

VIA FEDERAL EXPRESS AND ELECTRONIC MAIL

July 28, 2025

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

**Re: Project 22-023: Final Realized Costs/Project Close-Out Report
Intraoperative MRI and related projects
Ann & Robert H. Lurie Children's Hospital of Chicago**

Dear Mr. Kniery:

Pursuant to Illinois Administrative Code Section 1130.770, Ann and Robert H. Lurie Children's Hospital of Chicago ("Lurie Children's") is submitting this notice of Final Realized Costs and Project Close-Out for the Project.

The permit was approved on September 13, 2022 with a completion date of August 31, 2024. On June 21, 2024, the Chairwoman of the Illinois Health Facilities and Services Review Board approved a request for permit renewal through April 30, 2025. The approved permit amount is \$27,741,365 for the construction of Lurie Children's Intraoperative MRI (iMRI) and related projects.

1. Current status of the Project. The project is complete. The project was split into two phases. Phase 1 was comprised of the 6th floor relocation of GI Motility services and build-out of new procedure rooms. Phase 1 was completed and opened to patients on May 21, 2024. Phase 2 was comprised of the 7th floor renovations to support the new iMRI. The complete iMRI project opened to patients in April 2025.

The scope and size of the project have not changed since permit issuance.

2. Project Final Realized Costs. The total project costs paid to date are the final realized costs of \$24,264,341. The total Project costs are consistent with the total reported in the approved CON permit application. The table of Project Costs and Sources of Funds attached hereto as Attachment 1 shows the approved line items of spending from the permit application, as well as the actual realized costs per line item.

The AIA form G702, Application and Certification for Payment attached hereto as Attachment 2, consistent with the line item for construction in the table Project Costs and Sources of Funds.

3. Sources of Funding. The project was funded with cash and securities consistent with the sources of funding identified in the permit application.

4. Obligation of the Project. Lurie Children's reported the financial commitment of the project in its letter dated March 28, 2023.

5. Date of Project completion. The May 1, 2025 Notice of Project Completion indicated that the project was completed on April 28, 2025, ahead of the permit application anticipated completion date of April 30, 2025.

We certify that the information reported are the final realized project costs and that there are no additional costs or capitalized expenditures related to the approved project. There is no cost overrun. Lurie Children's is in compliance with the approved permit including project cost, allocated square footage and approved clinical services.

Please contact Ann Sherline, Lurie Children's Senior Associate General Counsel at 312-227-4312 if you have any questions about this report.

Sincerely



Alex P. Miller
Chief Financial Officer

Subscribed and sworn to before me
this 28th day of July, 2025



Signature of Notary Public

Seal



Cc: Ann Sherline, Senior Associate General Counsel,
Ann & Robert H. Lurie Children's Hospital of Chicago
Dan Zorrilla, Director, Real Estate and Construction,
Ann & Robert H. Lurie Children's Hospital of Chicago
Stacey Panek, Director, Design & Construction, Facility Services,
Ann & Robert H. Lurie Children's Hospital of Chicago
Ralph Weber, CON Consultant

ATTACHMENT A

PROJECT COSTS AND SOURCES OF FUNDS

(See attached)

Project Costs and Sources of Funds
IMRI and related Projects - Project 22-023
Ann & Robert H. Lurie Children's Hospital of Chicago

	As approved by HFSRB	Final Spending	Difference
USE OF FUNDS			
Pre-planning Costs	\$325,640	\$301,141	\$24,499
Site Survey and Soil Investigation	\$31,506	\$21,100	\$10,406
Site Preparation	\$454,180	\$104,378	\$349,802
Off Site Work			\$0
New Construction Contracts			\$0
Modernization Contracts	\$11,281,736	\$10,703,204	\$578,532
Contingencies	\$1,692,000	\$0	\$1,692,000
A/E Fees	\$1,737,500	\$1,787,499	(\$49,999)
Consultant Fees	\$2,595,884	\$2,435,304	\$160,580
Movable Equipment	\$8,802,919	\$8,575,639	\$227,280
Bond Issuance Expense			\$0
Net Interest Expense During Construction			\$0
FMV Leased Space or Equipment			\$0
Other Capital Costs	\$820,000	\$336,077	\$483,923
Acquisition of Building			\$0
TOTAL USES OF FUNDS	\$27,741,365	\$24,264,341	\$3,477,024
SOURCE OF FUNDS			
Cash and Securities	\$27,741,365	\$24,264,341	\$3,477,024
Pledges			
Gifts and Bequests			
Mortgages/Bonds			
Leases (fair market value)			
Governmental Appropriations			
Grants			
Other			
TOTAL SOURCES OF FUNDS	\$27,741,365	\$24,264,341	\$3,477,024

ATTACHMENT B

AIA FORM G702, APPLICATION AND CERTIFICATION FOR PAYMENT

(See attached)

[illegible]

TO:	PROJECT:	LCH-7th Floor IMRI GMP	APPLICATION NO:	#15
Power Construction Company LLC 8750 W. Bryn Mawr Avenue - Suite 500 Chicago, Illinois 60631-3546	225 East Chicago Avenue - Box 104 Chicago, Illinois 60611-2605		PERIOD TO:	06/30/25
FROM CONTRACTOR:	VIA ARCHITECT:			
Gurtz Electric Company 77 West Seegers Rd. Arlington Heights, IL 60005			Power	#8230031
			Gurtz #	J-7518
CONTRACT FOR:	CONTRACT DATE:			1/2/2024

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 due.

1.	ORIGINAL CONTRACT SUM	678,639.00
2.	Net change by Change Orders	264,032.00
3.	CONTRACT SUM TO DATE (Line 1&2)	942,671.00
4.	TOTAL COMPLETED & STORED TO DATE (Column G on G703)	942,671.00
5.	RETAINAGE:	
a.	0% of Completed & Stored to Date (Column D + E on G703)	0.00

b.	5% of Stored Material (Column F on G703)	0.00							
	Total Retainage (Lines 5a+5b or Total in Column I of G703)								
6.	TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)								

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	941,630.00
8. CURRENT PAYMENT DUE	1,041.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE	0.00
(Line 3 less Line 6)	

AMOUNT CERTIFIED \$ 1,041.00

(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.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total Approved in Previous Months		

By: _____ Date: _____

by Owner	264,051.00	1,060.00
Total Approved this Month	1,041.00	0.00
TOTALS	265,092.00	1,060.00
NET CHANGES BY Change Order	264,032.00	0

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Total Approved in Previous Months by Owner		264,051.00	1,060.00
Total Approved this Month		1,041.00	0.00
TOTALS		265,092.00	1,060.00
NET CHANGES BY Change Order		264,032.00	0.00