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February 6, 2017

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Via Federal Express

Mr. Mike Constantino
Project Reviewer
Illinois Health Facilities and Services Review Board
525 West Jefferson Street, 2nd Floor
Springfield, IL 62761

HEALTH FACILITIES &
SERVICES REVIEW BOARD

RE: Oak Trace (Project 16-056) Response to Request for Additional Information

Dear Mike:

On behalf of Lifespace DG, LLC d/b/a Oak Trace, as Applicant, and Lifespace Communities, Inc., as Co-Applicant, I am submitting this letter to in response to the request for additional information related to the Certificate of Need ("CON") application for the modernization of its healthcare center facilities on the Oak Trace senior living campus in Downers Grove, IL (Project 16-056). Below, please find responses to the requested information.

- 1, 2. The *2009 Facility Assessment Report Update* by Arch Consultants, LTD dated November 23, 2009 and the *Metro Design Study* by Metro Design Associates, Inc. dated June 29, 2010 are provided as Attachment 1.

As described in the CON application, the Applicant acquired Oak Trace (formerly Fairview Village) in August 2011 from Fairview Ministries through an auction conducted as part of a Chapter 11 bankruptcy proceeding. Prior to the bankruptcy, Fairview Ministries considered many alternatives to address the financial burdens of its operations and increasing capital expenditures of the aging facilities. As part of their due diligence, Fairview Ministries engaged both Arch Consultants, LTD and Metro Design Associates, Inc. to provide assessments of the physical conditions of the independent living residence building ("Fairview Village Residence Building") and the healthcare center/assisted living facility ("Fairview Baptist Home").

Prior to its acquisition of the community, the Applicant was aware of the facilities issues at Oak Trace. In making the decision to acquire the community, the Applicant developed a short term plan to turn-around the community's financial performance on an interim basis to manage operating costs on campus while formulating a redevelopment plan for the physical plant. The modernization project described in the CON application is the result of that evaluation.

The Applicant acquired the Arch Consultant and Metro Design Associates' reports from Fairview Ministries through the bankruptcy proceedings. The attached copy of the Metro Study appears to be a draft of the report rather than the final version with dollar values assigned to repairs needed. Although the Applicant attempted to obtain a copy of the final report recently, Metro Design Associates is no longer in business.

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3. The Greystone Market Analysis provided as Attachment 10 in the CON application is the complete report. A letter from Brad Straub, Senior Vice President of Greystone, attesting to the completeness of the report is provided as Attachment 2.
4. The capital costs for the alternatives identified are listed below:
 - a. Make no changes alternative
Total Cost for Alternative - \$0 (There are no upfront capital costs for this alternative but there are ongoing inflated operational costs which the Applicant expects to reduce when the new healthcare facility is operational.)
 - b. Remodel the existing healthcare center
Total Cost for Alternative - \$81,175,000
 - c. Construct a skilled nursing facility at a location other than the campus of Oak Trace
Total Cost for Alternative - \$81,010,000
 - d. Use other area facilities
Total Cost for Alternative \$0 (there are no upfront capital costs for this alternative)
 - e. Use underutilized beds or space in the current facility
Total Cost for Alternative \$0 (there are no upfront capital costs for this alternative)
5. A graphic schematic design of the proposed nursing care facility is provided as Attachment 3. We will also provide an electronic copy of this document so HFSRB staff is able to zoom in to the level of detail desired.
6. A revised campus site plan (page 71 of the application) is provided as Attachment 4. An electronic copy of this document is also available and will be sent for reference.
7. A revised 2015 long term care profile for the nursing home is provided as Attachment 5.
8. Oak Trace does not have certified Medicaid beds.
9. The existing healthcare center is approximately 123,020 square feet. It is a three story masonry building with a full basement. The basement and first floor are each approximately 33,350 square feet and the third and fourth floor are each approximately 28,160 square feet. Below, please find a chart listing the number of units/beds once the project is complete.



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	Existing	Renovation (removed)	New Construction	Future Total
Independent Living Apts.	218	0	0	218
Independent Living Duplexes	56	40	0	16
Sheltered Care Beds	54	54	0	0
Assisted Living Apartments	0	0	66	66
Memory Support Assisted Living	0	0	28	28
Skilled Nursing Beds	160	160	102	102
Total	<u>488</u>	<u>254</u>	<u>196</u>	<u>430</u>

Thank you for your continued evaluation of the application. Please do not hesitate to contact us with any questions or concerns.

Sincerely,

Kara M. Friedman

cc: Jodi Hirsch, Lifespace Communities

Attachment - 1

2009 Facility Assessment Report – Arch

2010 Metro Design Study



Fairview 2009 Facility Assessment Report Update



October 27, 2009

ARCH Consultants, Ltd.
250 Parkway Drive, Suite 160
Lincolnshire, Illinois 60069
(847) 541-3220
www.archltd.com

ARCH

Fairview

Intro

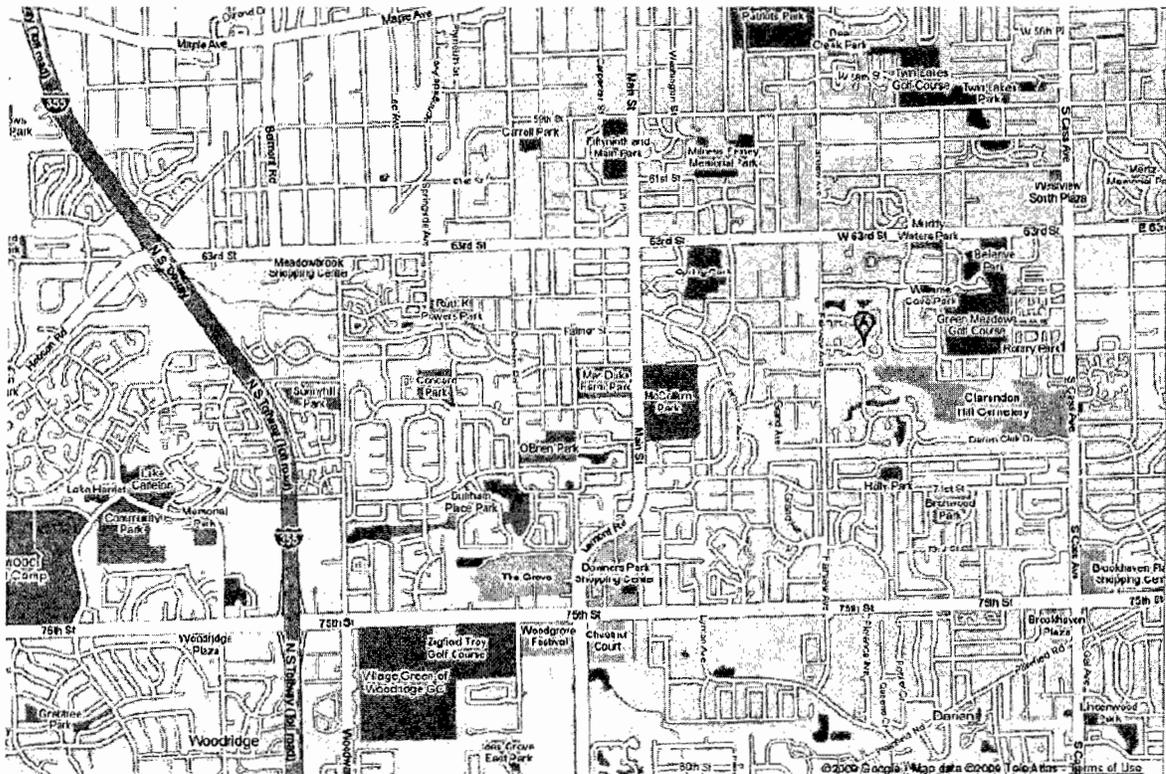
Fairview is a continuing care retirement community serving the senior population in the areas of independent living, long term care, and ministries. Fairview is a Vibrant Living Community.

The partially wooded 40 acre campus has a large pond, a bird sanctuary, nature area, picnic pavilion, an outdoor amphitheater, as well as various specialized gardens. Fairview was designed to provide a variety of living accommodations and services for the elder care consumer. The campus consists of Fairview Village, Fairview Baptist Home, townhomes and cottages.

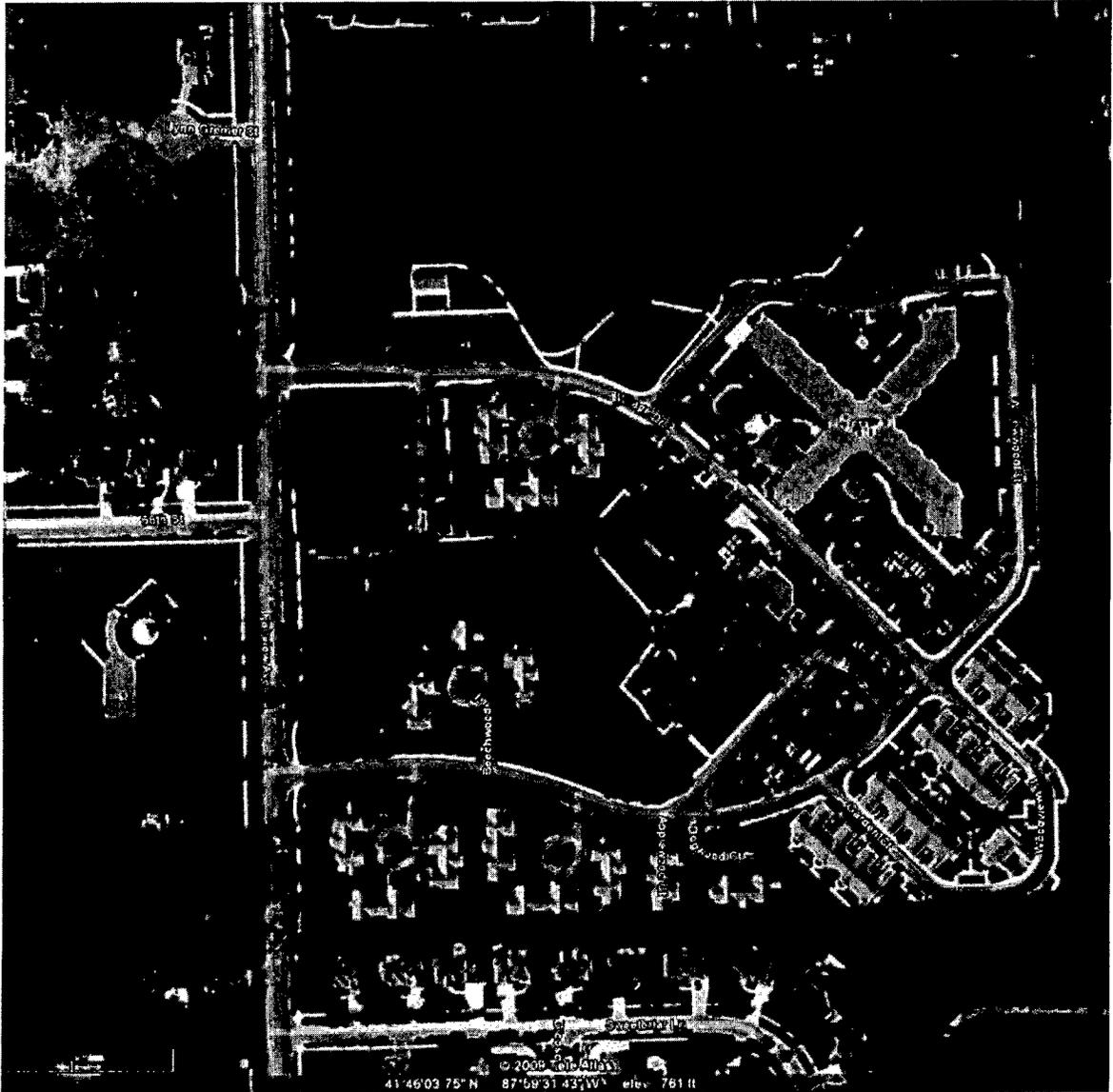
Location



Fairview
210 Village Drive
Downers Grove, Illinois 60516



Aerial Photograph





Physical Plant Assessment - Update

Several limited site surveys of the Fairview campus, at 210 Village Drive, Downers Grove, Illinois 60516, was conducted by ARCH Consultants, Ltd. in June of 2009. The goals of the facility survey were the following:

- Update Original Assessment performed in 2005
- Gather information about the existing campus' components that comprises Fairview. They including the following:
 - Site and Grounds of the main campus excluding the Estate Homes
 - Main Buildings – Independent Living, Dementia, Sheltered Care, and Skilled Nursing.
- Investigate the type and condition of the existing facility's systems that make up the physical plant of Fairview Village.
- Develop a ten year forecast for the facility.
- Gathered data to will assist in the development of Fairview Village's campus master plan and direction.
- Provide management with information to help prioritize short term capital expenditures (FY 2009 & 2010).

The report divides the campus into specific areas:

- Site
- Main Buildings (see attached plans)
 - Fairview Village – Independent Living
 - Fairview Baptist Home – Dementia, Sheltered Care, Chapel Addition and Skilled Nursing
 - Townhome and Garden Homes

The facility has been built over a period of 75 years plus. Many different systems and codes exist for each component. Several licensed areas exist within the main buildings and they are not necessarily segregated from one another.



Executive Summary

The following is a summary of the data attached. The Fairview facility ten year forecast was developed on a per building basis. Refer to the attached back-up material for each building area which is summarized on a yearly basis for the costs associated for the exterior, interior and grounds respectively. Projections for costs were derived from a site investigation and information received from the campus.

The physical plant assessment indicates good overall maintenance of the Village facility. A number of capital replacement projects should be incorporated in upcoming campus budgets. The physical plant assessment indicates a significant amount of deferred maintenance of the Home facility. A number of capital replacement projects should be incorporated in upcoming campus budgets. The forecast for this year assumes the current planned capital projects will be completed. There are several issues that should be addressed and incorporated in the upcoming campus budgets. A few major items that are recommended to be addressed in the near future are the following:

Fairview Baptist Home

- The original design and operation of the HVAC system is unknown. It is believed that over the years the system has been compromised. Staff is operating the system with their best judgment. It is recommended that a mechanical engineer be retained to determine how the system should be piped, balance and operated.
- The HVAC system should be adjusted based on the engineer's recommendations.
- Continue replacing valves throughout the facility as required.
- Interiors – ceiling grid and tiles are stained, rusted and miss matched. They should be replaced.
- If ejection remains an issue, security system should be upgraded to delayed egress at code allowed exit doors.
- Hydronic pipe of mechanical system has begun failure. Repair as required.
- Investigate natural gas drop in pressure issue.
- Replace various mechanical equipment, such as aged pumps. Etc...
- Provide ventilation at indoor condensing units. Convert water cooled condensers.
- If building will be in operation in 2013, install quick response sprinkler heads.
- Code required upgrades.



- Possible upgrades to consider
 - The HVAC and fire alarm system for the facility does not meet current codes, standards and regulations. They can exist as per the status quo because the system is “grandfathered”, which means it can remain as long as the areas the system serves, does not get remodeled/renovated. Any remodel/renovation project could trigger losing the “grandfather” status. The governmental agencies that have jurisdiction over this facility can also require upgrading to current standards and codes. It is recommended that the facility be brought to meet these standards and codes if the master plan is for the facility to remain. The cost for upgrading the associated systems has not been incorporated into this report. Examples are the following:
 - Fire Alarm system in the resident’s rooms (detectors and closers).
 - Make-up air to all resident rooms.

