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**HEALTH FACILITIES &
SERVICES REVIEW BOARD**

April 8, 2025

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

**RE: *Annual Progress Report
Project #24-006
Northwestern Medicine Warrenville Cancer Center***

Dear Mr. Kniery:

This report summarizes the status of the NM Warrenville Cancer Center project. The project was approved by the HFSRB on April 22, 2024, in the amount of \$75,050,300.

Key Milestones

During the past year of the project (from 04/22/2024 to date), key accomplishments include the following:

Obligation

- The project was obligated on 06/01/2024 with the signing of the construction contract with Walsh Construction Group in the amount of \$57,437,688, which represents 76.53% of the total project cost.

Construction

- Begin procurement of construction materials: June 2024
- Enabling work: July 2024 – October 2024
- Site clearing and demo: October 2024 – November 2024
- Site utility installation: October 2024 – November 2024
- Rammed aggregate piers: December 2024 – January 2025
- Concrete footings: December 2024 – February 2025
- Install elevator shaft CMU walls at new addition: January 2025 – February 2025
- Structural steel erection and detailing: January 2025 – March 2025

Key Actions To Be Completed

Action/Milestone	Target Completion Date
New Addition: Enclosure and Roof Completion	August 2025
Parking Garage Completion	September 2025
Exterior Sitework and Landscape	September 2025
New Addition: Medical Equipment Installation	January 2026
Renovation Construction begins	February 2026
New Addition: Construction Complete	March 2026
Renovation: Construction Complete	November 2026
Project Close-out	December 31, 2027

Sources and Uses of Funds

Attached is a schedule of project expenditures to date. Approximately \$11,730,986 has been expended of the \$75,050,300 allocated for the project and has been entirely funded from cash and securities. This represents approximately 15.6% of the budget.

Contractual Commitments

NM Warrenville Cancer Center has executed contracts for this project. Current total project commitments are \$65,975,806. 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, Director Finance – VP Financial Planning
Donald Ziemann, Senior Financial Analyst – Capital Planning
Amanda Pulse-Morton, Manager – Regulatory Planning

**Northwestern Medicine Warrenville Cancer Center
Project # 24-006**

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

Northwestern Memorial Hospital Permit Project Expenditures

Progress Report: March 31, 2025

<u>Category</u>		CON Approved Budget	Project to Date through 03/31/2025
<u>USE OF FUNDS</u>			
1	PREPLANNING COSTS	\$ 460,000	\$ 206,856
2	SITE SURVEY AND SOIL INVESTIGATION	\$ 45,000	\$ 37,994
3	SITE PREPARATION	\$ 3,745,000	\$ 2,172,440
4	OFF SITE WORK	\$ -	\$ -
5	NEW CONSTRUCTION CONTRACTS	\$ 44,661,448	\$ 6,015,200
6	MODERNIZATION CONTRACTS	\$ 6,578,824	\$ -
7	CONTINGENCIES	\$ 5,124,028	\$ -
8	ARCHITECTURAL/ENGINEERING FEES	\$ 3,305,000	\$ 2,749,230
9	CONSULTING & OTHER FEES	\$ 456,000	\$ 78,882
10	MOVABLE CAPITAL EQUIPMENT (not in construction contracts)	\$ 9,305,000	\$ 3,789
11	BOND ISSUANCE EXPENSE (project related)	\$ -	\$ -
12	NET INTEREST EXPENSE DURING CONSTRUCTION (project rela	\$ -	\$ -
13	FAIR MARKET VALUE OF LEASED SPACE OR EQUIPMENT	\$ -	\$ -
14	OTHER COSTS WHICH ARE TO BE CAPITALIZED	\$ 1,370,000	\$ 466,595
GRAND TOTAL		\$ 75,050,300	\$ 11,730,986
<u>SOURCE OF FUNDS</u>			
16	CASH & SECURITIES	\$ 75,050,300	\$ 11,730,986
18	GIFTS & BEQUESTS	\$ -	\$ -
19	BOND ISSUES (project related)	\$ -	\$ -
25	TOTAL FUNDS	\$ 75,050,300	\$ 11,730,986
CON PERMIT AMOUNT		\$ 75,050,300	\$ 11,730,986
% COMPLETE		15.6%	

AIA Document G702[®] OF 1992

Application and Certificate for Payment

TO OWNER: Northwestern Memorial Healthcare 675 N Saint Clair St Chicago, Illinois 60611 FROM CONTRACTOR: Walsh Construction Company II LLC 929 W Adams Chicago, Illinois 60607	PROJECT: NM Warrenville Cancer Center Expansion 4405 Weaver Parkway Warrenville, Illinois 60555 VIA ARCHITECT:	APPLICATION NO: 3 PERIOD TO: 12/31/24 CONTRACT FOR: 02-223159 - General Construction CONTRACT DATE: 06/01/24 PROJECT NOS: 02-223159	Distribution to: ☐ OWNER ☐ ARCHITECT ☐ CONTRACTOR ☐ FIELD ☐ OTHER
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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	\$ 200,000.00
2. Net Change by Change Orders	\$ 57,237,688.00
3. CONTRACT SUM TO DATE (Line 1+2)	\$ 57,437,688.00
4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)	\$ 9,326,821.76
5. RETAINAGE:	
a. 6.5% of Completed Work (Column D + E on G703)	\$ 585,766.98
b. 10.0% of Stored Material (Column F on G703)	\$ 37,698.68
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$ 623,465.66
6. TOTAL EARNED LESS RETAINAGE	\$ 8,703,156.10
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$ 6,189,657.19
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$ 2,513,498.91
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$ 48,734,531.90

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: Walsh Construction Company II LLC

By: <u>Loren Carstens</u>	Date: <u>January 15, 2025</u>
State of: <u>ILLINOIS</u>	County of: <u>COOK</u>
Subscribed a <u>Brendan Watson</u>	January 15, 2025
Notary Public	
My Commis <u>08/31/26, #958063</u>	
State of <u>ILLINOIS</u> , County of <u>COOK</u>	



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 \$ 2,513,498.91
(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: 01/23/2025

This Certificate is non-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.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$57,237,688.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$57,237,688.00	\$0.00
NET CHANGES by Change Order		\$ 57,237,688.00