



Jay Willsher, FACHE
Chief Operating Officer
2701 17th Street
Rock Island, IL 61201
309-779-5020
Fax: 309-779-2399
E-Mail: jay.willsher@unitypoint.org

December 4, 2013

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

RECEIVED

DEC 05 2013

HEALTH FACILITIES &
SERVICES REVIEW BOARD

Dear Ms. Avery:

In accordance with 77 Illinois Admin. Code § 1130.760, this is the third annual progress report for Project # 10-059, Trinity Rock Island. The permit was issued on December 14, 2010 with an alteration approved by the Board Chairman at the June 6, 2012 HFSRB meeting and a second alteration approved by the Board at the September 24, 2013 HFSRB meeting.

Project cost incurred through December 1, 2013 is \$10,420,805. Based on this amount of total project cost incurred to date, the project is 82 percent complete; the sources of funds remains unchanged. A schedule comparing sources and uses of funds is included as Attachment A.

By year end, 2013, the following project components have been completed:

- Construction of an addition to the existing hospital building which houses the expansion of the Surgical Suite and several non-clinical areas.
- Expansion of Phase I Recovery.
- Reduction of 1 intensive care bed and modernization of the Surgical Intensive Care Unit's support areas.
- Modernization in Pharmacy.
- Upgrade of HVAC systems within the Surgical Suite and Phase I Recovery.

The following project components remain to be completed:

- Modernization of support space within the Surgical Suite.
- Modernization of space to establish a Phase II Recovery area.
- Upgrade of HVAC systems within the Phase II Recovery area.

There have been no further changes in the scope of the project with regard to size.

December 4, 2013

Page 2

The estimated completion date remains unchanged at September 30, 2014.

The most recent Application and Certification for Payment for the construction contract, as per from G702 published by the American Institutes of Architects is included as Attachment B.

If we can provide any further information relating to this second Annual Cost Report, please contact Janet Scheuerman of PRISM Healthcare Consulting at 219-464-3969.

Sincerely,

A handwritten signature in black ink, appearing to read "Jay Willsher". The signature is fluid and cursive, with a large initial "J" and a long, sweeping underline.

Jay Willsher, FACHE
Chief Operating Officer

JW/bp
Enclosures

ATTACHMENT A
 TRINITY ROCK ISLAND
 IHFSRB PROJECT #10-059
 12/31/13

PROJECT COSTS AND SOURCE OF FUNDS

	PER CON PERMIT 12/14/10	PER ALTERATION 5/14/12	PER ALTERATION 9/24/13	COSTS INCURRED TO DATE
Preplanning Costs	\$ 66,121	\$ 66,121	\$ 66,121	\$ 66,121
Site Survey and Soil Investigation	\$ 23,850	\$ 23,850	\$ 23,850	\$ 23,850
Site Preparation	\$ 170,100	\$ 170,100	\$ 170,100	\$ 170,100
Off Site Work	\$ -	\$ -	\$ -	\$ -
New Construction Contracts	\$ 4,562,420	\$ 4,562,420	\$ 4,562,420	\$ 4,562,420
Modernization Contracts	\$ 4,612,354	\$ 4,891,554	\$ 5,206,260	\$ 3,486,975
Contingencies	\$ 245,000	\$ 245,000	\$ 245,000	\$ 2,976
Architectural/Engineering Fees	\$ 759,462	\$ 774,215	\$ 888,188	\$ 797,573
Consulting and Other Fees	\$ 311,337	\$ 353,133	\$ 293,349	\$ 283,152
Movable or Other Equipment (not in construction contracts)	\$ 1,055,169	\$ 1,093,146	\$ 1,125,529	\$ 978,969
Bon Issuance Expense (project related)	\$ -	\$ -	\$ -	\$ -
Net Interest Expense During Construction (project related)	\$ -	\$ -	\$ -	\$ -
Fair Market Value of Leases Space of Equipment	\$ 69,143	\$ 69,143	\$ 72,093	\$ 48,719
Other Costs to be Capitalized	\$ -	\$ -	\$ -	\$ -
Acquisition of building or Other Property (excluding land)	\$ -	\$ -	\$ -	\$ -
ESTIMATED TOTAL PROJECT COST	\$ 11,874,956	\$ 12,248,682	\$ 12,652,910	\$ 10,420,805
SOURCES OF FUNDS				
Cash and Securities	\$ 11,874,956	\$ 12,248,682	\$ 12,652,910	\$ 10,420,805

