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**HEALTH FACILITIES &
SERVICES REVIEW BOARD**

January 31, 2025

Via Overnight Carrier

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

Re: Project #23-010 Advocate Outpatient Center – Lakemoor

Final Project Report

Advocate Health and Hospitals Corporation, (d/b/a Advocate Medical Group), Advocate Aurora Health, Inc., and Advocate Health, Inc., Construction Project: Advocate Outpatient Center – Lakemoor.

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 #23-010. The Project is to build a new single-story medical office building at 27655 Illinois Route 120, Lakemoor, Illinois, 60073. The size and scope as approved by the State Board remains unchanged. The Review Board granted the permit for this Project on May 9, 2023.

The notice of project completion was submitted on October 17, 2024, indicating the project was completed July 29, 2024. The project was completed within the "Completion Date" of October 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 and G703 forms. 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).



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2025 Windsor Drive
Oak Brook, Illinois
60523

T (773) 480-9759
advocatehealth.com

USE OF FUNDS	COSTS INCURRED	IN PERMIT	DIFFERENCE
Preplanning Costs	\$250,412	\$250,412	\$0
Site Survey and Soil Investigation	\$48,110	\$47,310	(\$800)
Site Preparation	\$2,075,938	\$2,300,214	\$224,276
Off Site Work	\$0	\$0	\$0
New Construction Contracts	\$15,136,846	\$16,376,404	\$1,239,558
Modernization Contracts	\$0	\$0	\$0
Contingencies	\$0	\$933,831	\$933,831
Architectural/Engineering Fees	\$1,406,848	\$1,406,848	\$0
Consulting and Other Fees	\$707,780	\$1,113,406	\$405,626
Movable or Other Equipment (not in construction contracts)	\$711,346	\$939,434	\$228,088
Bond Issuance Expense (project related)	\$0	\$253,090	\$253,090
Net Interest Expense During Construction (project related)	\$0	\$647,986	\$647,986
Fair Market Value of Leased Space or Equipment	\$0	\$0	\$0
Other Costs to Be Capitalized	\$3,877,389	\$5,318,256	\$1,440,867
Acquisition of Building or Other Property (excluding land)	\$0	\$0	\$0
TOTAL USES OF FUNDS	\$24,214,668	\$29,587,191	\$5,372,523

Please contact me at (773) 480-9759 or via email at peter.messina@aah.org 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™ - 1992

Application and Certificate for Payment

TO OWNER: Advocate Health and Hospitals Corp., on behalf of itself and its affiliates 2025 Windsor Drive Oak Brook, Illinois 60523	PROJECT: 104776 AOC Lakemoor 27655 Illinois Route 120 Lakemoor, Illinois 60073, Lake County	APPLICATION NO: 18	Distribution to: ☐ OWNER ☐ ARCHITECT ☐ CONTRACTOR ☐ FIELD ☐ OTHER
FROM CONTRACTOR: The Boldt Company 2525 North Rosmer Road Appleton, Wisconsin 54911	VIA ARCHITECT:	PERIOD TO: 11/30/24 CONTRACT FOR: General Construction CONTRACT DATE: 01/19/23 PROJECT NOS: 001-104776 INVOICE NO: PO001121256	

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.

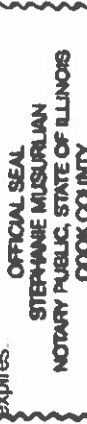
1. ORIGINAL CONTRACT SUM \$ 16,878,319.00
2. Net change by Change Orders \$ 0.00
3. CONTRACT SUM TO DATE (Line 1+2) \$ 16,878,319.00
4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703) \$ 16,878,319.00
5. RETAINAGE:
 - a. 0.0% of Completed Work (Column D + E on G703) \$ 0.00
 - b. 0.0% of Stored Material (Column F on G703) \$ 0.00
6. TOTAL EARNED LESS RETAINAGE \$ 16,878,319.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT \$ 16,086,483.45
8. CURRENT PAYMENT DUE \$ 791,835.55
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) \$ 0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order		\$ 0.00

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: The Boldt Company

By [Signature] Date: January 28, 2025
State of IL County of Cook
Subscribed and sworn to before me this 28th day of January 2025
Notary Public: [Signature]
My Commission Expires: [Signature]



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this 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 \$ **791,835.55**
(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 [Signature] Date: _____
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.

