



3040 Salt Creek Lane
Arlington Heights, IL 60005

June 23, 2025

Via Federal Express

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

**Re: Final Realized Cost Report
NCH Schaumburg Outpatient Care Center (Proj. No. 22-010)**

Dear Mr. Kniery:

On behalf of Endeavor Health f/k/a NS EE Holdings and Northwest Community Hospital (the "Permit Holders"), I am writing to submit the final audited cost report for Project No. 22-010. On May 20, 2022, the Chair of the Illinois Health Facilities and Services Review Board approved Permit Holders' application for a certificate of need permit for a three story medical office building located at 519 South Roselle Road, Schaumburg, Illinois (the "Project").

In connection with the close-out of the project, the Permit Holders submit the final Application and Certification for Payment for the construction contract as Attachment A and the cost report audit, which was completed by the independent audit firm, Baker Tilly US, LLP, as Attachment B.

Pursuant to 77 Ill. Admin. Code §1130.770, the Permit Holders certify the final realized costs, as itemized, are the total costs required to complete the Project and that there are no additional associated costs or capital expenditures related to the Project. I further certify all information submitted in this cost report for the building is true and correct.

If you have any questions or need any additional information related to the project, please feel free to contact Kara Friedman at 312-451-8564 or kfriedman@polsinelli.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Doug Welday".

Doug Welday
Chief Financial Officer
Endeavor Health

Attachment
cc: Kara Friedman



3040 Salt Creek Lane
Arlington Heights, IL 60005

Attachment A
NCH Schaumburg Outpatient Care Center
Final Application and Certification for Payment (G702)



Leopardo

CONSTRUCTION, INC.

Corporate Headquarters:

5200 Prairie Stone Parkway, Hoffman Estates, IL 60192
 TEL: 847.783.3000 FAX: 847.783.3001
 www.leopardo.com

To: Northwest Community Hospital
 800 W. Central Road
 Arlington Heights, IL

Attn: Allen Jensen

Date: 11/20/24
Invoice: 59002
Payout # : 24
Job: 22-1553
Terms: net 0(due upon receipt)

Description		Totals
NCH Schaumburg, MOB 519 S. Roselle Rd Schaumburg, IL 60193		
Client Reference PO# P1035878		
Amount of Contract	16,757,260.68	
Extras to Contract	13,559,178.00	
Adjusted Total Contract	30,316,438.68	
Work Completed to Date	30,316,438.68	
Less Retained	0.00	
Net Amount Earned	30,316,438.68	
Net Amount Previously Invoiced	30,232,402.68	
Total of This Invoice		84,036.00
Balance to Become Due Including Retention	0.00	
Change Order Summary	20 - 019	
Please send check to :		
Leopardo Construction, Inc. 5200 Prairie Stone Parkway Hoffman Estates, IL 60192		
Attention: Karolina Was		

APPLICATION FOR AFFIRMATION OF CONTRACT FOR CONTRACTOR AND SUBCONTRACTOR TO OWNER

Project Title : NCH Schaumburg, MOB
Project Number: 22-1553
Architect: Jensen & Halstead Ltd.(Chgo)
Contractor : Leopardo Construction, Inc.

Application Date : November 20, 2024
Application No. : 24
Period From : 11/1/2024 - 11/30/2024
Change Orders Included : 001 - 020