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF 3

PAGES

TO OWNER: Trinity Medical Center
Iowa Health System
PO Box 5048
Rock Island, IL 61204

PROJECT: Trinity Medical Center
West Campus
Outpatient Surgery Remodeling
Projects 2 and 3

APPLICATION NO 21

Distribution to:

PO Box 5048

West Campus

APPLICATION NO 21

OWNER

Rock Island, IL 61204

Outpatient Surgery Remodeling

PERIOD TO: 10-30-13

ARCHITECT

FROM CONTRACTOR: ESTES CONSTRUCTION

Projects 2 and 3

PAYMENT DUE: 11-30-13

CONTRACTOR

PO Box 3608

VIA ARCHITECT:

PROJECT NOS: 846

Davenport, IA 52808

Hammell, Green & Abrahamson, Inc.

HGA COMM. NOS.: 2760-002-00 and 2760-002-07

701 Washington Avenue

MINNEAPOLIS, MN 55401

CONTRACT FOR: General Construction

CONTRACT DATE 10-22-08

21-846

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM \$ 3,172,329.00
2. Net change by Change Orders \$ 1,203,523.00
3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 4,375,852.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 3,058,074.35
5. RETAINAGE:
 - a. 10 % of Completed Work \$ 261,632.00
(Column D + E on G703)
 - b. 10 % of Stored Material \$ 0.00
(Column F on G703)

Total Retainage (Lines 5a + 5b or

Total in Column I of G703)

6. TOTAL EARNED LESS RETAINAGE \$ 261,632.00
(Line 4 Less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)

8. CURRENT PAYMENT DUE \$ 2,784,568.35

9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 1,579,409.65
(Line 3 less Line 6)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$1,190,261.00	
Total approved this Month	\$13,262.00	
TOTALS	\$1,203,523.00	\$0.00
NET CHANGES by Change Order	\$1,203,523.00	

AIA DOCUMENT G702 APPLICATION AND CERTIFICATION FOR PAYMENT 1982 EDITION - AIA - 6-1982

Users may obtain validation of this document by requesting a completed AIA Document D401 - Certification of Documents' Authenticity from the Licensee.

CAPO01149

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 right due.

CONTRACTOR: ESTES CONSTRUCTION

By: Marcy Jensen Date: 10-30-13

State of: Iowa County of: Scott
Subscribed and sworn to before me this 30th day of October, 2013
Notary Public: Tracy Meers AGENCY BILLER
My Commission Expires: April 5, 2015
Commission Number 77247

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the 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: \$ 1,187,400

(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.)

By: MWS Date: 10/30/13

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.

THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N.W., WASHINGTON, DC 20006-4282

Users may obtain validation of this document by requesting a completed AIA Document D401 - Certification of Documents' Authenticity from the Licensee.

Michael Bernard 11/1/13

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 2 OF 3 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

APPLICATION NO: 21

Contractor's signed certification is attached.

APPLICATION DATE: 10-30-13

In tabulations below, amounts are stated to the nearest dollar.

PERIOD TO: 10-30-13

Use Column 1 on Contracts where variable retainage for line items may apply.

