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November 6, 2013

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HEALTH FACILITIES &
SERVICES REVIEW BOARD

Ms. Courtney Avery, Administrator
Illinois Health Facilities and Services Review Board
Illinois Department of Public Health
525 West Jefferson Street, 2nd floor
Springfield, Illinois 62761

Re: HFSRB Project Number **12-014**,
Manor Court of Freeport Expansion

Dear Ms. Avery:

On behalf of the Applicant for the above referenced project, Residential Alternatives of Illinois, Inc., we respectfully request the project's first Renewal of a Permit as stated in Section 1130.140. The Applicant is requesting a completion date of December 31, 2014 from the approved date of December 31, 2013. This constitutes a 12-month extension.

Status Report:

All preplanning, site survey and soil work, site preparation and the majority of the architectural and engineering work has been completed. The foundation, underground plumbing and electrical is complete. The walls are framed and the truss installation is underway.

Truss work is to be completed by mid November. The roof is to be completed in December. Between December and March all drywall and finish work is to be completed with flooring scheduled for April. The punch list and final walk through is expected to take the project through the end of June with licensure and State Inspections to be requested at this time. The Applicant is allowing six months for all licensing inspections and to submit back to this Board its final costs and project completion report. Currently the project is 45% complete.

Rational for Request:

This project, originally set to be complete December 31, 2013 had received on May 10th of this year a permit alteration on the project. As the request must be approved prior to becoming "obligated" for the change, the Applicant since then has finalized the plans, and proceeded as far as it has (see status report above) since that time. This will allow for a 12-month construction period and a four month time frame for licensing. This appears to be a



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modest completion schedule taking into consideration the permit alteration requested and approved earlier this year.

In addition to the alteration issue referenced above, the Applicant had an extremely wet weather this spring and early summer. This delayed earthwork, which then delayed getting footings, underground utilities and the slab poured and completed. The IDPH design review no longer has an LTC review staff which is also resulting in delays in the initial and altered working plan review and approval.

Project Cost:

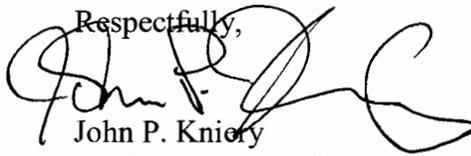
The permit amount of this project is \$1,889,059 and we do not anticipate exceeding that original amount. To date the project costs expended stand at \$283,988. Please refer to **EXHIBIT A** for an itemization of the project cost.

Current Conditions of Financial Status:

The project cost will remain totally funded through internal sources as stated and approved in the original Application and all construction costs have been and will be totally funded by cash.

After reviewing the above information, we hope the Board will grant our permit renewal. This submittal is more than 45-days prior to the current permit expiration and as such is in compliance with the requirements of Board's processing rules. As such, enclosed is also the required processing fee of \$500.00. Should you have any questions or concerns with any of the information provided herein, please do not hesitate to contact me.

Respectfully,



John P. Knier
Health Care Consultant

ENCLOSURES

C: Michael Zahtz

Current Conditions of Costs Paid To Date

<i>Item</i>	<i>Cost</i>	<i>Paid to Date</i>	<i>% Expended</i>
Preplanning Costs	\$15,000.00	\$15,000.00	100.00%
Site Survey & Soil Investigation	\$10,000.00	\$10,000.00	100.00%
Site Preparation	\$50,000.00	\$50,000.00	100.00%
Off Site Work	\$0.00	\$0.00	0.00%
New Construction Contracts	\$1,389,950.00	\$105,260.00	8.00%
Modernization Contracts	\$0.00	\$0.00	0.00%
Contingencies	\$75,000.00	\$0.00	0.00%
Architectural/Engineering Fees	\$70,000.00	\$63,728.00	91.00%
Consulting & Other Fees	\$40,000.00	\$40,000.00	100.00%
Movable or Other Equipment (not in construction contracts)	\$105,000.00	\$0.00	0.00%
Bond Issuance Expense (project related)	\$0.00	\$0.00	0.00%
Net Interest Expense During Construction (project related)	\$0.00	\$0.00	0.00%
Fair Market Value of Leased Space or Equipment	\$134,1090.00	\$134,109.00	100.00%
Other Costs To Be Capitalized	\$0.00	\$0.00	0.00%
Acquisition of Building or Other Property (excluding land)	\$0.00	\$0.00	0.00%
ESTIMATED TOTAL PROJECT COST	\$1,889,059.00	\$418,097.00	21.58%

EXHIBIT A