



LUTHERAN SENIOR SERVICES

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HEALTH FACILITIES &
SERVICES REVIEW BOARD

November 30, 2015

Ms. Courtney Avery
Administrator
State of Illinois
Health Facilities and Services Review Board
525 West Jefferson Street
Springfield, IL. 62761

Re: **Project: #14-045: Lutheran Hillside Village**
6901 N. Galena Road
Peoria, IL. 61614
First Annual Progress Report

Dear Ms. Avery:

Per Section 1130.760 of Part 1130 Health Planning Procedural Rules, we submit our first Annual Report for the above referenced project. Project costs are incurred as of October 31, 2015.

1. We are currently in the construction phase of this project with new construction at 38 % complete, and modernization at 4% We have expended 27% of the project funds at this time. There are no changes in the scope of the project and size.
2. Costs incurred to date are included in the attached summary.
3. The financing for this project is using cash
4. Copy of executed AIA Document A133 between Owner and Construction Manager
5. Progress photos of the new building are attached.
6. Our anticipated completion date is May 2018

Please contact me should you have any questions.

Sincerely
Lutheran Senior Services

Mark W. Schoedel
Vice President of Construction and Technology

Illinois Health Facilities Planning Board
 Lutheran Hillside Village Project # 14-045
 Permit Holder: Lutheran Senior Services
 Permit Amount: 12,174,817

Project Data Current as of November 27, 2015
 Obligated by
 Complete by 3/24/2018

Project Cost	SNF CON Submittal	Actual to Date	Percent complete
Preplanning Costs			
Site Survey and Soil Investigation	71,750	17,567	3
Site Preparation	417,335	396,468	93
Off Site Work	0	0	0
New Construction Contracts	5,505,342	2,082,143	38
Modernization Contracts	3,868,668	157,151	4
Contingencies	497,561	0	0
Architectural/Engineering Fees	700,663	614,169	88
Consulting and Other Fees	75,000	22,462	30
Movable or Other Equipment (not in Construction Contracts)	1,064,444	0	0
Bond Issuance Expense (project related)		0	0
Net Interest Expense During Construction (project related)		0	0
Fair Market Value of Leased Space or Equipment	0	0	0
Other Costs to be Capitalized		0	0
Acquisition of Building or Other Property (Excluding Land)	0	0	0
			0
Total Project Cost	\$12,200,763	\$3,289,960	
% Project Complete		27%	

FILE #2
LHV

AIA® Document A133™ – 2009

Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price

AGREEMENT made as of the Third day of February in the year Two Thousand Fifteen.
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status and address)
Lutheran Senior Services
1150 Hanley Industrial Court
Brentwood, Missouri 63144

and the Construction Manager:
(Name, legal status and address)
S. M. Wilson & Co.
2185 Hampton Avenue
P. O. Box 5210
St. Louis, Missouri 63139

for the following Project:
(Name and address or location)
Lutheran Hillside Village – Additions & Renovations
6901 North Galena Road
Peoria, Illinois 61614

The Architect:
(Name, legal status and address)
Perkins Eastman
351 West Hubbard Street
Suite 708
Chicago, Illinois 60654

The Owner's Designated Representative:
(Name, address and other information)
Mr. David Bald
Lutheran Senior Services
1150 Hanley Industrial Court
Brentwood, Missouri 63144
(314) 446-2392

The Construction Manager's Designated Representative:
(Name, address and other information)
Mr. Bill Wagner
S. M. Wilson & Co.
2185 Hampton Avenue

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™-2007, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

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without the written consent of the other, except that the Owner may assign this Agreement to a lender providing financing for the Project if the lender agrees to assume the Owner's rights and obligations under this Agreement. Except as provided in Section 13.2.2 of A201-2007, neither party to the Contract shall assign the Contract as a whole without written consent of the other. If either party attempts to make such an assignment without such consent, that party shall nevertheless remain legally responsible for all obligations under the Contract.

§ 11.5 Other provisions:

ARTICLE 12 SCOPE OF THE AGREEMENT

§ 12.1 This Agreement represents the entire and integrated agreement between the Owner and the Construction Manager and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both Owner and Construction Manager. Owner and Construction Manager agree that this Agreement has been fully and freely negotiated by both parties hereto, and, accordingly, shall not be construed against either party as the drafter hereof.

