

VIA FEDERAL EXPRESS AND ELECTRONIC MAIL

August 17, 2026

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

**Re: Project 25-010: Final Realized Costs/Project Close-Out Report
Build Out Shell Space in Existing Medical Office Building (Specialty Pharmacy)
Lurie Children's Outpatient Center in Schaumburg
Ann & Robert H. Lurie Children's Hospital of Chicago (Lurie Children's)**

Dear Mr. Kniery:

Pursuant to Illinois Administrative Code Section 1130.770, Lurie Children's is submitting this notice of Final Realized Costs and Project Close-Out for the project.

The permit was approved on April 29, 2025 with a completion date of October 1, 2026. The approved permit amount is \$1,452,215 for the construction of Lurie Children's Specialty Pharmacy within Lurie Children's Outpatient Center in Schaumburg.

1. Current status of the Project. The project is complete. The complete Specialty Pharmacy project opened to patients on July 20, 2026.

The scope and size of the project have not changed since permit issuance.

2. Project Final Realized Costs. The total project costs paid to date are the final realized costs of \$1,414,032. The total project costs are consistent with the total reported in the approved CON permit application. The table of Project Costs and Sources of Funds attached hereto as Attachment A shows the approved line items of spending from the permit application, as well as the actual realized costs per line item.

The AIA form G702, Application and Certification for Payment attached hereto as Attachment B, consistent with the line item for construction in the table Project Costs and Sources of Funds.

3. Sources of Funding. The project was funded with cash and securities consistent with the sources of funding identified in the permit application.

4. Obligation of the Project. Lurie Children's reported the financial commitment of the project in its letter dated May 1, 2026.

5. Date of Project Completion. The project was completed on July 20, 2026, ahead of the permit application anticipated completion date of October 1, 2026.

We certify that the information reported are the final realized project costs and that there are no additional costs or capitalized expenditures related to the approved project. There is no cost overrun. Lurie Children's is in compliance with the approved permit including project cost, allocated square footage and approved clinical services.

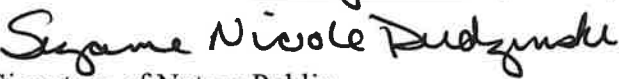
Please contact Ann Sherline, Lurie Children's Senior Associate General Counsel at 312-227-4312 if you have any questions about this report.

Sincerely



Alex P. Miller
Chief Financial Officer

Subscribed and sworn to before me
this 17th day of August, 2026


Signature of Notary Public

Seal



Cc: Ann Sherline, Senior Associate General Counsel,
Ann & Robert H. Lurie Children's Hospital of Chicago
Dan Zorrilla, Director, Real Estate and Construction,
Ann & Robert H. Lurie Children's Hospital of Chicago
Ralph Weber, CON Consultant

ATTACHMENT A

Project Costs and Sources of Funds

Build Out Shell Space in Existing Medical Office Building (Specialty Pharmacy) - Project 25-010

Lurie Children's Outpatient Center in Schaumburg

Ann & Robert H. Lurie Children's Hospital of Chicago

	As approved by HFSRB	Final Spending	Difference
USE OF FUNDS			
Pre-planning Costs	\$15,340	\$0	\$15,340
Site Survey and Soil Investigation	\$0	\$0	\$0
Site Preparation	\$0	\$0	\$0
Off Site Work	\$0	\$0	\$0
New Construction Contracts	0	\$0	\$0
Modernization Contracts	\$796,154	\$889,599	(\$93,445)
Contingencies	\$79,616	\$0	\$79,616
A/E Fees	\$72,300	\$72,000	\$300
Consultant Fees	\$158,200	\$162,570	(\$4,370)
Movable Equipment	\$135,036	\$63,008	\$72,028
Bond Issuance Expense	\$0	\$0	\$0
Net Interest Expense During Construction	\$0	\$0	\$0
FMV Leased Space or Equipment	\$0	\$0	\$0
Other Capital Costs	\$195,569	\$226,856	(\$31,287)
Acquisition of Building	0	\$0	\$0
TOTAL USES OF FUNDS	\$1,452,215	\$1,414,032	\$38,183
SOURCE OF FUNDS			
Cash and Securities	\$1,452,215	\$1,414,032	\$38,181
Pledges	\$0	\$0	\$0
Gifts and Bequests	\$0	\$0	\$0
Mortgages/Bonds	\$0	\$0	\$0
Leases (fair market value)	\$0	\$0	\$0
Governmental Appropriations	\$0	\$0	\$0
Grants	\$0	\$0	\$0
Other	\$0	\$0	\$0
TOTAL SOURCES OF FUNDS	\$1,452,215	\$1,414,032	\$38,183

