

January 28, 2026

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

Re: Final Cost Report
Project 24-031
Riverside Medical Center Office Building
Permit Issued: December 13, 2024

By Email: Mike.Constantino@illinois.gov

Dear Mr. Kniery:

The above-referenced project for build out of a portion of the third floor of a medical office building was committed on February 1, 2025 with execution of the general construction contract. The project is now complete with sources and uses of funds summarized in the table enclosed herewith. The final project cost is \$4,228,863.00.

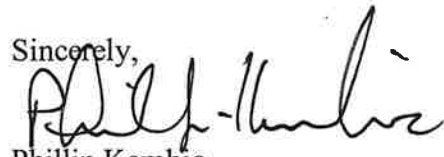
The final project cost represents a favorable variance from the permit amount of \$5,914,432.00. The savings were realized as a result of the use of an integrated project delivery approach (IPD) where the architect, engineers, general and subcontractors worked collaboratively with Riverside in the design/buildout of the project. The permit amount was based on an estimated cost per square foot for construction of medical office facilities as provided by the architect and engineer. There was no change in the scope of the project from what was included in the application for permit and what was ultimately constructed.

We certify that these reported final costs are complete and there are no additional capital expenditures or costs related to this project and no costs will be submitted for reimbursement under Title XVIII or XIX. We further certify compliance with all of the terms of the permit to date, including project cost, square footage and services provided. A copy of the final G702 is also included.

If you have any questions concerning this final cost report or need for additional information, please contact Paula Jacobi, Of Counsel, at 815-922-5231 or at pjacobi@rhc.net.

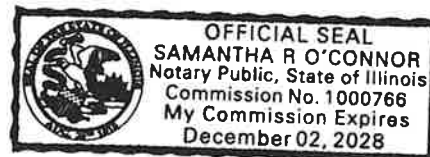
I, the undersigned am an officer of the permit holder, Riverside Medical Center.

Sincerely,



Phillip Kambic
President & CEO

Sworn to before me on this 28 day of January, 2026


Notary Public

Encl.

xc: Joe Ourth

#24-541 OSC Third Floor Clinic Build-Out – Riverside Medical Center Medical Office Building**Total and Final Costs Incurred:**

The project has incurred total and final costs in the amount of \$4,228,683.

PROJECT COSTS	Approved Permit Amount	Cost Incurred
Preplanning Costs		
Site Survey and Soil Investigation		
Site Preparation		
Off Site Work		
New Construction Contracts	\$4,827,670	\$3,582,290
Modernization Contracts		
Contingencies	\$482,767	
Architectural/Engineering Fees	\$145,995	\$144,347
Consulting and Other Fees	\$88,000	\$44,681
Movable or Other Equipment (not in constructions contracts)	\$370,000	\$457,626.00
Bond Issuance Expense (project related)		
Net Interest Expense During Construction (project related)		
Fair Market Value of Leased Space or Equipment		
Other Costs to Be Capitalized		
Acquisition of Building or Other Property (excluding land)		
ESTIMATED TOTAL PROJECT COSTS	\$5,914,432	\$4,228,683

PROJECT SOURCES OF FUNDS	Original Amount	Funds Expended
Cash and Securities	\$5,914,432	\$4,228,683
Pledges		
Gifts and Bequests		
Bond Issues (project related)		
Mortgages		
Leases (fair market value)		
Governmental Appropriations		
Grants		
Other Funds and Sources		
TOTAL SOURCES OF FUNDS	\$5,914,432	\$4,228,683



AIA Document G702™ – 1992



Application and Certificate for Payment

TO OWNER:

Riverside Healthcare
350 N. Wall Street
Kankakee, Illinois 60901

FROM CONTRACTOR:

Michuda Construction, Inc.
18505 West Creek Drive, Suite 1A
Tinley Park, Illinois 60477

PROJECT:

Riverside Bourbonnais 3rd Floor
300 Riverside Dr
Bourbonnais, Illinois 60914

VIA ARCHITECT:
APPLICATION NO: 9
PERIOD TO: 10/31/25
CONTRACT FOR: 307.002 - General Construction
CONTRACT DATE: 02/01/25
PROJECT NOS: 307.002
Distribution to:

OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

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	\$ 3,913,800.00
2. Net change by Change Orders	\$ (332,934.00)
3. CONTRACT SUM TO DATE (Line 1+2)	\$ 3,580,866.00
4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)	\$ 3,580,866.00
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
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$ 0.00
6. TOTAL EARNED LESS RETAINAGE	\$ 3,580,866.00
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$ 3,578,700.63
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$ 2,165.37
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	\$(332,934.00)
TOTALS	\$0.00	\$(332,934.00)
NET CHANGES by Change Order	\$ (332,934.00)	

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: Michuda Construction, Inc.

