



July 18, 2024

Via Electronic Mail

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

Re: The University of Chicago Medical Center  
Annual Progress Report, Project No. 23-011 (the "Project")

Dear Mr. Kniery:

On June 27, 2023 the Illinois Health Facilities and Services Review Board granted a permit (the "Permit") to the University of Chicago Medical Center ("UCMC") for the Project referenced above. This Project is to construct a dedicated cancer hospital on the UCMC campus with the addition of 80 beds.

**1. Current Status of the Project**

Construction has begun in earnest related to the new Cancer Pavilion building. Over the last year, caissons have been poured, the mass excavation has been completed and foundations/lower-level slab work is ongoing. The building core has been erected to 7th floor. Steel erection is anticipated to begin in the coming months.

**2. Financial Commitment**

The Project was Financially Committed on May 17, 2024 upon the execution with Turner Construction of the Guaranteed Maximum Price agreement for the Core and Shell component of the Project. With the signing of that agreement UCMC brought the total financial commitment to \$409,968,824.

**3. Project Costs**

The Project remains within approved requirements of the Permit. Attached are tables that present the costs incurred and compare current estimated costs to the permit Project Costs and Sources of Funds. Through July 8, 2024 expenses incurred are \$56,069,987.



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4. **Scope of Project**

The Project remains within scope approved in the permit.

5. **Anticipated Date of Completion**

The Project Completion Date is April 30, 2028. At this point we anticipate that the Project will be completed by that date.

Sincerely,

*Phillip Kaufman*

Phillip L. Kaufman, CPA  
Vice President  
Finance and Shared Services

cc: Mike Constantino

**The University of Chicago Medical Center**  
Annual Progress Report  
Expenditures through July 8, 2024

USE OF FUNDS	CON BUDGET	COSTS THROUGH 7/8/24
Architecture/Engineering Fees	\$ 24,846,831	\$ 8,376,290
Consulting & Other Fees	\$ 29,444,451	\$ 494,747
Contingencies	\$ 47,375,497	\$ -
Off Site Work	\$ 4,807,001	\$ 2,291,602
Other Costs to be Capitalized	\$ 50,480,508	\$ 1,124,884
Preplanning	\$ -	\$ 1,000,781
Site Preparation	\$ 13,584,046	\$ 19,524
Site Survey & Soil Investigation	\$ 700,000	\$ 209,436
Net Interest Expense During Construction	\$ 67,526,000	\$ 2,944,346
Bond Issuance Expense	\$ 4,055,669	\$ 421,524
Fair Market Value of Leased Space or Equipment	\$ -	\$ -
Modernization Contracts	\$ 2,863,539	\$ 49,385
New Construction Contracts	\$ 470,891,432	\$ 39,104,433
Movable or Other Equipment	\$ 98,537,695	\$ 33,035
Acquisition of Building or Other Property	\$ -	\$ -
<b>Total</b>	<b>\$ 815,112,669</b>	<b>\$ 56,069,987</b>
Sources of Funds		
Cash and Securities	\$ 365,112,669	\$ 3,349,987
Pledges		
Gifts and Bequests		
Bond Issues (Project Related)	450,000,000	52,720,000
Mortgages		
Leases (fair market value)		
Governmental Appropriations		
Grants		
Other Funds and Sources		
<b>Total Sources of Funds</b>	<b>\$ 815,112,669</b>	<b>\$ 56,069,987</b>

Financial commitment threshold (> 33%) met on  
5/17/24 due to Turner Construction Core &  
Shell GMP.

\$ 406,968,824