
March 21, 2024

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

Re: Project Number: #23-002
Advocate Outpatient Center-Chicago Webster
Advocate Health and Hospitals Corporation d/b/a Advocate Medical Group,
Advocate Aurora Health, Inc., Advocate Health, Inc.

Dear Mr. Kniery:

Advocate Medical Group is pleased to submit to you our Annual Progress Report on the project referenced above in accordance with the requirements outlined in Title 77, Chapter II, Subchapter b, Part 1130, Section 1130.760. The project is for construction of a new 41,739 Square Feet Medical Office Space in Chicago, Illinois.

The Review Board granted approval on 3/21/2023. This is our First Annual Report pertaining to this project.

Project Status

Upon Review Board approval, construction design documents were finalized and issued for permit with the City of Chicago on 9/5/2023. Permit was fully issued on 1/22/2024 with construction start proceeding shortly afterwards on 2/19/2024.

As of 3/21/2024, the General Contractor, The Boldt Company, has executed contracts onboarded subcontractors and procured material to mobilize on site. Floor prep work is actively ongoing in advance of mechanical, electrical, and plumbing installations set to begin in the weeks ahead.

The project is on schedule to be completed on or before 4/30/2025 in accordance with the permit.

Commitment of Funds

The project was obligated on 1/5/2024 by executing a purchase order and fully signed construction contract with The Boldt Company, valued at \$18,400,000 equating to 43.7% of the approved permit value.

Changes in Scope and Size

The project remains substantially consistent with the scope of work as previously approved by the Review Board.

Cost Status

Costs incurred to date as of 3/21/2024 and a comparison of those costs to the approved Permit Amounts are outlined below.

USE OF FUNDS	PERMIT AMOUNT	COSTS COMMITTED	COSTS INCURRED
Preplanning Costs	\$325,000	\$242,731	\$242,731
Site Survey and Soil Investigation	\$0	\$0	\$0
Site Preparation	\$0	\$0	\$0
Off Site Work	\$0	\$0	\$0
New Construction Contracts	\$19,870,075	\$18,400,000	\$1,160,188
Modernization Contracts	\$0	\$0	\$0
Contingencies	\$1,800,000	\$0	\$0
Architectural/Engineering Fees	\$1,610,833	\$1,496,325	\$1,020,842
Consulting and Other Fees	\$913,700	\$153,184	\$143,597
Movable or Other Equipment (not in construction contracts)	\$6,258,681	\$2,094,338	\$0
Bond Issuance Expense (project related)	\$271,166	\$0	\$0
Net Interest Expense During Construction (project related)	\$832,966	\$0	\$0
Fair Market Value of Leased Space or Equipment	\$7,331,214	\$0	\$0
Other Costs to Be Capitalized	\$2,892,523	\$116,460	\$1,160
Acquisition of Building or Other Property (excluding land)	\$0	\$0	\$0
TOTAL USES OF FUNDS	\$42,106,158	\$22,503,038	\$2,568,518
TOTAL PERCENTAGE		53.44%	6.10%

53.44% of the total Permit Amount has been committed with signed executed contracts and purchase orders.

Please feel free to contact me at (773) 480-9759 or via email at peter.messina@aah.org with any questions regarding this Annual Progress Report.

Sincerely,



Peter G. Messina, AIA
Vice President, Planning, Design & Construction
Advocate Health

CC:

Myndee Balkan, Director, Health Facility Planning
Emily Jakacki, Vice President, Central Chicagoland Region
Thaddeus Jedrzejak, Construction Manager, Planning, Design & Construction
Mike Constantino, HFSRB/IDPH
George Roate, HFSRB/IDPH

Via Overnight Courier