

June 19, 2024

Via Overnight Courier

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

Re: Project #23-021 Advocate Christ Medical Center

**Annual Progress Report**

Advocate Aurora Health, Inc., Advocate Health, Inc., Advocate Health and Hospitals Corporation  
d/b/a Advocate Christ Medical Center

Add 11 Medical Surgical Beds for a total of 425 medical surgical beds at the Hospital.

Dear Mr. Kniery:

Advocate Christ Medical Center is pleased to submit to you our annual progress report on the Project referenced above in accordance with requirements of the 77 Ill. Adm. Code 1130.760. The Project is for construction of an additional 11 medical surgical beds for a total of 425 medical surgical beds at the Hospital.

These beds are being developed in combination with the additional 20 M/S beds approved in COE #E-051-22.

The Review Board granted the permit for this Project on June 27, 2023.

**1. Current status of the Project**

**Obligation:** The Project was financially committed (obligated) on May 25, 2023 by signing a construction contract with Power Construction Company obligating 69% of the permit value.

Percentage of the project finished: the Project is approximately 65% complete.

**Components of Project complete are:**

- Preplanning
- Site Survey/ investigation
- Design/ RFC Plan Set
- Mobilization
- Demolition
- MEP rough-in
- Drywall framing and drywall

**Components of Project to be completed:**

- Doors, frames, and hardware
- Millwork
- Painting
- Flooring
- Ceilings
- HVAC
- Plumbing
- Medical gas systems
- Hydronic piping
- Fire protection sprinklers
- Electrical distribution
- Electrical low voltage cabling
- Owner furnished systems
  - Security
  - Bariatric lift systems
  - Patient information systems
  - Telemetry systems
  - Furniture, fixtures, and equipment

**Changes in scope and size:**

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

**Commitment of Funds:**

- As of 6/1/2024, 95% of the total funds assigned to the project costs were committed to be expended by signed contracts.

## 2. Costs

Costs incurred to date and a comparison of those costs to the approved permit amounts are shown below.

### Advocate Christ Medical Center #23-021 Annual Progress Report

USE OF FUNDS	PERMIT AMOUNT	COSTS COMMITTED	COSTS INCURRED
Preplanning Costs	230,000.00	194,961.00	194,961.00
Site Survey and Soil Investigation			
Site Preparation			
Off Site Work			
New Construction Contracts			
Modernization Contracts	10,185,195.00	11,222,906.00	5,056,896.00
Contingencies	792,711.00	-	
Architectural/Engineering Fees	960,921.00	990,922.00	457,885.00
Consulting and Other Fees	337,100.00	6,842.00	6,842.00
Movable or Other Equipment (not in construction contracts)	2,539,820.00	2,947,952.00	959,432.00
Bond Issuance Expense (project related)	144,503.00		
Net Interest Expense During Construction (project related)	281,903.00		
Fair Market Value of Leased Space or Equipment	-		
Other Costs to Be Capitalized	722,800.00		
Acquisition of Building or Other Property (excluding land)			
<b>TOTAL USES OF FUNDS</b>	<b>16,194,953.00</b>	<b>15,363,583.00</b>	<b>6,676,016.00</b>
<b>TOTAL PERCENTAGE</b>		<b>95%</b>	<b>41%</b>

### 3. Method of financing the Project and sources of Funds

See below table for financing breakdown.

SOURCE OF FUNDS		PERMIT AMOUNT	
Cash & Securities		4,490,173.00	
Bond Issues (project related)		11,704,780.00	
Total Sources of Funds		16,194,953.00	

The Project completion date in the permit is 11/15/2024. The Project is proceeding with due diligence and in compliance with the permit.

Please contact me at (708) 473-4692 or via email at [james.kokaska@aah.org](mailto:james.kokaska@aah.org) with any questions regarding this annual progress report.

Sincerely,



James Kokaska  
Vice President, Planning, Design & Construction  
Midwest Acute Care, Inpatient Rehab, Inpatient Behavioral Health, Emergency  
Advocate Health and Hospitals Corporation

CC: Terence Frigo, Construction Manager, Design and Construction  
Myndee Balkan, Director, Health Facility Planning  
Mike Constantino, HFSRB/IDPH  
George Roate, HFSRB/IDPH