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Continuation Sheet (page 2)

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT,

containing Contractor's signed certification is attached.

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

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

APPLICATION NO.: 18

APPLICATION DATE: 11/14/24

PERIOD TO: 11/30/24

ARCHITECT'S PROJECT NO: 001-104776

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D O R E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H BALANCE TO FINISH (G - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
A10	Substructure	380,224.50	380,224.50	0.00	0.00	0.00	380,224.50	0.00	0.00
B10	Superstructure	780,363.00	755,730.00	24,633.00	0.00	0.00	780,363.00	0.00	0.00
B20	Enclosure	1,802,952.00	1,773,346.00	29,606.00	0.00	0.00	1,802,952.00	0.00	0.00
B30	Roofing	472,306.00	472,306.00	0.00	0.00	0.00	472,306.00	0.00	0.00
C10	Interior Construction	1,617,921.39	1,580,033.39	37,888.00	0.00	0.00	1,617,921.39	0.00	0.00
C20	Stairs/Equipment Supports	32,979.00	32,979.00	0.00	0.00	0.00	32,979.00	0.00	0.00
C30	Interior Finishes	578,863.00	578,863.00	0.00	0.00	0.00	578,863.00	0.00	0.00
D20	Plumbing	939,458.00	936,962.00	2,496.00	0.00	0.00	939,458.00	0.00	0.00
D30	HVAC	1,232,647.00	1,180,349.00	52,298.00	0.00	0.00	1,232,647.00	0.00	0.00
D40	Fire Protection	137,116.00	137,116.00	0.00	0.00	0.00	137,116.00	0.00	0.00
D50	Electrical	2,184,812.00	2,123,717.00	61,095.00	0.00	0.00	2,184,812.00	0.00	0.00
E10	Equipment	5,431.96	5,431.96	0.00	0.00	0.00	5,431.96	0.00	0.00
E20	Equipment & Furnishings	23,155.00	21,205.00	1,950.00	0.00	0.00	23,155.00	0.00	0.00
G10	Site Preparation	543,461.00	543,461.00	0.00	0.00	0.00	543,461.00	0.00	0.00

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Continuation Sheet (page 3)

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APPLICATION NO.: 18

APPLICATION DATE: 11/14/24

PERIOD TO: 11/30/24

ARCHITECT'S PROJECT NO: 001-104776

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)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
G20	Site Improvements	1,194,774.68	1,176,397.29	18,377.39	0.00	1,194,774.68	100.0%	0.00	0.00
G30	Site Mechanical Utilities	516,309.00	516,309.00	0.00	0.00	516,309.00	100.0%	0.00	0.00
G40	Site Electrical Utilities	364,854.00	312,486.00	52,368.00	0.00	364,854.00	100.0%	0.00	0.00
H10	General Conditions	1,172,499.45	1,135,832.66	36,666.79	0.00	1,172,499.45	100.0%	0.00	0.00
H30	Contingency	0.00	0.00	0.00	0.00	0.00	0.0%	0.00	0.00
H40	General Requirements	747,284.15	744,403.06	2,881.09	0.00	747,284.15	100.0%	0.00	0.00
H50	Insurance	114,077.87	110,216.32	3,861.55	0.00	114,077.87	100.0%	0.00	0.00
H60	Overhead	1,127,496.00	1,022,907.77	104,588.23	0.00	1,127,496.00	100.0%	0.00	0.00
H61	Fee	767,345.00	481,740.00	285,605.00	0.00	767,345.00	100.0%	0.00	0.00
H80	Profit at Risk	0.00	0.00	0.00	0.00	0.00	0.0%	0.00	0.00
H82	Montgomery Prefab/Modular Shop	141,989.00	141,989.00	0.00	0.00	141,989.00	100.0%	0.00	0.00
	GRAND TOTAL	\$16,878,319.00	\$16,164,004.95	\$714,314.05	\$0.00	\$16,878,319.00	100.0%	\$0.00	\$0.00

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