Fairview Village

- It is recommended to have the HVAC balanced to operate at high efficiency by outside contractor.
- Complete Fire Marshall and code required changes.
- Exterior – investigate and water issues at upper windows sills.
- Repair water issues at dining room lower roof area.

Townhome and garden Homes

- Roofs are reaching their useful life, and a replacement plan should be developed for the next several years. It is recommended to create proper venting at eaves and replace gutters.
- Windows are leaking water and have air infiltration. Window replacement program should be investigated.
- Siding and Trim – There are high maintenance details on the exterior of the building that were not maintained. The trim in some locations is rotting. Vinyl side has allowed water to enter the exterior wall. There are signs of water damage under many of the windows.

Site

- Repair pavement as required in several areas that have alligator bituminous pavement.
- Repair uneven walkways to maintain accessible route.



The total projected costs equate to \$10,809,147 from 2009 to 2018. The average yearly expense would be \$1,145,461. An escalation factor was not applied and all figures are in 2009 dollars. This assessment is based on information provided by the campus and gathered through sources believed to be reliable; however, such documents must be considered relevant only as of the date of the report and preliminary in nature warranting further investigation.

The study also assessed 'Other' potential capital expenditures necessary such as emergency funds, refurbishment of existing apartments, other capital expenditures (see attached 2010 capital plan), and furniture (FF&E). The assumptions made are suggested figures and not direct estimates. These Other potential issues are an average yearly expenditure of \$559,444 between 2010 and 2018. This would yield another \$5,035,000 in potential capital expenditures over the next nine years based upon preliminary assumptions outlined. The large exposure of these allowances warrants detailed budgeting of the items suggested. A FF&E inventory and replacement program would more clearly define some of these costs.

A recommended first step of our proposed facility management support is to prioritize short-term capital expenditures and standardize process for purchase order approvals. Depending upon the timeline for replacement of the Home, decisions regarding the physical plant can be made accordingly.

Fairview Village

Physical Plant Assessment Facility 10 Year Forecast										
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Exteriors	214,383	114,295	238,400	184,950	296,420	124,800	275,000	12,000	642,000	180,000
Interiors	316,175	1,378,280	1,111,100	607,500	698,200	838,000	777,202	823,500	1,201,500	10,000
Grounds	0	60,000	83,000	88,000	120,000	70,000	50,000	50,000	150,000	125,000
Total	500,000	1,552,575	1,432,500	880,450	1,114,620	1,032,800	1,102,202	885,500	1,993,500	315,000

Summary Per Building										
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Village Apartments	185,775	563,930	533,400	192,000	624,220	374,000	342,202	360,000	52,000	20,000
Village -Garage	0	19,295	105,500	8,950	27,000	25,000	20,000	21,000	7,500	20,000
Baptist Home	344,783	919,350	673,500	602,000	297,200	493,000	680,000	442,500	1,780,000	75,000
Baptist Home Addition	0	0	50,100	7,500	46,200	64,800	10,000	12,000	4,000	150,000
Site	0	50,000	70,000	70,000	120,000	76,000	50,000	50,000	150,000	50,000
Totals	500,000	1,552,575	1,432,500	880,450	1,114,620	1,032,800	1,102,202	885,500	1,993,500	315,000
Town & Garden Homes	75,000	605,000	387,200	204,600	355,000	411,000	361,000	355,000	75,000	75,000
Other	0	1,075,000	645,000	520,000	520,000	470,000	470,000	445,000	445,000	445,000
\$10,809,147	Total Capital cost over the ten year period not including Other.									
\$1,145,461	Average Expenditure for the period 2010 to 2018.									
\$2,903,800	Total for Town and Garden Homes for the period 2009 to 2018.									

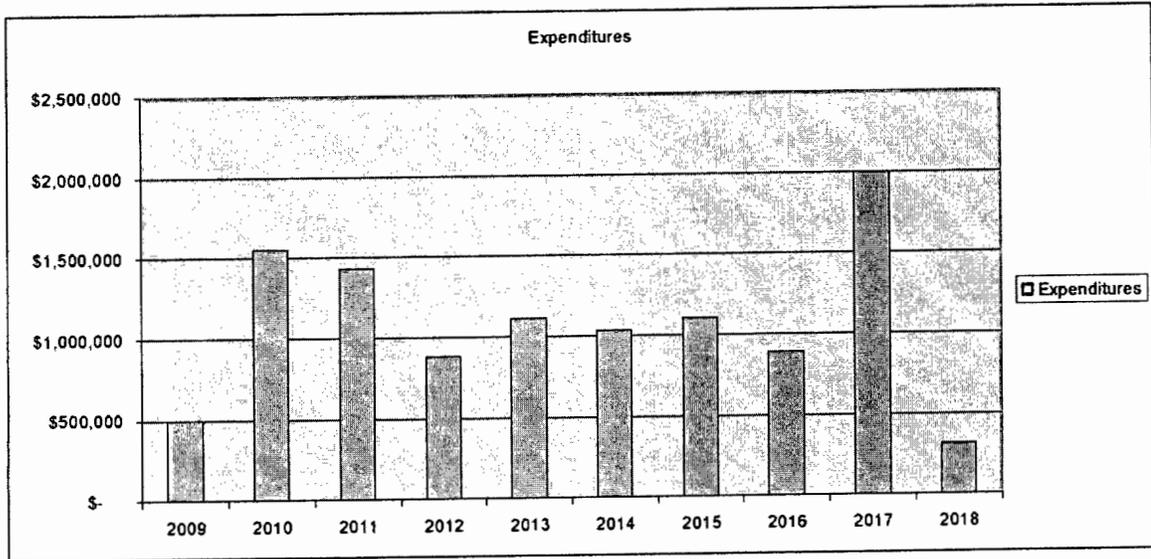
23-Nov-09



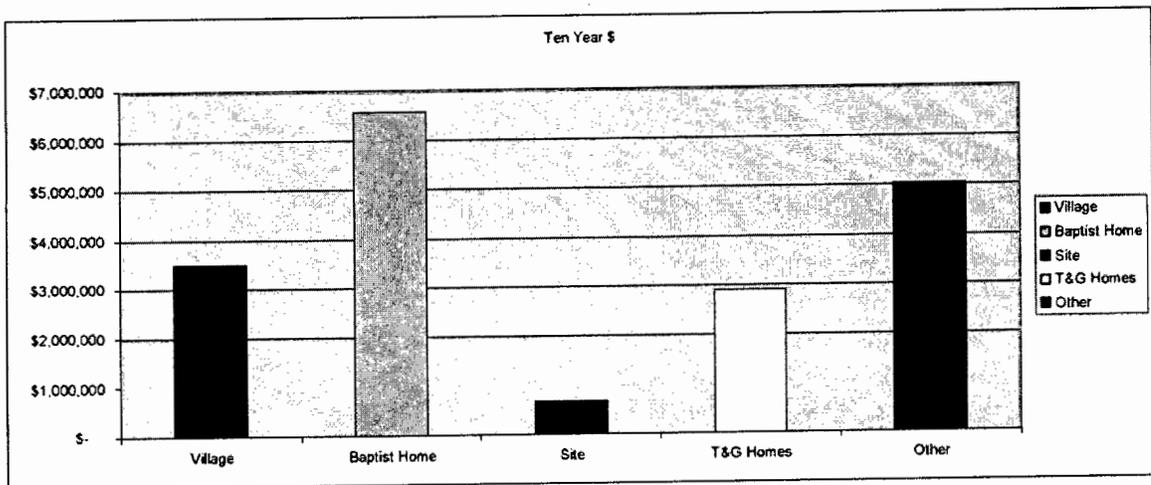
Report Assumptions

The following are the report's assumptions:

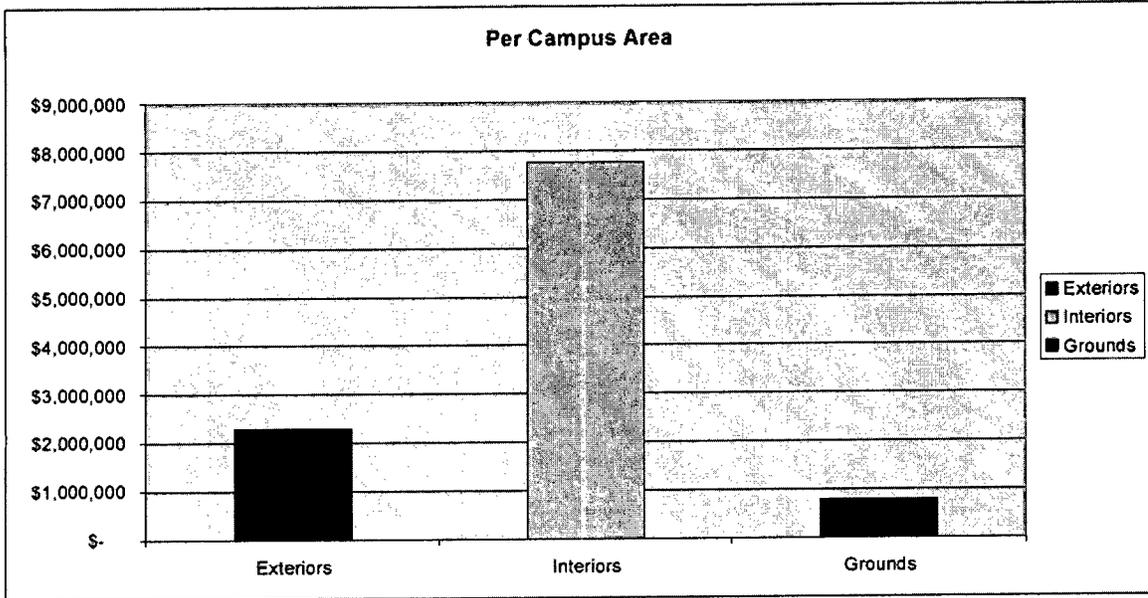
1. 2009 and 2010 projections are based on the capital projects for the physical plant as budgeted by Fairview staff (See attached budget for 2010).
2. The buildings were assumed to be code compliant; that the facility met codes when it was built (grandfathered). That any deficiencies the facility may have in meeting current codes, was not addressed. Any outstanding known code deficiencies that are required to maintain operations were addressed.
3. Any Renovation project would meet current standards and codes.
4. A priority of maintenance issues and capital improvements are not given or addressed. Issues are spread across the ten year time period to create a more even cash flow. It is recommended that a priority list and its associated probable cost be established for the campus.
5. No Escalation was calculated in cost projections. All costs figures are in 2009 dollars.
6. Only physical attributes of the campus were addressed. Soft costs such as professional consulting fees need to be added if required for a specific project.
7. The buildings were not assessed for conformance to current area market trends for the level of care provided or its capacity to provided care not within the campus' current continuum of care.
8. Management to prioritize remodeling projects and implementation timeframes.
9. Management to confirm emergency fund allowance
10. Management has provided information on FF&E and re-occupancies and refurbishments.



Forecast per Year



Forecast per Major Building Group



Forecast per Campus Area



Forecast Per Building Area

Building Name	Village Apartments	<i>(attach supplemental information as necessary)</i>	
Year Constructed	1994	Recent Renovation(s)	
Level of Care	Independent	Studio, 1-Bedroom, & 2-Bedroom	Type of Units
Total Units	221	Varies	Mix of Units
Total S.F.	6 floors	Varies	Size of each Unit Type

Exterior	Year Installed	Life Expectancy	Projected Replacement		Explanation
			Date	Cost	
Roof	2009	9	2018	20,000	Repairs (new 2009)
Windows	1994	19	2013	97,020	Screens/Adjust/Sills
Exterior Façade	1994	19	2013	80,000	Tuck-point/Paint
Metal Soffit	1994	17	2011	65,400	Repair
Doors	1994	18	2012	26,400	Replace - repaired as needed
Lighting	1994	19	2013	7,200	
Sealants	1994	18	2012	55,600	
Gutters	1994	19	2013		See Soffit
Soffits/Canopy	1994	23	2017	52,000	
Site Specific (1)	1994		1994		
Site Specific (2)	1994		1994		
Interiors	Year Installed	Life Expectancy	Projected Replacement		Explanation
Boilers - Heat	1994	18	2012	50,000	Misc Maintenance
Electrical	1994	17	2011	15,000	Misc./Switchgear
HVAC - Roof Top/ground	1994	25	2019	14,000	Cooling Tower
HVAC - Interior	1994	17	2011	300,000	3 AHU, 2 Chillers, Fancoils
Plumbing	1994	17	2011	25,000	Heater/Misc
Communication	1994	17	2011	38,000	Misc/wiring
Fire Alarm	1994	17	2011	57,000	New/Replace detectors
Fire Sprinkler	1994	17	2011	33,000	Fire pump & maintenance
Misc. MEP	1994	18	2012	50,000	Misc Maintenance
Wall Finishes (Public/Staff)	1994	20	2014	318,000	
Ceilings Finishes (Public/Staff)	1994	22	2016	130,000	
Floor Covering (Public/Staff)	1994	21	2015	342,202	
Light Fixtures (Public/Staff)	1994	22	2016	230,000	
Wall Finishes (Apt.)	1994		1994	0	See Other
Ceilings Finishes (Apt.)	1994		1994	0	See Other
Floor Covering (Apt.)	1994		1994	0	See Other
Elevator	1994	19	2013	260,000	New Metal/Upgrades
MISC (FE,)	1994		2010	20,000	
Generator	1994	20	2014	56,000	Leaking/maintenance
Floor Covering (Commons)	1994	19	2013	180,000	Other Finishes
Building Grounds	Year Installed	Life Expectancy	Projected Replacement		Explanation
Sidewalks	1994	18	2012	10,000	replace - repaired as needed
Sewer Line	1994		1994		See Site
Driveways	1994		1994		See Site
Roads	1994		1994		See Site
Parking	1994		1994		See Site
Landscaping	1994		1994		See Site
Site Lighting	1994		1994		See Site
Garages					
Site Specific (1)					
Site Specific (2)					
Site Specific (3)					