By: Josef Michuda Date: November 19, 2025
 State of: Illinois County of: Will
 Subscribed and sworn to before me this November 19, 2025
 Notary Public: Sharon Schuelke
 My Commission expires: 06/03/29, #626907
State of Illinois, Municipality of Crest Hill, Will County

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 \$ **2,165.37**
 (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: _____ 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.



AIA Document G703™ – 1992

Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.
In tabulations below, amounts are in US dollars.

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

APPLICATION NO.: 9

APPLICATION DATE: 11/04/25

PERIOD TO: 10/31/25

ARCHITECT'S PROJECT NO: 307.002

A	B	C	C.1	C.2	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	ORIGINAL CONTRACT	CHANGE ORDERS	REVISED CONTRACT	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C.2)	BALANCE TO FINISH (C.2 - G)	RETAINAGE (IF VARIABLE RATE)
					FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
01	Permit Fees	20,789.64	0.00	20,789.64	20,789.64	0.00	0.00	20,789.64	100.0%	0.00	0.00
02	Mobilization	9,641.00	0.00	9,641.00	9,641.00	0.00	0.00	9,641.00	100.0%	0.00	0.00
03	Unistrut	11,360.00	0.00	11,360.00	11,360.00	0.00	0.00	11,360.00	100.0%	0.00	0.00
04	Rough Carpentry	7,808.00	0.00	7,808.00	7,808.00	0.00	0.00	7,808.00	100.0%	0.00	0.00
05	Millwork	298,633.00	(957.00)	297,676.00	296,626.00	1,050.00	0.00	297,676.00	100.0%	0.00	0.00
06	Membrane Roofing - Allowance	5,650.00	0.00	5,650.00	5,650.00	0.00	0.00	5,650.00	100.0%	0.00	0.00
07	Doors & Frames	135,495.56	(1.37)	135,494.19	135,494.19	0.00	0.00	135,494.19	100.0%	0.00	0.00
08	Glazing	82,020.00	0.00	82,020.00	82,020.00	0.00	0.00	82,020.00	100.0%	0.00	0.00
09	Gypsum Board	244,826.00	0.00	244,826.00	244,826.00	0.00	0.00	244,826.00	100.0%	0.00	0.00
10	Acoustical Ceilings	137,173.00	0.00	137,173.00	137,173.00	0.00	0.00	137,173.00	100.0%	0.00	0.00
10.1	Lockers	5,762.45	0.00	5,762.45	5,762.45	0.00	0.00	5,762.45	100.0%	0.00	0.00
11	Flooring	207,850.00	0.00	207,850.00	207,850.00	0.00	0.00	207,850.00	100.0%	0.00	0.00
12	Painting	135,623.79	0.00	135,623.79	135,623.79	0.00	0.00	135,623.79	100.0%	0.00	0.00
12.2	Window Shades	22,800.00	0.00	22,800.00	22,800.00	0.00	0.00	22,800.00	100.0%	0.00	0.00

