



December 9, 2015

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

RECEIVED

DEC 10 2015

HEALTH FACILITIES &
SERVICES REVIEW BOARD

14-066

RE: Final Realized Cost Report Project #10544

Dear Ms. Avery:

Please be advised that the above-referenced project was completed on September 30, 2015 and that it was completed consistent with all terms of the Permit, including the project's costs and sources of funds, and services as approved by the State Board.

The only minor change was in the total square footage for the project. The square footage contained in the original CON submission (7,825 sf) was prepared based on early design-stage drawings. Due to minor revisions later in design and slight variations in measurement the final area is approximately 8,477 sf which includes an adjacent hallway and elevator lobby.

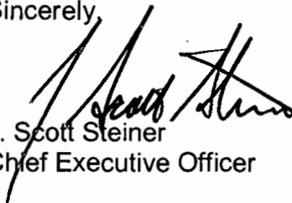
Attached are:

1. A comparison of the approved costs and funding to those incurred.
2. Confirmation of the final payment.
3. A copy of the Final Application and Certification for Payment for the construction component of the project.

Please be advised that the undersigned hereby certifies that:

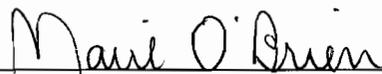
- All of the identified project costs have been submitted for reimbursement under Title XVIII and XIX.
- The identified costs are the total costs required to complete the project.
- There are no additional or associated costs or capital expenditures related to the project which will be submitted for reimbursement under Title XVIII and XIX.

Sincerely,


J. Scott Steiner
Chief Executive Officer



Signed before me on this 9th day of December, 2015.


Notary Public



Comparison

Approved Project Costs and Sources of Funds to Realized Project Costs and Sources of Funds to be submitted for Reimbursement under Title XVIII and XIX

Description	Approved per Permit	Realized Amount
Project costs:		
Preplanning costs	\$ 35,000	\$ 41,967 ¹
Site survey and soil investigation		
Site preparation		
Off-site work		
New construction contracts		
Modernization contracts	1,705,850	1,819,416 ²
Contingencies	78,250	
Architectural/engineering fees	195,000	163,123
Consulting and other fees	100,000	63,251
Movable or other equipment	452,115	334,110
Bond issuance expense		
Net interest expense during construction		
FMV of leased space or equipment		
Other costs to be capitalized		
Acquisition of building or other property, excluding land		
TOTAL PROJECT COST	\$2,566,215	\$2,421,867
Sources of Funds		
Cash and securities	\$2,566,215	\$2,421,867
Gifts and bequests		
Bond issues (project related)		
Mortgages		
Leases (fair market value)		
Government appropriations		
Grants		
Other funds and sources		
TOTAL FUNDS	\$2,566,215	\$2,421,867

¹ Interior Design

² Includes all contingencies



600 W. Jackson Blvd., Suite 500
Chicago, Illinois 60661
t: 312.943.8100
f: 312.943.8141

www.reedcorp.com

To:
MacNeal Hospital
3249 S. Oak Park Ave.
Berwyn, IL 60402

Invoice No: **22194**
Invoice Date: 10-31-2015
PO Number:
Job Number: 67340 - 4
Customer ID: MACHEA

Job Location:

MacNeal Hospital
Acute Care Rehab

To provide labor, material and equipment to complete the work at the above location, per our contract dated June 26, 2015

Original Contract Sum	2,461,613.00
Change Orders	<u>381,225.00</u>
Contract Sum to Date	2,842,838.00
Total Completed to Date	2,842,838.00
Less Retention	.00
Less Previous Requests	<u>(2,461,091.00)</u>
Total Amount Due This Invoice	381,747.00

Total Amount Due This Invoice: **\$381,747.00**

Balance to Complete: **\$0.00**

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702 PAGE 1 OF 1

To Owner:

MacNeal Hospital
 3249 South Oak Park Avenue
 Berwyn, IL 60402

RE:

MacNeal Hospital
 Acute Care Rehab Remodel
 3249 South Oak Park Avenue
 Berwyn, IL 60402

From Contractor:

Reed Construction
 600 W. Jackson, Suite 500
 Chicago, Illinois 60661
 CONTRACT FOR: Remodel Western Springs, IL 60558

ARCHITECT:

MRF, Ltd.
 4040 Johnson Avenue
 Western Springs, IL 60558

APPLICATION #: 04

Distribution to:

OWNER

PERIOD TO: 10/31/15

ARCHITECT

PROJECT #: 67340

CONTRACTOR

CONTRACT DATE: 06/26/15

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..... 2,461,613
- 2. Net change by Change Orders..... 381,225
- 3. CONTRACT SUM TO DATE (Line 1 + Line 2).... 2,842,838
- 4. TOTAL COMPLETED & STORED TO DATE..... 2,842,838
(Column G on G703)

5. RETAINAGE:

- a. 5 % of Completed Work
(Column D + E on G703) -
- b. % of Stored Material
(Column F on G703) -

Total Retainage

(Lines 5a + 5b or Total in Column I of G703)

- 6. TOTAL EARNED LESS RETAINAGE..... 2,842,838
(Lines 4 less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR

PAYMENT (Line 6 from prior Certificate)..... 2,461,091

8. CURRENT PAYMENT DUE..... 381,747

9. BALANCE TO FINISH, INCLUDING

RETAINAGE (Line 3 less Line 6)..... -

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	179,551	(50,540)
Total approved this Month	252,214	-
NET CHANGES by Change Orders	431,765	(50,540)

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: REED CONSTRUCTION

By: 

State of Illinois

Date: October 31, 2015

Subscribed and sworn to before me this 31st day of October, 2015 at Western Springs, Illinois
 Notary Public: Gregory H. Kenny
 My Commission Expires April 07, 2017

OFFICIAL SEAL

Notary Public, State of Illinois
 My Commission Expires April 07, 2017

ARCHITECT'S CERTIFICATE FOR PAYMENT Commission No. 714085

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..... \$

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

CONTINUATION SHEET

AIA DOCUMENT G703

CONTRACT NO.

Page 1

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

APPLICATION NO: 04

APPLICATION DATE: 10/31/15

PERIOD TO: 10/31/15

ARCHITECT'S PROJECT NO: 67340

In tabulations below, amounts are stated to the nearest dollar. Use Column I on Contracts where variable retainage for line items may apply.

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 COMPLETED & STORED TO DATE (D+E+F)	H BALANCE TO FINISH (C - G)	I RETAINAGE
			FROM PREVIOUS APPLICATION (D+E)	WORK COMPLETED THIS PERIOD					
	Demolition	122,587	105,500	17,087	0	122,587	0	0	
	Rough Carpentry	62,927	70,041	-7,114	0	62,927	0	0	
	Steel	21,160	21,160	0	0	21,160	0	0	
	Millwork	115,580	114,512	1,068	0	115,580	0	0	
	Doors/Frames/Hardware	87,810	83,460	4,350	0	87,810	0	0	
	Door Modifications	2,695	2,695	0	0	2,695	0	0	
	Glazing	13,190	13,190	0	0	13,190	0	0	
	Crown Moulding	3,857	3,857	0	0	3,857	0	0	
	Specialty Mirrors	9,500	9,500	0	0	9,500	0	0	
	Carpentry	4,181	0	4,181	0	4,181	0	0	
	Carpentry	15,666	0	15,666	0	15,666	0	0	
	Drywall/ACT/Finish Carpentry	332,857	281,344	51,513	0	332,857	0	0	
	Resilient/Tile Floor	326,407	206,140	120,267	0	326,407	0	0	
	Painting	45,560	35,000	10,560	0	45,560	0	0	
	Wall Protection	11,371	10,446	925	0	11,371	0	0	
	Corner Guards	357	357	0	0	357	0	0	
	Window Film	3,800	3,800	0	0	3,800	0	0	
	Lockers	4,915	4,915	0	0	4,915	0	0	
	Operable Partition	8,900	8,900	0	0	8,900	0	0	
	Accordion Partition	6,837	6,837	0	0	6,837	0	0	
	Cubical Curtain/Track	16,970	16,970	0	0	16,970	0	0	
	Bath Accessories	9,210	9,210	0	0	9,210	0	0	
	Fire Protection	34,135	33,000	1,135	0	34,135	0	0	
	Plumbing	226,198	217,587	8,611	0	226,198	0	0	
	HVAC	327,330	304,738	22,592	0	327,330	0	0	
	Electrical	708,353	649,769	58,584	0	708,353	0	0	
	Voice Data	40,067	35,089	4,978	0	40,067	0	0	
	Security	11,340	5,813	5,527	0	11,340	0	0	
	Overtime Allowance	0	60,000	-60,000	0	0	0	0	
	Clean Up & Cartage	79,793	87,093	-7,300	0	79,793	0	0	
	General Conditions	142,480	110,009	32,471	0	142,480	0	0	
	Insurance	19,154	19,154	0	0	19,154	0	0	
	Fee	27,651	60,538	-32,887	0	27,651	0	0	
	SUBTOTAL	2,842,838	2,590,624	252,214	0	2,842,838	0	0	