Building Name	Underground Garage				
Year Constructed	1994		No		Recent Renovation(s)
Level of Care	None		NA		Type of Units
Total Units	NA		NA		Mix of Units
Total S.F.	1 Level		NA		Size of each Unit Type
Exterior	Year Installed	Life Expectancy	Projected Replacement		Explanation
			Date	Cost	
Roof	1994	19	2013	27,000	Repair/Maintenance
Windows	1994		1994	0	None
Exterior Façade	1994	17	2011	26,500	Repairs/painting
Soffit	1994	17	2011	10,000	
Doors	1994	18	2012	5,500	
Lighting	1994	18	2012	3,450	Repairs
Sealants	1994	16	2010	9,295	Sealing/
Gutters	1994		1994	0	NA
Overhead Doors	2009	9	2018	10,000	Repiar
Site Specific (1)	1994		1994		
Site Specific (2)	1994		1994		
Interiors	Year Installed	Life Expectancy	Projected Replacement		Explanation
			Date	Cost	
Boilers - Heat	1994		1994	0	See Village Building
Electrical	1994		1994	0	See Village Building
HVAC - Roof Top	1994		1994	0	See Village Building
HVAC - Interior	1994	20	2014	25,000	Unit Heater
Plumbing	1994	23	2017	7,500	Misc.
Communication	1994		1994	0	See Village Building
Fire Alarm	1994		1994	0	See Village Building
Fire Sprinkler	1994		1994	0	See Village Building
Misc. MEP	1994	24	2018	10,000	Misc
Wall Finishes (Public/Staff)	1994		1994	0	None
Ceilings Finishes (Public/Staff)	1994	21	2015	20,000	Repairs/Insulation
Floor Covering (Public/Staff)	1994	17	2011	69,000	Sealing
Light Fixtures (Public/Staff)	1994	22	2016	21,000	Ballasts/upgrade
	1994		1994		
	1994		1994		
	1994		1994		
Elevator	1994		1994		See Main Building
Security	1994		1994		
ADA	1994		1994		
Site Specific (1)	1994		1994		
Building Grounds	Year Installed	Life Expectancy	Projected Replacement		Explanation
			Date	Cost	
Sidewalks	1994	16	2010	4,000	Repair
Sewer Line	1994		1994		See Site
Driveways	1994	16	2010	6,000	Curbs
Roads	1994		1994		See Site
Parking	1994		1994		See Site
Landscaping	1994		1994		See Site
Site Lighting	1994		1994		See Site
Garages					
Site Specific (1)					
Site Specific (2)					
Site Specific (3)					

Building Name	Fairview Baptist Home		
Year Constructed	1972	Varies	Recent Renovation(s)
Level of Care	Sheltered/Skilled	Private, Semi-Private	Type of Units
Total Units	18 1st, 90 2nd, 76 3rd	0	Mix of Units
Total S.F.	B,1,2,3 Floors	Varies	Size of each Unit Type

Exterior	Year	Life	Projected Replacement		Explanation
	Installed	Expectancy	Date	Cost	
Roof	1995	20	2015	275,000	New
Windows	1972	39	2011	99,000	Screens/Adjustments/Repairs
Exterior Façade	1972	40	2012	50,000	Paint, Tuck pointing, cracks
Soffit/Parapets	1972	45	2017	590,000	New/Repair
Doors	1972	41	2013	74,000	
Lighting	1972	40	2012	24,000	EM
Sealants	1972	39	2011	33,000	
Gutters/Trim	1972	40	2012	20,000	Repairs
	1972	42	2014	120,000	Window Panels
Site Specific (1)	1972		1972		
Site Specific (2)	1972		1972		
Interiors	Year	Life	Projected Replacement		Explanation
	Installed	Expectancy	Date	Cost	
Boilers/Heat	1972	43	2015	210,000	
Electrical	1972	38	2010	70,000	Misc
HVAC - Roof Top	1997	14	2011	97,500	Exhaust/AHU
HVAC - Interior	1972	44	2016	442,500	Damper/Thru-wall/Fancoils
Plumbing	1972	40	2012	175,000	Galv Pipe/Misc
Communication	1972	43	2015	60,000	Phones/Intercoms
Fire Alarm	1972	40	2012	45,000	Upgrades
Fire Sprinkler/FE	1972	40	2012	190,000	Replace heads/valves/backflow
Misc. MEP	1972	39	2011	30,000	Misc
Wall Finishes (Public/Staff)	1972	40	2012	90,000	
Ceilings Finishes (Public/Staff)	1972	39	2011	144,000	
Floor Covering (Public/Staff)	1972	42	2014	288,000	
Light Fixtures (Public/Staff)	1972	41	2013	103,200	
Resident Room Bathrooms	1972	38	2010	200,000	2010 FY
Resident Room Finishes	1972	41	2013	120,000	finishes, wardrobes
Laundry	1972	42	2014	85,000	W/D, RPZ, venting
Elevator	1972	39	2011	260,000	Update grade Cab
Security	1972	43	2015	135,000	Door Security
ADA	1972	45	2017	220,000	Restrooms
Keep Building beyond 7 years	1972	45	2017	970,000	Mech. Pipe, FA,
Building Grounds	Year	Life	Projected Replacement		Explanation
	Installed	Expectancy	Date	Cost	
Sidewalks	1972	39	2011	10,000	Replace/Repaired as needed
Sewer Line	1972		1972		See Site
Driveways	1972		1972		See Site
Roads	1972		1972		See Site
Parking	1972		1972		See Site
Landscaping	1972		1972		See Site
Site Lighting	1972		1972		See Site
Garages					
Site Specific (1)	1972	40	2012	8,000	resident area
Site Specific (2)	1972	46	2018	75,000	Green House
Site Specific (3)					

Building Name	Chapel/Dining Addition		
Year Constructed	1994	NA	Recent Renovation(s)
Level of Care	SNF/Sheltered	NA	Type of Units
Total Units	0	NA	Mix of Units
Total S.F.		NA	Size of each Unit Type

Exterior	Year Installed	Life Expectancy	Projected Replacement		Explanation
			Date	Cost	
Roof	1994	24	2018	150,000	Repaired as needed
Windows	1994	19	2013	1,200	Repaired as needed
Exterior Façade	1994	19	2013	4,000	Repaired as needed
Soffit/Parapets	1994	19	2013	6,000	Repaired as needed
Doors	1994	22	2016	12,000	Exit & Patio
Lighting	1994	17	2011	4,500	replace
Sealants	1994	20	2014	4,800	
Gutters	1994		1994		
	1994		1994		
Site Specific (1)	1994		1994		
Site Specific (2)	1994		1994		
Interiors	Year Installed	Life Expectancy	Projected Replacement		Explanation
			Date	Cost	
Boilers - Heat	1994		1994		See Baptist Home
Electrical	1994		1994		See Baptist Home
HVAC - Roof Top	1994	20	2014	35,000	Common
HVAC - Interior	1994	19	2013	35,000	AHU/Damper/Thru-wall
Plumbing	1994	23	2017	4,000	Misc.
Communication	1994		1994		
Fire Alarm	1994		1994		
Fire Sprinkler	1994		1994		
Misc. MEP	1994	18	2012	7,500	
Wall Finishes (Public/Staff)	1994	20	2014	25,000	
Ceilings Finishes (Public/Staff)	1994	17	2011	5,400	
Floor Covering (Public/Staff)	1994	17	2011	34,000	
Light Fixtures (Public/Staff)	1994	17	2011	3,200	
Elevator	1994		1994		
Security	1994	x	2015	10,000	Door
ADA	1994		1994		
Site Specific (1)	1994		1994		
Site Specific (1)	1994		1994		
Site Specific (1)	1994		1994		
Site Specific (1)	1994		1994		
Building Grounds	Year Installed	Life Expectancy	Projected Replacement		Explanation
			Date	Cost	
Sidewalks	1994	17	2011	3,000	See lower floor
Sewer Line	1994		1994		See Site
Driveways	1994		1994		See Site
Roads	1994		1994		See Site
Parking	1994		1994		See Site
Landscaping	1994		1994		See Site
Site Lighting	1994		1994		See Site
Garages					See Site
Site Specific (1)					
Site Specific (2)					
Site Specific (3)					

Area Name	SITE		
Year Constructed	varies	n/a	Recent Renovation(s)
Level of Care	n/a	n/a	Type of Units
Total Units	n/a		Acres
Square Footage	n/a	n/a	Stories

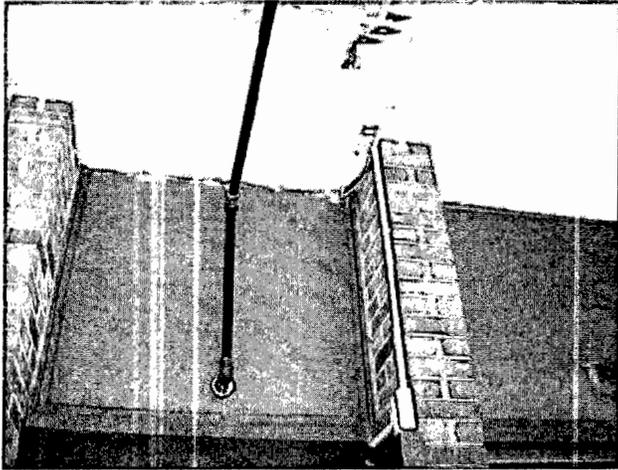
Exterior	Year Installed	Life Expectancy	Projected Replacement		Explanation
			Date	Cost	
Irrigation					
Landscape					
Lighting					
Site Specific (1)					
Site Specific (2)					
Site Specific (3)					
Interiors	Year Installed	Life Expectancy	Projected Replacement		Explanation
			Date	Cost	
Misc.	security		2014	6000	
Misc.					
Site Specific (1)					
Site Specific (2)					
Site Specific (3)					
Building Grounds	Year Installed	Life Expectancy	Projected Replacement		Explanation
			Date	Cost	
	Varies	Varies	2009	0	
	Varies	Varies	2010	50,000	
	Varies	Varies	2011	70000	
	Varies	Varies	2012	70000	
	Varies	Varies	2013	120000	
	Varies	Varies	2014	70000	
	Varies	Varies	2015	50000	
	Varies	Varies	2016	50000	
	Varies	Varies	2017	150000	
	Varies	Varies	2018	50000	

Building Name	Town and Garden Homes				
Year Constructed	1998			Recent Renovation(s)	
Level of Care	Independent			Type of Units	
Total Units	30		0	Mix of Units	
Total S.F.	Varies		Varies	Size of each Unit Type	
Exterior	Year Installed	Life Expectancy	Projected Replacement		Explanation
			Date	Cost	
Roof	1998	13	2011	192,200	Roofs 2011 per report
Windows	1998	16	2014	336,000	replace - repaired as needed
Exterior Façade	1998	18	2016	280,000	New Siding
Soffit/Fascia	1998	13	2011	120,000	With Roofs/venting
Doors	1998		1998		See Interior
Lighting	1998		1998		
Sealants	1998	15	2013	40,000	
Gutters	1998	15	2013	120,000	
Decks	1998	17	2015	286,000	
Site Specific (1)	1998	14	2012	129,600	Roofs 2012 per report
From 2010 Plan	1998		2010	395,000	
Interiors	Year Installed	Life Expectancy	Projected Replacement		Explanation
			Date	Cost	
HVAC	1998	12	2010		Misc.
Electrical	1998		1998		
Doors	1998	15	2013	120,000	
	1998		1998		
	1998		1998		
	1998		1998		
	1998		1998		
Unit Refurbishments	1998		2009	75,000	Unit Refurbishment
Unit Refurbishments	1998		2010	75,000	Unit Refurbishment
Unit Refurbishments	1998		2011	75,000	Unit Refurbishment
Unit Refurbishments	1998		2012	75,000	Unit Refurbishment
Unit Refurbishments	1998		2013	75,000	Unit Refurbishment
Unit Refurbishments	1998		2014	75,000	Unit Refurbishment
Unit Refurbishments	1998		2015	75,000	Unit Refurbishment
Unit Refurbishments	1998		2016	75,000	Unit Refurbishment
Unit Refurbishments	1998		2017	75,000	Unit Refurbishment
Unit Refurbishments	1998		2018	75,000	Unit Refurbishment
Site Specific (1)	1998		1998		
Site Specific (1)	1998		1998		
From 2010 Plan	1998		2010	79,000	
Building Grounds	Year Installed	Life Expectancy	Projected Replacement		Explanation
			Date	Cost	
Sidewalks	1998		1998		replace - repaired as needed
Sewer Line	1998		1998		See Site
Driveways	1998		1998		See Site
Roads	1998		1998		See Site
Parking	1998		1998		See Site
Landscaping	1998		1998		See Site
Site Lighting	1998		1998		
Garages					
Site Specific (1)					
Site Specific (2)					
From 2010 Plan			2010	56,000	



Campus Photos

Fairview Baptist Home



Exterior wall –
Water issues at the green
house. Insulated glass seal
has be broken.





No sprinklers at the closet



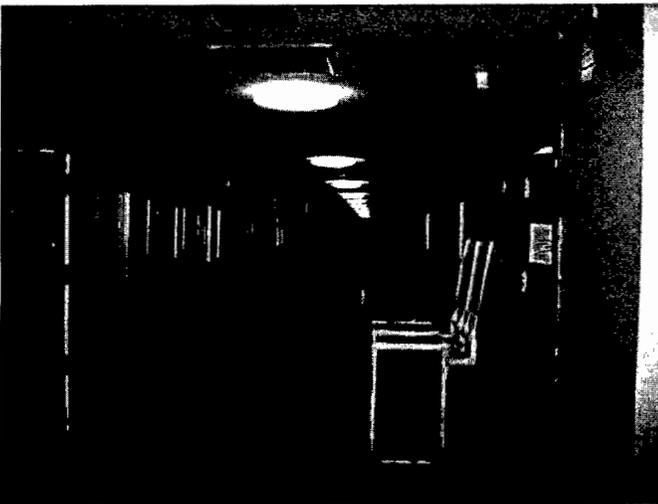
Water damaged insulation
and corroded piping



Exterior wall –
Water entering Basement



Humidity Issues –
Sagging Ceiling Tiles



Typical Corridor



Typical resident toilet room
requiring updating.

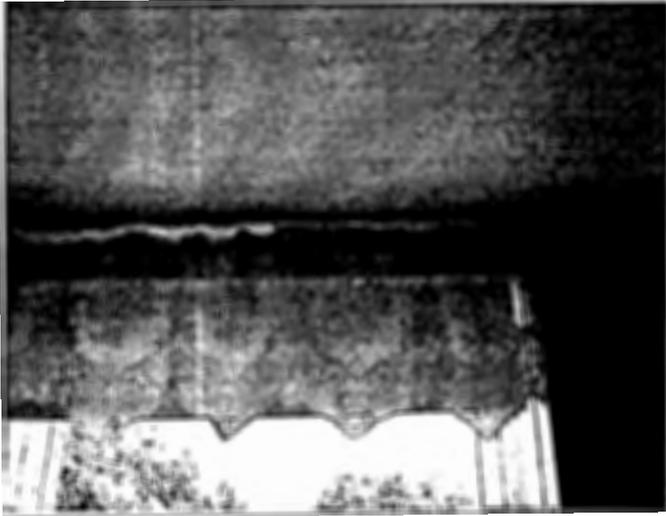


No ventilation in this area

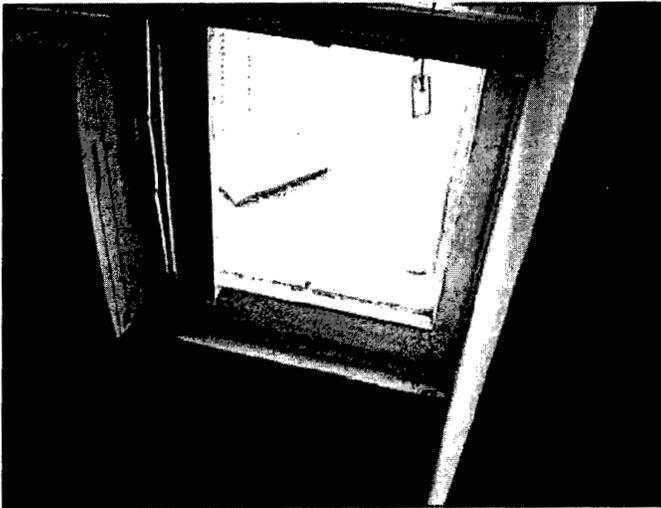


Typical resident room
without closer and door is
showing its age.

