
December 12, 2025

Via Email

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

Re: Project #24-029
Advocate Lutheran General Hospital
Increase 38 M/S Beds, Increase 10 ICU Beds, Decrease 11 Obstetrics Beds (the "Project")

Annual Progress Report

Advocate Aurora Health, Inc., Advocate Health, Inc., Advocate Health and Hospitals Corporation
d/b/a Advocate Lutheran General Hospital
Construction Project – Increase 38 M/S Beds, Increase 10 ICU Beds, Decrease 11 Obstetrics Beds

Dear Mr. Kniery:

Advocate Lutheran General Hospital is pleased to submit our annual progress report on the Project referenced above in accordance with the requirements of the 77 Ill. Adm. Code 1130.760. The Project includes:

- The addition of a 22-bed private medical surgical unit to be developed and located on the 9th floor (9W) of the hospital.
- An 11-bed M/S unit, transitioning from an 11 bed OB unit.
- 15 M/S beds transitioning from private to semi-private rooms on the 7th (10 beds), 12th (3 beds) and 14th (2 beds) floors.
- 9 M/S beds will transition to 9 ICU beds on the 7th floor. This will create an 18-bed ICU unit on the 7th floor (7W) by combining with the existing 9-bed intensive care unit.
- A transition of 1 M/S bed in the SICU to 1 ICU bed.

The Review Board granted the permit for this Project on December 20th, 2024.

1. Current Status of the Project:

Obligation:

- The Project was financially committed (obligated) with construction contract to **Walsh Construction on February 5th, 2025.**
- The building permit for construction of patient rooms was issued by **City of Park Ridge, IL on April 25th, 2025.**
- Project completion is approximately **72% complete as of November 30th, 2025.**

Components of Project Finished:

- Above Ceiling MEP
- Wall Framing
- MEP In Wall
- Drywall/Taping
- First Coat
- Millwork

Components Yet to be Finished:

- ACT Grid
- Flooring
- Accessories
- Lockers
- Final Painting
- Wall Protection
- MEP Trim Above and Inwall
- FF&E installation.

Commitment of Funds:

- As of November 30th, 2025, 72% of the total funds assigned to the project costs were expended by signed contracts.

Changes in Scope and Size:

- The project remains substantially consistent with the scope of work of the Project as approved by the Review Board.
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2. Costs

Costs incurred to date, an itemized listing of the total current estimated Project costs, and a comparison of those costs to the approved permit amounts are shown below.

USE OF FUNDS	PERMIT AMOUNT	COSTS COMMITTED	COSTS INCURRED
Preplanning Costs	235,084	281,363	166,684
Site Survey and soil Investigation	50,000	-	-
Site Preparation	410,760	-	-
Off Site Work	75,000	-	-
New Construction Contracts	n/a	-	-
Modernization Contracts	9,355,495	10,206,516	7,839,632
Contingencies	935,000	-	-
Architectural/Engineering Fees	868,700	964,590	914,707
Consulting and Other Fees	626,500	96,401	26,738
Movable or Other Equipment (not in construction contracts)	2,987,950	2,463,429	1,058,419
Bond Issuance Expense (project related)	161,081	-	-
Net Interest Expense During Construction (project related)	362,023	-	-
Fair Market Value, Leased Space, Equipment	n/a	-	-
Other Costs To Be Capitalized	1,761,800	-	-
Acquisition of Building or Other Property (excluding land)	n/a	-	-
TOTAL USES OF FUNDS	17,829,393	14,012,300	10,006,179

3. Method of Financing the Project and Sources of Funds

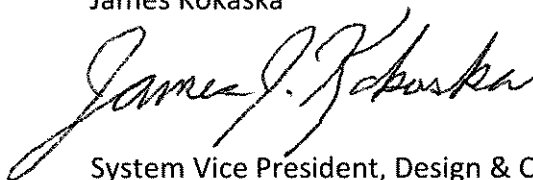
SOURCE OF FUNDS	TOTAL
Cash and Securities	\$ 4,781,807
Bond Issues (project related)	\$ 13,047,586
TOTAL SOURCES OF FUNDS	\$17,829,393

4. Anticipated Date of Completion

The Project is proceeding with due diligence and in compliance with the permit due date of June 1st, 2026.

Please contact me at (630) 929-5577 or Roberto Orozco at (847) 723-8520 or via email at roberto.orozco@aah.org if you have any questions about this report.

Sincerely,
James Kokaska



System Vice President, Design & Construction
Advocate Health and Hospitals Corporation

CC: Allison Wyler, President, Advocate Good Shepherd Hospital
Roberto Orozco, Director, Design and Construction
Myndee Balkan, Director, Health Facilities Planning
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