Page 1 of 2

Item #	Contractor Work/Material Contracted For	Contractor	Adjusted Total	Work Completed Material Stored To Date		Total Retained	Previously Invoiced	Net Amount Requested	Balance To Become Due
				%	Dollar Value				
1	General Conditions	Leopardo Construction	\$1,145,693.28	100%	\$1,145,693.28	\$0.00	\$1,134,504.28	\$11,189.00	\$0.00
2	Insurance Package	Leopardo Construction	\$319,655.00	100%	\$319,655.00	\$0.00	\$319,655.00	\$0.00	\$0.00
3	Subcontractor Default Insurance	Leopardo Construction	\$322,535.00	100%	\$322,535.00	\$0.00	\$322,535.00	\$0.00	\$0.00
4	Material Testing	Leopardo Construction	\$58,075.00	100%	\$58,075.00	\$0.00	\$58,075.00	\$0.00	\$0.00
5	Surveying	Jacob & Hefner Associates Inc	\$44,570.00	100%	\$44,570.00	\$0.00	\$44,570.00	\$0.00	\$0.00
6	Rammed Agg Piers	Foundation Service Corp	\$136,000.00	100%	\$136,000.00	\$0.00	\$136,000.00	\$0.00	\$0.00
7	Erosion Control (SWPPP) Inspections	Leopardo Construction	\$14,033.00	100%	\$14,033.00	\$0.00	\$14,033.00	\$0.00	\$0.00
8	Flagging & Traffic Control	Leopardo Construction	\$25,560.00	100%	\$25,560.00	\$0.00	\$25,560.00	\$0.00	\$0.00
9	Excavation & Site Utilities	Everest Excavating Inc	\$1,947,135.00	100%	\$1,947,135.00	\$0.00	\$1,947,135.00	\$0.00	\$0.00
10	Storm Detention System	Leopardo Construction	\$282,898.40	100%	\$282,898.40	\$0.00	\$282,898.40	\$0.00	\$0.00
11	Asphat Paving	Abbey Paving Co., Inc.; Abbey Co., Inc.	\$743,006.00	100%	\$743,006.00	\$0.00	\$743,006.00	\$0.00	\$0.00
12	Demolition	Omega III LLC	\$84,130.00	100%	\$84,130.00	\$0.00	\$84,130.00	\$0.00	\$0.00
13	Street Cleaning & Dust Control	Leopardo Construction	\$10,600.00	100%	\$10,600.00	\$0.00	\$10,600.00	\$0.00	\$0.00
14	Landscaping & Irrigation	Classic Landscape Ltd Inc	\$421,941.00	100%	\$421,941.00	\$0.00	\$419,616.00	\$2,325.00	\$0.00
15	Fences & Gates	Leopardo Construction	\$26,951.00	100%	\$26,951.00	\$0.00	\$26,951.00	\$0.00	\$0.00
16	Material Management	Leopardo Construction	\$409,088.00	100%	\$409,088.00	\$0.00	\$409,088.00	\$0.00	\$0.00
17	Concrete	Premium Concrete, Inc.	\$895,336.00	100%	\$895,336.00	\$0.00	\$895,336.00	\$0.00	\$0.00
18	Moisture Mitigation Allowance	Bauer & Bauer Concrete, Inc.	\$107,835.00	100%	\$107,835.00	\$0.00	\$107,835.00	\$0.00	\$0.00
19	Haul Road & Crane Pad	Leopardo Construction	\$6,732.00	100%	\$6,732.00	\$0.00	\$6,732.00	\$0.00	\$0.00
20	Architectural Precast	International Concrete Products Inc.	\$1,398,796.00	100%	\$1,398,796.00	\$0.00	\$1,398,796.00	\$0.00	\$0.00
21	Masonry	Richards & Weyer Construction Corp	\$8,800.00	100%	\$8,800.00	\$0.00	\$8,800.00	\$0.00	\$0.00
22	Critical Trade Safety Inspections	Leopardo Construction	\$8,496.00	100%	\$8,496.00	\$0.00	\$8,496.00	\$0.00	\$0.00
23	Structural Steel	LeJeune Steel Company	\$2,533,049.00	100%	\$2,533,049.00	\$0.00	\$2,533,049.00	\$0.00	\$0.00
24	Unistrut	Unistrut International Corp	\$42,500.00	100%	\$42,500.00	\$0.00	\$42,500.00	\$0.00	\$0.00
25	Perimeter Cable Maintenance/Removal	Leopardo Construction	\$12,924.00	100%	\$12,924.00	\$0.00	\$12,924.00	\$0.00	\$0.00
26	Architectural Millwork	Leopardo Construction	\$486,830.00	100%	\$486,830.00	\$0.00	\$486,830.00	\$0.00	\$0.00
27	Herman Miller Casework	Interior Investments LLC	\$341,810.00	100%	\$341,810.00	\$0.00	\$341,810.00	\$0.00	\$0.00
28	Building Insulation	ANI-Midwest Fireproofing & Insulation	\$132,000.00	100%	\$132,000.00	\$0.00	\$132,000.00	\$0.00	\$0.00
29	Spray Fireproofing	Spray Insulations, Inc.	\$28,320.00	100%	\$28,320.00	\$0.00	\$28,320.00	\$0.00	\$0.00
30	Waterproofing	J.P. Larsen, Inc.	\$3,500.00	100%	\$3,500.00	\$0.00	\$3,500.00	\$0.00	\$0.00
31	Roofing & Metal Panels	Sullivan Roofing, Inc.	\$660,700.00	100%	\$660,700.00	\$0.00	\$660,700.00	\$0.00	\$0.00
32	Caulking / Sealants	Leopardo Construction	\$65,370.00	100%	\$65,370.00	\$0.00	\$65,370.00	\$0.00	\$0.00
33	Doors Frames & Hardware	Leopardo Construction	\$400,800.00	100%	\$400,800.00	\$0.00	\$400,800.00	\$0.00	\$0.00
34	Won-Door	Won-Door Corporation	\$154,355.00	100%	\$154,355.00	\$0.00	\$154,355.00	\$0.00	\$0.00
35	Automatic Door Operators	Tee Jay Service Co., Inc	\$62,685.00	100%	\$62,685.00	\$0.00	\$62,685.00	\$0.00	\$0.00
36	Exterior Aluminum	Northern Glass, Inc.	\$1,525,000.00	100%	\$1,525,000.00	\$0.00	\$1,525,000.00	\$0.00	\$0.00
37	Enclosure Consultant	Leopardo Construction	\$30,000.00	100%	\$30,000.00	\$0.00	\$30,000.00	\$0.00	\$0.00
38	Temp Enclosure & Board-up	Leopardo Construction	\$22,952.00	100%	\$22,952.00	\$0.00	\$22,952.00	\$0.00	\$0.00
39	Carpentry/ Metal Stud & Drywall	Leopardo Construction	\$2,823,582.00	100%	\$2,823,582.00	\$0.00	\$2,797,431.00	\$26,151.00	\$0.00
40	Ceramic Tile	C. E. Korsgard Co.	\$58,604.00	100%	\$58,604.00	\$0.00	\$58,604.00	\$0.00	\$0.00
41	Acoustical Ceilings	International Dec Inc.	\$601,845.00	100%	\$601,845.00	\$0.00	\$601,845.00	\$0.00	\$0.00
42	Carpet & Resilliant Floor	Consolidated Flooring of Chicago LLC	\$537,239.00	100%	\$537,239.00	\$0.00	\$534,443.00	\$2,796.00	\$0.00
43	Painting	Leopardo Construction	\$375,547.00	100%	\$375,547.00	\$0.00	\$366,139.00	\$9,408.00	\$0.00
44	Specialties	Leopardo Construction	\$174,871.04	100%	\$174,871.04	\$0.00	\$169,409.00	\$5,462.04	\$0.00
45	Window Treatments	International Dec Inc.	\$78,496.00	100%	\$78,496.00	\$0.00	\$78,496.00	\$0.00	\$0.00
46	RF Shielding	Leopardo Construction	\$124,371.00	100%	\$124,371.00	\$0.00	\$124,371.00	\$0.00	\$0.00
47	Final Cleaning	Construction Cleaning Company	\$36,900.00	100%	\$36,900.00	\$0.00	\$36,900.00	\$0.00	\$0.00
48	Elevators	Kone Inc	\$275,500.00	100%	\$275,500.00	\$0.00	\$275,500.00	\$0.00	\$0.00
49	Fire Protection	Nova Fire Protection Inc	\$347,115.00	100%	\$347,115.00	\$0.00	\$347,115.00	\$0.00	\$0.00
50	Plumbing	Hogan Plumbing Inc.	\$1,702,277.00	100%	\$1,702,277.00	\$0.00	\$1,693,105.00	\$9,172.00	\$0.00
51	RTU Equipment	Leopardo Construction	\$639,590.00	100%	\$639,590.00	\$0.00	\$639,590.00	\$0.00	\$0.00
52	HVAC	Atomatic	\$1,966,370.00	100%	\$1,966,370.00	\$0.00	\$1,966,370.00	\$0.00	\$0.00