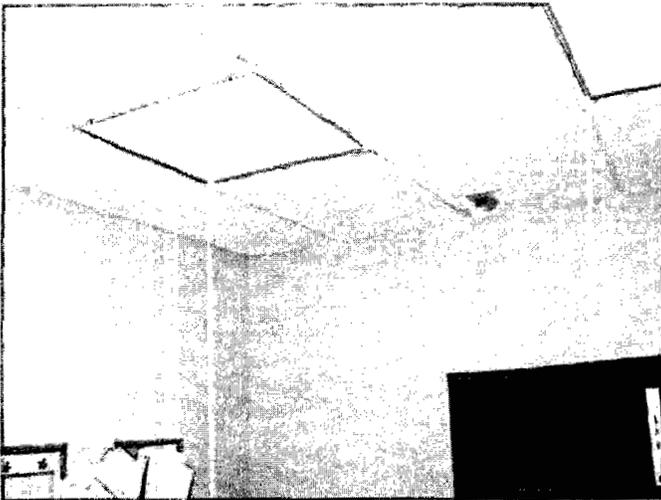




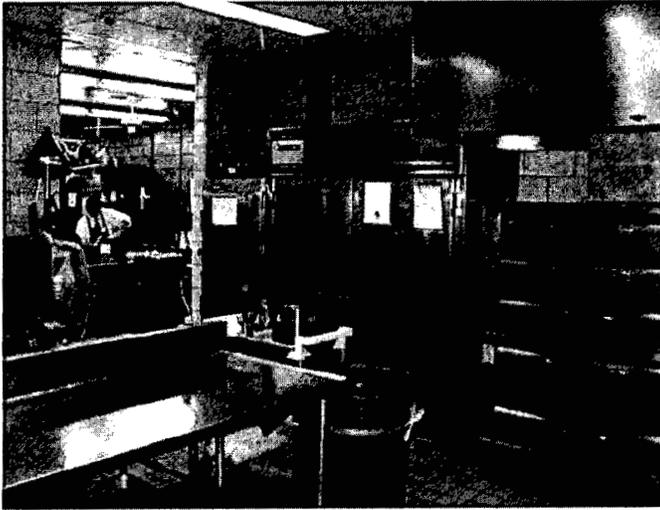
Water Damage



Supplemental Cooling



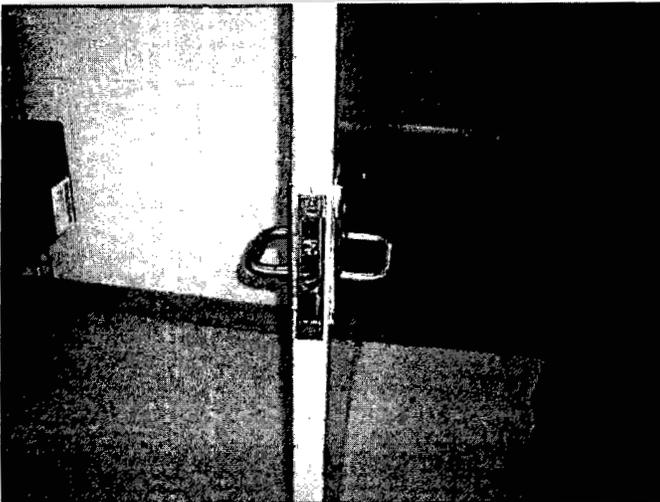
Water damage



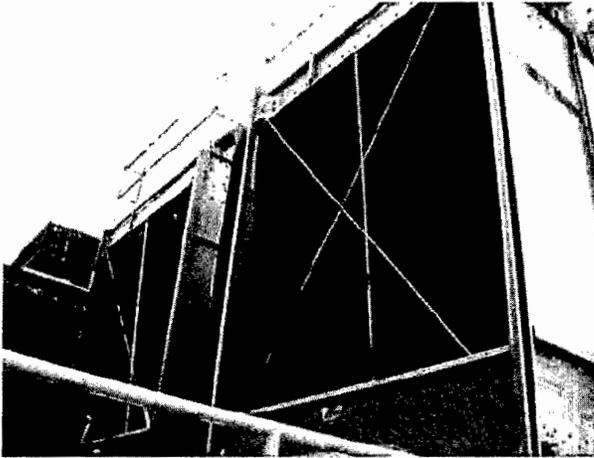
Aging food service
equipment



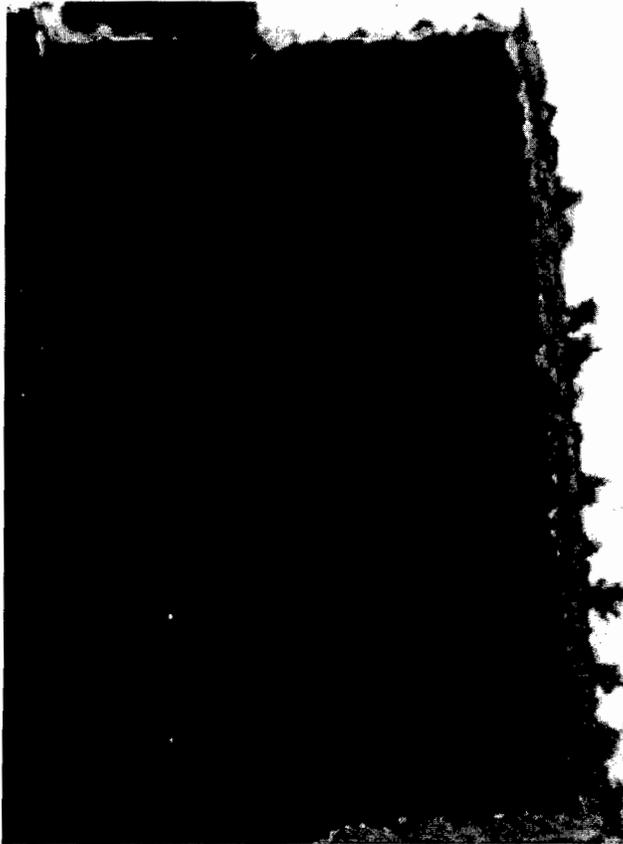
Water cooled Condensing
units.



Damaged Hardware



Cooling towers



Corroding pipes and
damaged insulation



Pavement requires patching
in some locations

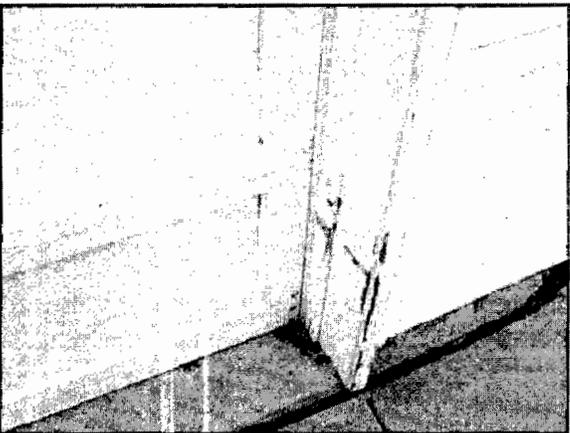
Town and Garden Homes

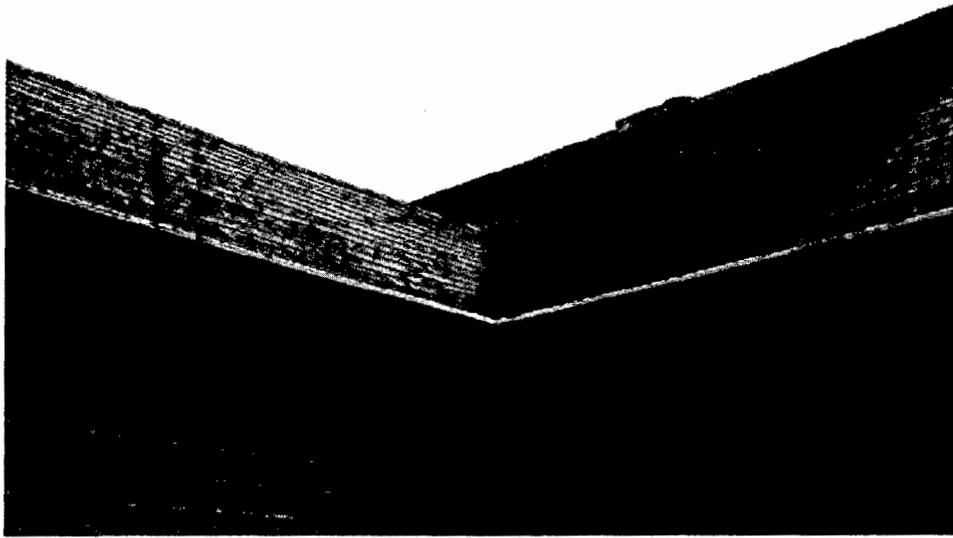


Wood Trim



Screen Doors





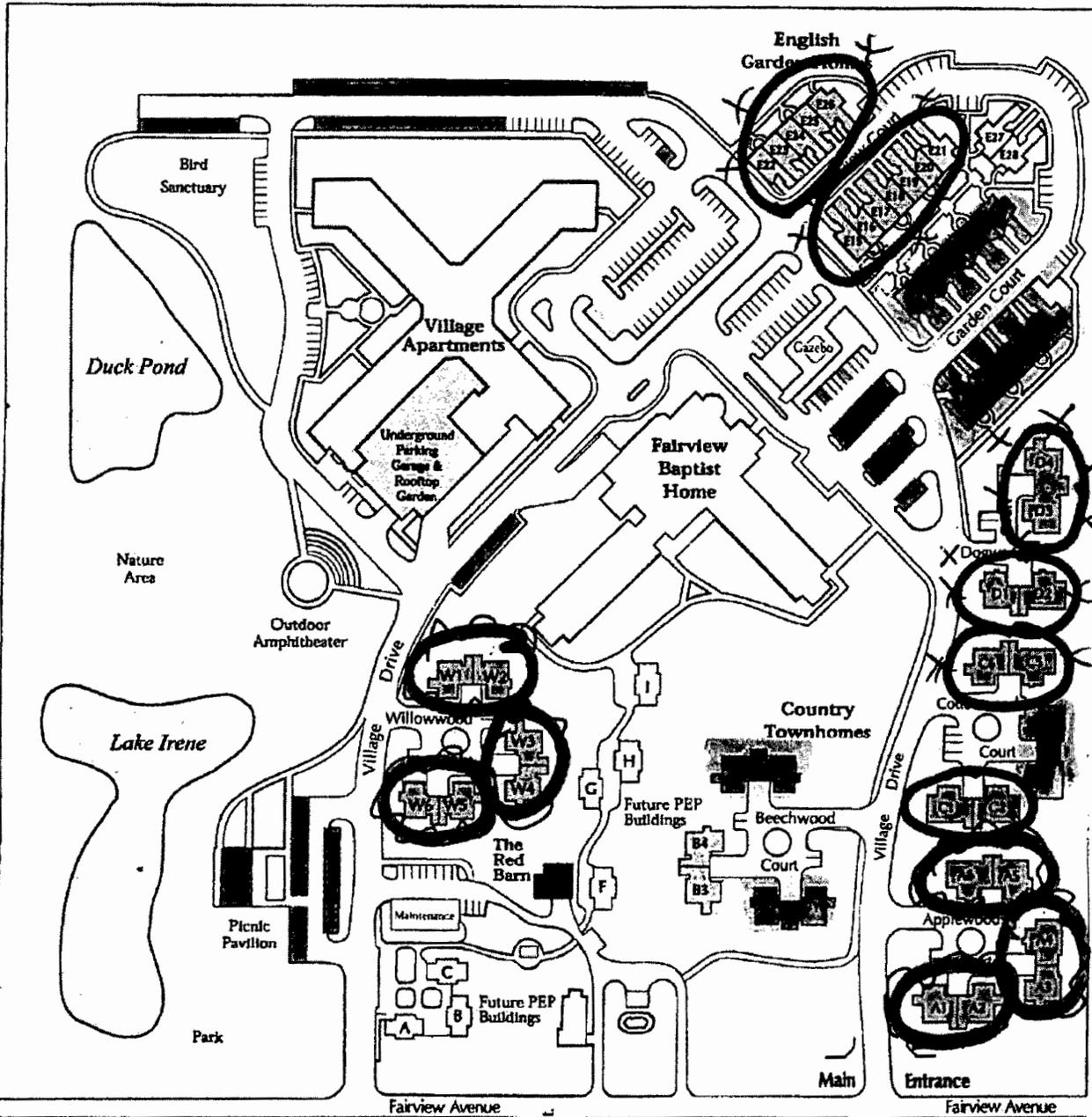


Campus Data

2009 Planned Expenditures EXPENDITURE DESCRIPTION	PLAN AMOUNT	FBH		FV		FF&E	
		Ext	Int	Ext	Int		Ext
Hall Handrails Replacement & Enhancements	\$ (0.00)						
Lighting Retrofits	\$ 40,000.00			\$ 40,000.00			
Kitchen Ceiling Replacement	\$ 20,000.00	\$ 20,000.00				\$ 5,000.00	
One E-Z Lift	\$ 5,000.00					\$ 6,000.00	
Eight air Mattresses with anti-roll edge	\$ 6,000.00						
Food Service Equipment	\$ 25,549.02		\$ 12,774.51		\$ 12,774.51	\$ 83,567.22	
Housekeeping Equipment	\$ 83,567.22					\$ (133,010.00)	
Adjustment for Capital Allocation	\$ (133,010.00)						
Game Room Village, Refurbish	\$ 30,000.00				\$ 30,000.00		
Country Floor Replacement	\$ 30,000.00				\$ 30,000.00		
Marketing Office Reno	\$ 28,000.00				\$ 28,000.00		
Public Restroom Restoration/Renovation	\$ 45,000.00				\$ 45,000.00		
E-911 Phone System Upgrade	\$ 25,000.00					\$ 25,000.00	
Salary Allocation	\$ 176,508.00					\$ 176,508.00	
Kitchen dhw boiler replacement	\$ 30,824.66		\$ 30,824.66				
FBH HVAC Piping Repair	\$ 27,763.38		\$ 27,763.38				
Replace failed firebox components-boiler #2	\$ 3,216.00		\$ 3,216.00				
PM Software	\$ 9,571.02						\$ 9,571.02
Major Roof Repair	\$ 154,383.02	\$ 154,383.02					
Replace failed heating circulating pumps	\$ 7,044.12		\$ 7,044.12				
Replace failed boiler burner tube assemblies	\$ 7,364.32		\$ 7,364.32				
Repair obstructed 4 inch drain line-2nd floor restrooms	\$ 3,217.05		\$ 3,217.05				
Replace failed 10 valve automatic actuator for boiler system return	\$ 1,476.04		\$ 1,476.04				
Repair domestic water booster pump	\$ 2,166.31		\$ 2,166.31				
DHW loop failure & repair-Awing	\$ 5,659.73		\$ 5,659.73				
D-wing service elevator pump & motor repair	\$ 413.71		\$ 413.71				
Replace vestibule fan coil unit	\$ 970.12		\$ 970.12				
FBH Boiler #2 Failure	\$ -		\$ -				
FBH DHW manifold & pump rebuild	\$ 57,231.65		\$ 57,231.65				
Repair Kitchen HW pump	\$ 1,441.53		\$ 1,441.53				
FV domestic HW boiler #3	\$ 4,914.71		\$ 4,914.71				
FBH domestic repair boiler #3	\$ 1,792.88		\$ 1,792.88				
FBH boiler #1 leaking end plates repair	\$ 2,023.90		\$ 2,023.90				
FBH Pump #2 failure	\$ -		\$ -				
FBH P17 Replacement	\$ 105.52		\$ 105.52				
FBH DW House Pump Replacement	\$ -		\$ -				
	\$ 703,193.91	\$ 174,383.02	\$ 170,400.14	\$ -	\$ 40,000.00	\$ 145,774.51	\$ -
		\$ 174,383.02	\$ 170,400.14	\$ -	\$ 40,000.00	\$ 145,774.51	\$ -
						\$ 172,636.24	\$ 703,193.91