§ 12.2 The following documents comprise the Agreement:

- .1 AIA Document A133-2009, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price
- .2 AIA Document A201-2007, General Conditions of the Contract for Construction
- .3

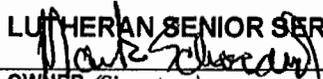
(Paragraphs deleted)

Other documents:

(List other documents, if any, forming part of the Agreement.)

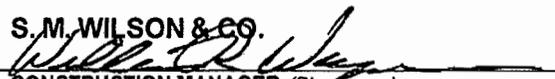
This Agreement is entered into as of the day and year first written above.

LUTHERAN SENIOR SERVICES


OWNER (Signature)

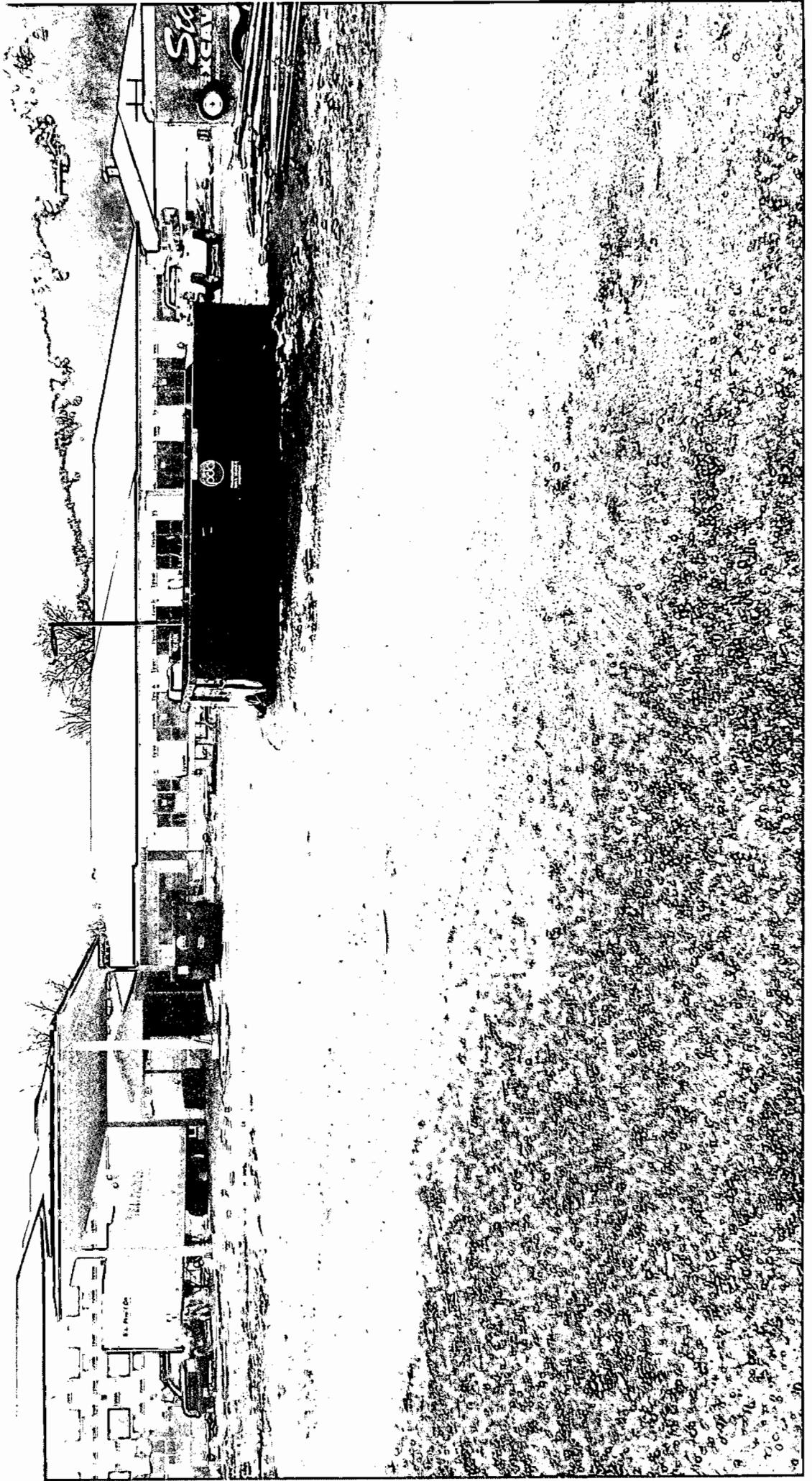
Mr. Mark Schoedel, Vice President
(Printed name and title)

