

FOLEY & ASSOCIATES, INC.

Charles H. Foley, MHA
cfoley@foleyandassociates.com

John P. Kniery
jkniery@foleyandassociates.com

HAND DELIVERED

May 20, 2016

RECEIVED

MAY 20 2016

HEALTH FACILITIES &
SERVICES REVIEW BOARD

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

Re: Project No. 16-014, St. Clara's Manor

Dear Ms. Avery:

Please accept the enclosed CORRECTED pages 30-32 of the CON application for the above referenced project. The totals for the clinical, non-clinical and total columns all remain the same. The new construction and contingency costs were reevaluated and are now calculated to be \$221.82 per square foot.

If you have any questions, please don't hesitate to contact me.

Sincerely,



John P. Kniery
Health Care Consultant

JPK/kah

Enclosure(s)



COST AND GROSS SQUARE FEET BY SERVICE									
Area (list below)	A	B	C	D	E	F	G	H	Total Cost (G + H)
	Cost/Square Foot New	Mod.	Gross Sq. Ft. New	Circ.*	Gross Sq. Ft. Mod.	Circ.*	Const. \$ (A x C)	Mod. \$ (B x E)	
Nursing	\$201.66		49,681				\$10,018,670	\$0.00	\$10,018,670
Contingency	\$20.16		49,681				\$1,001,569	\$0.00	\$1,001,569
TOTALS	\$221.82	0	49,681	0	0	0	\$11,020,240	\$0.00	\$11,020,240

* Include the percentage (%) of space for circulation

D. Projected Operating Costs

The applicant shall provide the projected direct annual operating costs (in current dollars per equivalent patient day or unit of service) for the first full fiscal year at target utilization but no more than two years following project completion. Direct cost means the fully allocated costs of salaries, benefits and supplies for the service.

E. Total Effect of the Project on Capital Costs

The applicant shall provide the total projected annual capital costs (in current dollars per equivalent patient day) for the first full fiscal year at target utilization but no more than two years following project completion.

APPEND DOCUMENTATION AS ATTACHMENT - 30, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

APPENDIX A**Project Costs and Sources of Funds**

Complete the following table listing all costs associated with the project. When a project or any component of a project is to be accomplished by lease, donation, gift, or other means, the fair market or dollar value (refer to Part 1130.140) of the component must be included in the estimated project cost. If the project contains non-reviewable components that are not related to the provision of health care, complete the second column of the table below. Note, the use and sources of funds must equal.

Project Costs and Sources of Funds			
USE OF FUNDS	CLINICAL	NONCLINICAL	TOTAL
Preplanning Costs	\$49,319	\$23,637	\$72,956
Site Survey and Soil Investigation	\$110,528	\$52,972	\$163,500
Site Preparation	\$440,484	\$211,105	\$651,589
Off Site Work	\$676	\$324	\$1,000
New Construction Contracts	\$10,018,670	\$4,801,525	\$14,820,195
Modernization Contracts	\$0	\$0	\$0
Contingencies	\$1,001,569	\$480,010	\$1,481,579
Architectural/Engineering Fees	\$934,515	\$447,874	\$1,382,389
Consulting and Other Fees	\$410,706	\$196,834	\$607,540
Movable or Other Equipment (not in construction contracts)	\$619,197	\$296,755	\$915,952
Bond Issuance Expense (project related)	\$148,670	\$71,251	\$219,921
Net Interest Expense During Construction (project related)	\$212,580	\$101,881	\$314,461
Fair Market Value of Leased Space or Equipment	\$0	\$0	\$0
Other Costs To Be Capitalized	\$0	\$0	\$0
Acquisition of Building or Other Property (excluding land)	\$0	\$0	\$0
TOTAL USES OF FUNDS	\$13,946,916	\$6,684,166	\$20,631,082
SOURCE OF FUNDS	CLINICAL	NONCLINICAL	TOTAL
Cash and Securities	\$3,380,074	\$1,619,926	\$5,000,000
Pledges			
Gifts and Bequests			
Bond Issues (project related)			
Mortgages	\$10,566,842	\$5,064,240	\$15,631,082
Leases (fair market value)			
Governmental Appropriations			
Grants			
Other Funds and Sources			
TOTAL SOURCES OF FUNDS	\$13,946,916	\$6,684,166	\$20,631,082

*Appended as APPENDIX-A1, is a further breakdown of project costs.

**St. Clara's Manor #16-014
REPLACEMENT PAGE 32**

Breakout of Project Costs

Use of Funds	Project Costs - Breakout	Cost
Preplanning Costs		
	Reimbursable Professional Expenses	\$5,000
	CON Pre-planning	\$17,956
	Pre-Opening Mgmt/Mkt'g	\$50,000
		\$72,956
Site Survey and Soil Investigation		
	ALTA Land Survey	\$5,000
	Soil Testing	\$6,000
	Illinois EPA Permit Fee	\$2,500
	Phase II Environmental	\$150,000
		\$163,500
Site Preparation		
	Fill & Grading	\$651,589
		\$651,589
Off Site Work		
	City Tap-on & Impact Fee	\$1,000
		\$1,000
New Construction Contracts		
	Construction & Building Cost	\$14,801,741
	Insurance - Builder's Risk	\$18,454
		\$14,820,195
Modernization Contracts		
Contingencies		
	Contingency - 10%	\$1,481,579
		\$1,481,579
Architectural/Engineering Fees		
	Architectural & Engineering	\$1,382,389
		\$1,382,389
Consulting and Other Fees		
	Building Permit Fees	\$13,565
	Construction Inspection Fees	\$2,400
	Legal Fees	\$50,000
	Title & Recording	\$5,000
	Illinois Health Facilities CON Fees	\$95,000
	Cons. Management	\$423,575
	Illinois Department of Public Health Fee	\$11,000
	Appraisal	\$7,000
		\$607,540
Movable or Other Equipment		
	Furniture, Fixtures & Equipment	\$915,952
		\$915,952
Bond Issuance Expense		
	Letter of Credit Fee/Bond Premium	\$88,050
	Points	\$131,871
		\$219,921
Net Interest Expense During Construction		
	Construction Interest Escrow	\$314,461
		\$314,461
Fair Market Value of Leased Space or Equipment		
Other Costs to be Capitalized		
Acquisition of Building or Other Property		
Total IDPH Regulated Uses of Funds		\$20,631,082