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Item #	Contractor Work/Material Contracted For	Contractor	Adjusted Total	Work Completed Material Stored To Date		Total Retained	Previously Invoiced	Net Amount Requested	Balance To Become Due
				%	Dollar Value				
53	VDC Coordination	Leopardo Construction	\$71,696.00	100%	\$71,696.00	\$0.00	\$71,696.00	\$0.00	\$0.00
54	Electrical	Grand Kahn Electric	\$4,829,626.00	100%	\$4,829,626.00	\$0.00	\$4,822,779.00	\$6,847.00	\$0.00
55	Owner Signage	Leopardo Construction	\$775.00	100%	\$775.00	\$0.00	\$775.00	\$0.00	\$0.00
56	Nurse Call	Leopardo Construction	\$9,835.00	100%	\$9,835.00	\$0.00	\$0.00	\$9,835.00	\$0.00
57	Permits	Leopardo Construction	\$5,390.00	100%	\$5,390.00	\$0.00	\$5,390.00	\$0.00	\$0.00
58	Contractor's Fee	Leopardo Construction	\$736,148.96	100%	\$736,148.96	\$0.00	\$735,298.00	\$850.96	\$0.00
Totals			\$30,316,438.68	100%	\$30,316,438.68	\$0.00	\$30,232,402.68	\$84,036.00	\$0.00

