
May 9, 2025

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

Re: Project Number: #24-001
Advocate Outpatient Center-Westmont Blackhawk
Advocate Health, Inc., Advocate Aurora Health, Inc., Advocate Health and Hospitals Corporation d/b/a Advocate Medical Group

Dear Mr. Kniery:

Advocate Outpatient Center-Westmont Blackhawk 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 40,635 Square Feet medical office building in Westmont, Illinois.

The Review Board granted approval on 5/9/2024. This is our First Annual Report pertaining to this project.

Project Status

Upon Review Board approval, construction design documents were designed and issued for permit with the Village of Westmont, allowing us to proceed with construction shortly after permit issuance.

Upon receiving CON approval a contract was issued with the General Contractor, The Boldt Company, thus obligating the project. The Boldt company has executed contracts, onboarded subcontractors and fully advanced in the construction project deliverables. Work that is actively ongoing includes completion of building envelope, full building modular exam room installations, mechanical, electrical and plumbing installations and site work.

Project completion is scheduled for 12/31/25, aligning with the permit.

Commitment of Funds

The project was obligated on by executing a purchase order and fully signed construction contract with The Boldt Company, valued at \$ 31,278,898. Obligation increased to 57.20% 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 5/06/2025 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	\$469,539	\$469,539	\$469,539
Site Survey and Soil Investigation	\$37,402	\$37,402	\$37,402
Site Preparation	\$2,921,493	\$2,921,493	\$2,921,493
Off Site Work	\$12,600	\$-	\$-
New Construction Contracts	\$28,758,071	\$28,636,310	\$12,478,553
Modernization Contracts	\$-	\$-	\$-
Contingencies	\$1,294,457	\$-	\$-
Architectural/Engineering Fees	\$2,387,377	\$2,371,791	\$1,568,787
Consulting and Other Fees	\$982,920	\$1,102,776	\$732,242
Movable or Other Equipment (not in construction contracts)	\$2,256,783	\$839,179	\$1,800
Bond Issuance Expense (project related)	\$508,067	\$-	\$-
Net Interest Expense During Construction (project related)	\$1,953,668	\$-	\$-
Fair Market Value of Leased Space or Equipment	\$-	\$-	\$-
Other Costs to Be Capitalized	\$13,100,542	\$1,485	\$1,485
Acquisition of Building or Other Property (excluding land)	\$-	\$-	\$-
TOTAL USES OF FUNDS	\$54,682,918	\$36,379,975	\$18,211,301
TOTAL PERCENTAGE		66.53%	33.30%

66.53% 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
Allison Wyler, President, Patient Service Area, Central Chicagoland Region
Trayce Brice, Construction Manager, Planning, Design & Construction
Mike Constantino, HFSRB/IDPH
George Roate, HFSRB/IDPH

Via Overnight Courier