

April 1, 2026

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

RE: Permit # 25-042
University of Illinois Medical Center at Chicago
Ambulatory Care Building
Notification of Completion

Dear Mr. Kniery:

The above-referenced project was approved under permit 20-001 on May 7, 2020, and relates to the establishment of an outpatient services building, connected to the existing hospital structure, and an approved project cost of \$191,369,861. The Permit Holder is The Board of Trustees of the University of Illinois. The actual final project cost was \$208,455,373. Because of the cost overrun and in consultations with your staff, we have relinquished permit 20-001 and filed a new application. The new permit, 25-042, was approved on March 10, 2026.

The project completion date, per the Certificate of Need Permit, is April 10, 2026.

I am writing to inform you that the project is complete and the final cost reports, consistent with Section 1130.770 will be filed separately.

Should any additional information be required, please do not hesitate to contact me.

Sincerely,



Scott Jones
Interim Chief Executive Officer
Chief Operating Officer
University of Illinois Hospital & Clinics

cc. Michael Constantino, IDPH
Shawn Albritton, University of Illinois Hospital & Clinics

1740 W. Taylor Street
Suite 1400, MC 693
Chicago, Illinois 60612
P 312-996-3900
F 312-996-7049

April 1, 2026

Mr. Mike Constantino
Illinois Health Facilities and Services Review Board
525 W. Jefferson Street – 2nd Floor
Springfield, Illinois 627761

Re: Project Completion
University of Illinois Medical Center at Chicago (UIMCC)
Ambulatory Care Building
CON Permit #25-042

Dear Mr. Constantino,

In accordance with 77 Ill. Administrative Code Section 1130.770, Project Completion, Final Cost Realized and Cost Overruns, UIMCC is providing you with the following information regarding our Ambulatory Care Building Project Certificate of Need # 25-042. All data represented is final information for the project.

1. Itemization of all project costs:

PROJECT COSTS	Approved Permit Amount	Final Realized Costs
Preplanning Costs	\$775,831	\$775,831
Site Survey and Soil Investigation	\$39,000	\$39,000
Site Preparation	\$7,485,643	\$7,485,643
New Construction Contracts	\$111,767,869	\$111,767,869
Construction Contingency	\$3,343,103	\$3,343,103
Architectural & Engineering	\$6,634,485	\$6,634,485
Consulting & Other Fees	\$19,496,271	\$19,496,271
Moveable and Other Equipment	\$47,042,354	\$47,042,354
Net Interest Expense During Construction Period	\$11,870,817	\$11,870,817
Other Costs to be Capitalized	\$0	\$0
TOTAL PROJECT COST	\$208,455,373	\$208,455,373

The project is 100% complete and the final project cost is \$208,455,373.

2. Itemization of those project costs that have been or will be submitted for reimbursement under Title XVIII and XIX.

All the costs detailed in the table under in item 1 of this letter have been submitted for reimbursement under Title XVIII and XIX.

3. Certification that the final realized cost is the total costs required to complete the project and that there are no additional costs or capital expenditures related to the project that will be submitted for reimbursement under Title XVIII or XIX.

I hereby certify that the final realized costs are the total costs required to complete the project and that there are no additional costs or capital expenditures related to the project that will be submitted for reimbursement under Title XVIII or XIX.

4. Certification of compliance with all terms of the permit to date, including project costs, square footage, services, etc.; certification attesting to compliance with the requirements of this Section must be in the form of a notarized statement signed by an authorized representative, the permit holder.

I hereby certify that these are the final total realized costs required to complete the project and there are no additional or associated costs or capital expenditures related to the project that will be submitted. The project was constructed in accordance with the requirement of the altered and final permit, square-footage and services.

5. The final application and certificate for payment for the construction contract, as per the American Institute of Architects from G702 or equivalent; and

See attachment Number 1 for equivalent certificate of payments and Waivers of Lien in accordance with the University of Illinois and State Procurement Rules and Regulations. This project was finalized as reflected in the attached documents (Attachment 1).

6. An independent audited financial report has been provided by RSM US LLP, and a copy has been provided with this letter.

Please contact me if you require additional information.

Sincerely,



Scott Jones, MHA, FACHE
Interim Chief Executive Officer
Chief Operating Officer

Acknowledgement

State of Illinois
County of Cook

This instrument was acknowledged before me on March 30, 2026
by Scott Jones

cc: Mr. John Kniery, Jack Axel, Shawn Albritton

Attachment:

- 1) Independent Auditor's Report from RSM
- 2) Form G702



University of Illinois Medical Center at Chicago

Schedule of Project Costs and Sources of Funds for
Project No. 20-001 University of Illinois Medical
Center at Chicago—Ambulatory Care Building
Period from May 7, 2020 (date of certificate of need
permit approval) to June 30, 2023



RSM US LLP

Independent Auditor's Report

Board of Trustees
University of Illinois

Opinion

We have audited the accompanying Schedule of Project Costs and Sources of Funds for Project No. 20-001 University of Illinois Medical Center at Chicago—Ambulatory Care Building (the Schedule) of University of Illinois Medical Center at Chicago (UIMCC) for the period from May 7, 2020 (date of certificate of need permit approval) to June 30, 2023, and the related notes to the Schedule.

In our opinion, the accompanying Schedule presents fairly, in all material respects, the project cost and sources of funds for Project No. 20-001 University of Illinois Medical Center at Chicago—Ambulatory Care Building of University of Illinois Medical Center at Chicago for the period from May 7, 2020 (date of certificate of need permit approval) to June 30, 2023, in accordance with terms of the basis of accounting described below and in Note 2 to the Schedule.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Schedule section of our report. We are required to be independent of UIMCC and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Emphasis of Matter—Basis of Accounting

We draw attention to Note 2 to the Schedule, which describes the basis of accounting. The Schedule is prepared by UIMCC for the purpose of complying with the terms of the Illinois Health Facilities Planning Act 20 ILCS 3960 and Title 77 Illinois Administrative Code 1130.770, "Project Completion, Final Realized Costs and Cost Overruns," which is a basis of accounting other than accounting principles generally accepted in the United States of America. As a result, the Schedule may not be suitable for another purpose. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Schedule

Management is responsible for the preparation and fair presentation of the Schedule in accordance with the terms of the Illinois Health Facilities Planning Act 20 ILCS 3960 and Title 77 Illinois Administrative Code Part 1130.770, "Project Completion, Final Realized Costs and Cost Overruns," as described in Note 2. Management is also responsible for the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of a Schedule that is free from material misstatement, whether due to fraud or error.

THE POWER OF BEING UNDERSTOOD
AUDIT | TAX | CONSULTING

Auditor's Responsibilities for the Audit of the Schedule

Our objectives are to obtain reasonable assurance about whether the Schedule as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the Schedule.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the Schedule, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the Schedule.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of UIMCC's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the Schedule.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about UIMCC's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings and certain internal control-related matters that we identified during the audit.

Restrictions on Use

Our report is intended solely for the information and use of UIMCC and the Illinois Health Facilities and Services Review Board and is not intended to be and should not be used by anyone other than these specified parties.

RSM US LLP

Chicago, Illinois
November 17, 2023

University of Illinois Medical Center at Chicago
University of Illinois Medical Center at Chicago—Ambulatory Care Building

Schedule of Project Costs and Sources of Funds for Project No. 20-001
Period from May 7, 2020 (date of certificate of need permit approval) to June 30, 2023

Description of Costs	Approved Permit Amount	Actual
Preplanning costs	\$ 2,250,000	\$ 775,831
Site survey and soil investigation	50,000	39,000
Site preparation	4,350,000	7,485,643
New construction contracts	88,575,855	111,767,869
Contingencies	3,036,045	3,343,103
Architectural/engineering fees	6,500,000	6,634,485
Consulting and other fees	31,114,492	19,496,271
Movable and other equipment (not in construction contracts)	53,687,313	47,042,354
Net interest expense during construction period	1,560,143	11,870,817
Other costs to be capitalized	246,013	-
Total project costs	\$ 191,369,861	\$ 208,455,373
Cash and securities	\$ 31,369,861	\$ 40,916,467
Bond issues (project related)	160,000,000	166,793,766
Interest income during construction	-	745,140
Total sources of funds	\$ 191,369,861	\$ 208,455,373

See notes to Schedule of Project Costs and Sources of Funds for Project No. 20-001.

University of Illinois Medical Center at Chicago
University of Illinois Medical Center at Chicago—Ambulatory Care Building

Notes to Schedule of Project Costs and Sources of Funds for Project No. 20-001
Period from May 7, 2020 (date of certificate of need permit approval) to June 30, 2023

Note 1. Description of Project

The Illinois Health Facilities and Services Review Board (HFSRB) approved Project No. 20-001 University of Illinois Medical Center at Chicago—Ambulatory Care Building (the Project) on May 7, 2020, and issued a permit in the amount of \$191,369,861 to University of Illinois Medical Center at Chicago (UIMCC) with an anticipated completion date of June 30, 2023.

The Project consists of the establishment of a six-story ambulatory care building in Chicago, Illinois.

Note 2. Basis of Accounting

The Schedule was prepared for the purpose of complying with the terms of the Illinois Health Facilities Planning Act 20 ILCS 3960 and Title 77 Illinois Administrative Code 1130.770 "Project Completion, Final Realized Costs and Cost Overruns," and is not intended to be a complete presentation of UIMCC's sources and uses of funds, which is a basis of accounting other than accounting principles generally accepted in the United States of America. Accordingly, the Schedule is not intended to be a complete presentation of UIMCC's sources and uses of funds in conformity with accounting principles generally accepted in the United States of America.

The Schedule is presented on the accrual basis of accounting. The amounts presented in the Schedule only relate to Project No. 20-001.

Note 3. Net Interest Expense During Construction Period

Net interest expense during construction period represents interest paid on the Illinois Finance Authority Health Services Facility Lease Revenue Bonds, Series 2020 (Provident Group – UIC Surgery Center LLC – University of Illinois Health Services Facility Project) during the period of construction of the Ambulatory Care Building.

Note 4. Subsequent Events

Management of UIMCC has evaluated subsequent events through November 17, 2023, which is the date the Schedule was available to be issued, for possible measurement and/or disclosure effects on the Schedule.



General Contractors
643 North Orleans
Chicago, IL 60654-3608
Phone:(312)266-4700 Fax:(312)266-2792

INVOICE
No. **2000055038**

Sold UIH ASC Development, LLC
1 N Upper Wacker Dr
Chicago, IL 60606

Attn:

DATE	JOB NO.	YOUR NO.	JOB LOCATION
06/06/2023	2000055AAA		Chicago IL

Final Billing #34

RE: UIH Outpatient Surgery Center and Specialty Clinic
1009 South Wood Street
Chicago, IL 60612

Contract Amount	\$ 119,934,223.00
Change Orders	\$ 3,488,782.00
	<u>\$ 123,423,005.00</u>
Revised Contract Amount	
Work Completed to Date	\$ 123,423,005.00
Less: Retention	<u>\$ 0.00</u>
Net Amount Earned	\$ 123,423,005.00
Less: Previously Billed	<u>\$ 122,590,220.74</u>
Net Amount Due This Invoice	<u>\$ 832,784.26</u>

ATTENTION

PEPPER CONSTRUCTION WILL NEVER INITIATE A CHANGE TO BANKING INFORMATION VIA PHONE OR EMAIL.
PLEASE REACH OUT TO A KNOWN PEPPER CONTACT SHOULD YOU RECEIVE THIS TYPE OF REQUEST.