Amount of Original Contract \$16,757,261.00

Adjustments to Contract \$13,559,177.68

Adjusted Total Contract \$30,316,438.68

Work Completed to Date (column 4) \$30,316,438.68

Total Retained (column 5) \$0.00

Net Amount Earned (col. 4 minus col. 5) \$30,316,438.68

Previously Invoiced (column 6) \$30,232,402.68

Net Amount Due this Payment (column 7) \$84,036.00

STATE OF Illinois }
COUNTY OF Cook }

The undersigned Todd M. Welch, being first duly sworn on oath, deposes and says

That he/she is Chief Financial Officer of Leopardo Construction, Inc., contractor for the GENERAL CONTRACTING for the following project.

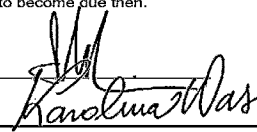
Contract Title: NCH Schaumburg, MOB

Contract Address: 519 S. Roselle Rd - Schaumburg, IL, 60193

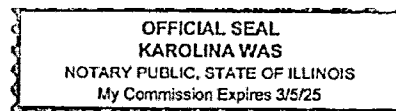
That, for the purpose of this work, the foregoing orders have been placed and the foregoing parties subcontracted with, and these have furnished materials or have provided labor, or both, for said project. That, the amount of such order or subcontract is as stated above and that there is due and to become due then respectively, the amounts set opposite their names for materials or labor or both. That, this statement is made in compliance with the statutes relating to Mechanics Liens and for the purpose of procuring from the Owner FINAL /PARTIAL payment in accordance with the terms of the contract and is a full, true and complete statement, of all parties furnishing labor and/or materials, and of amounts paid, due and to become due then.

Subscribed and sworn to before me on 11.22.2024

Signed



Notary Public



FINAL WAIVER OF LIEN

STATE OF Illinois }
COUNTY OF Cook } SS

Gty #

Escrow #

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by Northwest Community Hospital
to furnish General Construction
for the premises known as 519 S. Roselle Rd Schaumburg, IL 60193
of which Northwest Community Healthcare is the owner

THE undersigned, effective upon payment of and in consideration of eighty-four thousand thirty-six and xx / 100 (\$84,036.00) dollars, and other good and valuable consideration, do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois, relating to mechanics' liens, with respect to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of labor services, material, fixtures, apparatus or machinery heretofore furnished by the undersigned for the above-described premises.

COMPANY NAME: Leopardo Construction, Inc.
ADDRESS: 5200 Prairie Stone Parkway, Hoffman Estates, IL 60192
DATE: 11.22.2024 SIGNATURE AND TITLE: Todd M. Welch, Chief Financial Officer

CONTRACTOR'S AFFIDAVIT

STATE OF Illinois }
COUNTY OF Cook } SS

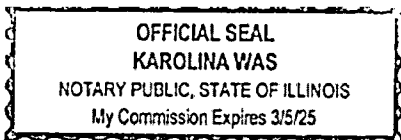
TO WHOM IT MAY CONCERN:

THE UNDERSIGNED, (NAME) Todd M. Welch BEING DULY SWORN, DEPOSES
AND SAYS THAT HE OR SHE IS (POSITION) Chief Financial Officer OF
(COMPANY NAME) Leopardo Construction, Inc. WHO IS THE
CONTRACTOR FURNISHING General Construction WORK ON THE BUILDING
LOCATED AT 519 S. Roselle Rd Schaumburg, IL 60193
OWNED BY Northwest Community Healthcare

