

April 8, 2011

**RECEIVED**

APR 11 2011

Via Electronic Mail and Overnight Carrier

**HEALTH FACILITIES &  
SERVICES REVIEW BOARD**

Mr. Dale Galassie  
Chairman  
Illinois Health Facilities and Services Review Board  
525 W. Jefferson, Second Floor  
Springfield, IL 62761

Re: Pleasant View Luther Home ("Pleasant View")  
Project No. 08-081 (the "Project")  
Pleasant View Luther, Inc. and Lutheran Life Communities (the "Permit Holders")  
Annual Progress Report

Dear Chairman Galassie:

This letter provides the Annual Progress Report for the Project referenced above in accordance with Section 1130.760 of the Review Board rules. We are pleased to report that the Project is progressing successfully.

### **1) Current Status of the Project**

The Review Board approved the Permit for our Pleasant View Luther Home Project on March 10, 2009 for an extensive modernization of our home in Ottawa. Our Project was timely Obligated on July 15, 2010 with the execution of the construction contract. We have separated our Project into three phases: Phase 1, Renovation of Existing Skilled Facility, Phase 2, Construction of Assisted Living portion of the Project, and Phase 3, construction of non-clinical elements of the Project including the chapel and administrative space. We have secured financing for Phase 1 and 2 of the three phases of the Project and are nearing completion of both of those phases. The next step will be to successfully complete and stabilize occupancy for the first two phases of the Project. Upon completion of this next step, we will secure financing via a construction loan to complete the final phase of construction.

*Vibrant, grace-filled living  
across all generations*

We were prepared to take this Project to the financial markets for bond issuance in 2009. As the Board well knows, the national economic situation at that time had created a challenging situation for financing. Our financial advisor advised us that present market conditions were not conducive for bond issuance and recommended that we delay our bond issuance at that time. In addition, we gave consideration to dividing the Project into multiple financing packages based upon the construction sequencing. We did follow that advice which led to the bond issue for Phase 1 and 2 of the three phases of the Project. The bond issue was secured in September 2010.

Construction for the first (2) phases for the Project have begun with anticipated completion dates listed below. The costs incurred through January 31, 2011 are \$11,358,814 as detailed on the attached chart.

## **2) Project Costs**

The Project remains within approved requirements of the Permit with respect to Project cost. Attached with this letter is an itemized listing of Project costs in comparison to the approved Permit amounts. Phase 1 and 2 are nearing construction completion. Phase 1 & 2 are 81% of the anticipated cost for the Project. Phase 3 is in the process of receiving final construction costs to secure financing. While we remain within the Permit amount for Project costs, we anticipate that in undertaking Phase 3 we will need to seek a Permit Alteration to reflect an increase in anticipated costs and would do so after soliciting bids for the Phase 3 portion of the Project.

## **3) Project Funding**

The method of financing the Project remains a combination of equity and debt. To date, financing has been secured for Phase 1 and 2 of the Project. The bond issuance from the Upper Illinois River Valley Development Authority was in the amount of \$16,695,000. In addition, Pleasant View Luther Home, Inc. provided \$2,150,000 in cash equity to begin construction. We confirm that nothing has been undertaken on this Project that would cause the Project to be out of compliance with what was approved by the Board. We will begin to seek construction loan financing of the final phase of construction upon the completion of the Phase 1 and 2 of the Project. Funding sources are summarized on the attached table.

## **4) Application and Certification for Payment (G 702)**

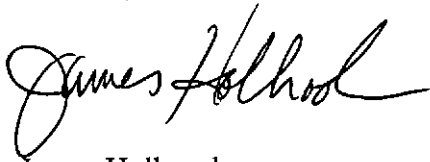
Construction for Phase 1 and 2 of the Project has begun. Attached is the approved Application for Payment for the month of February 2011.

Project No. 08-081  
Annual Progress Report

Completion of Phase 1:	August 15, 2011
Completion of Phase 2:	May 2, 2011
Securing Financing of Phase 3:	January 2012
Begin Construction of Phase 3:	February 2012
Completion of Phase 3:	November 2012

Please let me know of any questions on this material, or if additional information needs to be provided.

