
August 06, 2025

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

Re: Project Number: #24-008
Advocate Cardiovascular ASTC and Outpatient Center
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 interior renovation/construction of an existing 41,749 Square Feet Medical Office Building in Naperville, Illinois.

The Review Board granted approval on 8/08/2024. 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 Naperville on 10/02/2024. Building Permit was issued on 01/13/25. Site construction started shortly afterwards on 01/16/2025.

As of 8/06/2025 the General Contractor, The Boldt Company, has executed contracts, onboarded subcontractors, procured material and mobilized on site. Interior construction is ongoing including framing, drywall and painting, premanufactured exam room pods have been delivered and set. Painting and ceiling grid has started. Most of the mechanical, electrical and plumbing installation is complete.

The project is on schedule to be completed on or before 5/1/2026 in accordance with the permit.

Commitment of Funds

The project was obligated on 05/29/2024 by executing a purchase order and fully signed construction contract with The Boldt Company, valued at \$21,457,008 equating to 41.1% 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 8/06/2025 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	\$413,000	\$593,232	\$593,232
Site Survey and Soil Investigation	\$0	\$0	\$0
Site Preparation	\$0	\$0	\$0
Off Site Work	\$0	\$0	\$0
New Construction Contracts	\$22,206,638	\$21,457,008	\$8,418,866
Modernization Contracts	\$0	\$0	\$0
Contingencies	\$1,197,558	\$0	\$0
Architectural/Engineering Fees	\$1,650,917	\$1,831,215	\$1,368,604
Consulting and Other Fees	\$1,113,900	\$199,137	\$150,126
Movable or Other Equipment (not in construction contracts)	\$7,717,385	\$3,113,438	\$186,512
Bond Issuance Expense (project related)	\$311,800	\$0	\$0
Net Interest Expense During Construction (project related)	\$923,039	\$0	\$0
Fair Market Value of Leased Space or Equipment	\$13,788,024	\$0	\$0
Other Costs to Be Capitalized	\$2,886,738	\$346,639	\$0
Acquisition of Building or Other Property (excluding land)	\$0	\$0	\$0
TOTAL USES OF FUNDS	\$52,208,999	\$27,540,669	\$10,717,340
TOTAL PERCENTAGE		52.75%	20.53%

52.75% 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, North Chicago Region
Amy Place, Vice President, South Chicago Region
Thaddeus Jedrzejak, Director, Planning, Design & Construction
David K. Weinschreider, Construction Manager, Planning, Design & Construction
Mike Constantino, HFSRB/IDPH
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Via Overnight Courier