That the total amount of the contract including approved change orders is \$ 30,316,438.68 on which he or she has invoiced \$ 30,232,402.68 prior to this invoice. That all prior waivers are true, correct and genuine and delivered unconditionally provided payment is received by the undersigned and that there is otherwise no claim either legal or equitable to defeat the validity of said waivers. That the following are the names of all parties who have furnished material or labor, or both, for said work and all parties having subcontracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications:

NAMES	WHAT FOR	CONTRACT PRICE	AMOUNT PREVIOUSLY INVOICED	THIS INVOICE DUE	BALANCE TO BECOME DUE
Leopardo Construction, Inc.	General Construction	\$30,316,438.68	\$30,232,402.68	\$84,036.00	\$0.00
Total Labor and Material Including Approved Change Orders to Complete		\$30,316,438.68	\$30,232,402.68	\$84,036.00	\$0.00

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.



DATE: 11.22.2024

SIGNATURE: Karolina WasSubscribed and sworn to before me this 11.22.2024

NOTARY PUBLIC

APPLICATION AND CERTIFICATE FOR PAYMENT**AIA DOCUMENT G702**

Invoice #: 59002

To Owner: Northwest Community Hospital
800 W. Central Road
Arlington Heights, IL

Project: 22-1553 NCH Schaumburg, MOB

Application No: 24

Period: 11/01/2024 - 11/30/2024

Distribution to:

☐ Owner

☐ Architect

☐ Contractor

☐

☐

From Contractor: Leopardo Construction, Inc.
5200 Prairie Stone Parkway
Hoffman Estates, IL 60192

Via Architect: Jensen & Halstead Ltd. (Chgo)
820 W. Jackson Blvd., Suite 850
Chicago, IL 60607

Project Number: 22-1553

Contract Date: 11/01/2022

Client Reference: PO# P1035878

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.

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.

1. Original Contract Sum	\$16,757,260.68
2. Net Change By Change Orders	\$13,559,178.00
3. Contract Sum To Date	\$30,316,438.68
4. Total Completed and Stored To Date	\$30,316,438.68
5. Retainage:	
a. 0.00% of Completed Work	\$0.00
(Column D+E on G703)	
b. 0% of Stored Material	\$0.00
(Column F on G703)	
Total Retainage (Lines 5a + 5b)	\$0.00
6. Total Earned Less Retainage	\$30,316,438.68
(Line 4 Less Line 5 Total)	
7. Less Previous Certificates For Payment	\$30,232,402.68
(Line 6 from prior Certificate)	
8. Current Payment Due	\$84,036.00
9. Balance To Finish, Including Retainage	\$0.00
(Line 3 Less Line 6)	

CONTRACTOR: Leopardo Construction, Inc.



By:  **Date:** 11.22.2024

State of: Illinois

County of: Cook

Subscribed and sworn to before me on November 22, 2024

Notary Public:

My Commission expires:



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 the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$84,036.00

(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:

By:  **Date:** 11/22/24

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.

Owner: (if applicable)

By: _____ **Date:** _____

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous month by Owner	13,639,961.00	0.00
Total Approved this Month	0.00	-80,783.00
TOTALS	13,639,961.00	-80,783.00
Net Changes By Change Order	13,559,178.00	

CONTINUATION SHEET

AIA DOCUMENT G703

Application No. : 24

Period From : 11/01/2024

To : 11/30/2024

Application and Certification for Payment, containing Contractor's signed certification is attached.