FINAL WAIVER

STATE OF Illinois)
 COUNTY OF Cook) SS

TO WHOM IT MAY CONCERN:
 WHEREAS the undersigned has been employed by MacNeal Hospital
 to furnish Remodel
 for the premises known as MacNeal Hospital, Acute Care Rehab Remodel, 3249 South Oak Park Avenue, Berwyn, IL 60402
 of which MacNeal Hospital is the Owner.
 THE undersigned, for and in consideration of Three Hundred Eighty-One Thousand Seven Hundred Forty-Seven 00/100
381,747 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 consideration due or to become due from the Owner, on account of all 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.*

DATE 10/31/2015 COMPANY NAME Reed Construction
 ADDRESS 600 West Jackson Blvd, Suite 500, Chicago IL 60661
 SIGNATURE AND TITLE  CFO

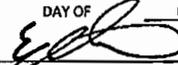
CONTRACTOR'S AFFIDAVIT

STATE OF Illinois)
 COUNTY OF Cook) SS

TO WHOM IT MAY CONCERN:
 THE undersigned (Name) Erik Haarstad being duly sworn, deposes and that
 he or she is (Position) CFO
 of (Company Name) Reed Construction who is the
 contractor furnishing Remodel work on the building
 located at MacNeal Hospital, Acute Care Rehab Remodel, 3249 South Oak Park Avenue, Berwyn, IL 60402
 owned by MacNeal Hospital
 That the total amount of the contract including extras* is \$ 2,842,838.00
 on which he or she has received payment of \$ 2,461,091.00 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 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:

Name and Address	Contract For	Amount of Contract	Previously Paid	This Payment	Balance To Complete
Reed Construction	Demolition	122,587	100,225	22,362	-
Reed Construction	Rough Carpentry	62,927	66,539	(3,612)	-
O'Hare Steel	Steel	21,160	20,102	1,058	-
KBI Custom Case	Millwork	115,580	108,786	6,794	-
Reed Construction	Doors/Frames/Hardware	87,810	79,287	8,523	-
Reed Construction	Door Modifications	2,695	2,560	135	-
Christopher Glass	Glazing	13,190	12,530	660	-
Reed Construction	Crown Moulding	3,857	3,664	193	-
Reed Construction	Specialty Mirrors	9,500	9,025	475	-
Escarpita	Carpentry	4,181	-	4,181	-
Calliber Construction	Carpentry	15,666	-	15,666	-
IF Carpentry	Drywall/ACT/Finish Carpentry	332,857	267,277	65,580	-
CE Korgard	Resilient/Tile Floor	326,407	195,833	130,574	-
Hester Decorating	Painting	45,560	33,250	12,310	-
Reed Construction	Wall Protection	11,371	9,924	1,447	-
Reed Construction	Corner Guards	357	339	18	-
Reed Construction	Window Film	3,800	3,610	190	-
Reed Construction	Lockers	4,915	4,669	246	-
Modernfold Doors	Operable Partition	8,900	8,455	445	-
Reed Construction	Accordion Partition	6,837	6,435	342	-
Reed Construction	Cubical Curtain/Track	16,970	16,121	849	-
Reed Construction	Bath Accessories	9,210	8,749	461	-
Great Lakes Plumbing & Heating	Fire Protection	34,135	31,350	2,785	-
Johns Plumbing	Plumbing	226,198	206,708	19,490	-
Mechanical Concepts	HVAC	327,330	289,501	37,829	-
Avondale Electric	Electrical	708,353	617,281	91,072	-
Titan Electric	Voice Data	40,067	33,335	6,732	-
Advent	Security	11,340	5,522	5,818	-
Reed Construction	Overtime Allowance	-	57,000	(57,000)	-
Reed Construction	Clean Up & Cartage	79,793	82,738	(2,945)	-
Reed Construction	General Conditions	142,480	104,508	37,971	-
Reed Construction	Insurance	19,154	18,196	958	-
Reed Construction	Fee	27,651	57,511	(29,860)	-
Total		2,842,838	2,461,091	381,747	-

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 31st DAY OF October, 2015
 SIGNATURE 

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st DAY OF October, 2015
 OFFICIAL SEAL
ASHLEY KENNY
 Notary Public, State of Illinois
 My Commission Expires April 07, 2017
 Commission No. 714085
 SIGNATURE 
 Notary Signature & Seal