ARCHITECT'S PROJECT NO: 2760-002-00 & 07

JOB NAME: CONSULTANT SERVICE RESIDENTIAL

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		E THIS PERIOD	F MATERIALS STORED (NOT IN DOR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G + C)	I BALANCE TO FINISH (C - G)	J RETAINAGE IF VARIABLE (RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD						
PROJECT TWO										
Division 01	General Requirements	18,814.00	18,814.00				18,814.00	100%	0.00	21.198
	Permits and Fees	232,920.00	232,920.00				232,920.00	100%	0.00	15.198
	Labor	37,346.00	37,346.00				37,346.00	100%	0.00	3.399
	Material	13,380.00	13,380.00				13,380.00	100%	0.00	7.40
15615	Subcontractor	86,516.00	86,516.00				86,516.00	100%	0.00	4.327
24119	Airborne Contaminants Control	107,133.00	107,133.00				107,133.00	100%	0.00	10.446
61000	Demolition	18,197.00	18,197.00				18,197.00	100%	0.00	1.729
	Rough Carpentry	40,854.00	40,854.00				40,854.00	100%	0.00	4.086
64000	Architectural Woodwork	21,157.00	21,157.00				21,157.00	100%	0.00	4.24
81113	Hollow Metal Doors & Frames	50,363.00	50,363.00				50,363.00	100%	0.00	5.036
81423	Impact Resistant Wood Doors	9,163.00	9,163.00				9,163.00	100%	0.00	3.08
81424	Field Apply Awcrown to 5-0 wide doors	21,500.00	21,500.00				21,500.00	100%	0.00	2.150
Multiple Sections	Auto Oprs., JC/C Entrances, Glass	96,481.00	96,481.00				96,481.00	100%	0.00	9.262
87100	Finish Hardware	195,945.00	195,945.00				195,945.00	99%	1,000.00	16.181
Multiple Sections	Gyp Drywall Systems, Acoustical	147,050.00	147,050.00				147,050.00	100%	0.00	12.066
Multiple Sections	Floorcovering	53,444.00	53,444.00				53,444.00	100%	0.00	4.704
Multiple Sections	Painting and Wallcovering	1,807.00	1,807.00				1,807.00	100%	0.00	1.81
101100	Visual Display Surfaces	1,371.00	1,371.00				1,371.00	100%	0.00	1.37
102113	Toilet Partitions	761.00	761.00				761.00	100%	0.00	77
102123	Cubicle Curtains	24,008.00	24,008.00				24,008.00	100%	0.00	2.401
102600	Wall & Cornerguards	30,901.00	30,901.00				30,901.00	100%	0.00	3.091
105126	Lockers	650.00	650.00				650.00	100%	0.00	65
104400	Fire Protection	8,517.00	8,517.00				8,517.00	100%	0.00	851
102813	Toilet Accessories	43,180.00	43,180.00				43,180.00	100%	0.00	4.318
Division 21	Fire Sprinkler Systems	199,628.00	189,274.00				189,274.00	95%	10,354.00	13.952
Division 22	Plumbing Systems	188,651.00	178,512.00				178,512.00	95%	10,139.00	16.726
Division 23	HVAC Systems	206,677.00	197,846.00				197,846.00	96%	8,831.00	17.765
Division 26 and 27	16050 Electrical Systems	42,953.00	42,953.00				42,953.00	100%	0.00	612
	Bonds and Insurance	25,000.00	25,000.00				25,000.00	24%	18,880.25	
	Preconstruction Margin	38,507.00	38,507.00				38,507.00	100%	0.00	
	Construction Margin	115,523.00	112,557.00				112,557.00	97%	2,966.00	9,561
PROJECT TWO TOTAL		2,079,397.00	2,027,226.75	0.00	0.00	2,027,226.75	97%	52,170.25	165,793	

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CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 3 OF 3 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for time items may apply.