In tabulation below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

Invoice #: 59002 Contract : 22-1553 NCH Schaumburg, MOB

A	B	C	D E		F	G		H	I
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)	%	Balance To Finish (C - G)	Retainage (If Variable Rate)
			From Previous Application (D + E)	This Period In Place					
1	General Conditions	1,145,693.28	1,134,504.28	11,189.00	0.00	1,145,693.28	100%	0.00	0.00
2	Insurance Package	319,655.00	319,655.00	0.00	0.00	319,655.00	100%	0.00	0.00
3	Subcontractor Default Insurance	322,535.00	322,535.00	0.00	0.00	322,535.00	100%	0.00	0.00
4	Material Testing	58,075.00	58,075.00	0.00	0.00	58,075.00	100%	0.00	0.00
5	Surveying	44,570.00	44,570.00	0.00	0.00	44,570.00	100%	0.00	0.00
6	Rammed Agg Piers	136,000.00	136,000.00	0.00	0.00	136,000.00	100%	0.00	0.00
7	Erosion Control (SWPPP) Inspections	14,033.00	14,033.00	0.00	0.00	14,033.00	100%	0.00	0.00
8	Flagging & Traffic Control	25,560.00	25,560.00	0.00	0.00	25,560.00	100%	0.00	0.00
9	Excavation & Site Utilities	1,947,135.00	1,947,135.00	0.00	0.00	1,947,135.00	100%	0.00	0.00
10	Storm Detention System	282,898.40	282,898.40	0.00	0.00	282,898.40	100%	0.00	0.00
11	Asphalt Paving	743,006.00	743,006.00	0.00	0.00	743,006.00	100%	0.00	0.00
12	Demolition	84,130.00	84,130.00	0.00	0.00	84,130.00	100%	0.00	0.00
13	Street Cleaning & Dust Control	10,600.00	10,600.00	0.00	0.00	10,600.00	100%	0.00	0.00
14	Landscaping & Irrigation	421,941.00	419,616.00	2,325.00	0.00	421,941.00	100%	0.00	0.00
15	Fences & Gates	26,951.00	26,951.00	0.00	0.00	26,951.00	100%	0.00	0.00
16	Material Management	409,088.00	409,088.00	0.00	0.00	409,088.00	100%	0.00	0.00
17	Concrete	895,336.00	895,336.00	0.00	0.00	895,336.00	100%	0.00	0.00
18	Moisture Mitigation Allowance	107,835.00	107,835.00	0.00	0.00	107,835.00	100%	0.00	0.00
19	Haul Road & Crane Pad	6,732.00	6,732.00	0.00	0.00	6,732.00	100%	0.00	0.00
20	Architectural Precast	1,398,796.00	1,398,796.00	0.00	0.00	1,398,796.00	100%	0.00	0.00
21	Masonry	8,800.00	8,800.00	0.00	0.00	8,800.00	100%	0.00	0.00
22	Critical Trade Safety Inspections	8,496.00	8,496.00	0.00	0.00	8,496.00	100%	0.00	0.00
23	Structural Steel	2,533,049.00	2,533,049.00	0.00	0.00	2,533,049.00	100%	0.00	0.00
24	Unistrut	42,500.00	42,500.00	0.00	0.00	42,500.00	100%	0.00	0.00
25	Perimeter Cable Maintenance/Removal	12,924.00	12,924.00	0.00	0.00	12,924.00	100%	0.00	0.00
26	Architectural Millwork	486,830.00	486,830.00	0.00	0.00	486,830.00	100%	0.00	0.00
27	Herman Miller Casework	341,810.00	341,810.00	0.00	0.00	341,810.00	100%	0.00	0.00
28	Building Insulation	132,000.00	132,000.00	0.00	0.00	132,000.00	100%	0.00	0.00

CONTINUATION SHEET

AIA DOCUMENT G703

Application No. : 24

Period From : 11/01/2024

To : 11/30/2024

Application and Certification for Payment, containing Contractor's signed certification is attached.

