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July 3, 2023

**VIA E-MAIL**

Courtney Avery  
Board Administrator  
Illinois Health Facilities and Services Review Board  
525 West Jefferson Street, Second Floor  
Springfield, Illinois 62761

**Re: Annual Project Report, Project #22-020 Humboldt Park Health Wellness Center**

Dear Ms. Avery:

I am writing on behalf of Humboldt Park Health (the "Permit Holder") in regard to Humboldt Park Health Wellness Center, Project #22-020. This letter is being submitted pursuant to 77 Ill. Admin Code Section 1130.760, please accept the following as our annual progress report.

**Current Status of the Project**

Through June 30, 2023, the project is 15.94% complete. Construction of the facility as begun at the site. The facility site has been leveled and some exterior walls have also been constructed. Work continues in earnest at the site and subcontracts for the following work related to the project has been executed as well:

- Structural Steel
- Plumbing
- HVAC
- Excavation/Site Utilities
- Roofing
- Elevator
- Painting
- Electrical
- Concrete
- Fire Suppression
- StromTrap System

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Overall the project is behind schedule as there were some delays related to obtaining the building permits from the City of Chicago. However, those permits were issued on May 4, 2023 and work began shortly thereafter. The Permit Holder is evaluating the need for a permit renewal and understands its obligations to file said request prior to the current completion date for the project.

#### **Cost Incurred to Date and Method of Financing**

The amount of funds expended on the project through the date of this filing is approximately \$4,774,067.40. The method of financing and the sources of funds for the project have not change since the approval of the Project by the Board on July 8, 2022. At this time, we believe the total project costs at completion of the project will be within the amount approved in the project's permit.

#### **Anticipated Date of Completion**

The scope of the project has remained consistent with the approved permit for Project #22-020. On October 14, 2022, the Permit Holder financially committed the project through the execution of an agreement with the general contractor for the project, ALL Construction Group. This contract accounts for well over 33% of the total project costs.

If you have any questions or need any additional information regarding the project, please feel free to contact me via phone at 312-212-4967 or via email at [JMorado@beneschlaw.com](mailto:JMorado@beneschlaw.com).

Very truly yours,

BENESCH, FRIEDLANDER,  
COPLAN & ARONOFF LLP

A handwritten signature in black ink, appearing to read "Juan Morado Jr.", with a stylized flourish at the end.

Juan Morado Jr.