

December 1, 2023

Mr. Michael Constantino
Chief, Project Review
Illinois Health Facilities and Services Review Board
525 W. Jefferson Street, 2nd floor
Springfield, IL 62761

Re: Project 22-032
Annual Progress Report
Lurie Children's Outpatient Center in Schaumburg
Ann & Robert H. Lurie Children's Hospital of Chicago (Lurie Children's)

Dear Mr. Constantino:

Pursuant to 77 Illinois Administrative Code Section 1130.760, this is the Annual Progress Report for Project 22-023, Lurie Children's Outpatient Center in Schaumburg. The project was approved on November 29, 2022, by the Chairwoman of the Illinois Health Facilities and Services Review Board (HFSRB) in the amount of \$61,483,000.

1. Current status of the Project

Design Status: Construction documents were completed in mid-July and sent out to prospective construction managers in a request for proposal (RFP).

Contractor Status: An RFP was submitted to 6 construction managers in mid-July with responses due by the end of August. After reviewing the responses, normalizing proposals, and interviews, Lurie Children's selected Skender as the construction manager on the project. Lurie Children's has notified Skender of its intent to proceed. The project contract is for approximately \$39 million and is currently under legal review.

Permit Status:

- Village of Schaumburg Zoning Board Approval received 10/24/23.
- MWRD Permit application submitted on 10/26/23.
- Village of Schaumburg Land Development and Building Permit application submitted 11/22/23.

The scope and the size of the project have not changed since the issuance of the permit.

2. Cost Incurred to date

As of this date, Lurie Children's has signed contracts committing \$3.8 million to the project. These contracts include architect and other pre-construction fees for construction of the building, consistent

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Ann & Robert H. Lurie Children's Hospital of Chicago

with the permit application. The final cost of the project will be within the CON approved amount of \$61,483,000.

Skender's construction manager contract total will be \$39,051,846 and will be added to the total commitment listed above once the contract is executed.

3. Obligation of the Project.

Signing of the construction contract is the event that will trigger project financial commitment. The deadline for financial commitment is December 13, 2023. As legal review of the construction contract will extend beyond this date, a letter requesting extension of the financial commitment deadline until March 13, 2023 was sent to HFSRB staff on November 28, 2023.

4. Sources of Funding

The project is being financed with cash and securities consistent with the sources of funding identified in the permit application.

5. Anticipated date of completion

The project completion date is December 31, 2025.

If you have any questions or need additional information, please contact me at 312-227-4312 or Ralph Weber at 847-791-0830.

Sincerely,



Ann Sherline
Senior Associate General Counsel

CC:

Dan Zorrilla, Sr. Director Real Estate & Construction Facility Services,
Ann & Robert H. Lurie Children's Hospital of Chicago
Amy Van Aalst, Sr. Project Manager, Facility Services,
Ann & Robert H. Lurie Children's Hospital of Chicago
Ralph Weber, CON Consultant