

August 30, 2024

## Via Overnight Carrier

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

Re: Project #22-050 Advocate Outpatient Center – South Elgin (the "Project")

## **Final Project Report**

Advocate Health and Hospitals Corporation, (dba Advocate Medical Group) construction project to build-out existing space for a Medical Office Building (MOB).

Dear Mr. Kniery:

This letter is intended to satisfy Section 1130.770 Project Completion, Final Realized Costs and Cost Overruns, by providing the required information on Project #22-050. The Project is to build-out existing space for a Medical Office Building (MOB) to establish a clinic for Advocate Medical Group physicians in South Elgin at 486 South Randall Road in South Elgin, IL. The size and scope as approved by the State Board remains unchanged. The Review Board granted the permit for this Project on March 21, 2023.

The notice of project completion was submitted on January 23, 2024, indicating the project was completed January 22, 2024. The project was completed within the "Completion Date" of May 31, 2024, specified in the Permit Approval Letter. This final report includes the following:

- Certification that the project costs, as itemized, represent all the costs required to complete the project and there are no additional or associated costs or capital expenditure related to this project.
- This also certifies compliance with all the terms of the permit to date, including the project cost, square footage, and services.
- The final application and certification for payment is shown in the AIA G702 form. Because this project's permitted costs were less than three times the capital expenditure minimum, we did not conduct an independent auditor's report (Section 1130.770.d.5).



## Costs:

USE OF FUNDS	Costs Incurred to Date	In Permit	Difference
Preplanning Costs	140,329.75	304,875	164,545.25
Site Survey and Soil Investigation	0	0	0
Site Preparation	0	0	0
New Construction Contracts	15,017,935.26	15,488,021	470,085.74
Modernization Contracts	0	0	0
Contingencies	0	1,000,000	1,000,000
Architectural/Engineering Fees	1,051,275	1,243,754	192,479
Consulting and Other Fees	94,579.55	881,686	787,106.45
Movable or Other Equipment (not in construction contracts)	1,729,144.65	2,950,667	1,221,522.35
Bond Issuance Expense (project related)	0	217,787	217,787
Net Interest Expense During Construction (project related)	0	387,490	387,490
Fair Market Value of Leased Space	3,707,937	3,707,937	0
or Equipment			
Other Costs to Be Capitalized	943,137.29	1,816,025	872,887.71
TOTAL USES OF FUNDS	\$ 22,684,338.50	\$ 27,998,242	\$ 5,313,903.50

Please contact me at (773) 480-9759 or via email at <a href="mailto:peter.messina@aah.org">peter.messina@aah.org</a> if you have any questions regarding this report.

Sincerely,

Peter G. Messina, AIA

Vice President, Planning, Design & Construction

**Enterprise Non-Acute Services** 

CC: Karen Lambert, Advocate Health Care Lanndon Rose, Advocate Health Care Trent Gordon, Advocate Health Care Myndee Balkan, Advocate Health Care

## AIA Document G702<sup>TM</sup> – 1992

TO OWNER:	PROJECT:	APPLICATION NO:11 Distribution to:
Advocate Heal h and Hospitals Corp., on behalf of itself and its	104643- AOC South Elgin	PERIOD TO: 03/31/24 OWNER
iffiliates 075 Highland Darkway, Suite 500	486 Randall Rd	CONTRACT FOR: General Construction ARCHITECT
Journal of Markey, Suite 500 Jowners Grove, Illinois 60515	VIA ARCHITECT:	CONTRACT DATE: 04/01/23 CONTRACTOR
FROM CONTRACTOR:		PROJECT NOS: 001-104643
he Boldt Company		INVOICE NO: 104643-0011
525 North Roemer Road ppleton, Wisconsin 54911		
CONTRACTOR'S APPLICATION FOR PAYMENT	PAYMENT	The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and
pplication is made for payment, as shown below, in connection with the Contract. Continuation	nection with the Contract. Continuation	belief the Work covered by this Application for Payment has been completed in accordance with the
heet, AIA Document G703, is attached.		
ORIGINAL CONTRACT SUM	\$ 15,216,947.00	Certificates for Payment were issued and payments received from the Owner, and that current
Net change by Change Orders	\$ (709,955.75)	payment shown herein is now due.
CONTRACT SUM TO DATE (Line 1+2)	\$ 14,506,991.25	CONTRACTOR: The Boldt Company
TOTAL COMPLETED AND STORED TO DATE (Column G on G703)	3703) \$ 14,506,991.25	
RETAINAGE:		By: Wax Smoot Date: June 06 2024
a. 0.0% of Completed Work		State of Illinois County of Cook
(Column D + E on G703)	0.00	nethis:
b. 0.0% of Stored Material		6th day of June 2024 Notary Public Monay MICONA MICONA STERMINE WISHING MANAGED STERMINE WISHING WISHIN
(Column F on G703)	\$ 0.00	~~
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	G703) \$ 0.00	My Commission expires.
TOTAL EARNED LESS RETAINAGE	\$ 14,506,991.25	MY COMMISSION EXPINES GAT 4/2/16
(Line 4 Less Line 5 Total)		APCHITECT'S CERTIFICATE FOR DAVMENT
LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$ 13,604,812.11	
(Line 6 from prior Certificate)		In accordance with the Contract Documents, based on on-site observations and the data comprising
CURRENT PAYMENT DUE	\$ 902,179.14	this application, the Architect certifies to the Owner that to the best of the Architect's knowledge,
BALANCE TO FINISH, INCLUDING RETAINAGE		information and belief the Work has progressed as indicated, the quanty of the Work is in
(Line 3 less Line 6)	\$	accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.
CHANGE ORDER SUMMARY	ADDITIONS DEDUCTIONS	AMOUNT CERTIFIED \$ 902,179.14
Total changes approved in previous months by Owner	\$255,616.00	Anach explanation if amount certified affects from the amount appared. Intuition and figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)
Total approved this Month	\$0.00 \$(965,571.75)	ARCHITECT:
TOTALS	\$255,616.00 \$(965,571.75)	

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named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor

the Owner or Contractor under this Contract.

Date:

By:

\$ (709,955.75)

NET CHANGES by Change Order