2010 Planned Expenditures		FBH			FV			Town			Gounds	other
		Ext	Int	Gounds	Ext	Int	Gounds	Ext	Int	Gounds		
No Step Senior Fk \$ 3,600.00	\$ 3,600											3,600
Recumbent Empical Senior Fk \$ 3,800.00	\$ 3,800											3,800
Thin Clients FV \$ 8,000.00	\$ 8,000											8,000
Laptop Replacement FV \$ 1,800.00	\$ 1,800											1,800
Networking Pool FV \$ 5,000.00	\$ 5,000											5,000
Alcatel OmniAccess 6000 Chassis-FV \$ 1,325.00	\$ 1,325											1,325
Omni Access Supervisor Card I FV \$ 6,300.00	\$ 6,300											6,300
Omni Access 2GE Line Card FV \$ 850.00	\$ 850											850
Omni Access GBIC Interface Adapter F \$ 250.00	\$ 250											250
Policy Enforcement Firewall Module FV \$ 3,400.00	\$ 3,400											3,400
Wireless Intrusion Protection Module \$ 3,400.00	\$ 3,400											3,400
Voice Services Module FV \$ 3,600.00	\$ 3,600											3,600
Omni Access AP61 FV \$ 18,000.00	\$ 18,000											18,000
Five Year Phone Support for Omni Acc \$ 3,500.00	\$ 3,500											3,500
RiskWatch Purchase FV \$ 7,000.00	\$ 7,000											7,000
Status Solutions SARA System FV \$ 250,000.00	\$ 250,000					250,000						
Video Surveillance Server FV \$ 7,500.00	\$ 7,500					7,500						
Video Surveillance Software Licensing \$ 3,750.00	\$ 3,750					3,750						
IP Cameras for Surveillance System FV \$ 6,000.00	\$ 6,000					6,000						
Thin Clients FBH \$ 13,000.00	\$ 13,000											13,000
Laptop Replacement FBH \$ 1,800.00	\$ 1,800											1,800
Networking Pool FBH \$ 5,000.00	\$ 5,000											5,000
Alcatel OmniAccess 6000 Chassis-FBH \$ 1,325.00	\$ 1,325											1,325
Omni Access Supervisor Card I FBH \$ 6,300.00	\$ 6,300											6,300
Omni Access 2GE Line Card FBH \$ 850.00	\$ 850											850
Omni Access GBIC Interface Adapter F \$ 250.00	\$ 250											250
Policy Enforcement Firewall Module F \$ 3,400.00	\$ 3,400											3,400
Wireless Intrusion Protection Module \$ 3,400.00	\$ 3,400											3,400
Voice Services Module FBH \$ 3,600.00	\$ 3,600											3,600
Omni Access AP61 FBH \$ 10,500.00	\$ 10,500											10,500
Five Year Phone Support for Omni Acc \$ 3,500.00	\$ 3,500											3,500
RiskWatch Purchase FBH \$ 7,000.00	\$ 7,000											7,000
Status Solutions SARA System FBH \$ 250,000.00	\$ 250,000	250,000										
Video Surveillance Server FBH \$ 7,500.00	\$ 7,500					7,500						
Video Surveillance Software Licensing \$ 3,750.00	\$ 3,750					3,750						
IP Cameras for Surveillance System FBH \$ 6,000.00	\$ 6,000					6,000						
wheelchairs \$ 2,500.00	\$ 2,500											2,500
mattresses & landing strips \$ 2,100.00	\$ 102,100											102,100
nursing training tools \$ 2,500.00	\$ 2,500											2,500
dry erase boards rehab \$ 2,400.00	\$ 2,400											2,400
bariatric bed	\$ -											-
trapeze	\$ -											-
Vital sign machine \$ 2,000.00	\$ 2,000											2,000
O2 concentrators \$ 10,125.00	\$ 10,125											10,125
101 10 152 FBH Rehab Refurbish \$ 200,000.00	\$ 200,000											200,000
mattresses & landing strips \$ 4,000.00	\$ 4,000											4,000
T & G Home Roof Replacement(8) \$ 108,000.00	\$ 108,000							180,000				
T & G Window Door Replacement (10) \$ 215,000.00	\$ 215,000							215,000				
T & G Home HVAC Replacement(8) \$ 76,000.00	\$ 76,000								76,000			
T & G Home Water Heaters (10) \$ 3,000.00	\$ 3,000								3,000			
T & G Home Deck Replacement (4) \$ 56,000.00	\$ 56,000									56,000		
Village: Plumbing (Couplers) \$ 50,000.00	\$ 50,000											50,000
Village: Mixed Air Dampers \$ 6,000.00	\$ 6,000											6,000
Village: Chiller Condensor Rebuild \$ 20,000.00	\$ 20,000											20,000
Village: 4 Pack Condensor Cleaning \$ 20,000.00	\$ 20,000											20,000
Village: Tuck Pointing 1 Wing \$ 75,000.00	\$ 75,000					75,000						
Village: Fire Marshall Mandates \$ 39,550.00	\$ 39,550											39,550
101 10 167 Village: Appliance Replacements	\$ 18,000											18,000
FBH Plumbing/Sewage Repair \$ 75,000.00	\$ 75,000		75,000									
FBH Heating Zone Temp Control \$ 6,000.00	\$ 6,000											6,000
FBH Air Handler Work \$ 75,000.00	\$ 75,000											75,000
FBH Pump Repairs \$ 12,000.00	\$ 12,000											12,000
FBH CCN Integration \$ 17,000.00	\$ 17,000											17,000
FBH Safety Handrail Replacement \$ 5,000.00	\$ 5,000		5,000									
FBH Motor Pump Rebuild \$ 5,000.00	\$ 5,000		5,000									
FBH Fire Marshall Mandates \$ 46,000.00	\$ 46,000		46,000									
FV: Front Door \$ 30,000.00	\$ 30,000					30,000						
Food Svc(FBH): Gas Line Install \$ 30,000.00	\$ 30,000		30,000									
Food Svc(FBH): Vulcan Range \$ 4,900.00	\$ 4,900											4,900
Food Svc(FBH): Vulcan Flat Top \$ 6,200.00	\$ 6,200											6,200
Food Svc(FBH): 4 Door Cooler X2 \$ 24,000.00	\$ 24,000		24,000									
Food Svc(FBH): Convection Oven \$ 6,000.00	\$ 6,000		6,000									
Food Svc(FV): Replacement Chairs \$ 3,500.00	\$ 3,500						3,500					
Food Svc(FV): Reach in Cooler \$ 6,200.00	\$ 6,200						6,200					
Food Svc(FV): Tilt Skillet \$ 5,430.00	\$ 5,430						5,430					
Food Svc(FV): Floor Install \$ 6,000.00	\$ 6,000						6,000					
Hskping: 20" Rotos \$ 2,000.00	\$ 2,000											2,000
Hskping: Floor Machine \$ 6,500.00	\$ 6,500											6,500
Hskping: Vacuums \$ 3,390.00	\$ 3,390											3,390
Hskping: Folding Tables \$ 1,000.00	\$ 1,000											1,000
Hskping: MPR Chairs \$ 17,500.00	\$ 17,500											17,500
Grnds: Walk Behind \$ 3,500.00	\$ 3,500											3,500
Grnds: Mower \$ 500.00	\$ 500											500
Grnds: Tiller \$ 450.00	\$ 450											450
Grnds: Snow Blower(2) \$ 3,000.00	\$ 3,000											3,000
Grnds: Cushman \$ 10,000.00	\$ 10,000											10,000
Grnds: Utility Tractor \$ 25,000.00	\$ 25,000											25,000
Campus Asphalt/Concrete Repair \$ 50,000.00	\$ 50,000										50,000	
FV: Core Furniture \$ 30,000.00	\$ 30,000											30,000
FBH Elevator System & Doors \$ 70,000.00	\$ 70,000		70,000									
Total Planned Expenditures \$ 2,162,495.00	\$ 2,262,495		649,350		105,000	438,930		395,000	79,000	56,000	50,000	576,216

Fairview Village Campus — Designated Parking Areas



WORK AREA

- | | | | |
|--|-----------|--|-----------------------|
| | Employee | | Physician |
| | Handicap | | Clergy (Visitor) |
| | Visitor | | Company Vehicle |
| | Volunteer | | Employee of the Month |

NOTE: No Parking in Fire Lanes
 Resident

- PHASE # 1

PHASE # 2

PHASE # 3



6/25/2009

COST ANALYSIS

To replace the shingle roof systems and gutter systems as outlined above and in accordance with the enclosed specifications, the cost will be:

IKO MARATHON THIRTY (30) YEAR THREE-TAB SHINGLE SYSTEM

PHASE #1- (SPRING 2010 / FALL 2010)

UNITS: B-1 & B-2	\$ 18,365.00
UNITS: B-5 & B-6.....	\$ 18,365.00
UNITS: E-8, E-9, E-10, E-11, E-12, E-13 & E-14.....	\$ 49,521.00
UNITS: E-1, E-2, E-3, E-4, E-5, E-6 & E-7.....	\$ 49,521.00
UNITS: C-3 & C-4	\$ 18,107.00
TOTAL COST PHASE #1	\$ 153,879.00

PHASE #2- (SPRING 2011 / FALL 2011)

UNITS: E-22,E-23, E-24,E-25, & E-26.....	\$ 35,253.00
UNITS: E-15,E-16,E-17,E-18,E-19,E-20 &E-21.....	\$ 49,521.00
UNITS: D-3,& D-4.....	\$ 18,848.00
UNITS: D-1 & D-2.....	\$ 18,848.00
UNITS: C-6,& C-5.....	\$ 18,848.00
UNITS: C-1,& C-2.....	\$ 18,848.00
TOTAL COST PHASE #2	\$ 160,166.00

PHASE #3- (SPRING 2012 / FALL 2012)

UNITS: A-1,& A-2.....	\$ 17,791.00
UNITS: A-3 & A-4	\$ 17,647.00
UNITS: A-5 & A-6.....	\$ 17,791.00
UNITS: W-1 & W-2	\$ 18,365.00
UNITS: W-3 & W-4.....	\$ 18,365.00
UNITS: W-5 & W-6.....	\$ 18,365.00
TOTAL COST PHASE #3	\$ 108,324.00

Note: The above cost analysis is based upon 2009 labor and material rates. Expect an 8% - 15% increase in cost per year for each uncompleted phase (i.e. Phase #1 - \$153,879.00 in 2009, the estimated increase of 10% in 2010 would bring Phase #1 cost to approximately \$170,976.00, which would raise the cost by \$17,097.00).

Any fees and/or permits, if necessary, to be billed to customer at cost. This quoted price is good for thirty (30) days from date of issuance. After this time, the price is subject to review.

WARRANTY

The roof replacement performed by Local Roofing & Installations according to the enclosed specifications will be guaranteed against defects in materials

METRO

DESIGN ASSOCIATES, INC.

MECHANICAL/ELECTRICAL

1707 North Randall Road, Suite 390, Elgin, IL 60123

ENGINEERS

Voice: (224) 629-4444 Fax: (847) 622-7485

June 29, 2010

Mr. John Peacock
Principal
Arch consultants LTD
250 Parkway Drive, Suite 160
Lincolnshire, IL 60069

Re: Fairview
Job #: 566-A-2

Dear Mr. Peacock,

As requested Metro Design Associates have been commissioned to provide an evaluation of the residence building and the assisted living facility at the Fairview Vibrant Living Communities facility in Downers Grove, Illinois. On a number of occasions I have met on site with Mr. David Madigan who is the buildings manager for the facility. Mr. Madigan provided me with a guided tour of the facilities, providing insight on issues he is facing regarding the operation of the HVAC, electrical, plumbing and fire protection systems for both buildings. Based on these walkthroughs and conversations with staff I have compiled an assessment of current issues being experienced at both facilities. The following is information obtained from my walkthrough and discussions on site.

Fairview Village Residence Building

General:

The facility is approximately 350,000 square foot and was constructed in 1992 – 1993. The building has no additions to date. The following is a brief understanding of the existing equipment and systems serving the facility currently.

HVAC

The buildings HVAC system consists of two (2) 100 ton capacity R-22 York rotary screw chillers (Model YS-BB-BB-S1-CHA). Two (2) Imeco cooling towers. Two (2) Cleaver Brooks Water tube boilers (Model FLX 800). Perimeter fin tube radiation is located throughout the facility. The system is a 2-pipe chilled/ hot water. Fan coils are installed in all apartments. The air distribution system for the building is five air-handling units that will be discussed in detail below.

Air Handling Systems:

CS-1

Air Handling system CS-1 is located on the 4th floor and serves corridor ventilation for floors 2nd through 5th. The air-handling unit is 100% outside air, constant air volume with face & bypass discharge air control and one coil serving both chilled and hot water.

KS-1

Air handling system KS-1 serves as the Kitchen ventilation system. The air handler is constant air volume, incorporates face & bypass for discharge air control and has one coil serving both chilled and hot water.

S-1

Air handling system S-1 serves the ground floor and 1st floor, the unit is variable air volume utilizing inlet guide vanes. Unit is self-contained water cooled with (2) 15-ton compressors. System has VAV boxes with electric reheat. A return fan is provided for this system.

Dining Area

Two air handlers in the garage area serve the dining space. Units have a common fresh air intake and are each supplied with a VFD. A pressure sensor in the downstream ductwork controls the VFD. Each branch duct has a motorized damper that controls air flow to the space. Thermostats mounted in the space control these dampers.

Plumbing

All domestic water piping throughout the facility is copper. All drain piping is PVC. Five (5) Lochinvar power fin Domestic water heaters serve the building. Two (2) heaters are rated for 1000 MBH input and serve the Kitchen. Three (3) heaters are rated for 750 MBH input and serve the domestic water to apartments.

Fire Protection

The building is 100 % protected by a wet pipe fire sprinkler system. The building is equipped with a fire pump that is connected to an emergency generator. A Notifier fire alarm system is installed.

Electrical

The building utilizes Square "D" equipment and the electrical service is rated for 460V – 3 phase – 4 wire service. A Caterpillar diesel generator with 8 hour day tank – 300 KVA @ 480 volts (451 amps) serves the facility.

