

March 26, 2024

Mike Constantino
Illinois Health Facilities and System Review Board
525 West Jefferson Street – 2nd Floor
Springfield, Illinois 62761

RE: *Permit Renewal Request*
Project #21-008
Northwestern Medicine Old Irving Park Medical Office Building

Dear Mr. Constantino:

Northwestern Memorial HealthCare (NMHC) requests a renewal of the permit for Project #21-008 for the Northwestern Medicine Old Irving Park Medical Office Building project. The original project completion date is June 30, 2024. The requested new project completion date is fifteen (15) months later on **September 30, 2025**. This is the first renewal request for this project.

Background/Reason for Renewal Request

The project was approved on May 20, 2021 in the amount of \$158,386,818. Construction began in December 2021 as planned and at this point, construction is complete for most of the building with the exception of a portion of the 4th floor. During the course of the project, alternatives for the design and construction of a portion of the 4th floor were evaluated which delayed both the design and construction of the space. After careful consideration, it has been determined that the space will be designed and constructed consistent with the approved CON application and the design process began earlier this month. However, this delay has resulted in needing an additional 15 months to complete the project (design/construction/close-out audit).

Status of the Project

- Project obligation (contract was subject to CON approval) – January 13, 2021
- Construction began – December 2021
- Excavation and Foundations completed – May 2022

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- Exterior enclosure completed/Interior buildout began – January 2023
- Construction Substantial Completion – September 2023
- First Patient Use – November 2023
- Design of remaining portion of 4th floor began – March 2024

Project Budget

Attached is a schedule of project expenditures to date.

Approximately \$124,088,978 has been expended of the \$158,386,818 allocated for the project. This represents approximately 78.3% of the budget.

Assurances

The project's costs and scope are in compliance with the approved HFSRB project. Additionally, there are sufficient financial resources available to complete the project.

If you have any questions, please feel free to contact me at borth@nm.org or (312) 926-8650.

Sincerely,



Bridget S. Orth
Director, Regulatory Planning, NMHC

Attachments

**Northwestern Medicine Old Irving Park Medical Office Building
Project # 21-008**

**ANNUAL COST REPORT
to the
Illinois Health Facilities and Services Review Board**

Northwestern Memorial Hospital Permit Project Expenditures

Progress Report: February 29, 2024

<u>Category</u>	CON Approved Budget	Project to Date through 02/29/2024
<u>USE OF FUNDS</u>		
1 PREPLANNING COSTS	\$ 130,807	\$ 126,157
2 SITE SURVEY AND SOIL INVESTIGATION	\$ 300,000	\$ 93,527
3 SITE PREPARATION	\$ 7,357,507	\$ 6,160,020
4 OFF SITE WORK	\$ 1,458,199	\$ 1,364,524
5 NEW CONSTRUCTION CONTRACTS	\$ 92,686,115	\$ 87,535,382
6 MODERNIZATION CONTRACTS	\$ -	\$ -
7 CONTINGENCIES	\$ 9,268,612	\$ -
8 ARCHITECTURAL/ENGINEERING FEES	\$ 2,642,203	\$ 3,135,272
9 CONSULTING & OTHER FEES	\$ 10,195,306	\$ 6,816,002
10 MOVABLE CAPITAL EQUIPMENT (not in construction contracts)	\$ 32,323,069	\$ 17,822,798
11 BOND ISSUANCE EXPENSE (project related)	\$ -	\$ -
12 NET INTEREST EXPENSE DURING CONSTRUCTION (project related)	\$ -	\$ -
14 OTHER COSTS WHICH ARE TO BE CAPITALIZED	\$ 2,025,000	\$ 1,035,297
GRAND TOTAL	\$ 158,386,818	\$ 124,088,978
<u>SOURCE OF FUNDS</u>		
16 CASH & SECURITIES	\$ 158,386,818	\$ 124,088,978
18 GIFTS & BEQUESTS	\$ -	\$ -
19 BOND ISSUES (project related)	\$ -	\$ -
25 TOTAL FUNDS	\$ 158,386,818	\$ 124,088,978
CON PERMIT AMOUNT	\$ 158,386,818	\$ 124,088,978
% COMPLETE	78.3%	