



Now part of  **ADVOCATE**HEALTH

3075 Highland Parkway, Suite 600 | Downers Grove, Illinois 60515 | (630) 572-9393

April 21, 2023

Via Overnight Carrier

Ms. Debra Savage, Chairwoman
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

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. Savage:

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:

Obligation:

- The Project was financially committed (obligated) by amendment to a construction contract with Power Construction on December 8, 2020.
- 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.
- The Village of Libertyville issued a building permit for the ICU Expansion and ICU Renovation project on October 27, 2021.
- Percentage of the project finished: Construction is approx. 75% complete.

Components of Project finished:

- The modernization of the West Tower Fifth Floor – medical surgical floor. This phase was completed in October 2021.
- Boiler room upgrades and fuel tank installation.
- The new ICU Expansion including 22 ICU rooms. This phase was completed in February 2023.
- Demolition of the current ICU as apart of the ICU Renovation phase.

Components yet to be finished:

- Interior framing and MEPFP rough-in of the ICU Renovation.
- Interior build out and finishes of the ICU Renovation.
- Turnover of the new ICU Renovation phase.

Commitment of Funds:

- On March 30, 2023, 83% of the total funds assigned to the project costs were 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 AMOUNT | DIFFERENCE |
|--|-------------------------|------------------|-------------------|
| Preplanning Costs | \$ 326,500.00 | \$ 480,244.00 | \$ 153,744.00 |
| Site Survey and Soil Investigation | \$ 15,500.00 | \$ 75,000.00 | \$ 59,500.00 |
| Site Preparation | \$ 285,129.00 | \$ 1,720,882.00 | \$ 1,435,753.00 |
| Off Site Work | \$ - | \$ - | \$ - |
| New Construction Contracts | \$ 21,359,202.00 | \$ 18,156,774.00 | \$ (3,202,428.00) |
| Modernization Contracts | \$ 22,825,330.00 | \$ 19,006,969.00 | \$ (3,818,361.00) |
| Contingencies | \$ - | \$ 3,703,243.00 | \$ 3,703,243.00 |
| Architectural/Engineering Fees | \$ 2,868,966.00 | \$ 2,845,187.00 | \$ (23,779.00) |
| Consulting and Other Fees | \$ 390,176.00 | \$ 1,336,972.00 | \$ 946,796.00 |
| Movable or Other Equipment (not in construction contracts) | \$ 4,670,093.00 | \$ 9,322,966.00 | \$ 4,652,873.00 |
| Bond Issuance Expense (project related) | \$ - | \$ 576,378.00 | \$ 576,378.00 |
| Net Interest Expense During Construction (project related) | \$ - | \$ 4,025,872.00 | \$ 4,025,872.00 |
| Fair Market Value of Leased Space or Equipment | \$ - | \$ - | \$ - |
| Other Costs To Be Capitalized | \$ 18,367.00 | \$ 2,288,338.00 | \$ 2,269,971.00 |
| Acquisition of Building or Other Property (excluding land) | \$ - | \$ - | \$ - |
| TOTAL USES OF FUNDS | \$ 52,759,263.00 | \$ 63,538,825.00 | \$ 10,779,562.00 |

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 |
| TOTAL SOURCES OF FUNDS | \$ 63,538,825 |

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.

Please contact me at (630) 929-5577 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: Matthew Primack, President, Advocate Condell Medical Center
Roberto Orozco, Director, Design and Construction
Myndee Balkan, Director, Health Facilities Planning