



3075 Highland Parkway, Suite 600 || Downers Grove, Illinois 60515 || T 630.572.9393 || advocatehealth.com

September 10, 2014

Ms. Courtney Avery, Administrator
Illinois Health Facilities and Services Review Board
525 West Jefferson Street
Springfield, IL 62761

RECEIVED

SEP 15 2014

HEALTH FACILITIES &
SERVICES REVIEW BOARD

Re: Project #11-019 Advocate Christ Medical Center (the "Project")

Annual Progress Report

Advocate Health and Hospitals Corporation, (dba Advocate Christ Medical Center)
Construction Project for Ambulatory Pavilion

Dear Ms. Avery:

This letter is to inform you that, in accordance with requirements of the 77 Ill. Adm. Code 1130.760, Advocate Christ Medical Center ("Christ") is submitting an annual progress report on the Project referenced above. The permit for this Project was granted August 16, 2011.

The Project is for the construction of 308,218 gross square foot ambulatory pavilion at 4440 West 95th St., Oak Lawn, Illinois. The building will contain surgery, endoscopy, recovery, plus various clinical and non-clinical services.

As you will recall, September 24, 2013, Advocate Christ Medical Center was granted a Permit Alteration that included a reduction in the number of surgery and procedure rooms, recovery rooms, and imaging rooms.

1. Current status of the Project:

- The contract with the General Contractor, Pepper Construction, was signed Dec 7, 2011,
- Percentage of the project finished:
 - The project is approx. 99% complete
- Components yet to be finished:
 - Mechanical systems final Commissioning

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:

PROJECT COSTS AND SOURCES OF FUNDS				
USE OF FUNDS	Costs Incurred to Date	Estimated Project Costs	Approved Sept. 24, 2013 in Alteration	In Original Permit
Preplanning Costs	\$1,716,167	\$1,716,167	\$1,725,000	\$1,725,000
Site Survey and Soil Investigation	\$84,450	\$86,720	\$123,000	\$123,000
Site Preparation	\$1,200,651	\$1,200,651	\$1,280,000	\$1,280,000
Off Site Work	\$1,046,988	\$1,046,988	\$4,400,300	\$4,400,300
New Construction Contracts	\$99,824,249	\$99,824,249	\$99,824,249	\$101,814,825
Modernization Contracts	\$51,609	\$51,609	\$179,211	\$195,211
Contingencies	\$2,131,212	\$6,795,072	\$9,410,000	\$9,610,000
Architectural/Engineering Fees	\$3,902,916	\$3,909,032	\$5,040,900	\$5,131,000
Consulting and Other Fees	\$3,185,458	\$3,243,932	\$4,893,300	\$4,773,300
Movable or Other Equipment (not in construction contracts)	\$35,331,491	\$36,045,803	\$40,737,918	\$48,980,000
Bond Issuance Expense (project related)	\$1,026,899	\$1,076,899	\$1,692,285	\$1,692,285
Net Interest Expense During Construction (project related)	\$1,930,122	\$1,995,122	\$11,000,500	\$11,275,637
Fair Market Value of Leased Space or Equipment				
Other Costs To Be Capitalized	\$6,828,969	\$7,406,531	\$11,517,000	\$11,301,000
Acquisition of Building or Other Property (excluding land)				
TOTAL USES OF FUNDS	\$158,261,181	\$164,398,775	\$191,823,663	\$202,301,558

***Architectural/Engineering Fees line has reduced from the 2013 report due to a double counting of \$1,259,265 for Architectural fees. This amount was previously included in both the Pre-Planning Line and the Architectural/Engineering Fee lines.**

3. Method of financing the Project and sources of funds

	Project Funding To Date	Estimated Project Funding	Approved in Alteration	In Original Permit
Cash and Securities	\$52,048,844	\$58,186,438	\$ 63,493,632	\$ 66,918,722
Pledges				
Gifts and Bequests				
Bond Issues (project related)	\$106,212,337	\$106,212,337	\$ 128,330,031	\$ 135,382,836
Mortgages				
Leases (fair market value)				
Governmental Appropriations				
Grants				
Other Funds and Sources				
TOTAL SOURCES OF FUNDS	\$158,261,181	\$164,398,775	\$ 191,823,663	\$ 202,301,558

4. Anticipated date of completion:

November 28, 2014

Please contact me at 630-929-5575 or Robert Harrison at 708-684-4274 if you have any questions about this report.

Sincerely,



Albert L. Manshum, III
Vice President
Facilities and Construction

CC: Robert Harrison
Advocate Christ Medical Center