Sincerely,



James Holbrook

cc: Courtney Avery  
Mike Constantino  
Kevin Madalinski  
Joe Ourth

PLEASANT VIEW LUTHER HOME, INC. - PROJECT 08-081

PROJECT COSTS AND SOURCES OF FUNDS

	2011			
	Skilled Care Permit	Assisted / IL Permit	Total Project Permit	Anticipated Total Expenditures
<b>Use of Funds</b>				
Preplanning	\$121,973	\$29,045	\$151,018	\$181,463
Site Survey & Soil Investigation	\$4,750	\$3,500	\$8,250	\$4,750
Site Preparation	\$938,000	\$772,000	\$1,710,000	\$2,014,649
New Construction Contracts	\$599,617	\$5,292,842	\$5,892,459	\$5,477,515
Modernization	\$6,132,286	\$648,214	\$6,780,500	\$8,221,889
Contingencies	\$673,190	\$594,106	\$1,267,296	\$606,660
Architectural / Engineering Fees	\$647,946	\$571,827	\$1,219,773	\$1,279,034
Consulting and Other Fees	\$106,200	\$70,800	\$177,000	\$203,457
Movable or Other Equipment	\$550,754	\$486,053	\$1,036,807	\$707,048
Bond Issuance Expenses	\$541,335	\$475,869	\$1,017,204	\$890,000
Net Interest Expense During Construction	\$801,977	\$704,991	\$1,506,968	\$1,600,000
Other Costs to be Capitalized	\$685,700	\$715,083	\$1,400,783	\$2,067,240
<b>Total</b>	<b>\$11,803,728</b>	<b>\$10,364,330</b>	<b>\$22,168,058</b>	<b>\$23,253,705</b>
				<b>Expended 1/31/2011</b>
				\$177,033
				\$4,750
				\$752,464
				\$2,733,551
				\$4,220,759
				\$0
				\$1,216,304
				\$208,909
				\$426,886
				\$659
				\$1,350,000
				\$267,500

**Sources of Funds**

Cash and Securities	\$3,500,000
Bond Issues	\$16,577,000
Construction Loan	\$3,176,705
<b>Total</b>	<b>\$23,253,705</b>



THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA

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For Use with AGC Document No. 410, Standard Form of Design-Build  
Agreement and General Conditions Between Owner and Design-Builder  
(Where the Basis of Payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price)

**AGC DOCUMENT NO. 491**  
**DESIGN-BUILDER'S APPLICATION FOR PAYMENT**  
(Where the Basis of Payment of the Design-Build Agreement is the Cost of the Work  
and a GMP Has Been Established)

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Pleasant View Luther Home, Inc.

AMOUNT DUE THIS REQUEST

\$744,533.38

Period Ending 2/28/2011

By: *James Helwood*

Pleasant View Luther Home Inc. - OWNER

Title: *Senior Vice President*

Date 3-9-11

THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA

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(Where the Basis of Payment of the Design-Build Agreement is the Cost of the Work and a GMP Has Been Established)

Pleasant View Luther Home, Inc.

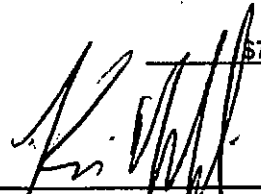
AMOUNT DUE THIS REQUEST

Period Ending 2/28/2011

By:   
Hoffman, LLC - DESIGN


Title SENIOR PROJECT MANAGER

Date 3-10-11

By:   
Hoffman, LLC - DESIGN-BUILDER

Title SENIOR PROJECT MGR

Date 03-09-11

By:   
Hoffman, LLC - CONSTRUCTION

Title PROJECT MANAGER

Date 3.09.2011

\$744,533.38

**THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA**

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---

Pleasant View Luther Home, Inc.

AMOUNT DUE THIS REQUEST

\$744,533.38

Period Ending 2/28/2011

By: 

zur Brunnen - CONSTRUCTION MONITOR

Title

SENIOR Construction Monitor

Date

3/9/2011



PARTIAL WAIVER OF LIEN

WHEREAS, the undersigned, Hoffman LLC has contracted with Pleasant View Luther Home Inc to furnish material, to furnish services, to enter into the erection, construction, alteration and repair of certain improvements, now in progress or about to be begun, upon the following described real estate, situated in:

STATE OF IL, to-wit: 505 College Ave  
Ottawa, IL

NOW, THEREFORE, we the undersigned, for and in consideration of the sum of \$744,533.38 on receipt of the check, do hereby waive and release any and all lien, or claim, or right of lien, on said above described real estate and on all building, improvements and appurtenances situated thereon or thereunto belonging, on account of labor or materials, or both, furnished through February 28, 2011 by the undersigned to or on account of the said Pleasant View Luther Home Inc, Ottawa, IL for said building and premises. It is further stipulated that this waiver does not apply to such portion of the work as is represented by any retainage withheld under the construction contract documents.

The rights to assert construction lien rights for work done or material furnished after said date on said job is hereby expressly reserved

Given under my hand and seal on this 8 March, 2011.