In tabulation below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

Invoice #: 59002 Contract : 22-1553 NCH Schaumburg, MOB

A	B	C	D E		F	G		H	I
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)	%	Balance To Finish (C - G)	Retainage (If Variable Rate)
			From Previous Application (D + E)	This Period In Place					
29	Spray Fireproofing	28,320.00	28,320.00	0.00	0.00	28,320.00	100%	0.00	0.00
30	Waterproofing	3,500.00	3,500.00	0.00	0.00	3,500.00	100%	0.00	0.00
31	Roofing & Metal Panels	660,700.00	660,700.00	0.00	0.00	660,700.00	100%	0.00	0.00
32	Caulking / Sealants	65,370.00	65,370.00	0.00	0.00	65,370.00	100%	0.00	0.00
33	Doors Frames & Hardware	400,800.00	400,800.00	0.00	0.00	400,800.00	100%	0.00	0.00
34	Won-Door	154,355.00	154,355.00	0.00	0.00	154,355.00	100%	0.00	0.00
35	Automatic Door Operators	62,685.00	62,685.00	0.00	0.00	62,685.00	100%	0.00	0.00
36	Exterior Aluminum	1,525,000.00	1,525,000.00	0.00	0.00	1,525,000.00	100%	0.00	0.00
37	Enclosure Consultant	30,000.00	30,000.00	0.00	0.00	30,000.00	100%	0.00	0.00
38	Temp Enclosure & Board-up	22,952.00	22,952.00	0.00	0.00	22,952.00	100%	0.00	0.00
39	Carpentry/ Metal Stud & Drywall	2,823,582.00	2,797,431.00	26,151.00	0.00	2,823,582.00	100%	0.00	0.00
40	Ceramic Tile	58,604.00	58,604.00	0.00	0.00	58,604.00	100%	0.00	0.00
41	Acoustical Ceilings	601,845.00	601,845.00	0.00	0.00	601,845.00	100%	0.00	0.00
42	Carpet & Resilient Floor	537,239.00	534,443.00	2,796.00	0.00	537,239.00	100%	0.00	0.00
43	Painting	375,547.00	366,139.00	9,408.00	0.00	375,547.00	100%	0.00	0.00
44	Specialties	174,871.04	169,409.00	5,462.04	0.00	174,871.04	100%	0.00	0.00
45	Window Treatments	78,496.00	78,496.00	0.00	0.00	78,496.00	100%	0.00	0.00
46	RF Shielding	124,371.00	124,371.00	0.00	0.00	124,371.00	100%	0.00	0.00
47	Final Cleaning	36,900.00	36,900.00	0.00	0.00	36,900.00	100%	0.00	0.00
48	Elevators	275,500.00	275,500.00	0.00	0.00	275,500.00	100%	0.00	0.00
49	Fire Protection	347,115.00	347,115.00	0.00	0.00	347,115.00	100%	0.00	0.00
50	Plumbing	1,702,277.00	1,693,105.00	9,172.00	0.00	1,702,277.00	100%	0.00	0.00
51	RTU Equipment	639,590.00	639,590.00	0.00	0.00	639,590.00	100%	0.00	0.00
52	HVAC	1,966,370.00	1,966,370.00	0.00	0.00	1,966,370.00	100%	0.00	0.00
53	VDC Coordination	71,696.00	71,696.00	0.00	0.00	71,696.00	100%	0.00	0.00
54	Electrical	4,829,626.00	4,822,779.00	6,847.00	0.00	4,829,626.00	100%	0.00	0.00
55	Owner Signage	775.00	775.00	0.00	0.00	775.00	100%	0.00	0.00
56	Nurse Call	9,835.00	0.00	9,835.00	0.00	9,835.00	100%	0.00	0.00

AIA DOCUMENT G703

To: 11/30/2024

Use Column I on Contracts where variable retainage for line items may apply.

[illegible]

Attachment B
NCH Schaumburg Outpatient Care Center
Audited Cost Report

June 27, 2025

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

Project:

Permit: #22-010 - NCH Schaumburg Outpatient Care Center
Project: Schaumburg Outpatient Center
Permit Holder: Endeavor Health, formally NS-EE Holdings

Audit Objectives and Scope:

Baker Tilly Advisory Group, LP was engaged by Endeavor Health to perform an independent certificate of need cost audit for the approved 3-story Medical Office Building offering primary and specialty care, imaging, physical therapy, and lab services in Schaumburg, Illinois (CON #22-010). The permit was approved by the Illinois Health Facilities and Services Review Board on May 20, 2022, for an amount of \$44,990,225. On February 14, 2024, the State Board renewed the permit from the original expiration date of March 31, 2024, to March 31, 2025. The final realized cost of this project is \$43,323,928, which is \$1,666,297, or 4% below the approved permit amount.

The objectives of our engagement were to determine:

- If charges to be reported to the Illinois Health Facilities and Services Review Board are substantiated by appropriate supporting documentation;
- If expenses were properly recorded for the project and CON account category;
- If expenses were properly approved;
- The mathematical accuracy and consistency of invoices;
- That applicable construction progress payments included accurate application for payment documents and lien waivers (i.e., previous payment calculations), and were properly notarized.