APPLICATION AND CERTIFICATE FOR PAYMENT

Page: 1 of 5

TO OWNER: UIH ASC Development, LLC 1 N Upper Wacker Dr 1950 Chicago, IL 60606	PROJECT: UIH Outpatient Surgery Center and Specialty Clinic 1 N Upper Wacker Dr 1950 Chicago, IL 60606	APPLICATION NO.: 34 PERIOD TO: May/31/2023 PROJECT NOS.: 2000055AAA INVOICE NO.: 2000055038 CONTRACT DATE: Aug/28/2020	Distribution to: ☐ OWNER ☐ ARCHITECT ☐ CONTRACTOR
FROM: Pepper/BMI Construction, LLC CONTRACTOR: 411 Lake Zurich Road Barrington, IL 60010-3141	ARCHITECT:		

CONTRACT FOR: UIH Outpatient Surgery Center and Specialty Clinic

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation sheet is attached.

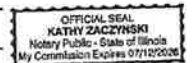
1. ORIGINAL CONTRACT SUM	\$	119,934,223.00
2. Net change by change orders	\$	3,488,782.00
3. CONTRACT SUM TO DATE (Line1 +/- 2)	\$	123,423,005.00
4. TOTAL COMPLETED & STORED TO DATE	\$	123,423,005.00
(Column G on G703)		
5. RETAINAGE:		
(Total retainage Column I of G703)	\$	0.00
6. TOTAL EARNED LESS RETAINAGE	\$	123,423,005.00
(Line 4 less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT		
(Line 6 from prior Certificate)	\$	122,590,220.74
8. CURRENT PAYMENT DUE	\$	832,784.26
9. BALANCE TO FINISH, INCLUDING RETAINAGE		
(Line 3 less Line 6)	\$	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: Pepper/BMI Construction, LLC
By: [Signature] Date: 06/06/2023
State of: Illinois
County of: Cook

Subscribed and sworn to before
me this 6th day of June, 2023

Notary Public: Kathy Zaczynski
My Commission expires: 07/12/2026



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above 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 Work is in accordance with the Contract Documents, and the Contractor is entitled to the payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....\$ 832,784.26

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

Architect: [Signature]
By: Thomas Longhi Date: 6/8/2023
4ED7B0CDD0E5439

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.

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Change Order approved in previous months by Owner		6,539,982.00	-2,484,742.00
APPROVED THIS MONTH			
Number	Date Approved		
0000042	Jun/06/2023		-672,364.00
0000040	May/16/2023	52,644.00	0.00
0000041	Jun/06/2023	53,262.00	0.00
Current Total:		105,906.00	-672,364.00
Net Change by Change Orders			3,488,782.00

Pepper/BMI Construction, LLC

CONTINUATION SHEET

Page: 2

APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.

In tabulation below, amounts are stated to the nearest cent.

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

APPLICATION NUMBER: 34

APPLICATION DATE: Jun/06/2023

PERIOD TO: May/31/2023

PROJECT NO: 2000055AAA

INVOICE NO.:

2000055038

A	B	C	D E		F	G		H		I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED (D+E)		MATERIAL PRESENTLY STORED	TOTAL COMPLETED AND STORED TO DATE	PER- %(G/C)	BALANCE TO FINISH	THIS PERIOD RETAINAGE	RETAINAGE
			FROM PREVIOUS APPLICATION	THIS PERIOD						
2000055AAA	General Construction									
0150	Utilities	268,507.00	268,507.00	0.00	0.00	268,507.00	100	0.00	0.00	0.00
0158	Temporary Site Construction	69,570.00	69,570.00	0.00	0.00	69,570.00	100	0.00	0.00	0.00
0220	Field Engineering & Layout	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
0242A	Selective Demo	22,611.00	22,611.00	0.00	0.00	22,611.00	100	0.00	0.00	0.00
0242B	Dust Partitions	37,739.00	37,739.00	0.00	0.00	37,739.00	100	0.00	0.00	0.00
0330	Cast-in-Place Concrete	4,686,715.00	4,686,715.00	0.00	0.00	4,686,715.00	100	0.00	0.00	0.00
0330B	Concrete Not Yet Let	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
0345	Architectural Precast Concrete	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
0345A	Architectural Precast Concrete	2,666,940.00	2,666,940.00	0.00	0.00	2,666,940.00	100	0.00	0.00	0.00
0350	Cast Decks And Underlayment	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
0510	Structural Metal Framing	8,541,000.00	8,541,000.00	0.00	0.00	8,541,000.00	100	0.00	0.00	0.00
0510B	Structural Steel Not Yet Let	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
0540	Cold-Formed Metal Framing	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
0550	Metal Fabrications	881,783.00	881,783.00	0.00	0.00	881,783.00	100	0.00	0.00	0.00
0550A	Precision Air Ceiling	9,720.00	9,720.00	0.00	0.00	9,720.00	100	0.00	0.00	0.00
0559	Other Metal Fabrications	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
0570	Decorative Metal	1,077,642.00	1,077,642.00	0.00	0.00	1,077,642.00	100	0.00	0.00	0.00
0610	Rough Carpentry	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
0619	Other Rough Carpentry	785,063.00	785,063.00	0.00	0.00	785,063.00	100	0.00	0.00	0.00
0620	Finish Carpentry	1,711,672.00	1,711,672.00	0.00	0.00	1,711,672.00	100	0.00	0.00	0.00
0710	Dampproofing And Waterproofing	213,947.00	213,947.00	0.00	0.00	213,947.00	100	0.00	0.00	0.00
0721	Thermal Insulation	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
0725	Weather Barriers	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
0746	Metal Panels	569,727.00	569,172.00	1,555.00	0.00	569,727.00	100	0.00	0.00	0.00
0750	Membrane Roofing	781,922.00	781,922.00	0.00	0.00	781,922.00	100	0.00	0.00	0.00
0781	Spray-On Fireproofing	1,274,994.00	1,274,994.00	0.00	0.00	1,274,994.00	100	0.00	0.00	0.00
0782	Misc. Fireproofing/Insulation	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
0784	Firestopping	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
0789	Other Fire And Smoke Protection	62,194.00	61,451.00	743.00	0.00	62,194.00	100	0.00	0.00	0.00
0790	Caulking & Sealants	99,731.00	99,731.00	0.00	0.00	99,731.00	100	0.00	0.00	0.00
0795	Expansion Joint Cover Assemblies	9,924.00	9,923.80	0.20	0.00	9,924.00	100	0.00	0.00	0.00
0814	Wood Doors	1,021,759.00	1,021,409.00	350.00	0.00	1,021,759.00	100	0.00	-25,000.00	0.00
0815	Plastic Doors	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
0832	Sliding Glass Doors	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
0833	Coiling Doors And Grilles	44,234.00	44,234.00	0.00	0.00	44,234.00	100	0.00	0.00	0.00
0834	Special Function Doors	245,639.00	245,639.00	0.00	0.00	245,639.00	100	0.00	0.00	0.00
0841	Entrances And Storefronts	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00

Pepper/BMI Construction, LLC

CONTINUATION SHEET

Page: 3

APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.
In tabulation below, amounts are stated to the nearest cent.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: 34

APPLICATION DATE: Jun/06/2023 INVOICE NO.:

PERIOD TO: May/31/2023 2000055038

PROJECT NO: 2000055AAA

A	B	C	D E		F	G		H		I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED (D+E)		MATERIAL PRESENTLY STORED	TOTAL COMPLETED AND STORED TO DATE	PER- % (G/C)	BALANCE TO FINISH	THIS PERIOD RETAINAGE	RETAINAGE
			FROM PREVIOUS APPLICATION	THIS PERIOD						
0844	Curtain Wall And Glazed Assemblies	5,779,136.00	5,779,136.00	0.00	0.00	5,779,136.00	100	0.00	0.00	0.00
0871	Door Hardware	188,445.00	188,445.00	0.00	0.00	188,445.00	100	0.00	0.00	0.00
0881	Glass Glazing	400,385.00	400,385.00	0.00	0.00	400,385.00	100	0.00	0.00	0.00
0883	Mirrors	3,214.00	3,214.00	0.00	0.00	3,214.00	100	0.00	0.00	0.00
0891	Louvers	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
0929	Gypsum Drywall	6,775,288.00	6,775,288.00	0.00	0.00	6,775,288.00	100	0.00	-30,000.00	0.00
0930	Tiling	1,027,794.00	1,027,794.00	0.00	0.00	1,027,794.00	100	0.00	0.00	0.00
0930A	Tile - Not Yet Let	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
0930B	Tile - Not Yet Let	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
0950	Acoustical Ceilings	1,862,539.00	1,862,539.00	0.00	0.00	1,862,539.00	100	0.00	0.00	0.00
0951	Acoustical Ceilings - Not Yet Let	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
0960	Flooring	337,861.00	337,861.00	0.00	0.00	337,861.00	100	0.00	0.00	0.00
0965	Resilient Flooring	2,783,931.00	2,783,931.00	0.00	0.00	2,783,931.00	100	0.00	0.00	0.00
0967	Fluid-Applied Flooring	154,907.00	154,907.00	0.00	0.00	154,907.00	100	0.00	0.00	0.00
0990	Painting And Coatings	1,048,533.00	1,048,533.00	0.00	0.00	1,048,533.00	100	0.00	0.00	0.00
0991	Painting	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
0997	Special Coatings	76,230.00	76,230.00	0.00	0.00	76,230.00	100	0.00	0.00	0.00
1011	Visual Display Units	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
1014	Signage	385,977.00	385,977.00	0.00	0.00	385,977.00	100	0.00	0.00	0.00
1021	Compartments And Cubicles	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
1026	Wall And Door Protection	372,279.00	372,279.00	0.00	0.00	372,279.00	100	0.00	0.00	0.00
1028	Toilet Bath And Laundry Accessories	195,324.00	195,324.00	0.00	0.00	195,324.00	100	0.00	0.00	0.00
1044	Fire Protection Specialties	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
1051	Lockers	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
1113	Loading Dock Equipment	78,414.00	78,414.00	0.00	0.00	78,414.00	100	0.00	0.00	0.00
1124	Maintenance Equipment	42,510.00	42,510.00	0.00	0.00	42,510.00	100	0.00	0.00	0.00
1170	Healthcare Equipment	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
1220	Window Treatments	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
1320	Special Purpose Rooms	120,228.00	120,228.00	0.00	0.00	120,228.00	100	0.00	0.00	0.00
1420	Elevators	1,633,501.00	1,633,501.00	0.00	0.00	1,633,501.00	100	0.00	0.00	0.00
1492	Pneumatic Tube Systems	403,341.00	403,341.00	0.00	0.00	403,341.00	100	0.00	0.00	0.00
2100	Fire Protection	1,103,813.00	1,103,813.00	0.00	0.00	1,103,813.00	100	0.00	0.00	0.00
2100B	Fire Protection Not Yet Let	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
2200	Plumbing	4,626,382.00	4,625,325.00	1,057.00	0.00	4,626,382.00	100	0.00	0.00	0.00
2200B	Plumbing Not Yet Let	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
2300	HVAC	20,279,386.00	20,279,386.00	0.00	0.00	20,279,386.00	100	0.00	0.00	0.00
2600	Electrical	23,757,325.00	23,757,325.00	0.00	0.00	23,757,325.00	100	0.00	-24,583.74	0.00
3100	Earthwork	1,526,744.00	1,526,744.00	0.00	0.00	1,526,744.00	100	0.00	0.00	0.00