SWORN STATEMENT FOR CONTRACTORS AND SUBCONTRACTOR TO OWNER

STATE OF Illinois
 COUNTY OF Cook

The affiant, Erik Haarstad, being first duly sworn, on oath deposes and says that he is CFO of Reed Construction and that he has contracted with MacNeal Hospital owner, for general work on the following described premises in said county, to wit: MacNeal Hospital, Acute Care Rehab Remodel, 3249 South Oak Park Avenue, Berwyn, IL 60402

That for the purpose of said contract, the following persons have been contracted with, and have furnished, or are furnishing and are preparing materials for, and have done or are doing labor on said improvement. That there is due and to become due them, respectively, the amounts set for materials or labor as stated. That this statement is made to said owner for the purpose of procuring from said owner Final Payment on said contract, and is a full, true and complete statement of all such persons, and of the amounts paid, due and to become due them.

Name and Address	Contract For	Amount of Contract	Previously Paid	This Payment	Balance To Complete
Reed Construction	Demolition	122,587	100,225	22,362	-
Reed Construction	Rough Carpentry	62,927	66,539	(3,612)	-
O'Hare Steel	Steel	21,160	20,102	1,058	-
KBI Custom Case	Millwork	115,580	108,786	6,794	-
Reed Construction	Doors/Frames/Hardware	87,810	79,287	8,523	-
Reed Construction	Door Modifications	2,695	2,560	135	-
Christopher Glass	Glazing	13,190	12,530	660	-
Reed Construction	Crown Moulding	3,857	3,664	193	-
Reed Construction	Specialty Mirrors	9,500	9,025	475	-
Escarpita	Carpentry	4,181	-	4,181	-
Caliber Construction	Carpentry	15,666	-	15,666	-
JF Carpentry	Drywall/ACT/Finish Carpentry	332,857	267,277	65,580	-
CE Korsgard	Resilient/Tile Floor	326,407	195,833	130,574	-
Hester Decorating	Painting	45,560	33,250	12,310	-
Reed Construction	Wall Protection	11,371	9,924	1,447	-
Reed Construction	Corner Guards	357	339	18	-
Reed Construction	Window Film	3,800	3,610	190	-
Reed Construction	Lockers	4,915	4,669	246	-
Modernfold Doors	Operable Partition	8,900	8,455	445	-
Reed Construction	Accordion Partition	6,837	6,495	342	-
Reed Construction	Cubical Curtain/Track	16,970	16,121	849	-
Reed Construction	Bath Accessories	9,210	8,749	461	-
Great Lakes Plumbing & Heating	Fire Protection	34,135	31,350	2,785	-
Johns Plumbing	Plumbing	226,198	206,708	19,490	-
Mechanical Concepts	HVAC	327,330	289,501	37,829	-
Avondale Electric	Electrical	708,353	617,281	91,072	-
Titan Electric	Voice Data	40,067	33,335	6,732	-
Advent	Security	11,340	5,522	5,818	-
Reed Construction	Overtime Allowance	-	57,000	(57,000)	-
Reed Construction	Clean Up & Cartage	79,793	82,738	(2,945)	-
Reed Construction	General Conditions	142,480	104,509	37,971	-
Reed Construction	Insurance	19,154	18,196	958	-
Reed Construction	Fee	27,651	57,511	(29,860)	-
Total		2,842,838	2,461,091	381,747	-

Amount of Original Contract	2,461,613	Work Completed To Date	2,842,838
Extras To Contract	431,765	Less 10% Retainage	-
Total Contract and Extras	2,893,378	Net Amount Earned	2,842,838
Credits To Contract	(50,540)	Net Previously Invoiced	2,461,091
Adjusted Total Contract	2,842,838	Net Amount This Payment	381,747
		Balance To Become Due	-

It is understood that the total amount paid to date plus the amount requested in this application shall not exceed 100% of the cost of work completed to date. I agree to furnish Waivers of Lien for all materials under my contract when demanded.


 Erik Haarstad

Subscribed and sworn to before me this 31st day of October, 2015


 Notary Public



ADDENDUM

12/9/2015

Calculations of Areas of Acute Rehab vs. TCU (sub-acute care demonstration project)

Description		Total Area (SF)	Acute Rehab (SF)	TCU (SF){1}
Area #1	Acute Rehab	7424	7424	0
Area #2	Gym	2339	780	1559
Area #3	TCU(Sub Acute)	3019	0	3019
Area #4	Elevator Lobby and Adjacent Hall	546	273	273
		13328	8477	4851
Acute Rehab Area / Total		64%		
TCU Area / Total		36%		

(1) TCU is not a part of CON for Acute Rehab

Note: Due to the nature of the facility, adjacency of the Acute Rehab unit to the TCU, and shared use of the Gym as described in the CON, the Contractor's bidding and final documents attached (G702) reflect the total cost of both areas. The allocation of both square footage and construction costs were carefully vetted and the Construction Costs for the Acute Rehab portion were allocated based on the square footage breakdown and on a per square footage basis. A/ E fees were also handled in this manner.

