

December 4, 2025

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

Lurie Children's selected Skender Construction to serve as the project Construction Manager following a RFP process in mid-2023. Skender broke ground on the outpatient center in April of 2024. While the facility opened on October 1 and patient care services are being provided, some minor construction work still remains to be completed and will be finished by December 31, 2025.

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

2. Cost Incurred to date

As of December 1, 2025, Lurie Children's has signed contracts committing \$55,515,678 to the project. These contracts include design and construction fees for construction of the building, consistent with the permit application. The final cost of the project will be within the CON approved amount of \$61,483,000.

3. Obligation of the Project.

On December 13, 2023, the Chair of the State Board acting on behalf of the State Board approved Lurie Children's request for an extension of the financial commitment period for the project until March 13, 2024. By letter dated March 11, 2024, Lurie Children's reported the financial commitment of the project. The expenditures and commitments to expend at the time of the Notice of Project Financial Commitment totaled \$42,851,836 on design and construction fees. This amount exceeded one-third of the approved project capital cost, the threshold for financial commitment.

Legal Services

225 East Chicago Avenue, Box 261 Chicago, Illinois 60611 | 312.227.4000 | luriechildrens.org

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

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