Pepper/BMI Construction, LLC

CONTINUATION SHEET

Page: 4

APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.
In tabulation below, amounts are stated to the nearest cent.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: 34

APPLICATION DATE: Jun/06/2023

PERIOD TO: May/31/2023

PROJECT NO: 2000055AAA

INVOICE NO.:

2000055038

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D E WORK COMPLETED (D+E)		F MATERIAL PRESENTLY STORED	G TOTAL COMPLETED AND STORED TO DATE	H PER- %(G/C)	I BALANCE TO FINISH	J THIS PERIOD RETAINAGE	K RETAINAGE
			FROM PREVIOUS APPLICATION	THIS PERIOD						
3100B	Earthwork Not Yet Let	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
3100C	Site Removals for Ground Breaking	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
3140	Shoring And Underpinning	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
3160	Special Foundations And Load-Bearing	2,209,416.00	2,209,416.00	0.00	0.00	2,209,416.00	100	0.00	0.00	0.00
3201	Asphalt Paving	102,210.00	102,210.00	0.00	0.00	102,210.00	100	0.00	0.00	0.00
3216	Site Concrete	313,431.00	313,431.00	0.00	0.00	313,431.00	100	0.00	0.00	0.00
3231	Fences And Gates	93,139.00	93,139.00	0.00	0.00	93,139.00	100	0.00	0.00	0.00
3290	Landscaping	246,740.00	246,740.00	0.00	0.00	246,740.00	100	0.00	0.00	0.00
3300	Site Utilities	738,738.00	738,738.00	0.00	0.00	738,738.00	100	0.00	0.00	0.00
4100	Pepper Temporary Construction	2,843,858.90	2,840,839.00	3,019.90	0.00	2,843,858.90	100	0.00	0.00	0.00
4101	Brown and Momen Temp Construction	261,708.10	261,708.10	0.00	0.00	261,708.10	100	0.00	0.00	0.00
4110	Temporary Site Construction	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
4110A	Scaffolding	51,252.00	51,252.00	0.00	0.00	51,252.00	100	0.00	0.00	0.00
4110B	Fencing	138,279.00	138,279.00	0.00	0.00	138,279.00	100	0.00	0.00	0.00
4120	Field Engineering & Layout	55,990.00	55,990.00	0.00	0.00	55,990.00	100	0.00	0.00	0.00
4670	Allowances	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
4800	LEED Allowances	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
4890	Other Electrical Power Generation	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
8000	Pepper's OSHA Safety	170,596.00	170,596.00	0.00	0.00	170,596.00	100	0.00	0.00	0.00
8010	Brown and Momen's OSHA Safety	337,776.00	308,280.00	29,496.00	0.00	337,776.00	100	0.00	0.00	0.00
8100	Hoisting	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
8101	Pepper Hoisting	2,241,886.00	2,241,886.00	0.00	0.00	2,241,886.00	100	0.00	0.00	0.00
8120	Testing Services	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
8125	Winter Protection	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
8130	Excess Facility Charges	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
9100	Pepper's GCs	5,540,977.00	5,428,999.00	111,978.00	0.00	5,540,977.00	100	0.00	0.00	0.00
9104	Brown and Momen GCs	1,085,584.00	1,085,584.00	0.00	0.00	1,085,584.00	100	0.00	0.00	0.00
9350	Uncommitted Funds	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
9800	Difference in Conditions Insurance	235,303.00	235,303.00	0.00	0.00	235,303.00	100	0.00	0.00	0.00
9920	Contingency	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
9930	CM Savings Split	1,583,118.00	1,251,954.00	331,164.00	0.00	1,583,118.00	100	0.00	0.00	0.00
9940	Fee (2.5%)	2,960,677.00	2,958,494.40	2,182.60	0.00	2,960,677.00	100	0.00	-59,009.32	0.00
9990	Bond Calculation	538,159.00	538,159.00	0.00	0.00	538,159.00	100	0.00	0.00	0.00
9991	SDI 1.25% non-GC lines	1,150,285.00	1,149,636.01	648.99	0.00	1,150,285.00	100	0.00	0.00	0.00
	General Construction Total	122,945,643.00	122,463,448.31	482,194.69	0.00	122,945,643.00	100	0.00	-138,593.06	0.00
2000055BBB	Post-OCIP Work									
0150	Utilities	57,945.00	18,261.78	39,683.22	0.00	57,945.00	100	0.00	0.00	0.00

Pepper/BMI Construction, LLC

CONTINUATION SHEET

Page: 5

APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.
In tabulation below, amounts are stated to the nearest cent.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: 34

APPLICATION DATE: Jun/06/2023 INVOICE NO.:

PERIOD TO: May/31/2023 2000055038

PROJECT NO: 2000055AAA

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D E WORK COMPLETED (D+E)		F MATERIAL PRESENTLY STORED	G TOTAL COMPLETED AND STORED TO DATE	H PER- %(G/C)	I BALANCE TO FINISH	J THIS PERIOD RETAINAGE	K RETAINAGE
			FROM PREVIOUS APPLICATION	THIS PERIOD						
0550	Metal Fabrications	12,835 00	0 00	12,835 00	0 00	12,835 00	100	0 00	0 00	0 00
0620	Finish Carpentry	1,783 00	0 00	1,783 00	0 00	1,783 00	100	0 00	0 00	0 00
0814	Wood Doors	61,507 00	0 00	61,507 00	0 00	61,507 00	100	0 00	0 00	0 00
0834	Special Function Doors	20,970 00	20,970 00	0 00	0 00	20,970 00	100	0 00	0 00	0 00
0871	Door Hardware	9,755 00	0 00	9,755 00	0 00	9,755 00	100	0 00	0 00	0 00
0881	Glass Glazing	0 00	0 00	0 00	0 00	0 00	0	0 00	0 00	0 00
0929	Gypsum Drywall	42,152 00	42,152 00	0 00	0 00	42,152 00	100	0 00	0 00	0 00
0930	Tiling	879 00	879 00	0 00	0 00	879 00	100	0 00	0 00	0 00
0965	Resilient Flooring	6,250 00	0 00	6,250 00	0 00	6,250 00	100	0 00	0 00	0 00
1026	Wall And Door Protection	0 00	0 00	0 00	0 00	0 00	0	0 00	0 00	0 00
2100	Fire Protection	0 00	0 00	0 00	0 00	0 00	0	0 00	0 00	0 00
2200	Plumbing	0 00	0 00	0 00	0 00	0 00	0	0 00	0 00	0 00
2300	HVAC	111,300 00	63,979 00	47,321 00	0 00	111,300 00	100	0 00	0 00	0 00
2600	Electrical	72,809 00	60,163 00	12,646 00	0 00	72,809 00	100	0 00	-60 16	0 00
4670	Allowances	0 00	0 00	0 00	0 00	0 00	0	0 00	0 00	0 00
8990	SDI	0 00	0 00	0 00	0 00	0 00	0	0 00	0 00	0 00
9100	Pepper's GCs	56,785 00	49,123 00	7,662 00	0 00	56,785 00	100	0 00	0 00	0 00
9900	Difference In Conditions Insurance	5,235 00	4,017 00	1,218 00	0 00	5,235 00	100	0 00	0 00	0 00
9920	Contingency	0 00	0 00	0 00	0 00	0 00	0	0 00	0 00	0 00
9940	Fee (2.5%)	11,107 00	5,880 87	5,226 13	0 00	11,107 00	100	0 00	0 00	0 00
9990	Bond Calculation	2,562 00	0 00	2,562 00	0 00	2,562 00	100	0 00	0 00	0 00
9991	SDI 1.25% non-GC lines	3,488 00	0 00	3,488 00	0 00	3,488 00	100	0 00	0 00	0 00
	Post-OCIP Work Total	477,362 00	265,425 65	211,936 35	0 00	477,362 00	100	0 00	-60 16	0 00
Project Total:		123,423,005.00	122,728,873.96	694,131.04	0.00	123,423,005.00	100	0.00	-138,653.22	0.00

FINAL WAIVER OF LIEN

STATE OF IL SS Job Number: 2000055AAA Gty #
County of Cook Draw Number: 34 (THIRTY- Loan #

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by UIH ASC Development, LLC to furnish
General Construction for the premises known as UIH Outpatient Surgery Center
of which UIH ASC Development, LLC is the owner.

The undersigned for and in consideration of Eight Hundred Thirty Two Thousand Seven Hundred Eighty Four Dollars 26/100

\$ 832,784.26 dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, do(es) hereby waive
and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois relating to mechanics liens, with

respect to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished,
and on the moneys, funds or other considerations due or to become due from the owner, on account of labor, services, material, fixtures, apparatus or
machinery, heretofore furnished, or which may be furnished at any time hereafter, by the undersigned for the above-described premises, including
extras.*

Given under my hand and sealed this 06 DAY OF June 2023

Signature and Seal:

*Extras include but are not limited to change orders, both oral and written, to the contract.

CONTRACTOR'S AFFIDAVIT

STATE OF Illinois SS
County of Cook

TO WHOM IT MAY CONCERN:

THE undersigned, being duly sworn, deposes and says the he/she is Kelly Hampton
of the Pepper/BMI Construction, LLC who is contractor for the General Construction
work on the building located at 1009 South Wood Street Chicago, IL 60612
owned by UIH ASC Development, LLC

That the total amount of the contract including extras is \$ 123,423,005.00 on which he has received payment of \$ 122,590,220.74

prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to
defeat the validity of said waivers. That the following are the names of all parties who have furnished material or labor, or both, for said work and all
parties having contracts or sub contracts for specific portions of said work or for material entering into the construction thereof and the amount due or
to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and
specifications.

NAMES	WHAT FOR	CONTRACT PRICE INCLDG EXTRAS*	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
TOTAL LABOR AND MATERIAL INCLDG EXTRAS* TO COMPLETE		\$ 123,423,005.00	\$ 122,590,220.74	\$ 832,784.26	\$ 0.00

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor
or other work of any kind done or to be done upon or in connection with said work other than above stated.

Signed this 06 DAY OF June 2023

Signature:

Subscribed and sworn before me this 06 DAY OF June 2023

Signature:

*Extras include but are not limited to change
orders, both oral and written, to the contract.