Recommendations

▪ **Temperature Controls:**

(10 yrs old)

Ability
to
save \$
in
long-term
Energy
Savings

The building is currently a mix of pneumatic and Carrier CCM direct digital controls. The pneumatic system is original to the building while the Carrier DDC system was installed in the year 2000. The pneumatic controls serves the majority of the facility with the exception of the boilers, domestic hot water pumps, coil control on six out of seven air handlers, and both chillers which are all controlled by the DDC system in place. I would recommend a new direct digital control system be installed that has the capability to be expanded to encompass the entire facility and all equipment. The system should be web based for remote access and have graphic display capabilities.

(1)

In addition the existing equipment currently controlled through the DDC system should be converted to the new and the existing system abandon. All pneumatic equipment should be replaced with electronic so that the final end result is a building being controlled via the latest technology. The pneumatic changover will be discussed under a separate item.

ESTIMATED COST: \$ 000,000.00

1,500,000 total - portion out.

▪ **Air and Hydronic Test & Balancing**

Energy
consumption
Savings

Provide air and water test and balancing for the air handlers, chilled water and hot water systems within the facility to ensure the systems are performing as originally designed.

(1)

ESTIMATED COST: \$ 000,000.00

15,000 - ~~25,000~~

▪ **Variable Frequency Drive Installation**

Install Variable frequency drives on the following equipment.

- Cooling tower fan motors. (Typical for 2) drives exist on site but remain to be installed.
- Cooling tower pumps
- Chilled water pumps
- Heating hot water pumps
- Air Handling Unit S-1
- Air Handling Unit KS-1
- Air Handling Unit CS-1

\$20,000 →
\$ 7,500
\$ 15,000
10,000

~~\$425,000?~~
\$ 125,000

(1)

By installing variable frequency drives on the equipment indicated above the systems will be more energy efficient and ensure the systems are operating at peak efficiency.

ESTIMATED COST: \$ 000,000.00

Energy
Savings
Conservation

▪ **Add Balancing Valves to Cooling Towers.**

Flow is currently controlled via triple duty valves on the pumps. Balancing valves should be installed on the inlet or outlet of each cooling tower to control flow

through each tower. This will allow the towers to operate at the proper flow proving peak efficiency and help with energy savings.

(3)

ESTIMATED COST: \$ 000,000.00 \$5-20,000

▪ **Domestic Water Control Valve:**

Add a 3-way mixing valve to maintain 140 minimum water temperature at the boiler and send 120 degrees F to building. This will increase the efficiency and extend the lifespan of the domestic water equipment.

(1)

ESTIMATED COST: \$ 000,000.00 \$8,000

▪ **Fin Tube Control**

The current fin tube is controlled via boiler temperature reset. Depending on the outside air temperature all fin tube receives the same water temperature. Recommendation is to provide individual control valves and thermostats to serve the fin tube. This will provide much better control of temperature and conserve energy by reducing the pumping capacity required to pump full flow to all elements.

(1)

Energy Savings & Space Comfort -

ESTIMATED COST: \$ 000,000.00 \$10,000

▪ **Kitchen Exhaust:**

The Current kitchen is positively pressured which allows kitchen odors to permeate into the dining area. This will need to be evaluated further, although it would indicate the kitchen is a positively pressured room that either lacks exhaust or has excess supply air.

(1)

ESTIMATED COST: \$ 000,000.00 \$ 10,000

▪ **Insulation**

Re-insulate the existing hot/ chilled water pumps and associated accessories. The current insulation has been either removed or compromised due to condensation issues. Recommend the existing insulation be removed and new installed.

(2)

ESTIMATED COST: \$ 000,000.00 \$ 5,000 x (4)

▪ **Corridor Ventilation Control**

Most residence rooms have (2) exhaust fans. (One for the bathroom and one for the stove). The occupants have the ability to control, per apartment if one, both, or no fans are operational. The corridor ventilation system is 100% outside air. The air is relieved from the building through the apartment exhaust fans. The problem being experienced is the apartment fan operation is intermittent and the supply fan is constant which usually ends up making the corridor positively pressured. Ideally the corridor should be neutral or just slightly positive. To correct this, the corridor air handler should be equipped with a variable frequency drive that

would be controlled by a differential pressure switch that would speed or slow the fan to maintain an acceptable pressure *Energy Savings/comfort* (2)

ESTIMATED COST: \$ 000,000.00 *\$5,000*

▪ **Thermal Scan of Panels and Switchgear:**

By performing an infrared thermal scan information that could be obtained should include loose bus connections, bad fuses or overloaded fuses, bad circuit breakers or overloaded circuit breakers and feeders running overloaded. A third party company would need to perform this task. As part of their services the company would provide a written report with potential solutions with infrared photos proving areas of concern in the electrical infrastructure. (2)

ESTIMATED COST: \$ 000,000.00 *15,000 (already in study) both Bldgs*

▪ **Remove Existing Electric Meters Serving Residence Rooms:**

The existing residence rooms each have their own dedicated electric meter. Fairview does not bill the residents for electrical power, this is paid for by Fairview Village, and therefore the need for individual meters does not exist. Recommend that the building be placed on one meter for the entire facility and the existing meters removed. This will simplify the electrical billing; reduce greatly the fee paid for separate meters and free up space within the building. (1)

ESTIMATED COST: \$ 000,000.00 *\$8,000*

▪ **Lamp Upgrades**

Existing fixtures utilize T-12 "U" tube lamps, which use one-third more energy, than a T-8 lamp. The maintenance personnel are currently converting to T-8 on as needed basis as fixtures lamps burn out. In addition the compact fluorescents 13-watt fixtures at residence entrance not made anymore and should also be considered for replacement. Recommend replacing the entrance fixtures and completing the lamp and ballast conversion from T-12 to T-8 (1)

ESTIMATED COST: \$ 000,000.00 *\$130,000*

Fairview Baptist Home – Assisted Living Facility

General:

The original construction of the building was 1972. The "D" wing addition was built in 1973 –1974 and the Chapel & tunnel was built in 1992. A majority of the HVAC, electrical and plumbing systems are original to the date of the building construction. Below is a brief understanding of the current MEP equipment serving the building today.

HVAC:

The building HVAC system consists of three (3) heating hot water boilers, two (2) water-cooled natural gas absorption Carrier chillers. Each 200 tons with 100% redundancy. One installed in 1972 the other in 1991. Two (2) Marley cooling towers installed in 1972. The

building is a two (2) pipe chilled / hot water system. The air distribution system for the building is seven air handling units that will be discussed in detail below. Fan coils units serve the apartments with outside air capabilities and two (2) gas fired rooftop units serve the Kitchen.

Air Handling Systems:

S-1

Air handling unit S-1 serves the general office, gift shop, 2nd floor hall, 1st floor administration, pastor office, front hall, bistro and lower level hall. Unit has a single coil that is either chilled or hot water.

S-2

Air handling unit S-2 serves the basement through 3rd floor core. System is a constant air volume and is equipped with a variable frequency drive. Return air is via plenum with no damper actuator on the mixing box. The outside air damper is 100 % closed.

S-4 & S-5

Air Handling units S-4 & S-5 serve the Chapel and dining. Both are variable air volume systems utilizing inlet guide vanes. No exhaust damper control (in closed position). Inlet guide vanes on return fan are non operational.

S-6

Air handler system S-6 is a two zone multi-zone unit serving the dining room and fireplace lounge. Heating and cooling provided from one combination chilled / hot water coil with face and bypass dampers to control discharge air.

S-7

Air handler system S-7 is a heating only 100% outside air serving the Landry. Air handler utilizes face & bypass dampers for discharge air control.

S-8

Air handler system S-8 is a 100% outside air, constant air volume unit serving the "D" wing corridor. Unit has bag filters, 2 way control valve, and common coil for chilled and hot water.

Temperature Controls:

The building is currently a mix of pneumatic and Carrier CCM direct digital controls. The pneumatic system is original to the building while the Carrier DDC system was installed in the year 2000. The pneumatic controls serves the majority of the facility with the exception of the boilers, domestic HW pumps, coil control on six out of seven air handlers, and both chillers which are all controlled by the DDC system in place.

Plumbing

The building utilizes city water and is equipped with a back flow preventer where the city water enters the building. Domestic water is produced via a heat exchanger that utilizes

heating hot water from the boiler system. The domestic water piping in the building is primarily galvanized and has signs of corrosion and rust. Patches have been installed in various locations where leaks have occurred; in some locations copper has been installed where piping has been replaced. Issues with drains have been discussed regarding corrosion and blockage.

Electrical

The electrical service serving the building is rated for 3000 amps and utilizes 120/208 volt 3 phase 4 wire service. A 400 KVA emergency generator is on site that serves emergency lighting, elevator, lift station, boilers and pumps. Lighting is primarily T-12 mixed with some T-8. Lamps are being converted currently, as the lamps burn out the upgrade to T-8 and electronic ballasts are being installed. Outlet quantity and capacity throughout the building appears to be acceptable. Fire alarm system in place is full and non expandable. System is addressable.

Fire Protection:

The building is 100 % protected by a wet pipe fire sprinkler system.

Recommendations

- **Temperature Controls:** 3

The building is currently a mix of pneumatic and direct digital controls (DDC). The DDC system is older with limited capabilities. With the experience and ability that Mr. Madigan has, regarding HVAC, a control system utilizing current technology could be utilized to it's full potential. The system could be used in such a manner to save energy through both buildings by monitoring and proper scheduling of equipment. I would recommend that a new direct digital control system be installed that has the capability to be expanded to encompass the entire faculty and all equipment. The system should be web based for remote access and have graphic display capabilities. *Initial upgrade expandable*

(1)

*Emergency
Cost
Savings
\$*

In addition the existing equipment currently controlled through the DDC system should be converted to the new and the existing system abandon. All pneumatic equipment should be replaced with electronic so that the final end result is a building being controlled via the latest technology. The pneumatic changeover will be discussed under a separate item.

CCN - TEMP Controls

ESTIMATED COST: \$ ~~000,000.00~~ 30,000

- **Domestic Water Piping Replacement:**

The building has galvanized piping throughout which have signs of corrosion. In numerous locations pipe patches have been installed. Currently a majority of the piping mains are located on the lower level and vertical risers are installed at each chase to serve the upper floors of the building. The first step is to replace the accessible mains on the lower level. As time and money become available recommendation would be to replace vertical risers on a per riser basis.

(1)

ESTIMATED COST: \$ 000,000.00 75,000

- **Sanitary Pipe Cleaning/ Drain Replacement**
There is currently a minimum of six (6) floor drains serving the lower level that are plugged. These drains will require power rodding and flushing to ensure they drain properly. These drains should also be camera's to ensure the integrity of the piping has not been compromised. (2)

ESTIMATED COST: \$ 000,000.00 50,000

- **Grease Trap System Replacement:**
The grease trap system serving the kitchen is corroding and leaking grease and kitchen waste into the lower level generator room. This system should be considered for full replacement to include a new grease trap associated piping and floor drains. There are numerous leaks in the basement storage room from the kitchen above. The wastewater has migrated into the supply and return air ducting for air handler system S-6. Steps need to be taken to stop all water leakage and determine interior duct damage. Significant duct cleaning or replacement maybe required. Air handler system S-6 supplies heated and cooled air to the first floor dining area.

ESTIMATED COST: \$ 000,000.00

Energy Savings

- **Dedicated Domestic Water Heater:**
Currently the heating hot water boilers that serve the buildings space heating needs, also provides the heat source to produce domestic hot water. This requires the main boilers to operate year round. Recommendation would be to provide a dedicated gas fired domestic water heater(s) that would strictly serve the domestic needs of the building while allowing the main boilers to be off during the cooling months of the year. Saving energy, boiler life and maintenance costs. (1)

ESTIMATED COST: \$ 000,000.00 40,000

- **Automatic Boiler Isolation Valves :**
Currently heating hot water flows through all three boilers regardless if the boiler is fired or not. Recommend that automatic isolation valves be installed to open and close based on a call for heat per boiler. This will stop flow from passing through a boiler that is not firing and only allow water to flow over a boiler that is fired. This will save energy and increase the equipment life of the boiler. New valves should be controlled through the building automation system (2)

ESTIMATED COST: \$ 000,000.00 NOT this year \$25,000

- **Re-insulate Hot/Chilled Water Piping:**
The current hot chilled water piping insulation is in poor condition. In areas the insulation has been removed or fallen off, this has caused condensation to form during the cooling season and has dampened the remaining insulation of the pipe

causing mold growth and staining and losing the integrity of the insulation system. Consideration should be given to re-insulate all exposed and easily accessible chilled / hot water piping in the building. This will save energy by preventing heating or cooling loss from the piping.

(1)

ESTIMATED COST: \$ ~~000,000.00~~ 50,000

▪ **Fan Coil Pipe Replacement:**

Hot/ chilled water branch piping serving the apartment fan coils is in poor condition. Insulation has deteriorated and the piping has condensation corroding the valves and components serving the fan coil units. Consider re-piping and insulating the fans coil branch-piping on an as needed basis.

ESTIMATED COST PER FAN COIL: \$ ~~000,000.00~~ 50,000

▪ **Replace Pneumatic Controls:**

A majority of the existing pneumatic control valves are currently leaking. The pneumatic system is out of calibration and air leaks within the system are numerous. Recommend that the existing pneumatic valves be replaced with electronic and incorporated into the new DDC control system discussed earlier. All end devices controlled via the existing pneumatic should also be considered for replacement such as damper actuators and pressure switches should also be replaced so that the end result is a complete removal of the existing pneumatic controls.

(1)

ESTIMATED COST: \$ ~~000,000.00~~ 25,000

▪ **Install Variable Frequency Drives:**

Currently the S-4 and S-5 air handlers are VAV systems that utilize inlet guide vanes to control airflow. Recommend that the guide vanes be locked in an open position and variable frequency drives be installed to control the fan speed. This will greatly reduce the energy consumption of the fan for these two systems.

Energy Savings

(1)
7 drives
x
10,000/
drive

ESTIMATED COST: \$ ~~000,000.00~~ 180,000 x 2550

HVAC FANCOIL PIPE + REPLACEMENT

▪ **Install New Chilled / Hot Water Coils:**

The combination chilled / hot water coils currently installed the air handlers serving the building have reduced capacity due to coils freezing in the past and the tube bends being sealed at the location of the leaks. This has reduced the capacity of the coils in some cases by 25%. Consider replacing the existing coils with new.

(1)

ESTIMATED COST: \$ ~~000,000.00~~ \$50,000

▪ **Fan Coil Replacement:**

Replace fan coil units throughout the faculty due to age and parts availability.