Management's Responsibility:

Management was responsible for the preparation and fair presentation of the attached cost schedule. In addition, Management certifies the following:

- Pursuant to sections 1130.770 of the Illinois Administrative Code, the final realized cost referenced above is the total cost required to complete the project and that there are no additional or associated costs or capital expenditures related to the project which will be submitted for reimbursement under Title XVIII or XIX.
- Pursuant to section 1130.770(d)(4), the project referenced above is in compliance and changes in cost and square footage were approved by the Illinois Health Facilities and Services Review Board under Permit # 22-010.

Project Number: 22-010
Project Title: Schaumburg Outpatient Center
Subject: Final Cost Report
Permit Holder: Endeavor Health
Date: June 27, 2025

Auditor's Responsibility:

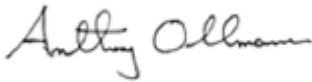
Our responsibility is to express an opinion on the attached schedule based on our audit. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the schedule. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the schedule, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion:

In our opinion, based on our review of \$38,693,211 (90%) in payments made for the Schaumburg Outpatient Center, we confirm that the \$43,323,928 in CON charges to be reported to the Illinois Health Facilities and Services Review Board by the June 30, 2025, required submission date, were substantiated by comprehensive and appropriate supporting documentation. Our Audit did not identify any material inconsistencies in expenses incurred, paid or recorded.

Sincerely,



Anthony Ollmann, CPA, CCA
Partner

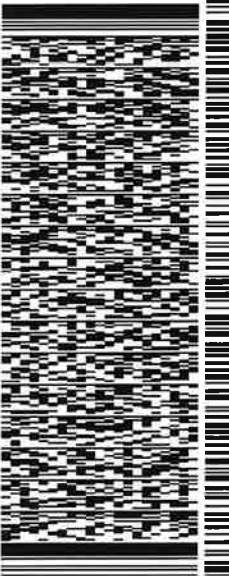
Baker Tilly Advisory Group, LP

Project Number: 22-010
 Project Title: Schaumburg Outpatient Center
 Subject: Final Cost Report
 Permit Holder: Endeavor Health
 Date: June 27, 2025

Category	Projected	Total Costs Incurred as 6/27/2025	Available Balance as of 6/27/2025	Estimated Costs to Completion	Variance From Approved
Preplanning Costs	\$ 630,000	\$ 251,958	\$ 378,042	\$ -	\$ 378,042
Site Survey and Soil Investigation	\$ 40,000	\$ 37,375	\$ 2,625	\$ -	\$ 2,625
Site Preparation	\$ 1,310,000	\$ 727,115	\$ 582,885	\$ -	\$ 582,885
New Construction	\$ 23,513,100	\$ 30,358,505	\$ (6,845,405)		\$ (6,845,405)
Contingencies	\$ 2,482,310	\$ 1,940,003	\$ 542,307		\$ 542,307
Architectural/Engineering Fees	\$ 1,825,000	\$ 1,399,919	\$ 425,081	\$ -	\$ 425,081
Consulting and Other Fees	\$ 2,974,000	\$ 456,380	\$ 2,517,620	\$ -	\$ 2,517,620
Movable or Other Equipment	\$ 8,816,000	\$ 5,186,275	\$ 3,629,725	\$ -	\$ 3,629,725
Other Costs to be Capitalized	\$ 555,000	\$ 226,945	\$ 328,055	\$ -	\$ 328,055
Bond Issuance Expense	\$ 316,091	\$ 304,384	\$ 11,707	\$ -	\$ 11,707
Net Interest Expense	\$ 2,528,724	\$ 2,435,069	\$ 93,655	\$ -	\$ 93,655
Total	\$ 44,990,225	\$ 43,323,928	\$ 1,666,297	\$ -	\$ 1,666,297

Cash and Securities
 Pledges
 Gifts and Bequests
 Bond Issues (project related) \$ 43,323,928
 Mortgages
 Leases (fair market value)
 Governmental Appropriations
 Grants
 Other Funds and Sources

Total Funds \$ 43,323,928

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1. Fold the first printed page in half and use as the shipping label.
2. Place the label in a waybill pouch and affix it to your shipment so that the barcode portion of the label can be read and scanned.
3. Keep the second page as a receipt for your records. The receipt contains the terms and conditions of shipping and information useful for tracking your package.

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