ATTACHMENT B

AIA FORM G702, APPLICATION AND CERTIFICATION FOR PAYMENT

(See attached)

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

TO: Ann & Robert H. Lurie Children's Hospital
225 E. Chicago Avenue, Box 26
Chicago, IL 60611

PROJECT: Ann & Robert H. Lurie Children's Retail Pharmacy APPLICATION NO.: 3
1895 Arbor Glen Blvd
Schaumburg, IL 60195
VIA (ARCHITECT): HKS, Inc.
125 S. Clark Street, #1100
Chicago, IL 60603

FROM CONTRACTOR: Skender Construction LLC.
1330 W. Fulton, #200
Chicago, IL 60607

Distribution to:
☒ OWNER
☒ ARCHITECT
☒ CONTRACTOR
PERIOD FROM: 4/11/2026
PERIOD TO: 4/30/2026
CONTRACT DATE:
OWNER PROJECT #: 25-03-23
SENDER PROJECT #:

CONTRACT FOR: General Contracting - Ann & Robert H. Lurie Children's Retail Pharmacy

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, A/A Document G703, is attached.

1. ORIGINAL CONTRACT SUM..... \$ 894,003.00
2. Net change by Change Orders..... \$ (4,403.65)
3. CONTRACT SUM TO DATE (Line 1 +/- 2)..... \$ 889,599.35
4. TOTAL COMPLETED & STORED TO DATE..... \$ 889,599.35
(Column G on G703)
5. RETAINAGE:

a. 0.00% of Completed Work \$ 0.00
(Column D + E on G703)
b. 0.00% of Stored Material \$ 0.00
(Column F on G703)
Total Retainage (Line 5a + 5b or
Total in Column I of G703) \$ 0.00

6. TOTAL EARNED LESS RETAINAGE..... \$ 889,599.35
(Line 4 less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT
(Line 6 from prior Certificate) \$ 740,956.89

8. CURRENT PAYMENT DUE..... \$ 148,643.46

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	(4,403.65)
TOTALS	0.00	(4,403.65)
NET CHANGES by Change Order		(4,403.65)

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 payment received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Martin Barrett Date: 4/30/2026
By: Martin Barrett
Martin Barrett, Senior Project Manager, Team Leader

State of: _____
County of: _____
Subscribed and sworn to before me this 30th day of April, 2026

Notary Public: Stephanie D Salazar
My Commission expires: 4/15/2029



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..... \$ 148,643.46

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

HKS, Inc.
ARCHITECT: [Signature]
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.

