

Nursing Facility
1021 West E. Street
Belleville, IL 62220
618-233-2095
618-233-2109 fax



Retirement Apartments
901 West E. Street
Belleville, IL 62220
618-233-2318

RECEIVED

FEB 14 2014

HEALTH FACILITIES &
SERVICES REVIEW BOARD

"A PLACE TO HAVE FAITH IN"
We are a non-profit, faith based organization.

VIA UPS

February 12, 2014

Courtney R. Avery, Administrator
Illinois Health Facilities Planning Board
525 West Jefferson Street
Springfield, IL 62761

**RE: Annual Progress Report
St. Paul's Home, Project # 13-003**

Dear Mr. Avery:

In accordance with the requirements of 77 Ill. Admin. Code 1130.760 St. Paul's Home presents the attached Annual Progress Report.

Should you have any questions about this report, please contact Chris Wiltse at (314) 726-0111 or cwiltse@standrews1.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Wiltse".

Christopher H. Wiltse
St. Andrew's Management Services
Development Project Manager

cc Mark Silberman, Duane Morris

St. Paul's Home
1021 W. E Street
Belleville, IL 62220

Project # 13-003

Annual Progress Report



1130.760

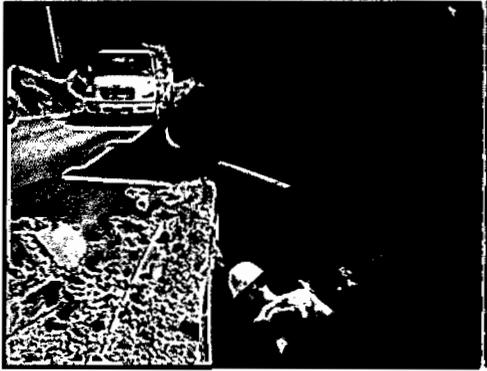
a) *Each permit holder shall submit annual progress reports to HFSRB staff every 12 months from the permit issuance date until the project is complete. The Annual progress reports are due by the anniversary date of HFSRB approval of the permit. The reports shall include:*

1) *current status of the project, including the percentage of the project finished, components finished and components yet to be finished, and any changes in the scope of the project and size*

The “modernization” of St. Paul’s Home is underway. Design and construction documents were completed in the fall of 2013 and IDPH approval for construction was obtained in November, 2013.

Construction began in early December, 2013 and at the current time is about 10% complete with about 21% of project funds expended; site demolition is completed; the new sanitary sewer lines are completed; storm sewer mains are about 90% complete; site excavation is ongoing with building pad re-compaction about 90% complete, and; plumbing underground rough-in work underway. Concrete foundations are scheduled to proceed this month, followed by the steel building structure and remainder of the building.

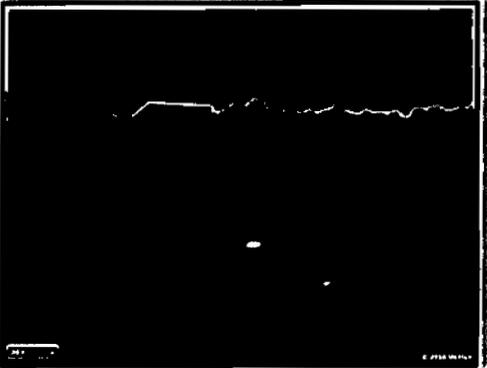
Following building completion, inspections, and occupancy permits, the residents of the existing building will relocate, the existing building will be demolished, and site restoration work will be completed. The scope and size of the project has not changed since Certificate of Need Approval.



