
July 25, 2024

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

Re: Project Number: #23-007
Advocate Ambulatory Surgery Center-Chicago Webster
Advocate Health and Hospitals Corporation, -Advocate Aurora Health, Inc., Advocate
Health, Inc.

Dear Mr. Kniery:

Advocate Ambulatory Surgery Center-Chicago Webster 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 20,202 Square Feet Ambulatory Surgery Treatment Center in Chicago, Illinois.

The Review Board granted approval on 6/27/2023 and recently approved a request for a permit renewal on 3/13/2025. This is our Second Annual Report pertaining to this project.

Project Status

Since our First Annual Report, the General Contractor, The Boldt Company, was actively working on early construction efforts of structural steel installations to support operating room equipment, mechanical infrastructure, medical gas pipe installations, and initial wall layout and framing of full height fire/smoke barriers. Over the course of the past year, construction activities expanded to a complete full buildout of the surgery center space achieving Substantial Completion and Occupancy from the City of Chicago on 6/25/2025.

Currently, the project is in early stages of Activation comprising of building load of IT equipment, furniture, medical equipment and interior signage installations. Furthermore, Boldt is actively working through completing punch list items that were documented by the design team, HDR Architecture and IMEG Corp.

As required by the Illinois Department of Public Health (IDPH) Life Safety and Construction, a Final Occupancy Checklist of Certifications for Request of Inspection was submitted on 7/3/2025. We are currently pending IDPHs response and acceptance of this package prior to conducting onsite inspections.

This project is on track to be complete and open for business prior to the new approved completion date of November 30, 2025.

Commitment of Funds

The project was obligated shortly after the review board's approval solidifying lease obligations with the property owner, valued at \$13,130,650, equating to 35.53% of the approved permit value. Advocate is currently paying rent payments to the property owner as of 3/1/25.

The project was further obligated on 5/14/2024 by executing a purchase order and fully signed construction contract with The Boldt Company, valued at \$9,805,480. Obligation increased to 62.06% 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 6/27/2025 and a comparison of those costs to the approved Permit Amounts are outlined below.

USE OF FUNDS	PERMIT AMOUNT	COSTS COMMITTED (Annual Report June 2024)	COSTS COMMITTED (Permit Renewal March 2025)	COSTS COMMITTED (as of today)	COSTS INCURRED (as of today)
Preplanning Costs	\$172,000	\$143,120	\$143,120	\$143,120	\$143,120
Site Survey and Soil Investigation	\$0	\$0	\$0	\$0	\$0
Site Preparation	\$0	\$0	\$0	\$0	\$0
Off Site Work	\$0	\$0	\$0	\$0	\$0
New Construction Contracts	\$10,817,220	\$9,908,305	\$9,908,305	\$9,908,305	\$9,045,346
Modernization Contracts	\$0	\$0	\$0	\$0	\$0
Contingencies	\$900,000	\$0	\$0	\$0	\$0
Architectural/Engineering Fees	\$915,512	\$769,893	\$915,512	\$915,512	\$915,512
Consulting and Other Fees	\$296,000	\$45,495	\$163,769	\$174,503	\$157,383
Movable or Other Equipment (not in construction contracts)	\$8,535,389	\$993,799	\$3,949,472	\$6,271,979	\$3,106,691
Bond Issuance Expense (project related)	\$147,383	\$0	\$0	\$0	\$0
Net Interest Expense During Construction (project related)	\$444,153	\$0	\$0	\$0	\$0
Fair Market Value of Leased Space or Equipment	\$13,130,650	\$13,130,650	\$13,130,650	\$13,130,650	\$13,130,650
Other Costs to Be Capitalized	\$1,597,815	\$337,928	\$440,255	\$670,308	\$554,110
Acquisition of Building or Other Property (excluding land)	\$0	\$0	\$0	\$0	\$0
TOTAL USES OF FUNDS	\$36,956,122	\$25,329,190	\$28,651,084	\$31,214,377	\$27,052,813
TOTAL PERCENTAGE		68.54%	77.53%	84.46%	73.20%

84.46% 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
Allison Wyler, President, Central Chicagoland Region
Jessica Sanford, Executive Director, Central Chicagoland Region
Thaddeus Jedrzejak, Director, Planning, Design & Construction
Mike Constantino, HFSRB/IDPH
George Roate, HFSRB/IDPH

Via Overnight Courier