APPLICATION NO: 21
APPLICATION DATE: 10-30-13
PERIOD TO: 10-30-13
ARCHITECT'S PROJECT NO: 2760-002-00 & 07
JOB NAME: contract: survey memo: lrp

A ITEM NO	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL		H % (G+C)	I BALANCE TO FINISH (C-G)	J RETAINAGE IF VARIABLE RATE
			FROM PREVIOUS APPLICATION (D+E)	COMPLETED AND STORED TO DATE (D+E+F)							
PROJECT THREE											
Division 01	General Requirements										
	Labor	94,776.00	0.00	2,843.00	2,843.00	0.00	2,843.00	3%	91,933.00	284	
	Material	14,358.00	0.00	0.00	0.00	0.00	0.00	0%	14,358.00		
	Subcontractor	1,450.00	0.00	0.00	0.00	0.00	0.00	0%	1,450.00		
13615	Airborne Contaminants Control	13,440.00	0.00	0.00	0.00	0.00	0.00	0%	13,440.00		
24119	Demolition	48,712.00	0.00	9,742.00	9,742.00	0.00	9,742.00	20%	38,970.00	974	
61000	Rough Carpentry	9,183.00	0.00	0.00	0.00	0.00	0.00	0%	9,183.00		
64000	Architectural Woodwork	63,138.00	0.00	0.00	0.00	0.00	0.00	0%	63,138.00		
81113	8110 Hollow Metal	3,905.00	2,929.00	0.00	2,929.00	0.00	2,929.00	75%	976.00		
81423	8210 Wood Doors	24,663.00	0.00	0.00	0.00	0.00	0.00	0%	24,663.00		
Multiple Sections	Auto Ops., IC/CC Entrances, Glass	40,380.00	0.00	25,466.00	25,466.00	0.00	25,466.00	63%	14,914.00	2,547	
87100	Finish Hardware	26,646.00	0.00	0.00	0.00	0.00	0.00	0%	26,646.00		
Multiple Sections	Gyp Drywall Systems, Acoustical	126,435.00	13,350.00	0.00	13,350.00	0.00	13,350.00	11%	113,085.00	645	
Multiple Sections	Floorcovering	50,500.00	0.00	0.00	0.00	0.00	0.00	0%	50,500.00		
Multiple Sections	Painting and Wallcovering	24,295.00	5,500.00	0.00	5,500.00	0.00	5,500.00	23%	18,795.00	550	
101100	10100 Visual Display Boards	558.00	0.00	0.00	0.00	0.00	0.00	0%	558.00		
102123	10190 Cubicle Curtains	1,094.00	0.00	0.00	0.00	0.00	0.00	0%	1,094.00		
102600	10260 Wall and Cornerguards	15,608.00	0.00	0.00	0.00	0.00	0.00	0%	15,608.00		
102813	10800 Toilet Accessories	3,096.00	539.00	0.00	539.00	0.00	539.00	17%	2,557.00	54	
Division 21	15300 Fire Sprinkler Systems	47,372.00	15,426.50	0.00	15,426.50	0.00	15,426.50	33%	31,945.50	1,543	
Division 22	15400 Plumbing	44,433.00	13,026.85	0.00	13,026.85	0.00	13,026.85	29%	31,406.15	853	
Division 23	15500 HVAC Systems	125,200.00	0.00	0.00	0.00	0.00	0.00	0%	125,200.00		
Division 26 and 27	Electrical Systems	197,846.00	76,310.00	0.00	76,310.00	0.00	76,310.00	39%	121,536.00	7,631	
	Business Liability Insurance	9,785.00	9,785.00	0.00	9,785.00	0.00	9,785.00	100%	0.00	979	
	Premium Time Allowance	25,000.00	0.00	0.00	0.00	0.00	0.00	0%	25,000.00		
	Preconstruction Margin	20,265.00	20,265.00	0.00	20,265.00	0.00	20,265.00	100%	0.00		
	Construction Margin	60,794.00	41,994.00	608.00	42,602.00	0.00	42,602.00	70%	18,192.00	3,348	
	Change Order No. 01	23,377.00	23,377.00	0.00	23,377.00	0.00	23,377.00	100%	0.00		
	Change Order No. 02	1,048,729.00	650,211.75	0.00	650,211.75	0.00	650,211.75	62%	398,517.25	65,022	
	Change Order No. 03	27,421.00	19,911.00	0.00	19,911.00	0.00	19,911.00	73%	7,510.00	1,992	
	Change Order No. 04	82,231.00	82,231.00	0.00	82,231.00	0.00	82,231.00	100%	0.00	8,223	
	Change Order No. 05	3,267.00	1,461.00	0.00	1,461.00	0.00	1,461.00	45%	1,806.00	146	
	Change Order No. 06	5,236.00	5,236.00	0.00	5,236.00	0.00	5,236.00	100%	0.00	54	
	Change Order No. 07	13,262.00	10,635.50	0.00	10,635.50	0.00	10,635.50	80%	2,626.50	54	
	PROJECT THREE TOTAL	2,296,455.00	1,017,654.60	13,193.00	1,030,847.60	0.00	1,030,847.60	45%	1,265,607.40	95,839	
	PROJECT TWO TOTAL	2,079,597.00	2,027,226.75	0.00	2,027,226.75	0.00	2,027,226.75	97%	52,170.25	165,793	
	PROJECT TOTAL	4,375,852.00	3,044,881.35	13,193.00	3,058,074.35	0.00	3,058,074.35	70%	1,317,777.65	261,632	

