

August 6, 2020

Via Overnight Carrier

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

RECEIVED

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**HEALTH FACILITIES &
SERVICES REVIEW BOARD**

Re: Project #19-023 Advocate Illinois Masonic Medical Center (the "Project")

Annual Progress Report

Advocate Health and Hospitals Corporation, (dba Advocate Illinois Masonic Medical Center), and Advocate Health Care Network, Construction Project – 4-Story Counseling and Pediatric Development Center Project

Dear Ms. Avery:

Advocate Illinois Masonic Medical Center is pleased to submit to you our annual progress report on the Project referenced above in accordance with requirements of the 77 Ill. Adm. Code 1130.760. The Project is the construction of a 4-Story facility for our Counseling and Pediatric Development Center consisting of 51,969 DGSF. The Review Board granted the permit for this Project on August 6, 2019.

1. Current status of the Project:

Obligation: The Project was obligated on January 1, 2019 (contract to Turner Construction, executed May 14, 2019, PO Issuance Date).

- The City of Chicago issued a building permit for this Project on March 10, 2020.
- Percentage of the project finished: The project is approx. 25% complete

Components of Project finished:

- Existing building (Creticos Center) demolition, site utilities relocation, underground utilities, site prep work, deep foundations, concrete foundations/permanent walls, waterproofing, steel structure, concrete slab on grade and slabs on deck and CMU wall.

Components yet to be finished:

- Building envelope (inclusive of curtainwall, glazing, metal panels, louvers and roofing), mechanical/electrical/plumbing/fire protection/low voltage rough in and final connections (including startup), misc. metals, elevators, metal stud and drywall, millwork, interior glazing, interior walls finishes, painting, flooring,

acoustical ceilings, site concrete, asphalt, signage, and low voltage proprietary systems, medical equipment, furniture fixtures and equipment.

Commitment of Funds:

- On August 6, 2020, 25% of the total funds assigned to the project costs were committed to be expended by signed contracts.

Changes in scope and size:

- The project remains substantially consistent with the scope of work 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.

USE OF FUNDS	COSTS INCURRED TO DATE	PERMIT AMMOUNT	DIFFERENCE
Preplanning Costs	\$ 28,900	\$ 254,710	\$ 225,810
Site Survey and Soil Investigation	\$ 56,571	\$ 84,116	\$ 27,545
Site Preparation	\$ 378,676	\$ 1,314,073	\$ 935,397
Off Site Work	\$ -	\$ 362,450	\$ 362,450
New Construction Contracts	\$ 6,729,028	\$ 24,726,840	\$ 17,997,812
Contingencies	\$ -	\$ 2,520,889	\$ 2,520,889
Architectural/Engineering Fees	\$ 2,277,645	\$ 1,936,924	\$ (340,721)
Consulting and Other Fees	\$ 145,966	\$ 988,600	\$ 842,634
Movable or Other Equipment (not in construction contracts)	\$ -	\$ 444,340	\$ 444,340
Bond Issuance Expense (project related)		\$ 367,271	\$ 367,271
Net Interest Expense During Construction (project related)		\$ 2,257,582	\$ 2,257,582
Other Costs To Be Capitalized	\$ 521,148	\$ 4,538,508	\$ 4,017,360
TOTAL USES OF FUNDS	\$ 10,137,934	\$ 39,796,303	\$ 29,658,369

3. Method of financing the Project and sources of Funds

See below table for financing breakdown.

SOURCE OF FUNDS	TOTAL
Cash and Securities	\$ 10,414,615
Bond Issues (project related)	\$ 29,381,688
TOTAL SOURCES OF FUNDS	\$ 39,796,303

4. Anticipated date of completion

The Project completion date in the permit is June 30, 2021. The current project schedule forecasts completion within the time constraints of the approved permit duration. We are currently planning on completing the project on May 30, 2021.

Please contact me at (630) 929-5577, Jim Kokaska at (847) 723-8898 or Roberto Orozco at (847) 723-8520 or via email at roberto.orozco@aah.org if you have any questions about this report.

Sincerely,



Scott Nelson, AIA ACHA

System Vice President, Design & Construction

Advocate Health and Hospitals Corporation

CC: Susan Nordstrom-Lopez, President, Advocate Illinois Masonic Medical Center
James Kokaska, Director, Design and Construction
Frank Nuno, Construction Manager, Design and Construction
Myndee Balkan, Business Development Manager