



161 N. Clark Street, Suite 4200, Chicago, IL 60601-3316 • 312.819.1900

RECEIVED

SEP 16 2016

HEALTH FACILITIES &
SERVICES REVIEW BOARD

September 15, 2016

Anne M. Cooper
(312) 873-3606
(312) 819-1910
acooper@polsinelli.com

Michael Constantino
Illinois Health Facilities and Services Review
Board
525 West Jefferson Street, Second Floor
Springfield, Illinois 62761

Re: Annual Progress Report - Meadowbrook Manor LaGrange (Proj. No 11-021)

Dear Mr. Constantino:

This office represents Butterfield Healthcare VII, LLC and MML Properties, LLC (collectively, "Permit Holders"). As you are aware, on August 16, 2011, the Illinois Health Facilities and Services Review Board (the "State Board") approved the Permit Holders' application to modernize its existing 197 bed long-term care facility located at 339 9th Street, LaGrange, Illinois (the "Project"). On December 16, 2014, the State Board granted Permit Holders a two-year renewal of Project Permit #11-021 and established December 31, 2016 as the project completion date. Pursuant to Section 1130.760, the Permit Holders submit the following information regarding the progress of Project Permit #11-021.

1. Status of the Project

On March 11, 2015, the Permit Holders closed on their HUD loan. The project started immediately upon closing of the HUD loan. Construction of the core and shell is nearly complete. See Attachment - 1. The roof membrane is currently being installed; drywall on the first floor has commenced, and the mechanical, electrical and plumbing infrastructure is complete and active. Once construction is completed, residents will be transferred from the old north wing to the new building. The Permit Holders anticipate the project will be complete by December 31, 2016.

Costs Incurred to Date

To date the Permit Holders have incurred \$15,357,043 in project costs.

Mr. Michael Constantino
 September 15, 2016
 Page 2

Project Costs Meadowbrook Manor – LaGrange (Proj. No. 11-021)		
	Approved	Expended
Preplanning Costs	\$438,800	\$13,065
Site Survey and Soil Investigation	\$35,000	\$8,320
Site Preparation	\$1,644,500	\$1,729,288
Off Site Work	\$75,000	0
New Construction Contracts	\$19,050,850	\$12,021,809
Modernization Contracts	\$789,400	0
Contingencies	\$1,744,920	0
A & E Fees	\$982,000	\$989,603
Consulting and Other Fees	\$450,225	\$434,601
Moveable or Other Equipment	\$1,410,000	\$1,114
Net Interest Expenses During Construction	\$1,173,730	\$159,243
Other Costs to be Capitalized	\$835,944	0
Estimated Total Project Cost	\$28,630,369	\$15,357,043

2. Sources of Funds

The project will be financed through a \$28,630,369 mortgage.

3. Anticipated Completion Date

The anticipated completion date for the Project is December 31, 2016.



Mr. Michael Constantino
September 15, 2016
Page 3

If you need any additional information or have any questions regarding the status of the project, please feel free to contact me at 312-873-3606 or acooper@polsinelli.com.

Sincerely

A handwritten signature in black ink, appearing to read "Anne M. Cooper".

Anne M. Cooper

Attachment