CONTRACTOR'S AFFIDAVIT

STATE OF IOWA, ss.
COUNTY OF SCOTT

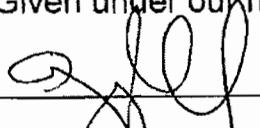
October 30, 2013

George Roland, being duly sworn on his oath deposes and says that he is Vice President of Estes Construction, the contractor for the GENERAL CONSTRUCTION WORK for the building erected for **Trinity Medical Center** on the premises described as follows, to-wit:

**Trinity Medical Center – West Campus
Outpatient Surgery Remodeling – Projects 2 and 3
2701 - 17th Street
Rock Island, Illinois**

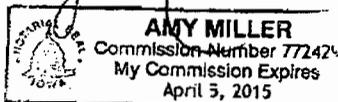
All the bills for labor and material are fully paid and discharged. That she makes this affidavit for the purpose of procuring from **Trinity Medical Center**, a **PARTIAL** payment of **\$11,874.00** upon contract for said labor or material or both.

Given under our hand this **30th day of October, 2013**.



Subscribed and sworn to before me this **30th day of October, 2013**.


_____, Notary Public



WAIVER OF LIEN

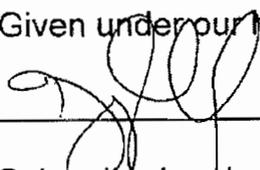
STATE OF IOWA ss.
COUNTY OF SCOTT

October 30, 2013

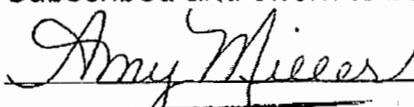
TO WHOM IT MAY CONCERN:

Whereas, we the undersigned ESTES CONSTRUCTION, have been employed by **Trinity Medical Center**, to furnish GENERAL CONSTRUCTION WORK for the Building known as **Trinity West Center – Outpatient Surgery Remodeling – Projects 2 and 3**, City of **Rock Island**, State of **Illinois**. Now, therefore, know ye, that **George Roland**, **Vice President** of Estes Construction, the undersigned for and in consideration of the sum of **\$11,874.00** and other good and valuable considerations, the receipt whereof is hereby acknowledged, do hereby waive and release any and all lien, or claim or right to lien on said above described building and premises under the Statutes of the State of Illinois relating to Mechanic's Liens, on account of labor or materials, or both, furnished or which May be furnished, by the undersigned to or on account for said building or premises.

Given under our hands this **30th day of October, 2013**.



Subscribed and sworn to before me this **30th day of October, 2013**.


_____, Notary Public

 **AMY MILLER**
Commission Number 772474
My Commission Expires
11/15, 2015