



December 4, 2023

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 and altered on June 3, 2022 for an overall permit amount of \$22,607,801.

Key Milestones

During the past year of the project (from 12/14/2022 to date), key accomplishments include the following:

Construction

- Construction in progress.
- Completed new patient registration and waiting room renovation, occupied 11/01/2023.
- Completed new expansion of infusion and oncology clinics, occupied 11/13/2023.
- Pharmacy renovation and expansion work is in progress. New hood rooms turning over in December 2023. Last phase of construction will begin when this is complete.
- Containment and demolition of existing infusion and oncology clinics activities beginning.

Key Actions to Be Completed

Action/Milestone	Target Completion Date
Renovation of existing infusion & oncology clinics	June 2024
Project Closeout	February 2025

Sources and Uses of Funds

Attached is a schedule of project expenditures to date. Approximately \$14,063,032 has been expended of the \$22,607,801 allocated for the project and has been entirely funded from cash and securities. This represents approximately 62.2% of the budget.

Contractual Commitments

NM Cancer Center Delnor Expansion has executed contracts for this project. Current total project commitments are \$21,552,208. 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,

A handwritten signature in dark ink, appearing to be 'B. Orth', with a long horizontal flourish extending to the right.

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, 2023

<u>Category</u>	CON Approved Budget	Project to Date through 11/30/2023
<u>USE OF FUNDS</u>		
1 PREPLANNING COSTS	\$ 200,000	\$ 79,660
2 SITE SURVEY AND SOIL INVESTIGATION	\$ 150,000	\$ 101,289
3 SITE PREPARATION	\$ 1,700,000	\$ 1,547,672
4 OFF SITE WORK	\$ -	\$ -
5 NEW CONSTRUCTION CONTRACTS	\$ 8,056,945	\$ 7,886,916
6 MODERNIZATION CONTRACTS	\$ 4,681,965	\$ 2,368,904
7 CONTINGENCIES	\$ 1,273,891	\$ -
8 ARCHITECTURAL/ENGINEERING FEES	\$ 900,000	\$ 774,323
9 CONSULTING & OTHER FEES	\$ 2,000,000	\$ 79,733
10 MOVABLE CAPITAL EQUIPMENT (not in construction contracts)	\$ 3,000,000	\$ 821,340
11 BOND ISSUANCE EXPENSE (project related)	\$ -	\$ -
12 NET INTEREST EXPENSE DURING CONSTRUCTION (project rela	\$ -	\$ -
14 OTHER COSTS WHICH ARE TO BE CAPITALIZED	\$ 645,000	\$ 403,195
GRAND TOTAL	\$ 22,607,801	\$ 14,063,032
<u>SOURCE OF FUNDS</u>		
16 CASH & SECURITIES	\$ 22,607,801	\$ 14,063,032
18 GIFTS & BEQUESTS	\$ -	\$ -
19 BOND ISSUES (project related)	\$ -	\$ -
25 TOTAL FUNDS	\$ 22,607,801	\$ 14,063,032
CON PERMIT AMOUNT	\$ 22,607,801	\$ 14,063,032
 % COMPLETE	 62.2%	

AIA[®] Document G702[™] - 1992

Application and Certificate for Payment

TO OWNER: Northwestern Memorial Hospital 75 Remembrance Dr. #1865 Chicago, Illinois 60675-1865	PROJECT: Dednor Cancer Center Addition 304 S Randall Rd Geneva, Illinois 60134	APPLICATION NO: 16	Distribution to: ☐ OWNER ☐ ARCHITECT ☐ CONTRACTOR ☐ FIELD ☐ OTHER
FROM CONTRACTOR: Walsh Construction Company II LLC 829 W Adams Chicago, Illinois 60607	VIA ARCHITECT: Gresham Smith and Partners PO BOX 308023 Nashville, Tennessee 37230-8023	PERIOD TO: 08/31/23 CONTRACT FOR: 02-222080 - General Construction CONTRACT DATE: 05/23/22 PROJECT NOS: 02-222080	

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	\$ 18,498,495.00
2. Net Change by Change Orders	\$ 344,994.00
3. CONTRACT SUM TO DATE (Line 1+2)	\$ 18,833,479.00
4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)	\$ 13,054,856.90
5. RETAINAGE:	
a. 7.2% of Completed Work (Column D + E on G703)	\$ 839,409.92
b. 16.0% of Stored Material (Column F on G703)	\$ 9,116.20
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$ 948,526.12
6. TOTAL EARNED LESS RETAINAGE	\$ 12,106,130.78 (Line 4 Less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$ 11,074,055.74 (Line 6 from prior Certificate)
8. CURRENT PAYMENT DUE	\$ 1,032,075.04
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$ 8,727,348.22

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$118,567.00	\$0
Total approved this Month	\$227,374.00	\$0.00
TOTALS	\$345,941.00	\$0
NET CHANGES by Change Order		\$ 344,994.00

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	Date: September 13, 2023
By: <u>Eric Gruu</u>	County of: Cook
State of: Illinois	
Subscribed and sworn to before me this September 13, 2023	
Notary Public: <u>Melissa Bullard</u>	
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	\$ 1,032,075.04
<i>(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.)</i>	
ARCHITECT: Gresham Smith and Partners	
By: <u>[Signature]</u>	Date: 10.13.2023
This Certificate is non-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.	

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