CONTINUATION SHEET			AIA DOCUMENT G703							
AIA Document G703, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.								APPLICATION NO.:		3
In tabulations below, amounts are stated in exact dollar and cents amounts.								APPLICATION DATE:		4/30/2026
Use Column I on Contracts where variable retainage for line items may apply.								PERIOD TO:		4/30/2026
								PROJECT NO.:		25-03-23
A	B	C	D	E	F	G	H		I	
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATIONS (D+E)	THIS PERIOD	MATERIALS PRESENTLY (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE	
06-22-05	Millwork - Ameriscan Designs	\$ 66,563.00	\$ 60,580.00	\$ 5,983.00	\$ -	\$ 66,563.00	100%	\$ -	\$ -	
08-35-05	Doors - Chicago Doorways	\$ 27,465.00	\$ 19,036.03	\$ 8,428.97	\$ -	\$ 27,465.00	100%	\$ -	\$ -	
08-80-05	Glass & Glazing - CW Kneeland	\$ 13,200.00	\$ 13,200.00	\$ -	\$ -	\$ 13,200.00	100%	\$ -	\$ -	
09-29-05	Drywall - E&K of Chicago	\$ 101,922.84	\$ 97,000.00	\$ 4,922.84	\$ -	\$ 101,922.84	100%	\$ -	\$ -	
09-60-05	Flooring - Diversify Pro, LLC	\$ 53,315.03	\$ 39,599.00	\$ 13,716.03	\$ -	\$ 53,315.03	100%	\$ -	\$ -	
09-90-05	Paints & Coatings - The Matan Group	\$ 7,276.00	\$ -	\$ 7,276.00	\$ -	\$ 7,276.00	100%	\$ -	\$ -	
12-20-05	Window Treatments - E&K of Chicago	\$ 6,000.00	\$ 1,500.00	\$ 4,500.00	\$ -	\$ 6,000.00	100%	\$ -	\$ -	
21-10-05	Fire Protection - United States Alliance FP	\$ 7,740.00	\$ 7,225.00	\$ 515.00	\$ -	\$ 7,740.00	100%	\$ -	\$ -	
22-10-05	Plumbing - Great Lakes Plaumbing & Heating	\$ 32,552.00	\$ 33,900.00	\$ (1,348.00)	\$ -	\$ 32,552.00	100%	\$ -	\$ -	
23-10-05	HVAC - Edwards Engineering	\$ 124,000.00	\$ 124,000.00	\$ -	\$ -	\$ 124,000.00	100%	\$ -	\$ -	
26-20-05	Electrical - Titan Electric	\$ 252,615.00	\$ 232,000.00	\$ 20,615.00	\$ -	\$ 252,615.00	100%	\$ -	\$ -	
84-01-05	General Clean Up - Skender Construction	\$ 83,658.00	\$ 75,931.30	\$ 7,726.70	\$ -	\$ 83,658.00	100%	\$ -	\$ -	
85-10-15	Permit - Skender Construction	\$ 11,900.17	\$ 11,900.17	\$ -	\$ -	\$ 11,900.17	100%	\$ -	\$ -	
	- SUBTOTAL	\$ 788,207.04	\$ 715,871.50	\$ 72,335.54	\$ -	\$ 788,207.04	100%	\$ -	\$ -	
				ALLOWANCES						
03-55-05	Floor Prep - Allowance	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	
99-10-15	Construction Contingency - Allowance	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	
	- SUBTOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	
01-01-01	General Conditions - Skender Construction	\$ 58,496.00	\$ 57,504.00	\$ 992.00	\$ -	\$ 58,496.00	100%	\$ -	\$ -	
99-30-05	Insurance - Skender Construction	\$ 8,511.07	\$ 8,511.07	\$ -	\$ -	\$ 8,511.07	100%	\$ -	\$ -	
99-99-99	Fee - Skender Construction	\$ 34,385.24	\$ 32,240.94	\$ 2,144.30	\$ -	\$ 34,385.24	100%	\$ -	\$ -	
	- SUBTOTAL	\$ 101,392.31	\$ 98,256.01	\$ 3,136.30	\$ -	\$ 101,392.31	100%	\$ -	\$ -	
	Total	\$ 889,599.35	\$ 814,127.51	\$ 75,471.84	\$ -	\$ 889,599.35	100%	\$ -	\$ -	

CONTRACTORS SWORN STATEMENT

STATE OF ILLINOIS ;
COUNTY OF COOK ;

General Contracting - Ann & Robert H Lurie Children's Retail Pharmacy

3 April, 2026

The Affiant, Martin Barrett, being first duly sworn on oath deposes and says: That he/she is Senior Project Manager, Team Leader of Skender Construction, LLC that has a contract with, for General Construction on the following described premises in said county-to-wit: Ann & Robert H Lurie Children's Retail Pharmacy That, for the purpose of said contract the following persons have been contracted with, and have furnished, or are furnishing and preparing materials for, and have done or are doing labor on said improvement That there is due and to become due them, respectively, the amounts set opposite their names for materials or labor as stated That this statement is a full and complete statement of all such persons, the amounts paid and the amounts due or to become due to each