Rehabilitation Unit - Clinical Equipment and Furniture Costs Actual 12-8-15

Projected in CON				Actual Acute Rehab		
Qty	Description	Unit \$	Total \$	Qty	Unit \$	Total \$
12	Low Bed w/mattress	8,395	\$100,740	12		\$80,436
12	Overbed tables	518	\$6,216	12	\$609	\$7,307
12	Nightstand	614	\$7,368	12	\$443	\$5,312
	<i>Flat front patient cabinets</i>					
12	Recliners (Patient Room Chairs Closed Arms)	1,869	\$22,428	10	\$1,198	\$11,982
0	Patient Room Bariatric chairs with Closed Arms	0	\$0	2	\$1,125	\$2,250
17	Visitor chairs (folding chairs for pt rooms)	518	\$8,806	24	\$314	\$7,556
15	Flat Screen TV	863	\$12,945	13	\$564	\$7,334
1	In ceiling lift system	51,750	\$51,750	1	\$25,077	\$25,077
1	Bariatric parallel bars	1,495	\$1,495	1	\$7,322	\$7,322
1	Sit to Stand Device	5,891	\$5,891	\$0	\$0	\$0
1	Dynamapp	4,370	\$4,370	1	\$2,992	\$2,992
1	Stairs	2,519	\$2,519	1	\$2,163	\$2,163
1	Ramp	1,725	\$1,725	1	\$630	\$630
1	UBE (Upper body Exerciser)	8,625	\$8,625	1	\$4,595	\$4,595
16	Tablets (laptops for therapists) / CAB (nursing computers at bedside)	1,725	\$27,600	6	\$1,163	\$6,978
	Desktops			2	\$881	\$1,762
3	spectralink phones	500	\$1,500	3	\$855	\$2,565
14	Duafold chairs (Sleeper Sofas substitutes for Family)	1,165	\$16,310			
0	Sleeper Loveseat with Closed Arms	0	\$0	1	\$3,660	\$3,660
0	Sleeper Loveseat with Closed Arms	0	\$0	1	\$3,720	\$3,720
	Mediware IRF software	13,800	\$13,800	0	\$0	\$0
	IS Equipment	24,127	24,127			
	<i>Dell Desk top & Monitor/ Laptops</i>			6	\$1,310	\$7,859
	<i>Cisco Direct</i>			1	\$8,907	\$8,907
	<i>Microsoft Office Licenses</i>			11	\$265	\$2,915
	<i>Medication Barcode Scanners</i>			3	\$2,043	\$6,130
2	Ice Machines	5,000	\$10,000	1	\$4,195	\$4,195
2	Refrigerators	900	\$1,800	1	\$749	\$749
3	High Lo treatment tables	4,950	\$14,850	2	\$838	\$1,676
1	Car transfer simulator	17,800	\$17,800	1	\$13,090	\$13,090
1	Conference room table	950	\$950	0	\$0	\$0
	<i>Dining Tables subsituted for conference table</i>			4	\$414	\$1,657
2	Breakroom tables	300	\$600	0	0	0
12	Breakroom chairs (Metal Guest chairs w arms, Sled Base)	190	\$2,280	16	\$413	\$6,608
12	Conference room chairs	290	\$3,480	0	\$0	\$0
3	waiting room tables	425	\$1,275			
0	<i>End Table with Laminate top</i>	0	\$0	1	\$533	\$533
0	L-shaped Desk	0	\$0			
0	L-shaped Desk with Hutch	0	\$0	1	\$1,775	\$1,775
0	Desk Shell	0	\$0			
0	Bookcase Desk Height	0	\$0	1	\$359	\$359
0	Workstation(Furniture)	0	\$0	1	\$1,790	\$1,790
0	Workstations (furniture)	0	\$0	6	\$1,700	\$10,200
0	Table Lamp	0	\$0	1	\$649	\$649
0	Patient Room white boards	0	\$0	12	\$183	\$2,198
0	Brochure Rack	0	\$0	2	\$484	\$968
0	Welcome Sign	0	\$0	1	\$2,273	\$2,273

