



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

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September 5, 2012

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

**RECEIVED**  
SEP 06 2012  
HEALTH FACILITIES &  
SERVICES REVIEW BOARD

Re: Project #11-019 Advocate Christ Medical Center (the "Project")

**Annual Progress Report**  
Advocate Health and Hospitals Corporation, (dba Advocate Christ Medical Center)  
Construction Project for Ambulatory Pavilion

Dear Ms. Avery:

This letter is to inform you that, in accordance with requirements of the 77 Ill. Adm. Code 1130.760, Advocate Christ Medical Center ("Christ") is submitting an annual progress report on the Project referenced above. The permit for this Project was granted August 16, 2011.

The Project is for the construction of 308,334 gross square foot ambulatory pavilion at 4440 West 95<sup>th</sup> St., Oak Lawn, Illinois. The building will contain surgery, endoscopy, recovery, plus various clinical and non clinical services.

**1. Current status of the Project:**

- The contract with the General Contractor, Pepper Construction, was signed Dec 7, 2011,
- Percentage of the project finished:
  - The project is approx. 10% complete
- Components of project finished:
  - Site work & Foundation are 100% complete
- Components yet to be finished:
  - Steel framing is 80% complete
  - Exterior skin, all mechanical systems, all interior build-outs, and exterior sidewalks/flat work, signage, and landscaping.
- On Sept 7, 2012, 33% of the total funds assigned to the project cost will be committed to be expended by signed contracts, thus obligating the project.



- Changes in scope and size:  
The Project remains substantially consistent with the general scope of the Project as approved by the Review Board.

**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 are shown below:

PROJECT COSTS AND SOURCES OF FUNDS		
USE OF FUNDS	COSTS INCURRED TO DATE	IN PERMIT
Preplanning Costs	\$ 1,700,900	\$ 1,725,000
Site Survey and Soil Investigation	\$78,800	\$ 123,000
Site Preparation	\$1,200,651	\$ 1,280,000
Off Site Work	\$1,036,905	\$ 4,400,300
New Construction Contracts	\$6,977,770	\$ 101,814,825
Modernization Contracts	\$0	\$ 195,211
Contingencies	\$0	\$ 9,610,000
Architectural/Engineering Fees	\$4,460,113	\$ 5,131,000
Consulting and Other Fees	\$692,882	\$ 4,773,300
Movable or Other Equipment (not in construction contracts)	\$0	\$ 48,980,000
Bond Issuance Expense (project related)	\$81,781	\$ 1,692,285
Net Interest Expense During Construction (project related)	\$39,951	\$ 11,275,637
Fair Market Value of Leased Space or Equipment	0	\$ -
Other Costs To Be Capitalized	\$235,501	\$ 11,301,000
Acquisition of Building or Other Property (excluding land)	0	\$ -
<b>TOTAL USES OF FUNDS</b>	<b>\$16,505,254</b>	<b>\$ 202,301,558</b>



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**3. Method of financing the Project and sources of funds**

	ESTIMATED PROJECT FUNDING TO DATE	IN PERMIT
Cash and Securities	\$6,684,606	\$ 66,918,722
Pledges		\$ -
Gifts and Bequests		\$ -
Bond Issues (project related)	\$9,820,648	\$ 135,382,836
Mortgages		\$ -
Leases (fair market value)		\$ -
Governmental Appropriations		\$ -
Grants		\$ -
Other Funds and Sources		\$ -
<b>TOTAL SOURCES OF FUNDS</b>	<b>\$16,505,254</b>	<b>\$ 202,301,558</b>

**4. Payment information:**

The most recent G702 is attached.

**5. Anticipated date of completion:**

December 31, 2014

Please contact me at 630-990-5546 or Robert Harrison at 708-684-4274 if you have any questions about this report.

Sincerely,

Albert L. Manshum, III  
Vice President  
Facilities and Construction

CC: Robert Harrison  
Advocate Christ Medical Center

Attachment G-702

# AIA® Document G702™ — 1992

## Application and Certificate for Payment

**TO OWNER:**

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

**PROJECT:**

AGMC Ambulatory Pavilion  
 4440 West 95th Street  
 Oak Lawn, Illinois 60453

**FROM CONTRACTOR:**

Pepper Construction  
 411 Lake Zurich Road  
 Barrington, Illinois 60010

**VIA ARCHITECT:**

**APPLICATION NO: 7**

PERIOD TO: 07/31/12  
 CONTRACT FOR: General Construction  
 CONTRACT DATE: 01/11/12  
 PROJECT NOS: 20834

**Distribution to:**

- OWNER
- ARCHITECT
- CONTRACTOR
- FIELD
- OTHER

**CONTRACTOR'S APPLICATION FOR PAYMENT**

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

1. ORIGINAL CONTRACT SUM ..... \$ 28,821,055.00
2. Net change by Change Orders ..... \$ 0.00
3. CONTRACT SUM TO DATE (Line 1+2) ..... \$ 28,821,055.00
4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703) ..... \$ 8,768,895.00
5. RETAINAGE:
  - a. 8.1% of Completed Work
    - (Column D + E on G703) ..... \$ 699,605.02
    - b. 9.9% of Stored Material
      - (Column F on G703) ..... \$ 14,218.98

6. TOTAL EARNED LESS RETAINAGE ..... \$ 713,825.00  
 (Line 4 less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT ..... \$ 6,795,205.00  
 (Line 6 from prior Certificate)
8. CURRENT PAYMENT DUE ..... \$ 1,259,864.00  
 (Line 6 from prior Certificate)
9. BALANCE TO FINISH, INCLUDING RETAINAGE ..... \$ 20,765,985.00  
 (Line 3 less Line 6)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$0.00	\$0.00
<b>TOTALS</b>	<b>\$0.00</b>	<b>\$0.00</b>
NET CHANGES by Change Order		\$ 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 Construction

By: Jill Stone

Date: August 02, 2012

State of: \_\_\_\_\_ County of: \_\_\_\_\_

Subscribed and sworn to before me this \_\_\_\_\_

Notary Public: \_\_\_\_\_ My Commission expires: \_\_\_\_\_

**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 ..... \$ 1,259,864.00

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

ARCHITECT: \_\_\_\_\_

By: \_\_\_\_\_

Date: \_\_\_\_\_

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

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