



April 28, 2025

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

RE: *Annual Progress Report*
Project #22-047
Northwestern Medicine Lake Forest Hospital Expansion Project

Dear Mr. Kniery:

This report summarizes the current status of the NM Lake Forest Hospital's Expansion Project. The project was approved by the HFSRB on May 9, 2023, in the amount of \$388,787,687.

Key Milestones

During the past year of the project (from 5/9/24 to date), key accomplishments include the following:

Construction

- Superstructure Complete – May 2024
- Complete New East-West Road and Westmoreland Road Modifications – June 2024
- Begin interior Build-Out for Floors 1-3 – June 2024
- Set First Precast – July 2024
- Begin Window Installation – July 2024
- Begin Elevator Installation – October 2024
- Receive Main Electrical Gear – November 2024
- Building Enclosure Weather Tight – December 2024
- Permanent Power Energized – December 2024
- HVAC Equipment Start-Up to Commence – January 2025
- First Elevator Operational – February 2025
- Begin Helistop Construction – April 2025
- Begin Site Hardscape Work – April 2025
- All Elevators Operational – May 2025

Key Actions To Be Completed

Action/Milestone	Target Completion Date
Nurse Call System Complete	July 2025
IT Network Fully Available (Pavilions G & H)	August 2025
New Helistop Operational	August 2025
Fire Alarm Fully Operational	September 2025
City of Lake Forest Occupancy for Pavilions	November 2025
Begin Interior Renovations in Existing Basement	February 2026
Begin Construction on F-G Connector	March 2026
City of Lake Forest Occupancy for F-G Connector	March 2027
City of Lake Forest Occupancy for Final Phase of Renovations	May 2027
Project Close-out	April 2028

Sources and Uses of Funds

Attached is a schedule of project expenditures to date. Approximately \$197,687,398 has been expended of the \$388,787,687 allocated for the project and has been funded from cash and securities. This represents approximately 50.8% of the budget.

Contractual Commitments

NM Lake Forest Hospital has executed contracts for this project. The current total project commitments are \$321,418,584. 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, Finance Director – Capital Planning
Beatriz Santana, Senior Financial Analyst – Capital Planning
Amanda Pulse-Morton, Manager, Regulatory Planning

**Northwestern Medicine Lake Forest Hospital Pavilion Expansion Project
CON Project # 22-047**

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

NM Lake Forest Hospital Permit Project Expenditures

Progress Report: March 31, 2025

<u>Category</u>		CON Approved Budget	Project to Date through March 2025
<u>USE OF FUNDS</u>			
1	PREPLANNING COSTS	\$ 2,510,270	\$ 1,538,223
2	SITE SURVEY AND SOIL INVESTIGATION	\$ 1,000,000	\$ 418,196
3	SITE PREPARATION	\$ 9,226,552	\$ 8,079,779
4	OFF SITE WORK	\$ 3,314,139	\$ 2,025,712
5	NEW CONSTRUCTION CONTRACTS	\$ 200,155,898	\$ 156,323,252
6	MODERNIZATION CONTRACTS	\$ 40,575,150	\$ -
7	CONTINGENCIES	\$ 24,073,105	\$ -
8	ARCHITECTURAL/ENGINEERING FEES	\$ 11,016,307	\$ 11,523,249
9	CONSULTING & OTHER FEES	\$ 20,795,089	\$ 2,828,382
10	MOVABLE CAPITAL EQUIPMENT (not in construction contracts)	\$ 59,723,470	\$ 905,372
11	BOND ISSUANCE EXPENSE (project related)	\$ -	\$ -
12	NET INTEREST EXPENSE DURING CONSTRUCTION (project related)	\$ -	\$ -
14	OTHER COSTS WHICH ARE TO BE CAPITALIZED	\$ 16,397,707	\$ 14,045,234
	GRAND TOTAL	\$ 388,787,687	\$ 197,687,398
<u>SOURCE OF FUNDS</u>			
16	CASH & SECURITIES	\$ 388,787,687	\$ 197,687,398
18	GIFTS & BEQUESTS	\$ -	\$ -
19	BOND ISSUES (project related)	\$ -	\$ -
25	TOTAL FUNDS	\$ 388,787,687	\$ 197,687,398
	CON PERMIT AMOUNT	\$ 388,787,687	\$ 197,687,398
% COMPLETE		50.8%	

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER: Northwestern Memorial Healthcare

541 North Fairbanks Ct.
Suite 1600
Chicago, IL 60611

FROM CONTRACTOR: Power/Ujamaa 6, LLC
8750 W Bryn Mawr, Suite 500
Chicago, IL
60631

CONTRACT FOR: General Construction

PROJECT: Lake Forest Hospital Pavilion Expansion Project

APPLICATION NO.: 21

PERIOD TO : 02/28/2025

PROJECT NOS.: 5223001

ARCHITECT: SmithGroup

35 East Wacker
Suite 900
Chicago, IL 60601

Distribution to:
☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR

CONTRACT DATE : Sep/12/2023

APPLICATION AND CERTIFICATE FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. A true and correct copy of the Contract is attached.

ORIGINAL CONTRACT SUM	\$	288,630,795
Change by change orders	\$	1,569,630
CONTRACT SUM TO DATE (Line 1 +/- 2)	\$	290,200,425
TOTAL COMPLETED & STORED TO DATE	\$	191,284,792
Less: 4 on G703		
RETAINAGE:		
Less: 5 on G703	\$	11,389,200
TOTAL EARNED LESS RETAINAGE	\$	179,895,592
Less: 4 less Line 5 Total		
LESS PREVIOUS CERTIFICATES FOR		
6 from prior Certificate	\$	171,753,757
CURRENT PAYMENT DUE	\$	8,141,835
ALANCE TO FINISH, INCLUDING RETAINAGE		
3 less Line 6	\$	110,304,833

ADDITIONS	DEDUCTIONS
1,569,630	0
ROVED THIS MONTH	
per Date Approved	
Current Total:	0
Change by Change Orders	1,569,630

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: Power/Ujamaa 6, LLC

By: [Signature] Date: 03/04/2025

State of: IL

County of: Cook

Subscribed and sworn to before

me this 4th day of March 2025

Notary Public:

My Commission expires: January 6, 2028

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the comprising the above application, the Architect certifies to the Owner that to the best of knowledge, information and belief the Work has progressed as indicated, the quality of Work accordance with the Contract Documents, and the Contractor is entitled to the payment of AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 8,141,835.0

(Attach explanation if amount certified differs from the amount applied for. Initial figures on Application and on the Continuation Sheet that are changed to conform to the amount certified)

ARCHITECT: SmithGroup

By: [Signature] Date: 03/06/2025

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 right of the Owner or Contractor under this Contract.