APPLICATION FOR PAYMENT and SWORN STATEMENT FOR CONTRACTOR AND SUBCONTRACTOR TO OWNER

PROJECT TITLE UIH Outpatient Surgery Center
1009 South Wood Street Chicago IL 60612

Page 1 of 3 PAGE(S)

ARCH / ENG

PERIOD FROM 05/01/2023 TO 05/31/2023

CONTRACTOR Pepper/BMI Construction, LLC
ADDRESS 643 North Orleans Chicago IL 60654-3608

Job # 2000055AAA

Draw # 34

Change Orders Included:

	1 NAME AND ADDRESS OF CONTRACTOR WORKMATERIAL CONTRACTED FOR	2 ADJUSTED TOTAL CONTRACT	3 WORK COMPLETED & MATERIALS STORED		4 TOTAL RETAINED INCLUDING THIS APPLICATION	5 PREVIOUSLY BILLED	6 NEW AMOUNT REQUESTED COL 3 MINUS (COL 4 + 5)	7 BALANCE TO BE BILLED COL 2 MINUS (COL 5+6)
			%	DOLLAR VALUE				
0150	Utilities Pepper Construction Company	56,246.00	100%	56,246.00	0.00	18,261.78	37,984.22	0.00
0150	Utilities Pepper Construction Company	270,206.00	100 %	270,206.00	0.00	268,507.00	1,699.00	0.00
0159	Temporary Site Construction Midway Building Services, LTD	69,570.00	100 %	69,570.00	0.00	69,570.00	0.00	0.00
0242A	Selective Demo Pepper Demolition Group	22,611.00	100 %	22,611.00	0.00	22,611.00	0.00	0.00
0242B	Dust Partitions Pepper Drywall Group	37,739.00	100 %	37,739.00	0.00	37,739.00	0.00	0.00
0330	Cast-In-Place Concrete Pepper Concrete Group	4,686,715.00	100 %	4,686,715.00	0.00	4,686,715.00	0.00	0.00
0345A	Architectural Precast Concrete International Concrete	2,666,940.00	100 %	2,666,940.00	0.00	2,666,940.00	0.00	0.00
0510	Structural Metal Framing Ozark Steel Fabricators Inc.	8,541,000.00	100 %	8,541,000.00	0.00	8,541,000.00	0.00	0.00
0550	Metal Fabrications David Architectural Metals, Inc.	881,783.00	100 %	881,783.00	0.00	881,783.00	0.00	0.00
0550	Metal Fabrications Diversified Fall Protection	12,835.00	100 %	12,835.00	0.00	0.00	12,835.00	0.00
0550A	Precision Air Ceiling Fab Werks	9,720.00	100 %	9,720.00	0.00	9,720.00	0.00	0.00
0570	Decorative Metal Chicago Ornamental Iron, Inc.	1,077,642.00	100 %	1,077,642.00	0.00	1,077,642.00	0.00	0.00
0619	Other Rough Carpentry Escarpita Construction	785,063.00	100 %	785,063.00	0.00	785,063.00	0.00	0.00
0620	Finish Carpentry Stevens Industries, Inc.	1,711,672.00	100 %	1,711,672.00	0.00	1,711,672.00	0.00	0.00
0710	Dampproofing And Kedmont Waterproofing Co,	213,947.00	100 %	213,947.00	0.00	213,947.00	0.00	0.00
0746	Metal Panels Creative Panel Systems Inc.	569,727.00	100 %	569,727.00	0.00	568,172.00	1,555.00	0.00
0750	Membrane Roofing Bennett & Brosseau Roofing,	781,922.00	100 %	781,922.00	0.00	781,922.00	0.00	0.00
0781	Spray-On Fireproofing L. B. Hall Enterprises, Inc.	1,274,994.00	100 %	1,274,994.00	0.00	1,274,994.00	0.00	0.00
0789	Other Fire And Smoke Bartkowski Life Safety	62,194.00	100 %	62,194.00	0.00	61,451.00	743.00	0.00
0790	Caulking & Sealants Action Caulking & Sealant	99,731.00	100 %	99,731.00	0.00	99,731.00	0.00	0.00
0795	Expansion Joint Cover 365 Equipment & Supply LLC	9,924.00	100 %	9,924.00	0.00	9,923.80	0.20	0.00
0814	Wood Doors Anderson Lock Company, Ltd.	1,083,266.00	100%	1,083,266.00	0.00	996,409.00	86,857.00	0.00
0814	Wood Doors NOT LET	0.00	0 %	0.00	0.00	0.00	0.00	0.00
0833	Coiling Doors And Grilles Door Systems ASSA ABLOY	44,234.00	100 %	44,234.00	0.00	44,234.00	0.00	0.00
0834	Special Function Doors Allegion Access Technologies	245,639.00	100 %	245,639.00	0.00	245,639.00	0.00	0.00
0834	Special Function Doors Allegion Access Technologies	20,970.00	100 %	20,970.00	0.00	20,970.00	0.00	0.00
0844	Curtain Wall And Glazed Reflection Window & Wall LLC	5,779,136.00	100 %	5,779,136.00	0.00	5,779,136.00	0.00	0.00
0871	Door Hardware Tee Jay Service Company	198,200.00	100 %	198,200.00	0.00	188,445.00	9,755.00	0.00
0871	Door Hardware NOT LET	0.00	0 %	0.00	0.00	0.00	0.00	0.00
0881	Glass Glazing Glass Solutions, Inc.	400,385.00	100 %	400,385.00	0.00	400,385.00	0.00	0.00
0883	Mirrors Pepper/BMI Construction, LLC	3,214.00	100 %	3,214.00	0.00	3,214.00	0.00	0.00
0929	Gypsum Drywall Pepper Drywall Group	6,817,440.00	100 %	6,817,440.00	0.00	6,787,440.00	30,000.00	0.00
0930	Tiling Ready Tile LLC	1,028,673.00	100 %	1,028,673.00	0.00	1,028,673.00	0.00	0.00
0950	Acoustical Ceilings Just Rite Acoustics, Inc.	1,862,539.00	100 %	1,862,539.00	0.00	1,862,539.00	0.00	0.00
0960	Flooring Blast it All Midwest Corp.	337,861.00	100 %	337,861.00	0.00	337,861.00	0.00	0.00
0965	Resilient Flooring Noland Sales Corporation	6,250.00	100 %	6,250.00	0.00	0.00	6,250.00	0.00

APPLICATION FOR PAYMENT and SWORN STATEMENT FOR CONTRACTOR AND SUBCONTRACTOR TO OWNER

PROJECT TITLE UIH Outpatient Surgery Center
1009 South Wood Street Chicago IL 60612

Page 2 of 3 PAGE(S)

ARCH / ENG

PERIOD FROM 05/01/2023 TO 05/31/2023

CONTRACTOR Pepper/BMI Construction, LLC
ADDRESS 643 North Orleans Chicago IL 60654-3608

Job # 2000055AAA

Draw # 34

Change Orders Included:

	1 NAME AND ADDRESS OF CONTRACTOR WORK/MATERIAL CONTRACTED FOR	2 ADJUSTED TOTAL CONTRACT	3 WORK COMPLETED & MATERIALS STORED		4 TOTAL RETAINED INCLUDING THIS APPLICATION	5 PREVIOUSLY BILLED	6 NEW AMOUNT REQUESTED COL 3 MINUS (COL 4 + 5)	7 BALANCE TO BE BILLED COL 2 MINUS (COL 5+6)
			%	DOLLAR VALUE				
0965	Resilient Flooring PCI Flortech Inc.	2,783,931.00	100 %	2,783,931.00	0.00	2,783,931.00	0.00	0.00
0965	Resilient Flooring NOT LET	0.00	0 %	0.00	0.00	0.00	0.00	0.00
0967	Fluid-Applied Flooring Menconi Terrazzo LLC	154,907.00	100 %	154,907.00	0.00	154,907.00	0.00	0.00
0990	Painting And Coatings Continental Painting and	1,048,533.00	100 %	1,048,533.00	0.00	1,048,533.00	0.00	0.00
0997	Special Coatings Barrier Corp	76,230.00	100 %	76,230.00	0.00	76,230.00	0.00	0.00
1014	Signage A Perfect Sign, Inc.	385,977.00	100 %	385,977.00	0.00	385,977.00	0.00	0.00
1026	Wall And Door Protection 365 Equipment & Supply LLC	372,279.00	100 %	372,279.00	0.00	372,279.00	0.00	0.00
1028	Toilet Bath And Laundry American Building Services	195,324.00	100 %	195,324.00	0.00	195,324.00	0.00	0.00
1113	Loading Dock Equipment Fleet Genius, d/b/a NWPWI,	78,414.00	100 %	78,414.00	0.00	78,414.00	0.00	0.00
1124	Maintenance Equipment Sky Climber Access Solutions,	42,510.00	100 %	42,510.00	0.00	42,510.00	0.00	0.00
1320	Special Purpose Rooms ETS-Lindgren Inc	120,228.00	100 %	120,228.00	0.00	120,228.00	0.00	0.00
1420	Elevators Kone Inc.	1,633,501.00	100 %	1,633,501.00	0.00	1,633,501.00	0.00	0.00
1492	Pneumatic Tube Systems Translogic Corporation dba	403,341.00	100 %	403,341.00	0.00	403,341.00	0.00	0.00
2100	Fire Protection United States Alliance Fire	1,103,813.00	100 %	1,103,813.00	0.00	1,103,813.00	0.00	0.00
2200	Plumbing O'Sullivan Plumbing, Inc.	4,626,382.00	100 %	4,626,382.00	0.00	4,625,325.00	1,057.00	0.00
2300	HVAC Hill Mechanical Corp.	20,390,686.00	100 %	20,390,686.00	0.00	20,343,365.00	47,321.00	0.00
2300	HVAC NOT LET	0.00	0 %	0.00	0.00	0.00	0.00	0.00
2600	Electrical Connelly Electric Co.	23,830,134.00	100 %	23,830,134.00	0.00	23,792,844.10	37,289.90	0.00
2600	Electrical NOT LET	0.00	0 %	0.00	0.00	0.00	0.00	0.00
3100	Earthwork Quality Excavation Inc	1,526,744.00	100 %	1,526,744.00	0.00	1,526,744.00	0.00	0.00
3160	Special Foundations And Keller North America, Inc.	2,209,416.00	100 %	2,209,416.00	0.00	2,209,416.00	0.00	0.00
3201	Asphalt Paving TYRO CONSTRUCTION INC	102,210.00	100 %	102,210.00	0.00	102,210.00	0.00	0.00
3216	Site Concrete Chadwick Contracting Co	313,431.00	100 %	313,431.00	0.00	313,431.00	0.00	0.00
3231	Fences And Gates Unity Fencing Company	93,139.00	100 %	93,139.00	0.00	93,139.00	0.00	0.00
3290	Landscaping Atrium, Inc.	246,740.00	100 %	246,740.00	0.00	246,740.00	0.00	0.00
3300	Site Utilities Harrington Site Services	738,738.00	100 %	738,738.00	0.00	738,738.00	0.00	0.00
4100	Pepper Temporary Pepper Construction Company	2,483,858.90	100 %	2,843,858.90	0.00	2,840,839.00	3,019.90	0.00
4100	Pepper Temporary NOT LET	0.00	0 %	0.00	0.00	0.00	0.00	0.00
4101	Brown and Momen Temp Brown & Momen, Inc	261,708.10	100 %	261,708.10	0.00	261,708.10	0.00	0.00
4110A	Scaffolding Prime Scaffold, Inc.	51,252.00	100 %	51,252.00	0.00	51,252.00	0.00	0.00
4110B	Fencing Unity Fencing Company	138,279.00	100 %	138,279.00	0.00	138,279.00	0.00	0.00
4120	Field Engineering & Layout Professionals Associated	55,990.00	100 %	55,990.00	0.00	55,990.00	0.00	0.00
4120	Field Engineering & Layout NOT LET	0.00	0 %	0.00	0.00	0.00	0.00	0.00
8000	Pepper's OSHA Safety Pepper Construction Company	170,596.00	100 %	170,596.00	0.00	170,596.00	0.00	0.00
8010	Brown and Momen's OSHA Brown & Momen, Inc	337,776.00	100 %	337,776.00	0.00	308,280.00	29,496.00	0.00
8101	Pepper Hoisting Pepper Construction Company	2,241,886.00	100 %	2,241,886.00	0.00	2,241,886.00	0.00	0.00