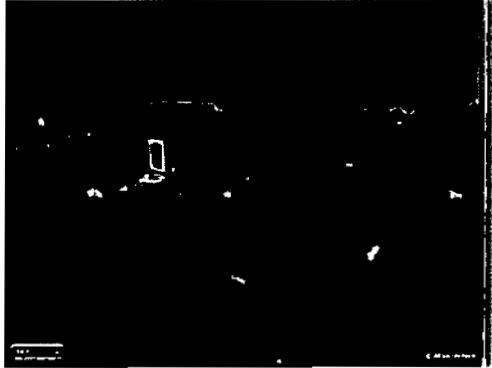
Utility relocation



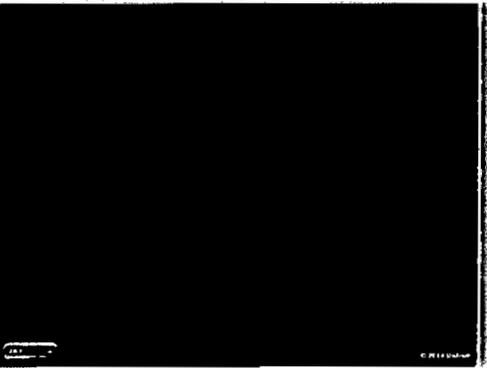
Preliminary site work



48" storm sewer main installation



Site work continues



Winter delay

2) *cost incurred to date and an itemized listing of the total current estimated project costs and a comparison of those costs to the approved permit*

Uses of funds as of February 10, 2014.

Uses of Funds	Cost	Invoiced (Paid) To Date	% Complete	Balance
General Contractor ⁽¹⁾	\$20,200,838	\$1,041,235	5%	\$19,159,603
Contingency	\$500,000	\$0	0%	\$500,000
Architectural Fees	\$904,565	\$742,651	82%	\$161,914
FF&E (Major and Minor)	\$1,200,000	\$711	0%	\$1,199,289
Existing Debt Payoff	\$2,733,089	\$2,733,089	100%	\$0
Capitalized Interest – Senior Loan	\$700,676	\$0	0%	\$700,676
Demolition	\$840,000	\$6,893	1%	\$833,107
Development Fees	\$455,000	\$305,000	67%	\$150,000
Licensing Expenses	\$200,000	\$145,677	73%	\$54,323
Borrower Legal	\$80,000	\$80,000	100%	\$0
Construction Management	\$186,750	\$89,500	48%	\$97,250
Abatement	\$171,150	\$10,650	6%	\$160,500
Geotechnical Testing/Civil	\$198,909	\$110,586	56%	\$88,323
Pre Marketing Costs	\$75,000	\$4,000	5%	\$71,000
Builder's Risk	\$45,181	\$45,181	100%	\$0
Financing Costs	\$668,142	\$668,142	100%	\$0
Sponsor Legal Fees	\$100,000	\$100,000	100%	\$0
Total	\$29,259,300	\$6,083,315	21%	\$23,175,985

(1) includes General Contractor of \$18,700,838 + Renovation of \$850,000 + Low Voltage Services of \$650,000

3) *the method of financing the project and sources of funds*

Project financing was obtained via a commercial loan through FirstBank, 11901 Olive Boulevard, St. Louis, MO 63141. This loan closed on December 11, 2013.

Sources of Funds	
St. Paul's Home & Foundation	\$2,244,454
St. Paul Church Gift/Loan	\$414,846
Loan Proceeds (FirstBank)	\$21,600,000
Investment of STARS & CA	\$5,000,000
Total Sources	\$29,259,300

4) *the anticipated date of completion*

As of March 1, 2014 phased project completion is anticipated on the following dates:

- Construction activities complete for the "modernization" portion of the project – January 19, 2015
- Residents relocated to "modernized" facility – April 1, 2015
- Demolition of existing buildings and project completion - July 15, 2015

Please note: our CON approval letter shows a project completion date of January 1, 2015. Due to delays in obtaining project financing, resulting in a cost savings of \$2,353,196, and unusually harsh winter weather which has delayed construction activities we anticipate a completion date after January 1, 2015. We are aware of this discrepancy and the reporting requirements necessary to request alteration of our completion date. Our request for alteration will come at a later date but we felt it necessary to alert the Board to the likelihood of this action.