

TRANSITIONAL  
*Care*  
MANAGEMENT

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HEALTH FACILITIES &  
SERVICES REVIEW BOARD

June 24, 2013

Mr. Michael Constantino  
Project Review Supervisor  
Illinois Health Facilities & Services Review Board  
525 West Jefferson Street  
Springfield, Illinois 62761

Re: Status Report for Project # 11-006  
Transitional Care Center of Arlington Heights

Dear Mr. Constantino:

The project is fully entitled and under construction as of April 1<sup>st</sup>, 2014. Construction is expected to take 12-14 months. The anticipated completion date for the project is October 31, 2015.

The components of the project yet to be completed are as follows:

- Remainder of building construction;
  - Foundations and footings are 90% complete.
  - Site utilities installations are underway.
- Permanent HUD financing via takeout of in-place construction loan;
- Certificate of Occupancy;
- IDPH inspections and licensure;
- Medicare and Medicaid licensing and certifications.

The Permit Holder has sufficient and readily accessible funds to complete the above referenced project. For the original permit amount of \$22,275,873, the sources of funds are as follows:

HUD 232 Mortgage	\$18,912,000
Cash Call to LLC	\$3,363,873

The Permit Holder has \$4,872,943 in costs incurred to date, is 22% complete, and is expecting to remain within the total approved permit amount. These expenditures are itemized in Attachment 1.

Sincerely,



Denise Norman  
Authorized Representative  
Transitional Care Management

## Attachment 1

<b>Project Costs and Source of Funds</b>						
<b>Project 11-006 Transitional Care Center of Arlington Heights</b>						
<b>Use of Funds</b>	<b>Clinical</b>	<b>Non-Clinical</b>	<b>Permit Total</b>	<b>Clinical Costs to Date</b>	<b>Non-Clinical Costs to Date</b>	<b>Remaining Budget</b>
Preplanning Costs	780,000	195,000	975,000	568,228	142,057	264,715
Construction Costs	10,144,000	2,536,000	12,680,000	899,703	224,926	11,555,371
Contingencies	1,360,000	340,000	1,700,000	0	0	1,700,000
A&E Fees	861,200	215,300	1,076,500	391,512	97,878	587,110
Consulting & Other Fees	640,000	160,000	800,000	120,362	30,090	649,548
Moveable & Other Equipment	1,212,000	303,000	1,515,000	0	0	1,515,000
Construction Interest	633,571	158,393	791,964	31,671	7,918	752,375
Other Costs to be Capitalized	149,927	37,482	187,409	379,982	94,995	-287,568
Acquisition of Building	2,040,000	510,000	2,550,000	1,506,897	376,724	666,379
<b>Totals</b>	<b>\$17,820,698</b>	<b>\$4,455,175</b>	<b>\$22,275,873</b>	<b>\$3,898,354</b>	<b>\$974,589</b>	<b>\$17,402,930</b>