APPLICATION FOR PAYMENT and SWORN STATEMENT FOR CONTRACTOR AND SUBCONTRACTOR TO OWNER

PROJECT TITLE UIH Outpatient Surgery Center
1009 South Wood Street Chicago IL 60612

Page 3 of 3 PAGE(S)

ARCH / ENG

PERIOD FROM 05/01/2023 TO 05/31/2023

CONTRACTOR Pepper/BMI Construction, LLC
ADDRESS 643 North Orleans Chicago IL 60654-3608

Job # 2000055AAA

Draw # 34

Change Orders Included:

	1 NAME AND ADDRESS OF CONTRACTOR WORKMATERIAL CONTRACTED FOR	2 ADJUSTED TOTAL CONTRACT	3 WORK COMPLETED & MATERIALS STORED		4 TOTAL RETAINED INCLUDING THIS APPLICATION	5 PREVIOUSLY BILLED	6 NEW AMOUNT REQUESTED COL 3 MINUS (COL 4 + 5)	7 BALANCE TO BE BILLED COL 2 MINUS (COL 5+6)
			%	DOLLAR VALUE				
9100	Pepper's GCs Pepper Construction Company	5,597,762.00	100 %	5,597,762.00	0.00	5,478,122.00	119,640.00	0.00
9100	Pepper's GCs NOT LET	0.00	0 %	0.00	0.00	0.00	0.00	0.00
9104	Brown and Momen GCs Brown & Momen, Inc	1,085,584.00	100 %	1,085,584.00	0.00	1,085,584.00	0.00	0.00
9900	Difference In Conditions Pepper/BMI Construction, LLC	240,538.00	100 %	240,538.00	0.00	239,320.00	1,218.00	0.00
9930	CM Savings Split Pepper/BMI Construction, LLC	1,583,118.00	100 %	1,583,118.00	0.00	1,251,954.00	331,164.00	0.00
9940	Fee (2.5%) Pepper/BMI Construction, LLC	2,971,784.00	100 %	2,971,784.00	0.00	2,905,365.95	66,418.05	0.00
9990	Bond Calculation Pepper/BMI Construction, LLC	540,721.00	100 %	540,721.00	0.00	538,159.00	2,562.00	0.00
9991	SDI 1.25% non-GC lines Pepper/BMI Construction, LLC	1,153,773.00	100 %	1,153,773.00	0.00	1,149,636.01	4,136.99	0.00
	TOTALS	123,421,222.00	100 %	123,421,222.00	0.00	122,590,220.74	831,001.26	0.00

Amount of Original Contract	\$	120,409,802.00	Work completed to date (Col. 3)	\$	123,421,222.00
Change Orders (COs)	\$	3,011,420.00	Total Retained (Col. 4)	\$	0.00
Total Contract and COs	\$	123,421,222.00	Net Amount Earned (Col 3. minus Col. 4)	\$	123,421,222.00
			Previously Billed (Col 5)	\$	122,590,220.74
			Net Amount Due This Payment (Col. 6)	\$	831,001.26

STATE IL

COUNTY OF Cook

THAT HE IS AUTHORIZED SIGNER

THE UNDERSIGNED Kelly Hampton

OF Pepper/BMI Construction, LLC

BEING FIRST DULY SWORN ON OATH DEPOSES AND SAYS

CONTRACTOR FOR THE (KIND OF WORK) GENERAL CONSTRUCTION

FOR THE FOLLOWING PROJECT (PROJECT TITLE) UIH Outpatient Surgery Center
FOR UIH ASC Development, LLC (OWNER)

(PROJECT ADDRESS) 1009 South Wood Street Chicago, IL 60612

That, for the purpose of this work the foregoing orders have been placed and the foregoing parties subcontracted with and these have furnished materials or have provided labor, or both, for said project.
That, the amount of such order or subcontract is as stated above and that there is due and to become due them respectively, the amounts set opposite their names for materials or labor or both.
That, this statement is made in compliance with the statutes relating to Mechanics Liens and for the purpose of procuring from the Owner FINAL/PARTIAL payment in accordance with the terms of the contract and is a full, true and complete statement, of all parties furnishing labor and /or material, and of amounts paid, due and to become due them.

SUBSCRIBED AND SWORN TO ME THIS

06

DAY OF June 2023

SIGNED

Pepper/BMI Construction, LLC

Kathy Zaczyński
NOTARY PUBLIC

Kelly Hampton
Kelly Hampton AUTHORIZED SIGNER





BrownMomen

General Contractors
643 North Orleans
Chicago, IL 60654-3608
Phone:(312)266-4700 Fax:(312)266-2792

INVOICE
No. **2000055038**

Sold UIH ASC Development, LLC
1 N Upper Wacker Dr
Chicago, IL 60606

Attn:

DATE	JOB NO.	YOUR NO.	JOB LOCATION
06/06/2023	2000055AAA		Chicago IL

Final Billing #34

RE: UIH Outpatient Surgery Center and Specialty Clinic
1009 South Wood Street
Chicago, IL 60612

Contract Amount	\$ 119,934,223.00
Change Orders	\$ 3,488,782.00
Revised Contract Amount	\$ 123,423,005.00
Work Completed to Date	\$ 123,423,005.00
Less: Retention	\$ 0.00
Net Amount Earned	\$ 123,423,005.00
Less: Previously Billed	\$ 122,590,220.74
Net Amount Due This Invoice	\$ 832,784.26

ATTENTION

PEPPER CONSTRUCTION WILL NEVER INITIATE A CHANGE TO BANKING INFORMATION VIA PHONE OR EMAIL.
PLEASE REACH OUT TO A KNOWN PEPPER CONTACT SHOULD YOU RECEIVE THIS TYPE OF REQUEST.

APPLICATION AND CERTIFICATE FOR PAYMENT

Page: 1 of 5

TO OWNER: UIH ASC Development, LLC
1 N Upper Wacker Dr
1950
Chicago, IL 60606

PROJECT: UIH Outpatient Surgery Center and Specialty Clinic
1 N Upper Wacker Dr
1950
Chicago, IL 60606

APPLICATION NO.: 34
PERIOD TO : May/31/2023
PROJECT NOS.: 2000055AAA
INVOICE NO.: 2000055038

Distribution to:
☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR
☐
☐

FROM Pepper/BMI Construction, LLC
CONTRACTOR: 411 Lake Zurich Road
Barrington, IL 60010-3141

ARCHITECT:

CONTRACT DATE : Aug/28/2020

CONTRACT FOR: UIH Outpatient Surgery Center and Specialty Clinic

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation sheet is attached.

1. ORIGINAL CONTRACT SUM	\$	119,934,223.00
2. Net change by change orders	\$	3,488,782.00
3. CONTRACT SUM TO DATE (Line1 +/- 2)	\$	123,423,005.00
4. TOTAL COMPLETED & STORED TO DATE	\$	123,423,005.00
(Column G on G703)		
5. RETAINAGE:		
(Total retainage Column I of G703)	\$	0.00
6. TOTAL EARNED LESS RETAINAGE	\$	123,423,005.00
(Line 4 less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT		
(Line 6 from prior Certificate)	\$	122,590,220.74
8. CURRENT PAYMENT DUE	\$	832,784.26
9. BALANCE TO FINISH, INCLUDING RETAINAGE		
(Line 3 less Line 6)	\$	0.00

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Change Order approved in previous months by Owner		6,539,982.00	-2,484,742.00
APPROVED THIS MONTH			
Number	Date Approved		
0000042	Jun/06/2023		-672,364.00
0000040	May/16/2023	52,644.00	0.00
0000041	Jun/06/2023	53,262.00	0.00
Current Total:		105,906.00	-672,364.00
Net Change by Change Orders			3,488,782.00

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: Pepper/BMI Construction, LLC

By: [Signature] Date: 06/06/2023

State of: Illinois

County of: Cook

Subscribed and sworn to before

me this 6th day of June, 2023

Notary Public:

Kathy Jaczynski

My Commission expires: 07/12/2026



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above 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 Work is in accordance with the Contract Documents, and the Contractor is entitled to the payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....\$ 832,784.26

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

ARCHITECT Signed by:

By: Thomas Longhi

4ED7B3CD0E8E439...

Date: 6/8/2023

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.

Pepper/BMI Construction, LLC

CONTINUATION SHEET

Page: 2

APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.

In tabulation below, amounts are stated to the nearest cent.

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

APPLICATION NUMBER: 34

APPLICATION DATE: Jun/06/2023

INVOICE NO.:

