

### **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, 2<sup>nd</sup> 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. <u>Current status of the Project</u>. The project is complete. The project was split into two phases. Phase 1 was comprised of the 6<sup>th</sup> 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 7<sup>th</sup> 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. <u>Project Final Realized Costs</u>. 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 <u>Attachment 1</u> 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 <u>Attachment 2</u>, consistent with the line item for construction in the table Project Costs and Sources of Funds.

## Ann & Robert H. Lurie Children's Hospital of Chicago

- 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.
- <u>5. Date of Project completion.</u> 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

Aux Popu

Subscribed, and sworn to before me

this 284 day of July

Signature of Notary Public

Seal

Official Seal Nahlah Jawad Daddino Notary Public State of Illinois My Commission Expires 2/6/2026

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	Final Spending	Difference
	by HFSRB		
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)

APPLICATION AND CERTIFICATION FOR PAYMENT	CATIO		AIA DOCUI	AIA DOCUMENT G702		PAGE 1 OF PAGES	SES
TO:	PROJECT:	LCH-7th Floor IMRI GMP		APPLICATION NO:	#15	[	
Power Construction Company LLC		225 East Chicago Avenue - Box 104	30x 104			OWNER	
8750 W, Bryn Mawr Avenue - Suite 500	200	Chicago, Illinois 60611-2605		PERIOD TO:	06/30/25	ARCHITECT	
Chicago, Illinois 60631-3546						CONTRACTOR	JR.
FROM CONTRACTOR: VI	VIA ARCHITECT:	ECT:		Power	#8230031		
Gurtz Electric Company				Gurtz #	J-7518		22.11
77 West Seegers Rd.							
Arlington Heights, IL 60005							
CONTRACT FOR: Electrical				CONTRACT DATE:	1/2/2024		
CONTRACTOR'S APPLICATION FOR PAYMENT	I FOR PA	YMENT		The undersigned Contractor of	sertifies that to the best	t of the Contractor's	The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and
Application is made for payment as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.	in connection w ied.	ith the Contract.		belief the Work covered by this Application for Payment has been completed in accordance will Contract Documents, that all amounts have been paid by the Contractor for work for which pre- Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is due.	is Application for Paym amounts have been pa issued and payments	nent has been cominided by the Contractor received from the incomined	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	00.				
2. Net change by Change Orders		264,032.00	8	CONTRACTOR:	Gurtz Electric Co.		
	182)		8				
4 TOTAL COMPLETED & STORED TO	ρ	942,671,00	00	By:			Date: 06/30/25
PETAINIACE:				Partick Inormion - Managing executive vice President	g Executive vice Free	Siderit Couple of Co	3
5. KE I All NAGE.	Date	000		State of Illifolds Subscribed and emore to before me this	30th	Countly of Cook	UK 1una 2025
ي پ	3			Notary Public		o fan	2010 2020
b. 5% of Stored Material		0.00		9	nervacy, k	oche	THERESAL ROCHE
(Column F on G703)		ų.				-	Official Seal
Total Retainage (Lines 5a+5b or	_			ARCHITECTS CERTIFICATE FOR PAYMENT	E FOR PAYMENT	2	Notary Public - State of Illinois
Total in Column   of G703			0.00	In accordance with the Contri	act Documents, based	on on-site of sews	in accordance with the Contract Documents, based on on-site of 36W/6RR96BRIGHT Expatras damp 25 ng 026
6. TOTAL EARNED LESS RETAINAGE	Щ	942,671.00	8	this application, the Architect certifies to the Owner that to the bestreft	certifies to the Owner	that to the best of	the definition whether the property of the contract of the con
				miormation and belief the vvoir has progressed as marcated, the quality of the with the Contract Documents, and the Contractor is entitled to navment of the	and the Contractor is	motcated, the quali	information allo belief the Work has progressed as littlicated, the quality of the work is in accordance with the Contract Doctments and the Contractor is entitled to payment of the
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT  R. C. IRPENT PAYMENT DUE	FOR PAYIV	ENT 941,630.00	00.0	Will the Collinat Dodding		cinition to paymen	
C. COLINEIA DOL					•		
RAI	KETAINA		000	AMOUNI CERTIFIED	1,041.00		
(Line 3 less Line 6)				(Attach explanation if amount certified differs from the amount applied. Initial a the Continuation Sheet that are changed to conform with the amount certified.)	rtified differs from the amo shanged to conform with t	ount applied Initial a the amount certified.)	(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	Ö
by Owner	264,051.00	J.L					
Total Approved this Month TOTALS	1,041.00	0,000 0		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 Contracto.	The AMOUNT CERTIF	IED is payable only to out prejudice to any riq	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
NET CHANGES BY Change Order	264,032.00			under this Contract.			