

September 3, 2015

Via Overnight Courier

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

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HEALTH FACILITIES &  
SERVICES REVIEW BOARD

Re: Project #13-026 Advocate Lutheran General Hospital (the "Project")

**Annual Progress Report**

Advocate Health and Hospitals Corporation, (dba Advocate Lutheran General Hospital),  
and Advocate Health Care Network Modernization Project

Dear Ms. Avery:

Advocate Lutheran General Hospital is pleased to submit our annual progress report on the Project referenced above in accordance with requirements of the 77 Ill. Adm. Code 1130.760. The Project is for the Expansion of the Emergency Department and Surgery Department originally consisting of 59,635 sf (New) and 6,829 sf (Modernization) for a combined project total of 66,464 sf. The Review Board granted the permit for this Project August 13, 2013.

An Alteration was granted April 22, 2015 to increase the total GSF by 2,229 and increase the costs from \$39,642,456 to \$40,636,730.

**1. Current status of the Project**

**Obligation:** The Project was obligated before February 13, 2015 (contract to Turner Construction executed September 8, 2014).

- IDPH design review was submitted on October 3rd, 2013 and approved on March 3, 2014.
- The Village of Park Ridge issued a building permit for this Project on March 11, 2014. Village TCO for the new ED expansion was issued June 31, 2015.
- IDPH Temporary occupancy for phase 4 (new ED expansion) was issued June 30, 2015.

**Components of Project finished:** New ED expansion is fully constructed. New OR expansion core and shell is constructed. OR renovation for additional PACU bays is complete.

**Components yet to be finished:** New OR expansion build-out is currently in process. Miscellaneous interior renovations for the ED and OR are also underway (OR lockers, OR offices, ED peds renovations, ED break room).

Project #13-026 Advocate Lutheran General Hospital Annual Progress Report - 2015

**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.

	Costs incurred to date	Estimated Project costs	Alteration Permit amount
Preplanning Costs	\$ 70,000	\$ 70,000	\$ 113,185
Site Survey and soil Investigation	\$ 67,856	\$ 150,000	\$ 150,000
Site Preparation	\$ 2,709,190	\$ 2,812,100	\$ 1,812,100
New Construction Contracts	\$ 21,210,824	\$ 24,329,764	\$ 22,329,764
Modernization Contracts	\$ 406,275	\$ 741,527	\$ 1,192,797
Contingencies	\$ -	\$ 205,603	\$ 3,162,418
Architectural/Engineering Fees	\$ 2,700,019	\$ 2,700,019	\$ 2,248,749
Consulting and Other Fees	\$ 477,721	\$ 1,326,826	\$ 1,326,826
Movable or Other Equipment (not in construction contracts)	\$ 1,038,361	\$ 3,399,974	\$ 3,399,974
Bond Issuance Expense (project related)	\$ 147,628	\$ 368,353	\$ 368,353
Net Interest Expense During Construction (project related)	\$ 511,752	\$ 2,145,115	\$ 2,145,115
Other Costs To Be Capitalized	\$ 543,916	\$ 2,387,449	\$ 2,387,449
<b>TOTAL USES OF FUNDS</b>	<b>\$ 29,883,542</b>	<b>\$ 40,636,730</b>	<b>\$ 40,636,730</b>

**3. Method of financing the Project and sources of Funds**

See below table for financing breakdown.

SOURCE OF FUNDS	TOTAL
Cash and Securities	\$ 11,151,661
Bond Issues (project related)	\$ 29,485,069
<b>TOTAL SOURCES OF FUNDS</b>	<b>\$ 40,636,730</b>

**4. Anticipated date of completion**

The Project completion date in the original permit is September 30, 2016 and has not changed. The current project schedule forecasts completion within the time constraints of the approved permit duration.

Please contact me at (630) 929-5575 or Jim Kokaska at (847) 723-8898 if you have any questions about this report.

Sincerely,



Albert Manshum, III  
Vice President, Facilities and Construction  
Advocate Health and Hospitals Corporation

CC: James Kokaska  
Vytas Zemaitaitis  
Scott Nelson