PERIOD TO: May/31/2023

2000055038

PROJECT NO: 2000055AAA

A	B	C	D	E	F	G		H		I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED (D+E)		MATERIAL PRESENTLY STORED	TOTAL COMPLETED AND STORED TO DATE	PER- %(G/C)	BALANCE TO FINISH	THIS PERIOD RETAINAGE	RETAINAGE
			FROM PREVIOUS APPLICATION	THIS PERIOD						
2000055AAA	General Construction									
0150	Utilities	268,507.00	268,507.00	0.00	0.00	268,507.00	100	0.00	0.00	0.00
0159	Temporary Site Construction	69,570.00	69,570.00	0.00	0.00	69,570.00	100	0.00	0.00	0.00
0220	Field Engineering & Layout	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
0242A	Selective Demo	22,611.00	22,611.00	0.00	0.00	22,611.00	100	0.00	0.00	0.00
0242B	Dust Partitions	37,739.00	37,739.00	0.00	0.00	37,739.00	100	0.00	0.00	0.00
0330	Cast-In-Place Concrete	4,686,715.00	4,686,715.00	0.00	0.00	4,686,715.00	100	0.00	0.00	0.00
0330B	Concrete Not Yet Let	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
0345	Architectural Precast Concrete	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
0345A	Architectural Precast Concrete	2,666,940.00	2,666,940.00	0.00	0.00	2,666,940.00	100	0.00	0.00	0.00
0350	Cast Decks And Underlayment	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
0510	Structural Metal Framing	8,541,000.00	8,541,000.00	0.00	0.00	8,541,000.00	100	0.00	0.00	0.00
0510B	Structural Steel Not Yet Let	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
0540	Cold-Formed Metal Framing	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
0550	Metal Fabrications	881,783.00	881,783.00	0.00	0.00	881,783.00	100	0.00	0.00	0.00
0550A	Precision Air Ceiling	9,720.00	9,720.00	0.00	0.00	9,720.00	100	0.00	0.00	0.00
0559	Other Metal Fabrications	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
0570	Decorative Metal	1,077,642.00	1,077,642.00	0.00	0.00	1,077,642.00	100	0.00	0.00	0.00
0610	Rough Carpentry	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
0619	Other Rough Carpentry	785,063.00	785,063.00	0.00	0.00	785,063.00	100	0.00	0.00	0.00
0620	Finish Carpentry	1,711,672.00	1,711,672.00	0.00	0.00	1,711,672.00	100	0.00	0.00	0.00
0710	Dampproofing And Waterproofing	213,947.00	213,947.00	0.00	0.00	213,947.00	100	0.00	0.00	0.00
0721	Thermal Insulation	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
0725	Weather Barriers	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
0746	Metal Panels	569,727.00	568,172.00	1,555.00	0.00	569,727.00	100	0.00	0.00	0.00
0750	Membrane Roofing	781,922.00	781,922.00	0.00	0.00	781,922.00	100	0.00	0.00	0.00
0781	Spray-On Fireproofing	1,274,994.00	1,274,994.00	0.00	0.00	1,274,994.00	100	0.00	0.00	0.00
0782	Misc. Fireproofing/Insulation	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
0784	Firestopping	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
0789	Other Fire And Smoke Protection	62,194.00	61,451.00	743.00	0.00	62,194.00	100	0.00	0.00	0.00
0790	Caulking & Sealants	99,731.00	99,731.00	0.00	0.00	99,731.00	100	0.00	0.00	0.00
0795	Expansion Joint Cover Assemblies	9,924.00	9,923.80	0.20	0.00	9,924.00	100	0.00	0.00	0.00
0814	Wood Doors	1,021,759.00	1,021,409.00	350.00	0.00	1,021,759.00	100	0.00	-25,000.00	0.00
0815	Plastic Doors	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
0832	Sliding Glass Doors	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
0833	Coiling Doors And Grilles	44,234.00	44,234.00	0.00	0.00	44,234.00	100	0.00	0.00	0.00
0834	Special Function Doors	245,639.00	245,639.00	0.00	0.00	245,639.00	100	0.00	0.00	0.00
0841	Entrances And Storefronts	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00

CONTINUATION SHEET

Page: 3

APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.

In tabulation below, amounts are stated to the nearest cent.

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

APPLICATION NUMBER: 34

APPLICATION DATE: Jun/06/2023

INVOICE NO.:

PERIOD TO: May/31/2023

2000055038

PROJECT NO: 2000055AAA

A	B	C	D	E	F	G		H		I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED (D+E)		MATERIAL PRESENTLY STORED	TOTAL COMPLETED AND STORED TO DATE	PER- %(G/C)	BALANCE TO FINISH	THIS PERIOD RETAINAGE	RETAINAGE
			FROM PREVIOUS APPLICATION	THIS PERIOD						
0844	Curtain Wall And Glazed Assemblies	5,779,136.00	5,779,136.00	0.00	0.00	5,779,136.00	100	0.00	0.00	0.00
0871	Door Hardware	188,445.00	188,445.00	0.00	0.00	188,445.00	100	0.00	0.00	0.00
0881	Glass Glazing	400,385.00	400,385.00	0.00	0.00	400,385.00	100	0.00	0.00	0.00
0883	Mirrors	3,214.00	3,214.00	0.00	0.00	3,214.00	100	0.00	0.00	0.00
0891	Louvers	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
0929	Gypsum Drywall	6,775,288.00	6,775,288.00	0.00	0.00	6,775,288.00	100	0.00	-30,000.00	0.00
0930	Tiling	1,027,794.00	1,027,794.00	0.00	0.00	1,027,794.00	100	0.00	0.00	0.00
0930A	Tile - Not Yet Let	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
0930B	Tile - Not Yet Let	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
0950	Acoustical Ceilings	1,862,539.00	1,862,539.00	0.00	0.00	1,862,539.00	100	0.00	0.00	0.00
0951	Acoustical Ceilings - Not Yet Let	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
0960	Flooring	337,861.00	337,861.00	0.00	0.00	337,861.00	100	0.00	0.00	0.00
0965	Resilient Flooring	2,783,931.00	2,783,931.00	0.00	0.00	2,783,931.00	100	0.00	0.00	0.00
0967	Fluid-Applied Flooring	154,907.00	154,907.00	0.00	0.00	154,907.00	100	0.00	0.00	0.00
0990	Painting And Coatings	1,048,533.00	1,048,533.00	0.00	0.00	1,048,533.00	100	0.00	0.00	0.00
0991	Painting	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
0997	Special Coatings	76,230.00	76,230.00	0.00	0.00	76,230.00	100	0.00	0.00	0.00
1011	Visual Display Units	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
1014	Signage	385,977.00	385,977.00	0.00	0.00	385,977.00	100	0.00	0.00	0.00
1021	Compartments And Cubicles	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
1026	Wall And Door Protection	372,279.00	372,279.00	0.00	0.00	372,279.00	100	0.00	0.00	0.00
1028	Toilet Bath And Laundry Accessories	195,324.00	195,324.00	0.00	0.00	195,324.00	100	0.00	0.00	0.00
1044	Fire Protection Specialties	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
1051	Lockers	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
1113	Loading Dock Equipment	78,414.00	78,414.00	0.00	0.00	78,414.00	100	0.00	0.00	0.00
1124	Maintenance Equipment	42,510.00	42,510.00	0.00	0.00	42,510.00	100	0.00	0.00	0.00
1170	Healthcare Equipment	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
1220	Window Treatments	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
1320	Special Purpose Rooms	120,228.00	120,228.00	0.00	0.00	120,228.00	100	0.00	0.00	0.00
1420	Elevators	1,633,501.00	1,633,501.00	0.00	0.00	1,633,501.00	100	0.00	0.00	0.00
1492	Pneumatic Tube Systems	403,341.00	403,341.00	0.00	0.00	403,341.00	100	0.00	0.00	0.00
2100	Fire Protection	1,103,813.00	1,103,813.00	0.00	0.00	1,103,813.00	100	0.00	0.00	0.00
2100B	Fire Protection Not Yet Let	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
2200	Plumbing	4,626,382.00	4,625,325.00	1,057.00	0.00	4,626,382.00	100	0.00	0.00	0.00
2200B	Plumbing Not Yet Let	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
2300	HVAC	20,279,386.00	20,279,386.00	0.00	0.00	20,279,386.00	100	0.00	0.00	0.00
2600	Electrical	23,757,325.00	23,757,325.00	0.00	0.00	23,757,325.00	100	0.00	-24,583.74	0.00
3100	Earthwork	1,526,744.00	1,526,744.00	0.00	0.00	1,526,744.00	100	0.00	0.00	0.00

Pepper/BMI Construction, LLC

CONTINUATION SHEET

Page: 4

APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.
In tabulation below, amounts are stated to the nearest cent.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: 34

APPLICATION DATE: Jun/06/2023

INVOICE NO.:

PERIOD TO: May/31/2023

2000055038

PROJECT NO: 2000055AAA

A	B	C	D	E	F	G		H		I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED (D+E)		MATERIAL PRESENTLY STORED	TOTAL COMPLETED AND STORED TO DATE	PER- %(G/C)	BALANCE TO FINISH	THIS PERIOD RETAINAGE	RETAINAGE
			FROM PREVIOUS APPLICATION	THIS PERIOD						
3100B	Earthwork Not Yet Let	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
3100C	Site Removals for Ground Breaking	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
3140	Shoring And Underpinning	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
3160	Special Foundations And Load-Bearing	2,209,416.00	2,209,416.00	0.00	0.00	2,209,416.00	100	0.00	0.00	0.00
3201	Asphalt Paving	102,210.00	102,210.00	0.00	0.00	102,210.00	100	0.00	0.00	0.00
3216	Site Concrete	313,431.00	313,431.00	0.00	0.00	313,431.00	100	0.00	0.00	0.00
3231	Fences And Gates	93,139.00	93,139.00	0.00	0.00	93,139.00	100	0.00	0.00	0.00
3290	Landscaping	246,740.00	246,740.00	0.00	0.00	246,740.00	100	0.00	0.00	0.00
3300	Site Utilities	738,738.00	738,738.00	0.00	0.00	738,738.00	100	0.00	0.00	0.00
4100	Pepper Temporary Construction	2,843,858.90	2,840,839.00	3,019.90	0.00	2,843,858.90	100	0.00	0.00	0.00
4101	Brown and Momen Temp Construction	261,708.10	261,708.10	0.00	0.00	261,708.10	100	0.00	0.00	0.00
4110	Temporary Site Construction	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
4110A	Scaffolding	51,252.00	51,252.00	0.00	0.00	51,252.00	100	0.00	0.00	0.00
4110B	Fencing	138,279.00	138,279.00	0.00	0.00	138,279.00	100	0.00	0.00	0.00
4120	Field Engineering & Layout	55,990.00	55,990.00	0.00	0.00	55,990.00	100	0.00	0.00	0.00
4670	Allowances	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
4800	LEED Allowances	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
4890	Other Electrical Power Generation	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
8000	Pepper's OSHA Safety	170,596.00	170,596.00	0.00	0.00	170,596.00	100	0.00	0.00	0.00
8010	Brown and Momen's OSHA Safety	337,776.00	308,280.00	29,496.00	0.00	337,776.00	100	0.00	0.00	0.00
8100	Hoisting	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
8101	Pepper Hoisting	2,241,886.00	2,241,886.00	0.00	0.00	2,241,886.00	100	0.00	0.00	0.00
8120	Testing Services	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
8125	Winter Protection	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
8130	Excess Facility Charges	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
9100	Pepper's GCs	5,540,977.00	5,428,999.00	111,978.00	0.00	5,540,977.00	100	0.00	0.00	0.00
9104	Brown and Momen GCs	1,085,584.00	1,085,584.00	0.00	0.00	1,085,584.00	100	0.00	0.00	0.00
9350	Uncommitted Funds	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
9900	Difference In Conditions Insurance	235,303.00	235,303.00	0.00	0.00	235,303.00	100	0.00	0.00	0.00
9920	Contingency	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
9930	CM Savings Split	1,583,118.00	1,251,954.00	331,164.00	0.00	1,583,118.00	100	0.00	0.00	0.00
9940	Fee (2.5%)	2,960,677.00	2,958,494.40	2,182.60	0.00	2,960,677.00	100	0.00	-59,009.32	0.00
9990	Bond Calculation	538,159.00	538,159.00	0.00	0.00	538,159.00	100	0.00	0.00	0.00
9991	SDI 1.25% non-GC lines	1,150,285.00	1,149,636.01	648.99	0.00	1,150,285.00	100	0.00	0.00	0.00
	General Construction Total:	122,945,643.00	122,463,448.31	482,194.69	0.00	122,945,643.00	100	0.00	-138,593.06	0.00
2000055BBB	Post-OCIP Work									
0150	Utilities	57,945.00	18,261.78	39,683.22	0.00	57,945.00	100	0.00	0.00	0.00

CONTINUATION SHEET

Page: 5

APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.