ESTIMATED COST PER FAN COIL UNIT: \$ 000,000.00 *\$1,500,000*

▪ **Compression Tank Replacement:**

Replace existing compression expansion tanks with bladder type. Currently there is a lack of expansion capabilities in the hot / chilled water system. The correction to this problem may involve replacing the current compression tanks with a bladder type that would be sized to meet the system capacity of the building. Further engineering needs to take place to verify the exact cause of the problems being experienced. Once a cause is determined, we'll be able to determine the cost to repair. *(1)*

50,000

▪ **Automatic Changeover:**

~~Provide controls to allow for automatic changeover between chilled and hot water systems. Currently this operation is manual and takes in excess of a half a day to complete. This is too cumbersome to perform on a day-to-day basis in the spring and fall. By controlling the switchover by the building automation system the process could be streamlined to reduce time allow for more frequent changeovers due to weather conditions.~~ *(2)*

ESTIMATED COST: \$ 000,000.00

200 @ \$7,500

▪ **Thermal Scan of Panels and Switchgear:**

By performing an infrared thermal scan information that could be obtained should include loose bus connections, bad fuses or overloaded fuses, bad circuit breakers or overloaded circuit breakers and feeders running overloaded. A third party company would need to perform this task. As part of their services the company would provide a written report with potential solutions with infrared photos proving areas of concern in the electrical infrastructure. *(2)*

ESTIMATED COST: \$ 000,000.00

\$5,000 7,500 each Bldg

▪ **Therapy Office \ Classroom:** *med Rm*

Therapy Office \ Classroom has no ventilation at all. No systems are in place to provide the required ventilation in this area. This is a code violation that leads to increased chances of staff and resident health issues. Recommend that an air supply system be installed to provide code-required ventilation and have heating and cooling capabilities. Actual means and methods of installation will need to be determined. *(1)*

ESTIMATED COST: \$ 000,000.00

comfort 80,000

▪ **Medical Records:**

Medical records office has no ventilation. This area is small, smells of dampness and has two employees working in the area. Recommend that an air supply system be installed to provide code-required ventilation and have heating and cooling capabilities. Actual means and methods of installation will need to be determined.

ESTIMATED COST: \$ 20,000.00 to \$30,000.00

▪ **Air and Hydronic Test & Balancing**

Provide air and water test and balancing for the air handlers, chilled water and hot water systems within the facility to ensure the systems are performing as originally designed. (1)

ESTIMATED COST: \$ 000,000.00

\$15,000

▪ **Natural Gas Pressure and Capacity**

The building is experiencing gas pressure issues which are resulting in loss of boiler that leads to loss of cooling. The problem is usually caused by the existing service not being sized sufficiently to meet the needs of the building. The existing building should be surveyed for natural gas usage and a load letter sent to the utility company that would request a meter and or pressure upgrade to meet the current needs of the facility. The interior gas piping should also be evaluated to determine if the sizing is adequate to support the load. (1)

This item requires engineering fees and utility company fees. These costs will be determined if requested to proceed with investigation.

\$5,000 (Nico, Cost)
+ Recommended

Summary:

The building MEP infrastructure for the most part has exceeded its mean useful life and a majority of the equipment and systems requires partial or full replacement. The systems as they currently operate are increasing the utility usage of water, gas, electric and sewer for both facilities investigated. These failed systems are leading to wasteful use of the utilities needed to operate the equipment. I believe that energy usage will continue to rise for the facility due to the inefficiency of the equipment and systems installed. A comprehensive plan of priorities and available dollars needs to be determined so that the highest priority system receives the first available dollars for repair or replacement.

Regarding general maintenance of equipment, additional dollars should be set aside on a yearly basis that will be assigned to each discipline to cover maintenance costs and unforeseen conditions that may arise. The correct amount per discipline is hard to determine, David Madigan would be better suited to estimate this yearly maintenance fund, he has had previous years to use as a guide in making a educated estimate.

Sincerely,

METRO DESIGN ASSOCIATES, INC.

Robert St. Mary
Chief Mechanical Engineer

K:\PROJECTS\566-A-2 Fairview Baptist\Letters\Report.doc

Attachment - 2

Letter from Greystone

GREYSTONE

A trusted advisor in senior living since 1982

February 3, 2017

Mr. Mike Constantino
Project Reviewer
Illinois Health Facilities and Services Review Board
525 West Jefferson Street, 2nd Floor
Springfield, IL 62761

RE: Lifespace DG, LLC (Project 16-056) Request for Additional Information

Dear Mr. Constantino:

Greystone prepared a Market Analysis for Lifespace DG, LLC d/b/a Oak Trace related specifically to analyzing the adequacy of the senior market to support the replacement healthcare center and assisted living and memory support expansion at Oak Trace. The Greystone Market Analysis provided in Attachment 10 in the CON application is the complete report. It was labeled as an addendum to Criterion 1125.320 Purpose of the Project.

If you have any questions, please do not hesitate to contact me at (972) 402-3763.

Sincerely,



Brad Straub
Senior Vice President

cc: Jodi Hirsch, Lifespace Communities

Attachment - 3

Schematic Design



OAK TRACE

A LIFESPACE COMMUNITY

A LIFESPACE COMMUNITY
200 VILLAGE DRIVE, DOWNERS GROVE, IL
**Redevelopment Plan
Conceptual Design**

HEALTHCARE CENTER (ALS/NMS):

HEALTH CARE CENTER:

- 4 STORY REHABILITATION BUILDING
- 28,140 SF TOTAL BUILDING
- HEALTHCARE CENTER AREA: 17,417 SF
 - SHORT TERM RESIDENT SUITES: 10,100 SF
 - PRIVATE SUITES: 4,100 SF
 - SKILLED NURSING: 3,217 SF
- ASSISTED LIVING AREA: 12,643 SF
 - SUITES: 11,400 SF
 - AL COMMONS: 943 SF (NOT INCLUDING 1,944 SF OF 2-STORY SPACES)
 - AL TERRACES: 1,199 SF
 - AL BALCONY: 11,400 SF

SKILLED NURSING

- 4-STORY BUILDING WING
- 10,100 SF TOTAL BUILDING
- 4 REHABILITATION SUITES ON 1ST FLOOR
- 4 REHABILITATION SUITES ON 2ND FLOOR
- 20 PRIVATE SHORT TERM RESIDENT SUITES
- 10 PRIVATE SUITES
- TOTAL 48 SUITES, 100 BEDS

REHABILITATION SUITES

- 2 REHABILITATION SUITES ON 1ST FLOOR
- 2 REHABILITATION SUITES ON 2ND FLOOR

ASSISTED LIVING

- 10,100 SF TOTAL BUILDING
- 3 REHABILITATION SUITES ON 1ST FLOOR
- 3 REHABILITATION SUITES ON 2ND FLOOR
- 100 1-BED APARTMENTS
- (0) 2-BED APARTMENTS
- TOTAL 100 APARTMENTS

COMMONS

- 2 STORY CENTRAL WING

CODE ANALYSIS:

- OCCUPANCY: I-2
- TYPE: III
- FULLY SPRINKLED
- FIRE BEARING WALLS, COLUMNS AND BEAMS
- ALL EXITS TO BE MARKED
- 2- HOUR EXIST STANDSTAND-TS

STRUCTURAL SYSTEMS

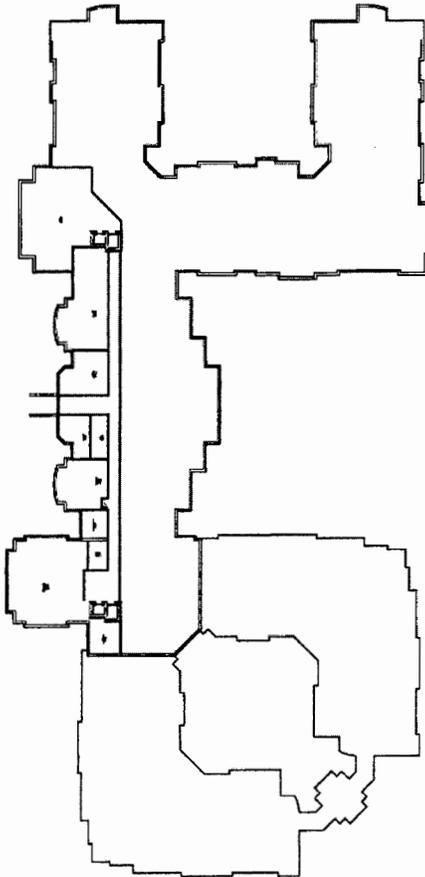
- 2- HOUR EXIST STANDSTAND-TS
- LIGHT GAUGE METAL FRAMING BEARING AND NON-BEARING WALLS
- 1- LIGHT GAUGE METAL FRAMING FLOOR JOISTS AND ROOF TRUSSES (FLOOR 2-4 FLOOR)

MECHANICAL SYSTEMS

- V-TAC BRACED/SPAN IN EACH RESIDENT APARTMENT - ALL
- V-TAC IN EACH RESIDENT SUITE - HEALTHCARE CENTER
- V-TAC IN COMMONS
- ALL TRIM TO BE (MOUNTABLE REFRIGERANT FLOOR) IN RESIDENTIAL APARTMENTS

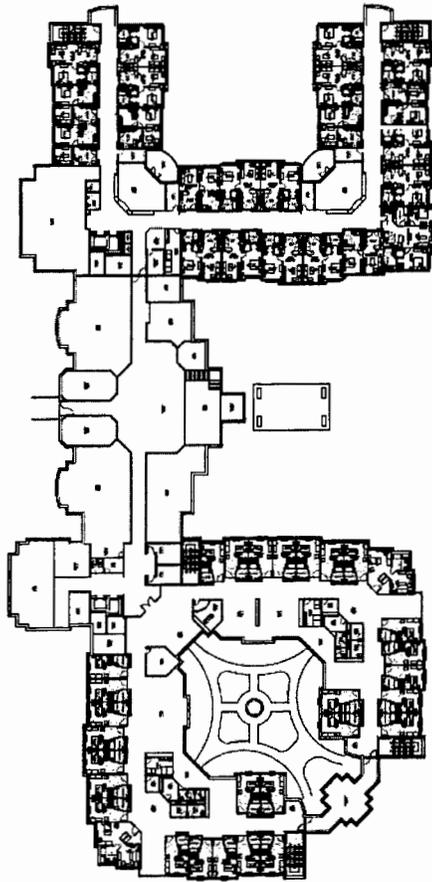
EXTERIOR MATERIALS

- NATURAL STONE (TYP), BRICK (SP), CEMENT FIBER BOARD (25%)
- CEMENT FIBER BOARD AND TRIM
- METAL
- ARCHITECTURAL FINISHLESS SHOWER & TPO ROOFING



HEALTHCARE CENTER - BASEMENT/LOWER LEVEL

SCALE: 1/8" = 1'-0"



HEALTHCARE CENTER - FLOOR 1

SCALE: 1/8" = 1'-0"

HEALTHCARE CENTER CONCEPTUAL BASEMENT / FIRST FLOOR PLANS

HCC-1
SAS Architects & Planners, LLC
110 UNIVERSITY TERRACE, IL 60133 TEL: 630.488.1000

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OAK TRACE

A LIFESPACE COMMUNITY

A LIFESPACE COMMUNITY
200 VILLAGE DRIVE, DOWNERS GROVE, IL
**Redevelopment Plan
Conceptual Design**

HEALTHCARE CENTER (AL/SN/MS):

HEALTH CARE CENTER:

- 4 STORY INFANTAL BUILDING
- 726,640 SF TOTAL BUILDING
- HEALTHCARE CENTER AREA: 67,397 SF
 - SHORT TERM RESIDUAL SUITES - 60 BEDS
 - SKILLED NURSING: 64,158 SF
 - SKILLED SUPPORT: 87,397 SF
- ASSISTED LIVING AREA: 126,840 SF
 - AL COMMONS: 98,891 SF (NOT INCLUDING 5,144 SF OF 2-STORY SPACES)
 - AL TERRACE: 3,108 SF
 - AL BALCONY: 11,459 SF

SKILLED NURSING:

- 4 STORY BUILDING
- HEALTHCARE CENTER SHORT TERM RESIDUAL SUITES ON 1ST FLOOR
- 4 WINGWINGS OF SKILLED NURSING ON 2ND-4TH FLOORS
- 100 PRIVATE SHORT TERM RESIDUAL SUITES
- 100 PRIVATE NURSING SUITES - 60 BEDS
- TOTAL 83 SUITES, 180 BEDS

RESIDENT SUPPORT:

- 4 WINGWINGS OF 14 SUITES = 56 RES PRIVATE SUITE ON 2ND FLOOR

ASSISTED LIVING:

- 4 WINGWINGS OF 14 SUITES
- 3 WINGWINGS OF AL APARTMENTS ON FIRST FLOOR
- 183 NURS APARTMENTS
- 103 AL APARTMENTS
- TOTAL 48 APARTMENTS

COMMONS:

- 3 STORY CENTRAL HALL

CODE ANALYSIS:

- CONSTRUCTION TYPE: III
- CONSTRUCTION TYPE: II
- FULLY SPRINKLERED
- 2-HR BEARING WALLS, COLUMNS AND BEAMS
- 2-HR EXIST STRUCTURES

STRUCTURAL SYSTEMS:

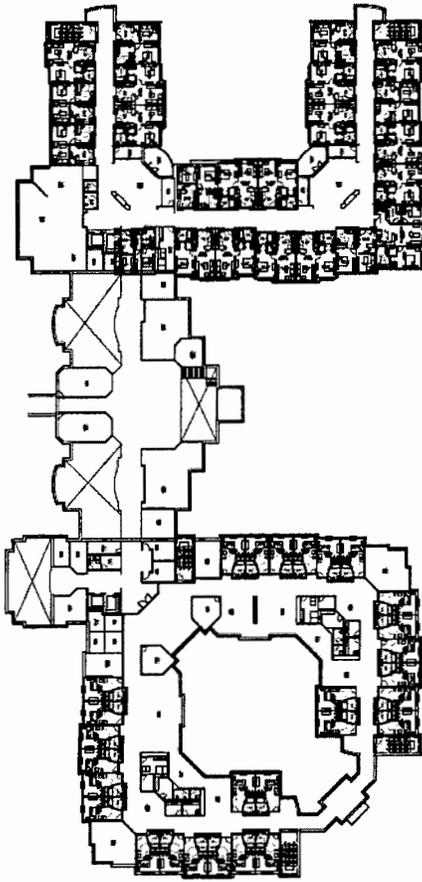
- CONCRETE ON GRADE FOOTINGS (ASSUMING LAGS PER SOIL)
- 10" CP CONCRETE LOWER LEVEL AND FIRST FLOOR STRUCTURE
- LIGHT GAUGE METAL FRAMING BEARING AND NON-BEARING WALLS
- LIGHT GAUGE METAL FRAMING FLOOR JOISTS AND ROOF TRUSSES (FLOOR & ROOF)

MECHANICAL SYSTEMS:

- VAV (HANG-FAN) IN EACH RESIDENT APARTMENT - AL
- FFAC IN EACH RESIDENT SUITE - HEALTHCARE CENTER
- 100% OUTDOOR AIR FLOW
- ALTERNATE 100% (VARIABLE REFRIGERANT FLOW) IN RESIDENTIAL APARTMENTS

