

June 1, 2024

Via Overnight Courier

Mr. John Kniery, Administrator  
Illinois Health Facilities and Services Review Board  
525 West Jefferson Street  
Springfield, IL 62761

Re: Project #22-009 Advocate Illinois Masonic Medical Center (the “Project”)

**Annual Progress Report**

Advocate Northside Health Network (dba Advocate Illinois Masonic Medical Center) and  
Advocate Health Care Network

Construct a 4-story Center for Advanced Care (CAC) building expansion attached to the Hospital’s existing Center for Advanced Care (CAC) and a 5-story Bed Tower (including the penthouse) on top of the existing and expanded Center for Advanced Care

Dear Mr. Kniery:

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 for construction of a 4-story Center for Advanced Care (CAC) building expansion attached to the Hospital’s Center for Advanced Care (CAC) and a 5-story Bed Tower (including the penthouse) on top of the existing and expanded CAC. This project discontinues 38 Medical/ Surgical beds, 20 Obstetric beds, 12 NICU beds, 5 AMI beds and adds 4 Intensive care beds.

The Review Board granted the permit for this Project on June 8, 2022.

**1. Current status of the Project**

Obligation: The Project was obligated on August 2, 2022 by signing a construction contract with Turner Construction Company obligating 44% of the permit value.

Percentage of the project finished: the Project is approximately 35% complete.

Components of Project finished:

- Pre planning
- Site Survey/ investigation
- Design/ RFC Plan Set
- Mobilization
- Earthwork and footings
- Demolition
- Structural steel erection
- Concrete slab on metal deck
- Spray fire proofing

**Components yet to be finished:**

- Masonry walls
- Exterior curtain wall/ glazing
- Exterior metal Paneling
- Roofing
- Interior metal Framing
- Doors, frames, and hardware
- Millwork
- Painting
- Flooring
- Ceilings
- Prefabricated bathrooms
- Elevators
- Pneumatic tube station
- HVAC
- Plumbing
- Medical gas systems
- Hydronic piping
- Fire protection sprinklers
- Electrical distribution
- Electrical low voltage cabling
- Owner furnished systems
  - Security
  - Bariatric lift systems
  - Patient information systems
  - Telemetry systems
  - Furniture, fixtures, and equipment

**Changes in scope and size:**

- As of the date of this letter no alterations have been submitted to the board for approval. An alteration request will be submitted to the board later this year to alter the project scope to include a well-baby nursery and central dialysis care area as required by IDPH.

**Commitment of Funds:**

- As of 5/24/2024 70% of the total funds assigned to the project costs were committed to be expended by signed contracts.

## 2. Costs

Costs incurred to date and a comparison of those costs to the approved permit amounts are shown below.

### Advocate Illinois Masonic Medical Center #22-009 Annual Progress Report

Use of Funds	Costs Incurred to Date	Permit Amount	Difference
Pre-Planning Costs	\$ 5,848,331	\$ 6,220,000	\$ 371,669
Site Survey and Soil Investigation	\$ 106,660	\$ 525,000	\$ 418,340
Site Preparation	\$ 6,154,654	\$ 14,937,303	\$ 8,782,649
Off Site Work	\$ 7,956,930	\$ 3,750,000	\$ (4,206,930)
New Construction Contracts	\$ 89,123,144	\$240,511,741	\$151,388,597
Modernization Contracts	\$ -	\$101,160,053	\$101,160,053
Contingencies	\$ -	\$ 31,508,437	\$ 31,508,437
Architectural/ Engineerings Fees	\$ 13,750,114	\$ 24,997,626	\$ 11,247,512
Consulting Fees	\$ 2,813,637	\$ 10,908,498	\$ 8,094,861
Movable or other equipment (Not construction Contracts)	\$ 3,711,739	\$ 65,297,285	\$ 61,585,546
Bond Issuance Expense During construction	\$ -	\$ 4,267,564	\$ 4,267,564
Net Interest Expense During Construction (Project Related)	\$ -	\$116,581,322	\$116,581,322
Other costs to be Capitalized	\$ 3,345,122	\$ 24,053,275	\$ 20,708,153
<b>Total Use of Funds</b>	<b>\$132,810,331</b>	<b>\$644,718,104</b>	<b>\$511,907,773</b>

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

See below table for financing breakdown.

Source of Funds	Permit Amount
Cash and Securities	\$ 303,313,017
Bond Issues (Project related)	\$ 341,405,087
<b>Total Source of Funds</b>	<b>\$ 644,718,104</b>



The Project completion date in the permit is 6/30/2030. The Project is proceeding with due diligence and in compliance with the permit.

Please contact me at (847) 723-8898 or Roberto Orozco at (847) 723-8520 or via email at [roberto.orozco@aah.org](mailto:roberto.orozco@aah.org) with any questions regarding this annual progress report.

Sincerely,

James Kokaska  
Vice President, Design & Construction  
Advocate Health and Hospitals Corporation

CC: Susan Nordstrom-Lopez, President, Advocate Illinois Masonic Medical Center  
Roberto Orozco, Director, Design and Construction  
Frank Nuno, Construction Manager, Design and Construction  
Myndee Balkan, Director, Health Facility Planning  
Mike Constantino, HFSRB/IDPH  
George Roate, HFSRB/IDPH