
August 10, 2026

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 Second 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.

Major construction is complete and a Certificate of Occupancy was received from the City of Naperville on April 3, 2026. The medical office building is currently seeing patients. The ASTC passed the IDPH life safety inspection on July 2, 2026. The application for the Nursing Survey has been submitted.

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 \$21,866,323 equating to 40.98% of the approved amended permit value.

Changes in Scope and Size

The project remains substantially consistent with the scope of work as previously approved by the Review Board except for the following:

1. A permit renewal was approved on February 11, 2026 extending the permit to May 1, 2027.
2. A CON Alteration was approved on April 10, 2026 that included the change of ownership of the property to Advocate Health and Hospitals Corporation, the change of imaging technology from Nuclear Medicine to X-Ray, and increased project cost due to the approved changes.

Cost Status

Costs incurred to date as of 8/06/2026 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	\$392,370	\$127,612
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	\$21,866,323	\$21,553,712
Modernization Contracts	\$0	\$0	\$0
Contingencies	\$1,197,558	\$1,000,000	\$84,430
Architectural/Engineering Fees	\$1,650,917	\$1,702,605	\$1,558,529
Consulting and Other Fees	\$1,113,900	\$199,137	\$150,126
Movable or Other Equipment (not in construction contracts)	\$5,030,128	\$4,847,245	\$4,702,309
Bond Issuance Expense (project related)	\$0	\$0	\$0
Net Interest Expense During Construction (project related)	\$0	\$0	\$0
Fair Market Value of Leased Space or Equipment	\$0	\$0	\$0
Other Costs to Be Capitalized	\$1,950,442	\$2,224,649	\$1,719,494
Acquisition of Building or Other Property (excluding land)	\$19,800,000	\$19,800,000	\$19,800,000
TOTAL USES OF FUNDS	\$53,362,583	\$52,757,660	\$50,247,650
TOTAL PERCENTAGE		98.87%	94.16%

98.87% of the total Permit Amount has been committed with signed executed contracts and purchase orders.



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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,

A handwritten signature in black ink, appearing to read "P. Messina".

Peter G. Messina, AIA
Vice President, Planning, Design & Construction
Advocate Health

CC:

Myndee Balkan, Director, Health Facility Planning
Amy Place, Vice President, South Chicago Service Area
Thaddeus Jedrzejak, Director, Planning, Design & Construction
David K. Weinschreider, Construction Manager, Planning, Design & Construction
Mike Constantino, HFSRB/IDPH
George Roate, HFSRB/IDPH

Via Overnight Courier