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ITEM NO.	DESCRIPTION OF WORK	ORIGINAL CONTRACT	CHANGE ORDERS	REVISED CONTRACT	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C.2)	BALANCE TO FINISH (C.2 - G)	RETAINAGE (IF VARIABLE RATE)
					FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
13	Wall Protect & Corner Guards	96,839.00	0.00	96,839.00	96,839.00	0.00	0.00	96,839.00	100.0%	0.00	0.00
14	Toilet, Bath, & Laundry Access	14,220.00	0.00	14,220.00	14,220.00	0.00	0.00	14,220.00	100.0%	0.00	0.00
15	Wtr-Based Fre-Suppress Systems	43,450.00	0.00	43,450.00	43,450.00	0.00	0.00	43,450.00	100.0%	0.00	0.00
16	Plumbing	387,770.00	0.00	387,770.00	387,770.00	0.00	0.00	387,770.00	100.0%	0.00	0.00
17	HVAC	486,560.00	0.00	486,560.00	486,560.00	0.00	0.00	486,560.00	100.0%	0.00	0.00
18	Electrical	569,305.44	0.00	569,305.44	569,305.44	0.00	0.00	569,305.44	100.0%	0.00	0.00
19	Landscaping Restoration - Allowance	3,801.92	(3,801.92)	0.00	0.00	0.00	0.00	0.00	0.0%	0.00	0.00
20	Finishes Restoration For MEP - Allowance	9,737.21	(4,011.21)	5,726.00	5,726.00	0.00	0.00	5,726.00	100.0%	0.00	0.00
21	Floor Prep - Allowance	19,440.00	(19,440.00)	0.00	0.00	0.00	0.00	0.00	0.0%	0.00	0.00
22	Overtime - Allowance	36,597.00	0.00	36,597.00	36,597.00	0.00	0.00	36,597.00	100.0%	0.00	0.00
23	Install Owner-Furnished Products - Allowance	31,106.00	(1,718.00)	29,388.00	29,388.00	0.00	0.00	29,388.00	100.0%	0.00	0.00
24	Dumpsters - Allowance	9,750.00	(3,000.00)	6,750.00	6,750.00	0.00	0.00	6,750.00	100.0%	0.00	0.00
25	Selective Demolition - Allowance	18,057.44	(4,657.44)	13,400.00	13,400.00	0.00	0.00	13,400.00	100.0%	0.00	0.00
26	ICRA and Site Cleanup Laborer - Allowance	57,853.00	(49,373.00)	8,480.00	8,480.00	0.00	0.00	8,480.00	100.0%	0.00	0.00
27	Misc Labor - Allowance	123,054.55	(7,969.55)	115,085.00	115,085.00	0.00	0.00	115,085.00	100.0%	0.00	0.00
28	Traffic Control - Allowance	3,006.00	(3,006.00)	0.00	0.00	0.00	0.00	0.00	0.0%	0.00	0.00
29	Temp Fencing - Allowance	9,628.00	(1,200.00)	8,428.00	8,428.00	0.00	0.00	8,428.00	100.0%	0.00	0.00

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					FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
30	Floor Protection - Allowance	18,353.00	(7,336.00)	11,017.00	11,017.00	0.00	0.00	11,017.00	100.0%	0.00	0.00
31	Inside Scissor Lift - Allowance	8,725.00	(1,258.88)	7,466.12	7,466.12	0.00	0.00	7,466.12	100.0%	0.00	0.00
32	Elevator Protection - Allowance	2,450.00	(2,450.00)	0.00	0.00	0.00	0.00	0.00	0.0%	0.00	0.00
33	Lull Lift - Allowance	26,080.00	(9,183.63)	16,896.37	15,781.00	1,115.37	0.00	16,896.37	100.0%	0.00	0.00
34	Unidentified MEP - Allowance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.00	0.00
35	Work Above-Below Space - Allowance	13,311.00	0.00	13,311.00	13,311.00	0.00	0.00	13,311.00	100.0%	0.00	0.00
36	General Conditions	268,878.00	0.00	268,878.00	268,878.00	0.00	0.00	268,878.00	100.0%	0.00	0.00
37	Fee	87,553.00	0.00	87,553.00	87,553.00	0.00	0.00	87,553.00	100.0%	0.00	0.00
38	Insurance	29,272.00	0.00	29,272.00	29,272.00	0.00	0.00	29,272.00	100.0%	0.00	0.00
39	Contingency	213,570.00	(213,570.00)	0.00	0.00	0.00	0.00	0.00	0.0%	0.00	0.00
	GRAND TOTAL	\$3,913,800.00	\$(332,934.00)	\$3,580,866.00	\$3,578,700.63	\$2,165.37	\$0.00	\$3,580,866.00	100.0%	\$0.00	\$0.00