
May 9, 2024

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

Re: Project Number: #23-010
Advocate Outpatient Center-Lakemoor
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 19,270 Square Feet Medical Office Space in Lakemoor, Illinois.

The Review Board granted approval on 5/9/2023. 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 Village of Lakemoor, Wauconda Fire Department, Lake County Stormwater Management Commission, Illinois Environmental Protection Agency, and the Northern Moraine Water Reclamation District. The Village was cooperative in streamlining the permitting process, executing a mass grading permit on 5/30/2023 allowing the General Contractor, the Boldt Company, to mobilize on site shortly thereafter. Permits through all parties were approved by November 2023.

As of 5/7/2024, major building construction efforts have been completed, including but not limited to, foundations, concrete slab, structural steel, exterior enclosures, exterior masonry, roofing, mechanical system installations, plumbing infrastructure and electrical systems. In the weeks ahead, work will continue on interior finishes of flooring, painting, wall protection, and ceilings. Additionally, electrical, plumbing, and mechanical contractors will continue miscellaneous trim outs, startups and commissioning efforts. Exterior site work will continue inclusive of concrete curbs and sidewalks, asphalt pavement for roadways and parking lots, light poles, signage, and landscaping.

The project is on schedule to be completed on or before 10/31/2024 in accordance with the permit.

Commitment of Funds

The project was obligated on 11/3/2023 by executing a purchase order and fully signed construction contract with The Boldt Company, valued at \$17,313,935 equating to 58.52% 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 5/7/2024 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	\$250,412	\$250,412	\$250,412
Site Survey and Soil Investigation	\$47,310	\$47,310	\$47,310
Site Preparation	\$2,300,214	\$2,300,214	\$888,592
Off Site Work	\$0	\$0	\$0
New Construction Contracts	\$16,376,404	\$15,013,721	\$9,235,258
Modernization Contracts	\$0	\$0	\$0
Contingencies	\$933,831	\$0	\$0
Architectural/Engineering Fees	\$1,406,848	\$1,371,248	\$1,362,248
Consulting and Other Fees	\$1,113,406	\$29,708	\$21,877
Movable or Other Equipment (not in construction contracts)	\$939,434	\$696,036	\$20,056
Bond Issuance Expense (project related)	\$253,090	\$0	\$0
Net Interest Expense During Construction (project related)	\$647,986	\$0	\$0
Fair Market Value of Leased Space or Equipment	\$0	\$0	\$0
Other Costs to Be Capitalized	\$5,318,256	\$1,719,580	\$363,676
Acquisition of Building or Other Property (excluding land)	\$0	\$0	\$0
TOTAL USES OF FUNDS	\$29,587,191	\$21,428,229	\$12,189,430
TOTAL PERCENTAGE		72.42%	41.20%

72.42% 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



Now part of  **ADVOCATE**HEALTH

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Via Overnight Courier