

June 9, 2025

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 46% complete.

Components of Project finished (Phase 1 Construction):

- 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

- Masonry walls
- Exterior curtain wall/ glazing
- Exterior metal Paneling
- Roofing
- Interior metal Framing
- Doors, frames, and hardware
- Millwork
- HVAC
- Plumbing
- Medical gas systems
- Hydronic piping
- Fire protection sprinklers
- Electrical distribution
- Electrical low voltage cabling
- Prefabricated bathrooms

Components yet to be finished:

- Painting
- Flooring
- Ceilings
- Elevators
- Pneumatic tube station
- Phase 2 Construction
- Phase 3 Construction
- Owner furnished systems
 - Security
 - Bariatric lift systems
 - Patient information systems
 - Telemetry systems
 - Furniture, fixtures, and equipment

Changes in scope and size:

On August 8, 2024, the Chairwoman of the Illinois Health Facilities and Services Review Board (State Board) acting on behalf of the State Board approved an alteration to the above-mentioned project to modernize/expand services on the campus of Advocate Illinois Masonic Medical Center, Chicago. The alteration approved the following:

1. The addition of a normal newborn nursery with 10 bassinets.
2. The decrease in Neonatal Intensive Care (NICU) beds from 22 to 19.
3. The addition of 5 centralized dialysis stations in the new Bed Tower, on the Medical/Surgical floor (7th floor)
4. Transition of 3 Medical/Surgical beds from the new Bed Tower to the 8th floor of the Stone Building.

Commitment of Funds:

- As of April 30, 2025 56% 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	\$ 5,791,267	\$ 6,220,000	\$ 428,733
Site Survey and Soil Investigation	\$ 70,160	\$ 525,000	\$ 454,840
Site Preparation	\$ 6,576,715	\$ 14,937,303	\$ 8,360,588
Off Site Work	\$ 2,750,000	\$ 3,750,000	\$ 1,000,000
New Construction Contracts	\$205,533,065	\$240,511,741	\$ 34,978,676
Modernization Contracts	\$ 25,348,558	\$101,160,053	\$ 75,811,495
Contingencies	\$ -	\$ 31,508,437	\$ 31,508,437
Architectural/ Engineerings Fees	\$ 17,649,607	\$ 24,997,626	\$ 7,348,019
Consulting Fees	\$ 3,482,082	\$ 10,908,498	\$ 7,426,416
Movable or other equipment (Not construction Contracts)	\$ 9,572,831	\$ 65,297,285	\$ 55,724,454
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	\$ 4,932,684	\$ 24,053,275	\$ 19,120,591
Total Use of Funds	\$281,706,968	\$644,718,104	\$363,011,136

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
Total Source of Funds	\$ 644,718,104

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 with any questions regarding this annual progress report.

Sincerely,



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

CC: Matt Primack, 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
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