In tabulation below, amounts are stated to the nearest cent.

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

APPLICATION NUMBER: 34

APPLICATION DATE: Jun/06/2023

INVOICE NO.:

PERIOD TO: May/31/2023

2000055038

PROJECT NO: 2000055AAA

A	B	C	D	E	F	G		H		I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED (D+E)		MATERIAL PRESENTLY STORED	TOTAL COMPLETED AND STORED TO DATE	PER- %(G/C)	BALANCE TO FINISH	THIS PERIOD RETAINAGE	RETAINAGE
			FROM PREVIOUS APPLICATION	THIS PERIOD						
0550	Metal Fabrications	12,835.00	0.00	12,835.00	0.00	12,835.00	100	0.00	0.00	0.00
0620	Finish Carpentry	1,783.00	0.00	1,783.00	0.00	1,783.00	100	0.00	0.00	0.00
0814	Wood Doors	61,507.00	0.00	61,507.00	0.00	61,507.00	100	0.00	0.00	0.00
0834	Special Function Doors	20,970.00	20,970.00	0.00	0.00	20,970.00	100	0.00	0.00	0.00
0871	Door Hardware	9,755.00	0.00	9,755.00	0.00	9,755.00	100	0.00	0.00	0.00
0881	Glass Glazing	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
0929	Gypsum Drywall	42,152.00	42,152.00	0.00	0.00	42,152.00	100	0.00	0.00	0.00
0930	Tiling	879.00	879.00	0.00	0.00	879.00	100	0.00	0.00	0.00
0965	Resilient Flooring	6,250.00	0.00	6,250.00	0.00	6,250.00	100	0.00	0.00	0.00
1026	Wall And Door Protection	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
2100	Fire Protection	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
2200	Plumbing	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
2300	HVAC	111,300.00	63,979.00	47,321.00	0.00	111,300.00	100	0.00	0.00	0.00
2600	Electrical	72,809.00	60,163.00	12,646.00	0.00	72,809.00	100	0.00	-60.16	0.00
4670	Allowances	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
8990	SDI	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
9100	Pepper's GCs	56,785.00	49,123.00	7,662.00	0.00	56,785.00	100	0.00	0.00	0.00
9900	Difference In Conditions Insurance	5,235.00	4,017.00	1,218.00	0.00	5,235.00	100	0.00	0.00	0.00
9920	Contingency	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
9940	Fee (2.5%)	11,107.00	5,880.87	5,226.13	0.00	11,107.00	100	0.00	0.00	0.00
9990	Bond Calculation	2,562.00	0.00	2,562.00	0.00	2,562.00	100	0.00	0.00	0.00
9991	SDI 1.25% non-GC lines	3,488.00	0.00	3,488.00	0.00	3,488.00	100	0.00	0.00	0.00
	Post-OCIP Work Total:	477,362.00	265,425.65	211,936.35	0.00	477,362.00	100	0.00	-60.16	0.00
Project Total:		123,423,005.00	122,728,873.96	694,131.04	0.00	123,423,005.00	100	0.00	-138,653.22	0.00

FINAL WAIVER OF LIEN

STATE OF IL | SS Job Number: 2000055AAA Gty #
County of Cook | Draw Number: 34 (THIRTY- Loan #

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by UIH ASC Development, LLC to furnish
General Construction for the premises known as UIH Outpatient Surgery Center
of which UIH ASC Development, LLC is the owner.

The undersigned for and in consideration of Eight Hundred Thirty Two Thousand Seven Hundred Eighty Four Dollars 26/100

\$ 832,784.26 dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, do(es) hereby waive
and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois relating to mechanics liens, with

respect to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished,
and on the moneys, funds or other considerations due or to become due from the owner, on account of labor, services, material, fixtures, apparatus or
machinery, heretofore furnished, or which may be furnished at any time hereafter, by the undersigned for the above-described premises, including
extras.*

Given under my hand and sealed this 06 DAY OF June 2023

Signature and Seal:

*Extras include but are not limited to change orders, both oral and written, to the contract.

CONTRACTOR'S AFFIDAVIT

STATE OF Illinois | SS
County of Cook |

TO WHOM IT MAY CONCERN:

THE undersigned, being duly sworn, deposes and says the he/she is Kelly Hampton
of the Pepper/BMI Construction, LLC who is contractor for the General Construction
work on the building located at 1009 South Wood Street Chicago, IL 60612
owned by UIH ASC Development, LLC

That the total amount of the contract including extras is \$ 123,423,005.00 on which he has received payment of \$ 122,590,220.74

prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to
defeat the validity of said waivers. That the following are the names of all parties who have furnished material or labor, or both, for said work and all
parties having contracts or sub contracts for specific portions of said work or for material entering into the construction thereof and the amount due or
to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and
specifications.

NAMES	WHAT FOR	CONTRACT PRICE INCLDG EXTRAS*	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
TOTAL LABOR AND MATERIAL INCLDG EXTRAS* TO COMPLETE		\$ 123,423,005.00	\$ 122,590,220.74	\$ 832,784.26	\$ 0.00

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor
or other work of any kind done or to be done upon or in connection with said work other than above stated.

Signed this 06 DAY OF June 2023

Signature:

Subscribed and sworn before me this 06 DAY OF June 2023

Signature:

*Extras include but are not limited to change
orders, both oral and written, to the contract.



APPLICATION FOR PAYMENT and SWORN STATEMENT FOR CONTRACTOR AND SUBCONTRACTOR TO OWNER

PROJECT TITLE UIH Outpatient Surgery Center
1009 South Wood Street Chicago IL 60612

Page 1 of 3 PAGE(S)

ARCH / ENG

PERIOD FROM 05/01/2023 TO 05/31/2023

CONTRACTOR Pepper/BMI Construction, LLC

Job # 2000055AAA

ADDRESS 643 North Orleans ChicagoIL 60654-3608

Draw # 34

Change Orders Included:

	1 NAME AND ADDRESS OF CONTRACTOR WORK/MATERIAL CONTRACTED FOR	2 ADJUSTED TOTAL CONTRACT	3 WORK COMPLETED & MATERIALS STORED		4 TOTAL RETAINED INCLUDING THIS APPLICATION	5 PREVIOUSLY BILLED	6 NEW AMOUNT REQUESTED COL 3 MINUS (COL 4 + 5)	7 BALANCE TO BE BILLED COL 2 MINUS (COL 5+6)
			%	DOLLAR VALUE				
0150	Utilities Pepper Construction Company	56,246.00	100%	56,246.00	0.00	18,261.78	37,984.22	0.00
0150	Utilities Pepper Construction Company	270,206.00	100 %	270,206.00	0.00	268,507.00	1,699.00	0.00
0159	Temporary Site Construction Midway Building Services, LTD	69,570.00	100 %	69,570.00	0.00	69,570.00	0.00	0.00
0242A	Selective Demo Pepper Demolition Group	22,611.00	100 %	22,611.00	0.00	22,611.00	0.00	0.00
0242B	Dust Partitions Pepper Drywall Group	37,739.00	100 %	37,739.00	0.00	37,739.00	0.00	0.00
0330	Cast-In-Place Concrete Pepper Concrete Group	4,686,715.00	100 %	4,686,715.00	0.00	4,686,715.00	0.00	0.00
0345A	Architectural Precast Concrete International Concrete	2,666,940.00	100 %	2,666,940.00	0.00	2,666,940.00	0.00	0.00
0510	Structural Metal Framing Ozark Steel Fabricators Inc.	8,541,000.00	100 %	8,541,000.00	0.00	8,541,000.00	0.00	0.00
0550	Metal Fabrications David Architectural Metals, Inc.	881,783.00	100 %	881,783.00	0.00	881,783.00	0.00	0.00
0550	Metal Fabrications Diversified Fall Protection	12,835.00	100 %	12,835.00	0.00	0.00	12,835.00	0.00
0550A	Precision Air Ceiling Fab Werks	9,720.00	100 %	9,720.00	0.00	9,720.00	0.00	0.00
0570	Decorative Metal Chicago Ornamental Iron, Inc.	1,077,642.00	100 %	1,077,642.00	0.00	1,077,642.00	0.00	0.00
0619	Other Rough Carpentry Escarpita Construction	785,063.00	100 %	785,063.00	0.00	785,063.00	0.00	0.00
0620	Finish Carpentry Stevens Industries, Inc.	1,711,672.00	100 %	1,711,672.00	0.00	1,711,672.00	0.00	0.00
0710	Dampproofing And Kedmont Waterproofing Co,	213,947.00	100 %	213,947.00	0.00	213,947.00	0.00	0.00
0746	Metal Panels Creative Panel Systems Inc.	569,727.00	100 %	569,727.00	0.00	568,172.00	1,555.00	0.00
0750	Membrane Roofing Bennett & Brosseau Roofing,	781,922.00	100 %	781,922.00	0.00	781,922.00	0.00	0.00
0781	Spray-On Fireproofing L. B. Hall Enterprises, Inc.	1,274,994.00	100 %	1,274,994.00	0.00	1,274,994.00	0.00	0.00
0789	Other Fire And Smoke Bartkowski Life Safety	62,194.00	100 %	62,194.00	0.00	61,451.00	743.00	0.00
0790	Caulking & Sealants Action Caulking & Sealant	99,731.00	100 %	99,731.00	0.00	99,731.00	0.00	0.00
0795	Expansion Joint Cover 365 Equipment & Supply LLC	9,924.00	100 %	9,924.00	0.00	9,923.80	0.20	0.00
0814	Wood Doors Anderson Lock Company, Ltd.	1,083,266.00	100%	1,083,266.00	0.00	996,409.00	86,857.00	0.00
0814	Wood Doors NOT LET	0.00	0 %	0.00	0.00	0.00	0.00	0.00
0833	Coiling Doors And Grilles Door Systems ASSA ABLOY	44,234.00	100 %	44,234.00	0.00	44,234.00	0.00	0.00
0834	Special Function Doors Allegion Access Technologies	245,639.00	100 %	245,639.00	0.00	245,639.00	0.00	0.00
0834	Special Function Doors Allegion Access Technologies	20,970.00	100 %	20,970.00	0.00	20,970.00	0.00	0.00
0844	Curtain Wall And Glazed Reflection Window & Wall LLC	5,779,136.00	100 %	5,779,136.00	0.00	5,779,136.00	0.00	0.00
0871	Door Hardware Tee Jay Service Company	198,200.00	100 %	198,200.00	0.00	188,445.00	9,755.00	0.00
0871	Door Hardware NOT LET	0.00	0 %	0.00	0.00	0.00	0.00	0.00
0881	Glass Glazing Glass Solutions, Inc.	400,385.00	100 %	400,385.00	0.00	400,385.00	0.00	0.00
0883	Mirrors Pepper/BMI Construction, LLC	3,214.00	100 %	3,214.00	0.00	3,214.00	0.00	0.00
0929	Gypsum Drywall Pepper Drywall Group	6,817,440.00	100 %	6,817,440.00	0.00	6,787,440.00	30,000.00	0.00
0930	Tiling Ready Tile LLC	1,028,673.00	100 %	1,028,673.00	0.00	1,028,673.00	0.00	0.00
0950	Acoustical Ceilings Just Rite Acoustics, Inc.	1,862,539.00	100 %	1,862,539.00	0.00	1,862,539.00	0.00	0.00
0960	Flooring Blast it All Midwest Corp.	337,861.00	100 %	337,861.00	0.00	337,861.00	0.00	0.00
0965	Resilient Flooring Noland Sales Corporation	6,250.00	100 %	6,250.00	0.00	0.00	6,250.00	0.00

