
August 12, 2024

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

Re: Project Number: #23-028
Advocate Outpatient Center-Hoffman Estates
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 35,610 Square Feet Medical Office Building in Hoffman Estates, Illinois.

The Review Board granted approval on 7/27/2023. 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 Hoffman Estates on 8/11/2023. Site Work Permit was issued on 10/26/2023 and Building Permit was issued on 11/21/23. Site construction started shortly afterwards on 10/30/2023.

As of 8/12/2024, the General Contractor, The Boldt Company, has executed contracts, onboarded subcontractors, procured material and mobilized on site. Building shell is complete, site finish work is ongoing and interior finish construction including painting, ceiling installation and floor installation is actively ongoing. Most of the mechanical, electrical and plumbing installation is complete.

The project is on schedule to be completed on or before 04/30/2025 in accordance with the permit.

Commitment of Funds

The project was obligated on 12/29/2023 by executing a purchase order and fully signed construction contract with The Boldt Company, valued at \$24,888,972 equating to 56.3% 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 8/12/2024 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	\$440,000	\$592,589	\$516,344
Site Survey and Soil Investigation	\$81,345	\$30,425	\$29,425
Site Preparation	\$2,850,913	\$2,631,288	\$1,674,195
Off Site Work	\$0	\$0	\$0
New Construction Contracts	\$24,705,560	\$22,257,684	\$13,886,221
Modernization Contracts	\$0	\$0	\$0
Contingencies	\$1,353,595	\$0	\$0
Architectural/Engineering Fees	\$1,780,250	\$1,885,848	\$1,215,511
Consulting and Other Fees	\$1,142,503	\$768,605	\$712,517
Movable or Other Equipment (not in construction contracts)	\$4,141,523	\$1,732,216	\$223,893
Bond Issuance Expense (project related)	\$363,985	\$0	\$0
Net Interest Expense During Construction (project related)	\$1,218,844	\$0	\$0
Fair Market Value of Leased Space or Equipment	\$0	\$0	\$0
Other Costs to Be Capitalized	\$6,126,935	\$4,876,855	\$4,193,185
Acquisition of Building or Other Property (excluding land)	\$0	\$0	\$0
TOTAL USES OF FUNDS	\$44,205,553	\$34,775,510	\$22,451,290
TOTAL PERCENTAGE		78.67%	50.79%

78.67% 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
Lanndon Rose, Vice President, Northern Illinois Region
David K. Weinschreider, Construction Manager, Planning, Design & Construction
Mike Constantino, HFSRB/IDPH
George Roate, HFSRB/IDPH

Via Overnight Courier