ITEM NUMBER	NAME	SCOPE	AMOUNT OF ORIGINAL CONTRACT	CHANGE ORDERS	CONTRACT INCLUDING CHANGES	WORK COMPLETED		RETENTION	NET AMOUNT PREVIOUSLY PAID	NET AMOUNT THIS PAYMENT	BALANCE TO COMPLETE
						%	VALUE				
06-22-05	American Designs	Millwork	\$ 61,380.00	\$ 4,983.00	\$ 66,363.00	100%	\$ 66,363.00	\$ -	\$ 34,522.00	\$ 12,041.00	\$ -
08-35-05	Chicago Doorways	Doors	\$ 26,225.00	\$ 1,240.00	\$ 27,465.00	100%	\$ 27,465.00	\$ -	\$ 17,132.43	\$ 10,332.57	\$ -
08-60-05	CW Kneeland	Glass & Glazing	\$ 13,200.00	\$ -	\$ 13,200.00	100%	\$ 13,200.00	\$ -	\$ 11,880.00	\$ 1,320.00	\$ -
09-29-05	E&K of Chicago	Drywall	\$ 100,000.00	\$ 1,922.84	\$ 101,922.84	100%	\$ 101,922.84	\$ -	\$ 87,300.00	\$ 14,622.84	\$ -
09-60-05	Diversity Pro, LLC	Flooring	\$ 39,599.00	\$ 13,716.03	\$ 53,315.03	100%	\$ 53,315.03	\$ -	\$ 35,639.10	\$ 17,675.93	\$ -
09-60-05	The Moran Group	Paints & Coatings	\$ 6,860.00	\$ 416.00	\$ 7,276.00	100%	\$ 7,276.00	\$ -	\$ -	\$ 7,276.00	\$ -
12-20-05	E&K of Chicago	Window Treatments	\$ 6,000.00	\$ -	\$ 6,000.00	100%	\$ 6,000.00	\$ -	\$ 1,350.00	\$ 4,650.00	\$ -
21-10-05	United States Alliance LP	Fire Protection	\$ 7,225.00	\$ 515.00	\$ 7,740.00	100%	\$ 7,740.00	\$ -	\$ 6,302.50	\$ 1,237.50	\$ -
22-10-05	Great Lakes Plumbing & Heating	Plumbing	\$ 33,900.00	\$ (1,348.00)	\$ 32,552.00	100%	\$ 32,552.00	\$ -	\$ 30,510.00	\$ 2,042.00	\$ -
23-10-05	Edwards Engineering	HVAC	\$ 124,000.00	\$ -	\$ 124,000.00	100%	\$ 124,000.00	\$ -	\$ 117,800.00	\$ 6,200.00	\$ -
26-20-05	Titan Electric	Electrical	\$ 248,690.00	\$ 3,925.00	\$ 252,615.00	100%	\$ 252,615.00	\$ -	\$ 208,800.00	\$ 43,815.00	\$ -
84-01-05	Skender Construction	General Clean Up	\$ 84,304.00	\$ (646.00)	\$ 83,658.00	100%	\$ 83,658.00	\$ -	\$ 68,338.17	\$ 15,319.83	\$ -
85-10-15	Skender Construction	Permit	\$ 11,900.17	\$ -	\$ 11,900.17	100%	\$ 11,900.17	\$ -	\$ 11,900.17	\$ -	\$ -
	SUBTOTAL		\$ 763,483.17	\$ 24,723.87	\$ 788,207.04	100%	\$ 788,207.04	\$ -	\$ 651,674.37	\$ 136,532.67	\$ -
ALLOWANCES											
07-35-05	Allowance	Floor Prep	\$ 5,330.00	\$ (5,330.00)	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
99-10-15	Allowance	Construction Contingency	\$ 24,789.52	\$ (24,789.52)	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
	SUBTOTAL		\$ 30,119.52	\$ (30,119.52)	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -
01-01-01	Skender Construction	General Conditions	\$ 57,504.00	\$ 992.00	\$ 58,496.00	100%	\$ 58,496.00	\$ -	\$ 51,753.60	\$ 6,742.40	\$ -
09-00-05	Skender Construction	Insurance	\$ 8,511.07	\$ -	\$ 8,511.07	100%	\$ 8,511.07	\$ -	\$ 8,511.07	\$ -	\$ -
09-00-00	Skender Construction	Fee	\$ 34,385.24	\$ -	\$ 34,385.24	100%	\$ 34,385.24	\$ -	\$ 29,016.85	\$ 5,368.39	\$ -
	SUBTOTAL		\$ 100,400.31	\$ 992.00	\$ 101,392.31	100%	\$ 101,392.31	\$ -	\$ 89,281.52	\$ 12,110.79	\$ -
	TOTAL LABOR AND MATERIALS:		\$ 894,003.00	\$ (4,403.65)	\$ 889,599.35	100%	\$ 889,599.35	\$ -	\$ 740,955.89	\$ 148,643.46	\$ -

AMOUNT OF ORIGINAL CONTRACT \$ 894,003.00
EXTRAS TO CONTRACT \$ -
TOTAL CONTRACT AND EXTRAS \$ 894,003.00
CREDITS TO CONTRACT \$ (4,403.65)
NET AMOUNT OF CONTRACT \$ 889,599.35

TOTAL AMOUNT REQUESTED \$ 889,599.35
LESS RETAINAGE \$ -
NET AMOUNT EARNED \$ 889,599.35
AMOUNT PREVIOUS PAYMENTS \$ 740,955.89
AMOUNT DUE THIS PAYMENT \$ 148,643.46
BALANCE TO COMPLETE \$ -

I Agree to furnish Warrants of Lien for all work and materials under my contract when demanded
Signed this 30th day of April, 2026

Subscribed and sworn before me this 30th day of April, 2026

Notary Public



Signed 
Name Martin Barrett
Title Senior Project Manager, Team Leader