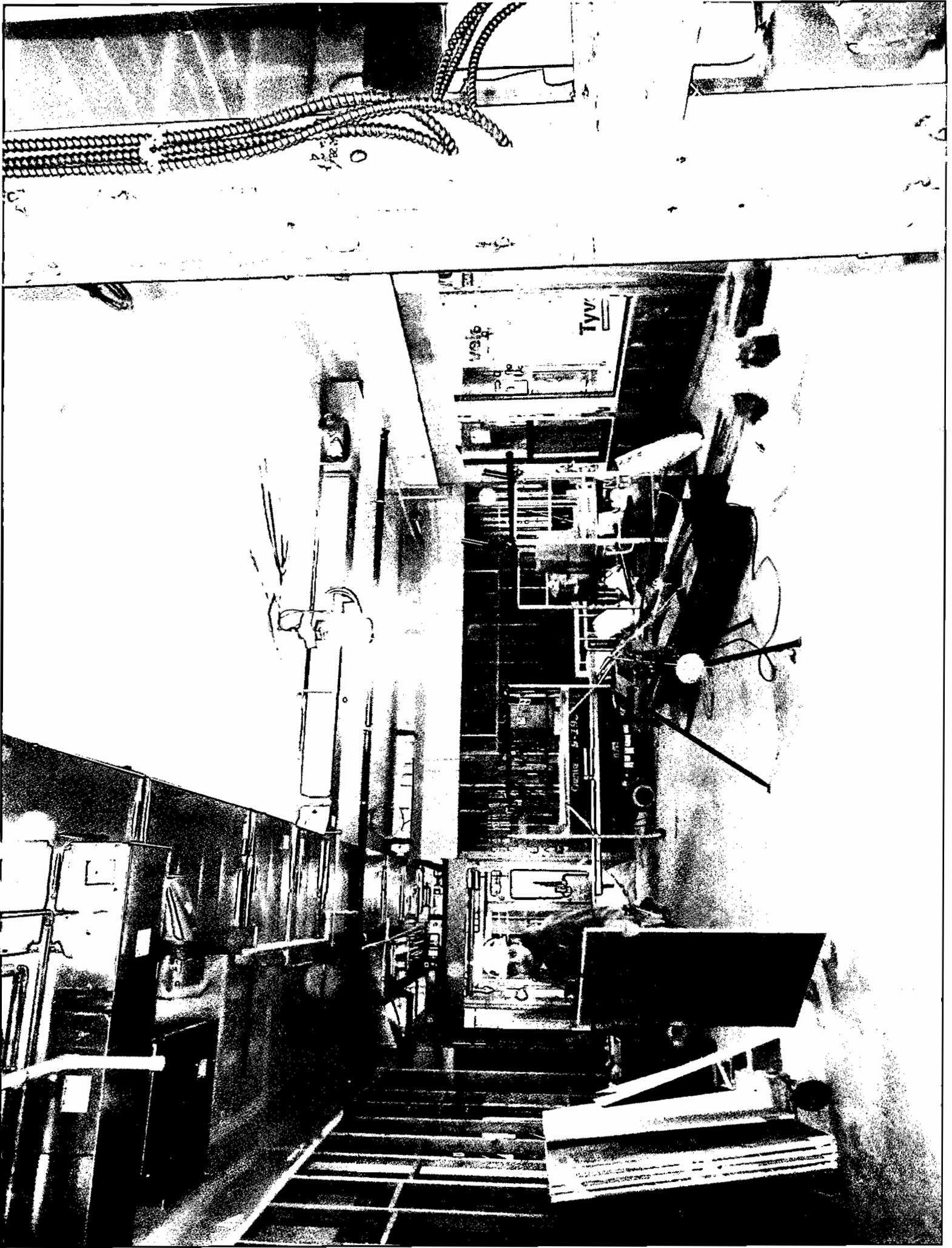
S. M. WILSON & CO.


CONSTRUCTION MANAGER (Signature)

Mr. William R. Wagner, Vice President
(Printed name and title)

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ROOM A

