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April 16, 2021

Via Electronic Mail and Overnight Carrier

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

Re: Project #20-004 Advocate Condell Medical Center (the "Project") Annual Progress Report of Advocate Condell Medical Center, Advocate Health and Hospitals Corporation, Advocate Health Care Network, Advocate Aurora Health Construction Project– Relocate/Modernize/Expand Intensive Care and Medical Surgical Services

Dear Ms. Avery:

Advocate Condell Medical Center is pleased to submit to you our annual progress report on the Project referenced above in accordance with the requirements of the 77 Ill. Adm. Code 1130.760. The Project includes the construction of the West Tower Fifth Floor – medical surgical floor medical surgical beds and an expansion to support added ICU beds. The Review Board granted the permit for this Project on April 7, 2020.

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

Financial Commitment

- The Project was financially committed (obligated) by amendment to a construction contract with Power Construction on December 8, 2020.
- As of March 30, 2021, the amount committed under the construction contract is \$40,765,904
- The Village of Libertyville issued a building permit for the modernization of the existing West Tower Fifth Floor – medical surgical floor project on January 14, 2021
- Percentage of the Project finished: Construction is approx. 9 % complete.

Components of Project finished

- The modernization of the West Tower Fifth Floor – medical surgical floor, the existing 5 tower floor is roughed in and drywall work is proceeding.

#### Components yet to be Completed

- Completing the buildout of West Tower Fifth Floor – medical surgical
- Building permits for the ICU addition. It is anticipated we will submit to Libertyville in April 2021.
- Beginning the ICU expansion construction
- Renovation of existing ICU after expansion complete

#### Changes in Scope and Size

- The Project remains substantially in compliance 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 AMOUNT	DIFFERENCE
Preplanning Costs	\$ 326,500	\$ 480,244	\$ 153,744
Site Survey and Soil Investigation	\$ 15,500	\$ 75,000	\$ 59,500
Site Preparation	\$ -	\$ 1,720,882	\$ 1,720,882
Off Site Work	\$ -	\$ -	\$ -
New Construction Contracts	\$ -	\$ 18,156,774	\$ 18,156,774
Modernization Contracts	\$ 2,796,723	\$ 19,006,969	\$ 16,210,246
Contingencies	\$ -	\$ 3,703,243	\$ 3,703,243

Architectural/Engineering Fees	\$1,678,608	\$ 2,845,187	\$ 1,166,579
Consulting and Other Fees	\$ 296,350	\$ 1,336,972	\$ 1,040,622
Movable or Other Equipment (not in construction contracts)	\$ 14,284	\$ 9,322,966	\$ 9,308,682
Bond Issuance Expense (project related)		\$ 576,378	\$ 576,378
Net Interest Expense During Construction (project related)	\$ -	\$ 4,025,872	\$ 4,025,872
Fair Market Value of Leased Space or Equipment	\$ -	\$ -	\$ -
Other Costs To Be Capitalized	\$ 18,367	\$ 2,288,338	\$ 2,269,971
Acquisition of Building or Other Property (excluding land)	\$ -	\$ -	\$-
<b>TOTAL USES OF FUNDS</b>	<b>\$5,146,332</b>	<b>\$ 63,538,825</b>	<b>\$58,392,493</b>

### 3. Method of financing the Project and sources of Funds

See below table for financing breakdown.

SOURCE OF FUNDS	TOTAL
Cash and Securities	\$ 17,428,577
Bond Issues (project related)	\$ 46,110,248
<b>TOTAL SOURCES OF FUNDS</b>	<b>\$ 63,538,825</b>

### 4. Anticipated date of completion

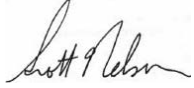
The Project completion date in the permit is December 31, 2023. The current project schedule forecasts completion within the time constraints of the approved permit duration. We are currently planning on completing the project on December 31, 2023. However, due to Covid-19 the Project has experienced construction delays and compound that with social distancing procedures, the construction team will continue to monitor the completion date.

April 16, 2021

Page 4

Please contact me at (630) 929-5577 or Roberto Orozco at (847) 723-8520 or via email at [roberto.orozco@aah.org](mailto: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: Matthew Primack, President, Advocate Condell Medical Center  
Roberto Orozco, Director, Design and Construction  
Myndee Balkan, Business Development Manager