APPLICATION FOR PAYMENT and SWORN STATEMENT FOR CONTRACTOR AND SUBCONTRACTOR TO OWNER

PROJECT TITLE UIH Outpatient Surgery Center
 1009 South Wood Street Chicago IL 60612

Page 2 of 3 PAGE(S)

ARCH / ENG

PERIOD FROM 05/01/2023 TO 05/31/2023

CONTRACTOR Pepper/BMI Construction, LLC

Job # 2000055AAA

ADDRESS 643 North Orleans ChicagoIL 60654-3608

Draw # 34

Change Orders Included:

	1 NAME AND ADDRESS OF CONTRACTOR WORK/MATERIAL CONTRACTED FOR	2 ADJUSTED TOTAL CONTRACT	3 WORK COMPLETED & MATERIALS STORED		4 TOTAL RETAINED INCLUDING THIS APPLICATION	5 PREVIOUSLY BILLED	6 NEW AMOUNT REQUESTED COL 3 MINUS (COL 4 + 5)	7 BALANCE TO BE BILLED COL 2 MINUS (COL 5+6)
			%	DOLLAR VALUE				
0965	Resilient Flooring PCI Flortech Inc.	2,783,931.00	100 %	2,783,931.00	0.00	2,783,931.00	0.00	0.00
0965	Resilient Flooring NOT LET	0.00	0 %	0.00	0.00	0.00	0.00	0.00
0967	Fluid-Applied Flooring Menconi Terrazzo LLC	154,907.00	100 %	154,907.00	0.00	154,907.00	0.00	0.00
0990	Painting And Coatings Continental Painting and	1,048,533.00	100 %	1,048,533.00	0.00	1,048,533.00	0.00	0.00
0997	Special Coatings Barrier Corp	76,230.00	100 %	76,230.00	0.00	76,230.00	0.00	0.00
1014	Signage A Perfect Sign, Inc.	385,977.00	100 %	385,977.00	0.00	385,977.00	0.00	0.00
1026	Wall And Door Protection 365 Equipment & Supply LLC	372,279.00	100 %	372,279.00	0.00	372,279.00	0.00	0.00
1028	Toilet Bath And Laundry American Building Services	195,324.00	100 %	195,324.00	0.00	195,324.00	0.00	0.00
1113	Loading Dock Equipment Fleet Genius, d/b/a NWPWI,	78,414.00	100 %	78,414.00	0.00	78,414.00	0.00	0.00
1124	Maintenance Equipment Sky Climber Access Solutions,	42,510.00	100 %	42,510.00	0.00	42,510.00	0.00	0.00
1320	Special Purpose Rooms ETS-Lindgren Inc	120,228.00	100 %	120,228.00	0.00	120,228.00	0.00	0.00
1420	Elevators Kone Inc.	1,633,501.00	100 %	1,633,501.00	0.00	1,633,501.00	0.00	0.00
1492	Pneumatic Tube Systems Translogic Corporation dba	403,341.00	100 %	403,341.00	0.00	403,341.00	0.00	0.00
2100	Fire Protection United States Alliance Fire	1,103,813.00	100 %	1,103,813.00	0.00	1,103,813.00	0.00	0.00
2200	Plumbing O'Sullivan Plumbing, Inc.	4,626,382.00	100 %	4,626,382.00	0.00	4,625,325.00	1,057.00	0.00
2300	HVAC Hill Mechanical Corp.	20,390,686.00	100 %	20,390,686.00	0.00	20,343,365.00	47,321.00	0.00
2300	HVAC NOT LET	0.00	0 %	0.00	0.00	0.00	0.00	0.00
2600	Electrical Connelly Electric Co.	23,830,134.00	100 %	23,830,134.00	0.00	23,792,844.10	37,289.90	0.00
2600	Electrical NOT LET	0.00	0 %	0.00	0.00	0.00	0.00	0.00
3100	Earthwork Quality Excavation Inc	1,526,744.00	100 %	1,526,744.00	0.00	1,526,744.00	0.00	0.00
3160	Special Foundations And Keller North America, Inc.	2,209,416.00	100 %	2,209,416.00	0.00	2,209,416.00	0.00	0.00
3201	Asphalt Paving TYRO CONSTRUCTION INC	102,210.00	100 %	102,210.00	0.00	102,210.00	0.00	0.00
3216	Site Concrete Chadwick Contracting Co	313,431.00	100 %	313,431.00	0.00	313,431.00	0.00	0.00
3231	Fences And Gates Unity Fencing Company	93,139.00	100 %	93,139.00	0.00	93,139.00	0.00	0.00
3290	Landscaping Atrium, Inc.	246,740.00	100 %	246,740.00	0.00	246,740.00	0.00	0.00
3300	Site Utilities Harrington Site Services	738,738.00	100 %	738,738.00	0.00	738,738.00	0.00	0.00
4100	Pepper Temporary Pepper Construction Company	2,483,858.90	100 %	2,843,858.90	0.00	2,840,839.00	3,019.90	0.00
4100	Pepper Temporary NOT LET	0.00	0 %	0.00	0.00	0.00	0.00	0.00
4101	Brown and Momen Temp Brown & Momen, Inc	261,708.10	100 %	261,708.10	0.00	261,708.10	0.00	0.00
4110A	Scaffolding Prime Scaffold, Inc.	51,252.00	100 %	51,252.00	0.00	51,252.00	0.00	0.00
4110B	Fencing Unity Fencing Company	138,279.00	100 %	138,279.00	0.00	138,279.00	0.00	0.00
4120	Field Engineering & Layout Professionals Associated	55,990.00	100 %	55,990.00	0.00	55,990.00	0.00	0.00
4120	Field Engineering & Layout NOT LET	0.00	0 %	0.00	0.00	0.00	0.00	0.00
8000	Pepper's OSHA Safety Pepper Construction Company	170,596.00	100 %	170,596.00	0.00	170,596.00	0.00	0.00
8010	Brown and Momen's OSHA Brown & Momen, Inc	337,776.00	100 %	337,776.00	0.00	308,280.00	29,496.00	0.00
8101	Pepper Hoisting Pepper Construction Company	2,241,886.00	100 %	2,241,886.00	0.00	2,241,886.00	0.00	0.00

APPLICATION FOR PAYMENT and SWORN STATEMENT FOR CONTRACTOR AND SUBCONTRACTOR TO OWNER

PROJECT TITLE UIH Outpatient Surgery Center
1009 South Wood Street Chicago IL 60612

Page 3 of 3 PAGE(S)

ARCH / ENG

PERIOD FROM 05/01/2023 TO 05/31/2023

CONTRACTOR Pepper/BMI Construction, LLC

Job # 2000055AAA

ADDRESS 643 North Orleans Chicago IL 60654-3608

Draw # 34

Change Orders Included:

	1 NAME AND ADDRESS OF CONTRACTOR WORK/MATERIAL CONTRACTED FOR	2 ADJUSTED TOTAL CONTRACT	3 WORK COMPLETED & MATERIALS STORED		4 TOTAL RETAINED INCLUDING THIS APPLICATION	5 PREVIOUSLY BILLED	6 NEW AMOUNT REQUESTED COL 3 MINUS (COL 4 + 5)	7 BALANCE TO BE BILLED COL 2 MINUS (COL 5+6)
			%	DOLLAR VALUE				
9100	Pepper's GCs Pepper Construction Company	5,597,762.00	100 %	5,597,762.00	0.00	5,478,122.00	119,640.00	0.00
9100	Pepper's GCs NOT LET	0.00	0 %	0.00	0.00	0.00	0.00	0.00
9104	Brown and Momen GCs Brown & Momen, Inc	1,085,584.00	100 %	1,085,584.00	0.00	1,085,584.00	0.00	0.00
9900	Difference In Conditions Pepper/BMI Construction, LLC	240,538.00	100 %	240,538.00	0.00	239,320.00	1,218.00	0.00
9930	CM Savings Split Pepper/BMI Construction, LLC	1,583,118.00	100 %	1,583,118.00	0.00	1,251,954.00	331,164.00	0.00
9940	Fee (2.5%) Pepper/BMI Construction, LLC	2,971,784.00	100 %	2,971,784.00	0.00	2,905,365.95	66,418.05	0.00
9990	Bond Calculation Pepper/BMI Construction, LLC	540,721.00	100 %	540,721.00	0.00	538,159.00	2,562.00	0.00
9991	SDI 1.25% non-GC lines Pepper/BMI Construction, LLC	1,153,773.00	100 %	1,153,773.00	0.00	1,149,636.01	4,136.99	0.00
	TOTALS	123,421,222.00	100 %	123,421,222.00	0.00	122,590,220.74	831,001.26	0.00

Amount of Original Contract	\$	120,409,802.00	Work completed to date (Col. 3)	\$	123,421,222.00
Change Orders (COs)	\$	3,011,420.00	Total Retained (Col. 4)	\$	0.00
Total Contract and COs	\$	123,421,222.00	Net Amount Earned (Col 3. minus Col. 4)	\$	123,421,222.00
			Previously Billed (Col 5)	\$	122,590,220.74
			Net Amount Due This Payment (Col. 6)	\$	831,001.26

STATE IL

COUNTY OF Cook

THE UNDERSIGNED Kelly Hampton

BEING FIRST DULY SWORN ON OATH DEPOSES AND SAYS

THAT HE IS AUTHORIZED SIGNER

OF Pepper/BMI Construction, LLC

CONTRACTOR FOR THE (KIND OF WORK) GENERAL CONSTRUCTION

FOR THE FOLLOWING PROJECT (PROJECT TITLE) UIH Outpatient Surgery Center
FOR UIH ASC Development, LLC (OWNER)

(PROJECT ADDRESS) 1009 South Wood Street Chicago, IL 60612

That, for the purpose of this work the foregoing orders have been placed and the foregoing parties subcontracted with and these have furnished materials or have provided labor, or both, for said project.
That, the amount of such order or subcontract is as stated above and that there is due and to become due them respectively, the amounts set opposite their names for materials or labor or both.
That, this statement is made in compliance with the statutes relating to Mechanics Liens and for the purpose of procuring from the Owner FINAL/PARTIAL payment in accordance with the terms of the contract and is a full, true and complete statement, of all parties furnishing labor and /or material, and of amounts paid, due and to become due them.

SUBSCRIBED AND SWORN TO ME THIS

06

DAY OF June 2023

SIGNED

Pepper/BMI Construction, LLC

Kathy Zaczynski

NOTARY PUBLIC

Kelly Hampton

Kelly Hampton AUTHORIZED SIGNER

