progress Report*
Project #21-032
Northwestern Medicine Cancer Center Delnor Expansion

Dear Mr. Kniery:

This report summarizes the current status of the NM Cancer Center Delnor Expansion project. The project was approved by the HFSRB on December 14, 2021, in the amount of \$21,857,801. An Alteration Request to increase the total project cost to \$22,607,801 was approved on June 3, 2022.

Key Milestones

During the past year of the project (from 12/14/2021 to date), key accomplishments include the following:

Obligation

- The project was obligated on July 8, 2022 with the signing of the construction contract with Walsh Construction in the amount of \$18,488,485. This represents 84.58% of the total project cost.

Construction

- Began Construction - July 2022
- Completed Site Stabilization – October 2022
- Completed Excavation and Concrete Foundation/Retention Walls – November 2022
- Began Steel Erection – December 2022

Key Activities to be Completed

Action/Milestone	Target Completion Date
Complete Exterior Enclosure	March 2023
Complete Sitework	May 2023
Complete Interior Drywall and MEP/FP	June 2023
Complete Finishes - Expansion	October 2023
Complete Finishes - Renovation	May 2024
Project Closeout	February 2025

Sources and Uses of Funds

Attached is a schedule of project expenditures to date. Approximately \$3,163,773 has been expended of the \$22,607,801 allocated for the project and has been entirely funded from cash and securities. This represents approximately 14.0% of the budget.

Contractual Commitments

NM Delnor Hospital has executed contracts for this project. Current total project commitments are \$20,126,127. 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 Cancer Center Delnor
Project # 21-032**

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

**NM Cancer Center Delnor Expansion Project Expenditures
Progress Through: November 30, 2022**

<u>Category</u>	CON Approved Budget	Project to Date through 11/30/2022
<u>USE OF FUNDS</u>		
1 PREPLANNING COSTS	\$ 200,000	\$ 45,315
2 SITE SURVEY AND SOIL INVESTIGATION	\$ 150,000	\$ 61,204
3 SITE PREPARATION	\$ 1,700,000	\$ 1,086,082
4 OFF SITE WORK	\$ -	\$ -
5 NEW CONSTRUCTION CONTRACTS	\$ 8,056,945	\$ 713,815
6 MODERNIZATION CONTRACTS	\$ 4,681,965	\$ 414,804
7 CONTINGENCIES	\$ 1,273,891	\$ -
8 ARCHITECTURAL/ENGINEERING FEES	\$ 900,000	\$ 633,227
9 CONSULTING & OTHER FEES	\$ 2,000,000	\$ 74,996
10 MOVABLE CAPITAL EQUIPMENT (not in construction contracts)	\$ 3,000,000	\$ 71,583
11 BOND ISSUANCE EXPENSE (project related)	\$ -	\$ -
12 NET INTEREST EXPENSE DURING CONSTRUCTION (project related)	\$ -	\$ -
14 OTHER COSTS WHICH ARE TO BE CAPITALIZED	\$ 645,000	\$ 62,747
GRAND TOTAL	\$ 22,607,801	\$ 3,163,773
<u>SOURCE OF FUNDS</u>		
16 CASH & SECURITIES	\$ 22,607,801	\$ 3,163,773
18 GIFTS & BEQUESTS	\$ -	\$ -
19 BOND ISSUES (project related)	\$ -	\$ -
25 TOTAL FUNDS	\$ 22,607,801	\$ 3,163,773
CON PERMIT AMOUNT	\$ 22,607,801	\$ 3,163,773
 % COMPLETE	 14.0%	

AIA[®] Document G702[™] - 1992

Application and Certificate for Payment

TO OWNER:

Northwestern Memorial Hospital
75 Remittance Dr. #1865
Chicago, Illinois 60675-1865

FROM CONTRACTOR:

Walsh Construction Company II LLC
929 W Adams
Chicago, Illinois 60607

PROJECT:

Dehor Cancer Center Addition
304 S Randall Rd
Geneva, Illinois 60134
VIA ARCHITECT:
Gresham Smith and Partners
PO BOX 306023
Nashville, Tennessee 37230-6023

APPLICATION NO: 6

PERIOD TO: 10/31/22

CONTRACT FOR: 02-222080 - General Construction

CONTRACT DATE: 05/23/22

PROJECT NOS: 02-222080

Distribution to:

OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM \$ 18,498,485.00
2. Net Change by Change Orders \$ 19,885.00
3. CONTRACT SUM TO DATE (Line 1+2) \$ 18,508,370.00
4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703) \$ 3,590,718.74
5. RETAINAGE:

a. 9.4% of Completed Work

(Column D + E on G703)

b. 9.8% of Stored Material

(Column F on G703)

\$ 284,734.49

\$ 8,479.15

Total Retainage (Lines 5a + 5b or Total in Column I of G703) \$ 303,213.64

6. TOTAL EARNED LESS RETAINAGE \$ 3,287,505.10

(Line 4 Less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)

8. CURRENT PAYMENT DUE \$ 1,081,913.48

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6) \$ 15,220,864.90

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$19,885.00	\$0.00
TOTALS	\$19,885.00	\$0.00
NET CHANGES by Change Order		\$ 19,885.00

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: Walsh Construction Company II LLC

By: _____ Date: November 16, 2022

State of: Illinois

County of: Cook

Subscribed and sworn to before me this November 16, 2022

Notary Public:

My Commission expires: 07/19/24

State of Illinois, County of Cook

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this 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 the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 1,081,913.48
(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT: Gresham Smith and Partners

By: _____ Date: 11/17/2022

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.

AIA Document G702[™] - 1992. Copyright © 1953, 1963, 1965, 1971, 1978, 1983 and 1992 by The American Institute of Architects. All rights reserved. **WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law.** Purchasers are permitted to reproduce ten (10) copies of this document when completed. To report copyright violations of AIA Contract Documents, e-mail The American Institute of Architects' legal counsel, copyright@aia.org.