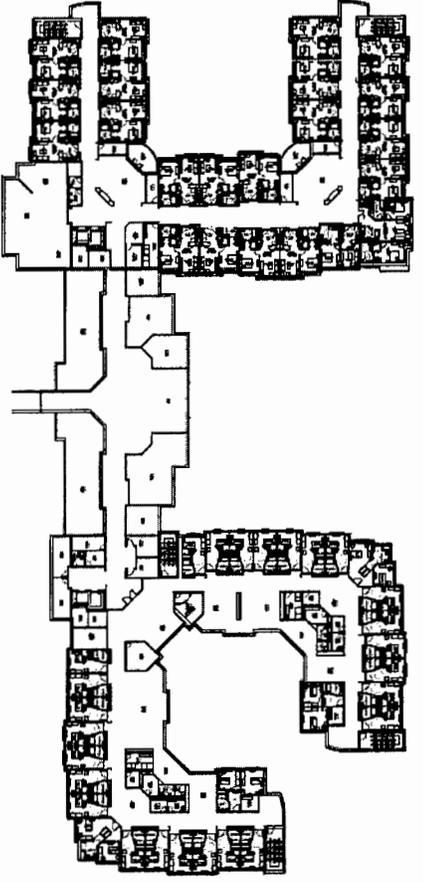
EXTERIOR MATERIALS:

- NATURAL STONE (TYPE, BRICK (SIS), CEMENT FIBER SIDING (SIS))
- CEMENT FIBER SUPPORT AND TRIM
- ARCHITECTURAL FRINGEGLASS BRICKLES & TPO ROOFING



HEALTHCARE CENTER - FLOOR 2

SCALE: 1/32" = 1'-0"



HEALTHCARE CENTER - FLOOR 3

SCALE: 1/32" = 1'-0"

HEALTHCARE CENTER CONCEPTUAL SECOND & THIRD FLOOR PLANS

Attachment - 4

Campus Site Plan



OAK TRACE™

A LIFESPACE COMMUNITY

A LIFESPACE COMMUNITY
200 VILLAGE DRIVE, DOWNERS GROVE, IL
**Redevelopment Plan
Conceptual Design**

CONCEPTUAL SITE PLAN - PHASE I

DEMOLISH 12 3-BED APARTMENTS WITHIN TOWNHOUSES

- HEALTH CARE CENTER
- 1ST FLOOR/2ND FLOOR BASEMENT
- 220,540 SF TOTAL BUILDING
- 148 TOTAL SUITES/APARTMENTS
- 100 APARTMENTS
- 30 PRIVATE SUITE WITH BATH SUITES (30 BEDS)
- 80 SKILLED NURSING SUITES (80 BEDS)
- 20 ASSISTED LIVING APARTMENTS
- REQUIRED PARKING: 91 SPACES

- CODE ANALYSIS
- CONSTRUCTION TYPE: III
- FULLY SPRINKLERED
- 2-HR BEARING WALLS, COLUMNS AND BEAMS
- 2-HR EXIST STAIRS/SHAFTS

- STRUCTURAL SYSTEMS
- CONCRETE AREA FOOTINGS (ASSUMING 1,000 PSF SOIL)
- GIP CONCRETE LOWER LEVEL AND FIRST FLOOR STRUCTURE
- LIGHT GAUGE METAL FRAMING BEARING AND NON-BEARING WALLS
- LIGHT GAUGE METAL FRAMING FLOOR JOISTS AND ROOF TRUSSES (FLOORS 2-ROOF)

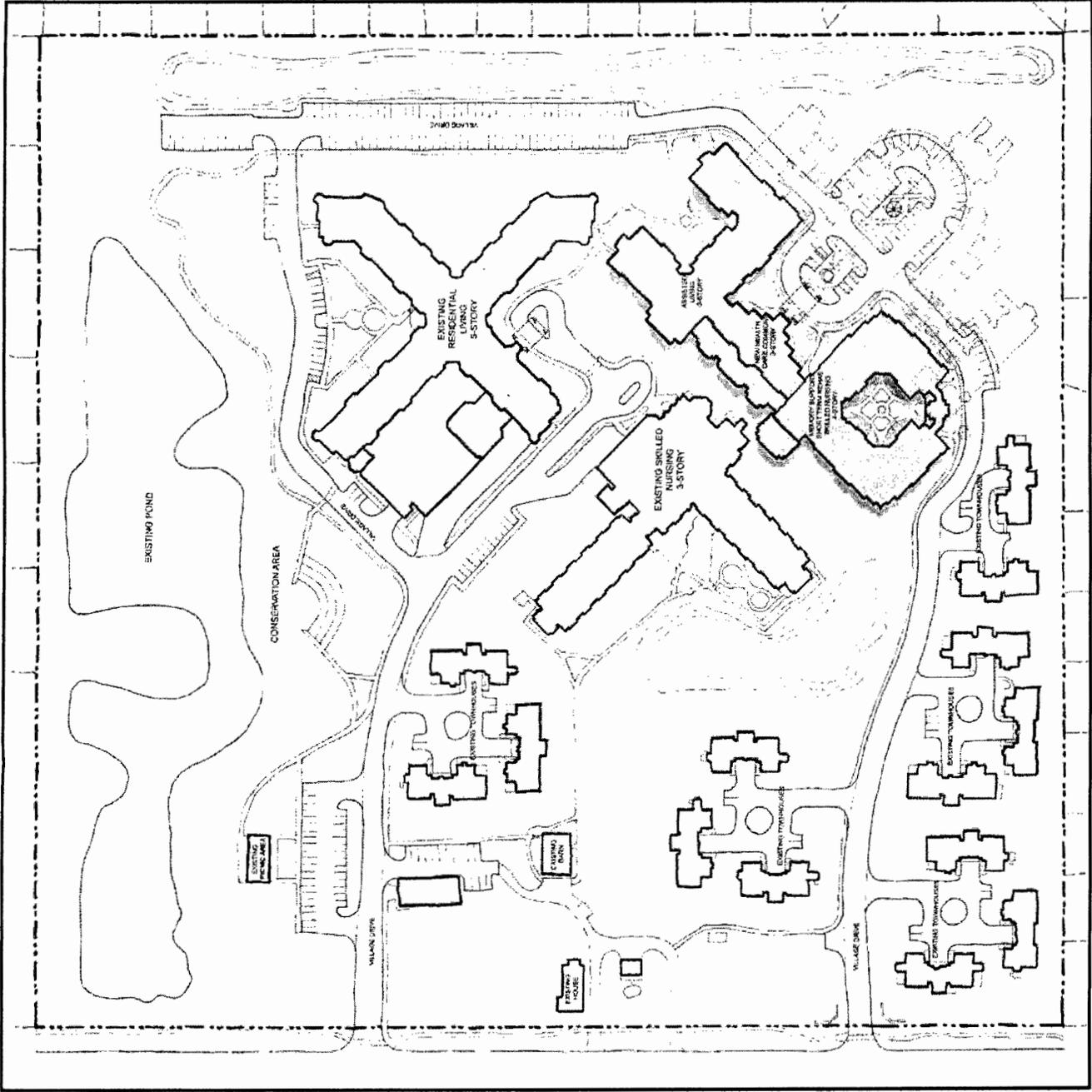
- MECHANICAL SYSTEMS
- VAV (BRACK/PAN) IN EACH RESIDENT APARTMENT - AL
- PAC (WASH RESIDENT SUITES) - HEALTH CARE CENTER
- VAV (WASH RESIDENT SUITES) - HEALTH CARE CENTER
- ALTERNATE: VAV (VARIABLE REFRIGERANT FLOW) IN RESIDENTIAL APARTMENTS

- EXTERIOR MATERIALS
- NATURAL STONE (15%), BRICK (85%), CEMENT FIBER BOARD (25%)
- CEMENT FIBER BOARD AND TUBE
- ARCHITECTURAL INSULATION
- ARCHITECTURAL INSULATION SHINGLES & IPO ROOFING

PARKING ANALYSIS (PHASE 0)

- REQUIRED PARKING (EXISTING TO REMAIN): 187 SPACES
- EXISTING RESIDENTIAL LIVING: 121 SPACES
- EXISTING RESIDENTIAL LIVING: 87 SPACES
- REQUIRED PARKING (PHASE I/II/III): 91 SPACES

- TOTAL REQUIRED PARKING: 278 SPACES (IF ACCESSIBLE)
- TOTAL PROVIDED PARKING: 259 SPACES (IF ACCESSIBLE)



CONCEPTUAL SITE PLAN - PHASE I

SCALE: 1"=60'-0"

N

A2

SAS Architects & Planners, LLC
410 South Dearborn Street, Suite 1111, Chicago, IL 60605 | Tel: 312.467.8000 | www.sasarch.com

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Attachment – 5

Revised 2015 Long Term Care Profile

OAK TRACE		ADMISSION RESTRICTIONS		RESIDENTS BY PRIMARY DIAGNOSIS	
250 VILLAGE DRIVE DOWNERS GROVE, IL. 60516		Aggressive/Anti-Social	1	DIAGNOSIS	
Reference Numbers		Chronic Alcoholism	1	Neoplasms	0
Facility ID	6003032	Developmentally Disabled	1	Endocrine/Metabolic	0
Health Service Area	007	Drug Addiction	1	Blood Disorders	0
Planning Service Area	703	Medicaid Recipient	1	*Nervous System Non Alzheimer	0
County	043 Downers Grove Township	Medicare Recipient	0	Alzheimer Disease	0
Administrator		Mental Illness	0	Mental Illness	0
Michelle Hart-Carlson		Non-Ambulatory	0	Developmental Disability	0
Contact Person and Telephone		Non-Mobile	0	Circulatory System	0
Michelle Hart-Carlson		Public Aid Recipient	0	Respiratory System	0
630-769-6201		Under 65 Years Old	0	Digestive System	0
Registered Agent Information		Unable to Self-Medicare	0	Genitourinary System Disorders	0
Charles Hall		Ventilator Dependent	1	Skin Disorders	0
100 E. Grand Avenue Suite 200		Infectious Disease w/ Isolation	0	Musculo-skeletal Disorders	0
		Other Restrictions	0	Injuries and Poisonings	0
		No Restrictions	0	Other Medical Conditions	0
		<i>Note: Reported restrictions denoted by '1'</i>		Non-Medical Conditions	0
				TOTALS	0
		ADMISSIONS AND DISCHARGES - 2015		<i>Note: Information on resident diagnoses was not collected for 2015</i>	
Date Questionnaire Completed	3/31/2016	Residents on 1/1/2015	135	Total Residents Diagnosed as Mentally Ill	0
Continuing Care Retirement Community		Total Admissions 2015	442	Total Residents Reported as Identified Offenders	0
Life Care Facility		Total Discharges 2015	433		
		Residents on 12/31/2015	144		

LICENSED BEDS, BEDS IN USE, MEDICARE/MEDICAID CERTIFIED BEDS								
LEVEL OF CARE	LICENSED BEDS	PEAK BEDS SET-UP	PEAK BEDS USED	BEDS SET-UP	BEDS IN USE	AVAILABLE BEDS	MEDICARE CERTIFIED BEDS	MEDICAID CERTIFIED BEDS
Nursing Care	160	160	112	160	97	63	39	0
Skilled Under 22	0	0	0	0	0	0	0	0
Intermediate DD	0	0	0	0	0	0	0	0
Sheltered Care	72	72	49	72	47	25		
TOTAL BEDS	232	232	161	232	144	88	39	0

FACILITY UTILIZATION - 2015											
PATIENT DAYS AND OCCUPANCY RATES BY LEVEL OF CARE PROVIDED AND PATIENT PAYMENT SOURCE											
LEVEL OF CARE	Medicare		Medicaid		Other Public	Private Insurance	Private Pay	Charity Care	TOTAL	Licensed Beds	Peak Beds Set Up
	Pat. days	Occ. Pct.	Pat. days	Occ. Pct.	Pat. days	Pat. days	Pat. days	Pat. days	Pat. days	Occ. Pct.	Occ. Pct.
Nursing Care	11389	80.0%	0	0.0%	0	7287	31035	53102	102813	176.0%	176.0%
Skilled Under 22			0	0.0%	0	0	0	0	0	0.0%	0.0%
Intermediate DD			0	0.0%	0	0	0	0	0	0.0%	0.0%
Sheltered Care					0	0	16720	0	16720	63.6%	63.6%
TOTALS	11389	80.0%	0	0.0%	0	7287	47755	53102	119533	141.2%	141.2%

RESIDENTS BY AGE GROUP, SEX AND LEVEL OF CARE - DECEMBER 31, 2015											
AGE GROUPS	NURSING CARE		SKL UNDER 22		INTERMED. DD		SHELTERED		TOTAL		GRAND TOTAL
	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female	TOTAL
Under 18	0	0	0	0	0	0	0	0	0	0	0
18 to 44	0	0	0	0	0	0	0	0	0	0	0
45 to 59	1	0	0	0	0	0	0	0	1	0	1
60 to 64	2	3	0	0	0	0	0	5	2	8	10
65 to 74	7	14	0	0	0	0	4	1	11	15	26
75 to 84	6	32	0	0	0	0	1	10	7	42	49
85+	6	26	0	0	0	0	4	22	10	48	58
TOTALS	22	75	0	0	0	0	9	38	31	113	144

OAK TRACE

250 VILLAGE DRIVE
DOWNERS GROVE, IL. 60516

Classification Numbers

Facility ID 6003032
Health Service Area 007
Planning Service Area 703 Planning Area 7-C
County 043 Downers Grove Township

RESIDENTS BY PAYMENT SOURCE AND LEVEL OF CARE

LEVEL OF CARE	Medicare	Medicaid	Other Public Insurance	Private Pay	Charity Care	TOTALS
Nursing Care	27	0	0	63	7	97
Skilled Under 22	0	0	0	0	0	0
Intermediate D		0	0	0	0	0
Sheltered Care			0	47	0	47
TOTALS	27	0	0	110	7	144

AVERAGE DAILY PAYMENT RATES

LEVEL OF CARE	SINGLE	DOUBLE
Nursing Care	326	276
Skilled Under 22	0	0
Intermediate DD	0	0
Sheltered Care	158	138

RESIDENTS BY RACIAL/ETHNICITY GROUPING

RACE	Nursing Care	Skilled Under 22	Intermediate DD	Sheltered Care	Totals
Asian	0	0	0	0	0
American Indian	0	0	0	0	0
Black	0	0	0	0	0
Hawaiian/Pacific Isl.	0	0	0	0	0
White	97	0	0	47	144
Race Unknown	0	0	0	0	0
Total	97	0	0	47	144

ETHNICITY	Nursing Care	Skilled Under 22	Intermediate DD	Sheltered Care	Totals
Hispanic	1	0	0	1	2
Non-Hispanic	96	0	0	46	142
Ethnicity Unknown	0	0	0	0	0
Total	97	0	0	47	144

FACILITY STAFFING

Employment Category	Full-Time Equivalent
Administrators	1.00
Physicians	0.00
Director of Nursing	1.00
Registered Nurses	17.00
LPN's	7.00
Certified Aides	44.00
Other Health Staff	3.00
Non-Health Staff	132.00
Totals	205.00

NET REVENUE BY PAYOR SOURCE (Fiscal Year Data)

Medicare	Medicaid	Other Public	Private Insurance	Private Pay	TOTALS	Charity Care Expense*	Charity Care Expense as % of Total Net Revenue
52.0%	0.0%	0.0%	9.2%	38.8%	100.0%		
6,488,979	0	0	1,147,703	4,845,146	12,481,828	657,946	5.3%

*Charity Care Expense does not include expenses which may be considered a community benefit.