

August 30, 2024

Via Overnight Carrier

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

Re: Project #22-050 Advocate Outpatient Center – South Elgin (the “Project”)

Final Project Report

Advocate Health and Hospitals Corporation, (dba Advocate Medical Group) construction project to build-out existing space for a Medical Office Building (MOB).

Dear Mr. Kniery:

This letter is intended to satisfy Section 1130.770 Project Completion, Final Realized Costs and Cost Overruns, by providing the required information on Project #22-050. The Project is to build-out existing space for a Medical Office Building (MOB) to establish a clinic for Advocate Medical Group physicians in South Elgin at 486 South Randall Road in South Elgin, IL. The size and scope as approved by the State Board remains unchanged. The Review Board granted the permit for this Project on March 21, 2023.

The notice of project completion was submitted on January 23, 2024, indicating the project was completed January 22, 2024. The project was completed within the “Completion Date” of May 31, 2024, specified in the Permit Approval Letter. This final report includes the following:

- Certification that the project costs, as itemized, represent all the costs required to complete the project and there are no additional or associated costs or capital expenditure related to this project.
- This also certifies compliance with all the terms of the permit to date, including the project cost, square footage, and services.
- The final application and certification for payment is shown in the AIA G702 form. Because this project’s permitted costs were less than three times the capital expenditure minimum, we did not conduct an independent auditor’s report (Section 1130.770.d.5).

Costs:

USE OF FUNDS	Costs Incurred to Date	In Permit	Difference
Preplanning Costs	140,329.75	304,875	164,545.25
Site Survey and Soil Investigation	0	0	0
Site Preparation	0	0	0
New Construction Contracts	15,017,935.26	15,488,021	470,085.74
Modernization Contracts	0	0	0
Contingencies	0	1,000,000	1,000,000
Architectural/Engineering Fees	1,051,275	1,243,754	192,479
Consulting and Other Fees	94,579.55	881,686	787,106.45
Movable or Other Equipment (not in construction contracts)	1,729,144.65	2,950,667	1,221,522.35
Bond Issuance Expense (project related)	0	217,787	217,787
Net Interest Expense During Construction (project related)	0	387,490	387,490
Fair Market Value of Leased Space or Equipment	3,707,937	3,707,937	0
Other Costs to Be Capitalized	943,137.29	1,816,025	872,887.71
TOTAL USES OF FUNDS	\$ 22,684,338.50	\$ 27,998,242	\$ 5,313,903.50

Please contact me at (773) 480-9759 or via email at peter.messina@aah.org if you have any questions regarding this report.

Sincerely,



Peter G. Messina, AIA
Vice President, Planning, Design & Construction
Enterprise Non-Acute Services

CC: Karen Lambert, Advocate Health Care
Lanndon Rose, Advocate Health Care
Trent Gordon, Advocate Health Care
Myndee Balkan, Advocate Health Care

OFFICIAL SEAL
STEPHANIE MUSURLIAN
NOTARY PUBLIC, STATE OF ILLINOIS
COOK COUNTY
MY COMMISSION EXPIRES 03/14/2026