

July 30, 2025

Via Overnight Carrier

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

Final Project Report

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

Dear Mr. Kniery:

This letter is intended to satisfy Section 1130.770 Project Completion, Final Realized Costs and Cost Overruns, by providing the required information on Project #23-028. The project is to build a new single story medical office building at 4847 Hoffman Boulevard, Hoffman Estates, Illinois, 60192. The Review Board granted the permit for this Project on July 27, 2023.

The notice of project completion was submitted on February 24, 2025, indicating the project was completed on January 6, 2025. The project was completed within the "Completion Date" of April 30, 2025, specified in the Permit Approval Letter. This final report includes the following:

- Certification that the project costs, as itemized, represent all the costs required to complete the project and there are no additional or associated costs or capital expenditure related to this project.
- This also certifies compliance with all the terms of the permit to date, including the project costs, square footage, and services.
- The final application and certification for payment is shown in the AIA G702 and G703 forms. Because this project's permitted costs were less than three times the capital expenditure minimum, we did not conduct an independent auditor's report (Section 1130.770.d.5).

USE OF FUNDS	PERMIT AMOUNT	COSTS COMMITTED	DIFFERENCE
Preplanning Costs	\$440,100	\$503,073	(-\$62,973)
Site Survey and Soil Investigation	\$81,345	\$2,900	\$78,445
Site Preparation	\$2,850,913	\$2,730,416	\$120,497
Off Site Work	\$0	\$0	\$0
New Construction Contracts	\$24,705,560	\$21,103,286	\$3,602,274
Modernization Contracts	\$0	\$0	\$0
Contingencies	\$1,353,595	\$0	\$1,353,595
Architectural/Engineering Fees	\$1,780,250	\$1,779,164	\$1,086
Consulting and Other Fees	\$1,142,503	\$783,636	\$358,867
Movable or Other Equipment (not in construction contracts)	\$4,141,523	\$2,408,049	\$1,733,474
Bond Issuance Expense (project related)	\$363,985	\$0	\$363,985
Net Interest Expense During Construction (project related)	\$1,218,844	\$0	1,218,844
Fair Market Value of Leased Space or Equipment	\$0	\$0	\$0
Other Costs to Be Capitalized	\$6,126,935	\$5,340,536	\$786,399
Acquisition of Building or Other Property (excluding land)	\$0	\$0	\$0
TOTAL USES OF FUNDS	\$44,205,553	\$34,651,060	\$9,554,493

Please feel free to contact me at (773) 480-9759 or via email at peter.messina@aah.org with any questions regarding Report.

Sincerely,



Peter G. Messina, AIA
Vice President, Planning, Design & Construction
Enterprise Non-Acute Services

CC: Karen Lambert, Advocate Health Care
Lanndon Rose, Advocate Health Care
Trent Gordon, Advocate Health Care
Myndee Balkan, Advocate Health Care
Thaddeus Jedrzejak, Advocate Health Care