



2025 Windsor Drive | Oak Brook, Illinois 60523 | T 630.572.9393 | www.advocatehealth.com

February 27, 2013

RECEIVED

Ms. Courtney Avery, Administrator
Illinois Health Facilities and Services Review Board
525 West Jefferson Street
Springfield, IL 62761

FEB 28 2013

HEALTH FACILITIES &
SERVICES REVIEW BOARD

Re: Project #08-076

Annual Progress Report

Advocate Health and Hospitals Corporation, dba Advocate BroMenn Medical Center
Construction Project for an Addition for Obstetrics, Intensive Care, and Medical Surgical Beds.

Dear Ms. Avery:

This letter is to inform you that, in accordance with requirements of the 77 Ill. Adm. Code 1130.760, I am submitting an annual progress report on the project referenced above. The permit for this project was granted January 28, 2009.

You may recall that on October 13, 2009 BroMenn Healthcare System and Advocate Health and Hospitals Corporation received a Change of Ownership Exemption to merge the two organizations. One of the factors in that merger was the opportunity to take advantage of the excellent bond rating in obtaining financing for the planned addition at BroMenn Regional Medical Center. That merger was completed on January 6, 2010.

1. Current status of the project:

The contract with the General Contractor was signed on February 9, 2010, and the formal Notice of Obligation was submitted March 10, 2010.

Percentage of the Project finished: Overall project completion is approximately 97% complete.

Components finished: Footings, foundation, structural concrete, structural steel, building envelope, roofing, mechanical/electrical/plumbing components, metal stud and drywall, finishes, fixed and other equipment.

Components yet to be finished: Miscellaneous change order and warranty work.

Changes in scope and size: The Project remains substantially consistent with the general scope of the Project as approved by the Review Board. A letter detailing some minor changes, essentially to the non-clinical area, was submitted on January 16, 2012. Those changes were acknowledged back by letter dated January 26, 2012, saying the changes did not require submittal to the HFSRB for approval.

2. Costs

Costs incurred to date, an itemized listing of the total current estimated project costs, and a comparison of those costs to the approved permit amounts:

Project Cost	Costs Incurred to Date	Total Approved in Permit	Estimated Project Costs
Preplanning Costs	\$339,988	\$340,000	\$340,000
Site Survey & Soil Investigation	\$151,400	\$151,400	\$151,400
Site Preparation	\$1,749,654	\$1,785,431	\$1,749,654
Off-Site Work	\$0	\$0	\$0
New Construction Contracts	\$38,107,262	\$38,107,262	\$38,107,262
Modernization Contracts	\$289,700	\$331,007	\$289,700
Contingencies	\$705,000	\$3,657,671	\$950,000
Architectural/Engineering Fees	\$2,493,055	\$2,493,055	\$2,493,055
Consulting and Other Fees	\$615,000	\$615,000	\$615,000
Movable or Other Equipment (Not in Construction Contracts)	\$6,273,000	\$6,846,799	\$6,750,000
Bond Issuance Expense (Project Related)	\$485,905	\$1,800,000	\$610,000
Net Interest Expense During Construction (Project Related)	\$2,102,000	\$8,240,000	\$2,305,000
Fair Market Value of Leased Space or Equipment	\$0	\$0	\$0
Other Costs to Be Capitalized	\$495,000	\$2,892,340	\$625,000
Acquisition of Building or Other Property (Excluding Land)	\$0	\$0	\$0
Estimated Total Project Cost	\$53,806,964	\$67,259,965	\$54,986,071

3. Method of financing the project and sources of funds

PROJECT SOURCES OF FUNDS		Total approved in permit	Estimated project costs
Cash and Securities		\$5,759,965	\$7,724,611
Pledges		\$8,300,000	\$8,147,000
Gifts & Bequests		\$1,700,000	\$1,700,000
Bond Issues (project related)		\$51,500,000	\$37,414,460
Mortgages			
Leases (fair market value)			
Government Appropriations			
Grants			
Other Funds and Sources			
TOTAL FUNDS		\$67,259,965	\$54,986,071

4. Payment information:

The most recent G702 is attached

5. Anticipated date of completion:

March 31, 2013.

Please contact me at 630-990-5546 if you have any questions about this report.

Sincerely,



Albert L. Manshum, III
Vice President
Facilities and Construction

CC: Colleen Kannaday

Attachment

AIA® Document G702™ - 1992

Application and Certificate for Payment

TO OWNER:
 Advocate Health & Hospitals Corp.
 2025 Windsor Drive
 Oak Brook, Illinois 60523

FROM CONTRACTOR:
 PJ Hever
 107 N. Commerce Plaza
 Peoria, Illinois 61604

PROJECT:
 Brennan Campus Modernization
 1304 Franklin Ave.
 Normal, Illinois 61761, McLean County

VIA ARCHITECT:
 VOA
 224 South Michigan Avenue, Suite 1400
 Chicago, Illinois 60604

APPLICATION NO: 32
PERIOD TO: 10/31/12
CONTRACT FOR: General Construction
CONTRACT DATE: 03/11/10
PROJECT NOS: 7675

Distribution to:
 OWNER
 ARCHITECT
 CONTRACTOR
 FIELD
 OTHER

CONTRACTOR'S APPLICATION FOR PAYMENT
 Application is made for payment, as shown below, in connection with the Contract. Consideration Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM \$ 33,678,464.00
 2. Net change by Change Orders \$ 2,019,392.61
 3. CONTRACT SUM TO DATE (Line 1+2) \$ 35,697,856.61
 4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703) \$ 40,657,674.59
 5. RETAINAGE:
 a. 0.1% of Completed Work (Column D * E on G703) \$ 37,213.11
 b. 0.0% of Stored Materials (Column F on G703) \$ 0.00
 Total Retainage (Lines 5a + 5b or Total in Column I of G703) \$ 37,213.11
 6. TO TOTAL ENCLOSED LESS RETAINAGE (Line 4 Less Line 5 Total) \$ 40,620,461.40
 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 40,253,253.78
 8. CURRENT PAYMENT DUE (Line 6 minus Line 7) \$ 367,207.62
 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 8) \$ 124,060.73

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: PJ Hever
 By: Mike Kreutz Date: December 21, 2012
 State of: Illinois County of: Tazewell

Subscribed and sworn to before me this December 21, 2012
 Notary Public: Viviane Reagor
 My Commission expires: 01/04/15, #6686935
 State of Illinois, County of Tazewell

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 \$ 286,427.10
(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT: VOA
 By: Dwayne McKenna Date: January 03, 2013

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Invoices, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$4,871,871.53	\$(5,043,252.63)
Total approved this Month	\$169,963.37	\$(2,123.47)
TOTALS	\$5,041,774.78	\$(5,045,416.09)
NET CHANGES by Change Order		\$ 2,916,358.61

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