

July 30, 2025

Via Overnight Carrier

Mr. John Kniery, Administrator
Illinois Health Facilities and Services Review Board
525 West Jefferson Street – 2nd Floor
Springfield, IL 62761

Re: Project #23-002 Advocate Outpatient Center – Chicago Webster

Final Project Report

Advocate Health and Hospitals Corporation, (d/b/a Advocate Medical Group), Advocate Aurora Health, Inc., and Advocate Health, Inc., Construction Project: Advocate Outpatient Center – Chicago Webster.

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 #23-002. The project is for construction of a new 41,739 Square Feet Medical Office Space in Chicago, Illinois. 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 March 14, 2025, indicating the project was completed March 3, 2025. The project was completed within the “Completion Date” of April 30, 2025, 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.
- 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).

USE OF FUNDS	COSTS INCURRED	IN PERMIT	DIFFERENCE
Preplanning Costs	\$326,281	\$325,000	-\$1,281
Site Survey and Soil Investigation	\$0	\$0	\$0
Site Preparation	\$0	\$0	\$0
Off Site Work	\$0	\$0	\$0
New Construction Contracts	\$19,825,766	\$19,870,075	\$44,309
Modernization Contracts	\$0	\$0	\$0
Contingencies	\$0	\$1,800,000	\$1,800,000
Architectural/Engineering Fees	\$1,401,919	\$1,610,833	\$208,914
Consulting and Other Fees	\$230,462	\$913,700	\$683,238
Movable or Other Equipment (not in construction contracts)	\$3,265,114	\$6,258,681	\$2,993,567
Bond Issuance Expense (project related)	\$0	\$271,166	\$271,166
Net Interest Expense During Construction (project related)	\$0	\$832,966	\$832,966
Fair Market Value of Leased Space or Equipment	\$7,331,214	\$7,331,214	\$0
Other Costs to Be Capitalized	\$2,437,010	\$2,892,523	\$455,513
Acquisition of Building or Other Property (excluding land)	\$0	\$0	\$0
TOTAL USES OF FUNDS	\$34,817,766	\$42,106,158	\$7,288,392

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: Myndee Balkan, Director, Health Facility Planning
Allison Wyler, President, Central Chicagoland Region
Jessica Sanford, Executive Director, Advocate Medical Group
Thaddeus Jedrzejak, Director, Planning Design and Construction