HOFFMAN LLC

  
\_\_\_\_\_  
Kevin Madalinski  
Senior Project Manager



**SWORN OWNER'S STATEMENT TO  
FIDELITY NATIONAL TITLE INSURANCE COMPANY**

STATE OF Illinois

Escrow No. SCF 999010119 002 SCF

COUNTY OF Cook

SS.

Guarantee No. \_\_\_\_\_

The affiant, Jim Holbrook (Name), being first duly sworn, on oath deposes and says that he/she is/are the owner(s) o\* / beneficiary of Trust No. \_\_\_\_\_ held by Pleasant View Luther Home Inc which is the Owner\* of the following described premises in the County of LaSalle, State of Illinois, commonly known as 505 College Avenue, Ottawa, Illinois (Street Address).<sup>1</sup>

1. That the affiant is thoroughly familiar with all the facts and circumstances concerning the premises described above;
2. That with respect to improvements on the premises, all contracts let for work done or material furnished to date or for the furnishing of future work or materials relative to the contemplated improvements are listed below;
3. That this statement is a full, true and complete statement of all such contracts, previous payments and balances due, if any.

NAME AND ADDRESS	KIND OF WORK OR MATERIAL	ADJUSTED TOTAL CONTRACT (INC. EXTRAS & CREDITS)	AMOUNT PREVIOUSLY PAID	AMOUNT OF THIS PAYMENT	BALANCE TO BECOME DUE
Hoffman 122 East College Avenue Suite 1G, Appleton, WI 54911	Construction	\$14,140,372.00	\$9,820,257.08	\$744,533.38	\$2,978,140.70
<b>TOTAL</b>					

~~\*STRIKE ONE\*~~ THE UNDERSIGNED HEREBY APPROVES THE ABOVE AMOUNTS FOR PAYMENT.

SIGNED James Holbrook

DATE 3-9-11

Subscribed and sworn to before me this 9th day of March, 2011

ADDRESS \_\_\_\_\_



Cindy L. Hougas  
Notary Public

Application for Payment  
Period Ending 02/28/2011

Printed 3/8/2011

Account	Description	Vendor	Schedule of Values	Total Work To Date	Balance To Finish	Percent Complete	Previous Application	Total Retainage	This Period Amount Due
1 1810	Architects & Consultants	Hoffman	717,523.00	700,897.31	16,625.69	97.70%	693,822.08	-	7,175.23
2 1811	Interior Design	Designworks Studio	43,030.00	38,684.24	4,345.76	89.90%	37,774.24	-	910.00
3 1812	Other Consultants	TEM, Incorporated	21,350.20	21,350.20	-	100.00%	21,350.20	-	-
4 1812	Other Consultants	Baking Industries	9,094.00	8,235.00	859.00	90.55%	8,235.00	-	-
5 1812	Other Consultants	Vegeton, Server, and Associates	33,556.03	33,556.03	-	100.00%	33,556.03	-	-
6 1814	Architect Reimbursable	Hoffman	17,300.00	13,795.88	3,704.12	78.83%	13,609.34	-	186.54
7 1820	General Requirements	Hoffman	632,940.07	630,735.73	202,204.34	73.72%	582,940.56	-	47,795.17
8 1820	General Requirements	Hoffman	70,000.00	70,000.00	-	100.00%	70,000.00	-	-
9 1822	Site Improvement	Colfax	139,325.00	139,325.00	-	100.00%	92,406.00	-	46,920.00
10 1824	Structures	Colfax	19,900.00	19,900.00	-	100.00%	4,860.00	-	15,040.00
11 1824	Structures	Colfax	84,501.76	84,501.76	-	100.00%	80,656.67	-	4,245.09
12 1824	Structures	Fischer Excavating	60,193.20	60,193.20	-	100.00%	57,183.54	-	3,009.66
13 1824	Structures	Fischer Excavating	53,435.10	30,635.00	22,800.10	57.33%	27,571.50	-	3,063.50
14 1824	Structures	Tricon Concrete Contractors	33,141.55	19,844.00	13,297.55	59.88%	17,659.60	-	1,864.40
15 1824	Structures	Len Trevato	14,968.76	-	14,968.76	0.00%	-	-	-
16 1824	Structures	Len Trevato	8,998.24	-	8,998.24	0.00%	-	-	-
17 1824	Structures	Pederson Co	4,750.00	4,750.00	-	100.00%	4,275.00	-	475.00
18 1824	Structures	Allowance	5,810.25	-	5,810.25	0.00%	-	-	-
19 1824	Structures	Tricon Concrete Contractors	18,071.75	-	18,071.75	0.00%	-	-	-
20 1824	Structures	Hansen & Hempel Co	100,368.53	79,592.64	20,885.89	79.19%	71,552.38	-	7,950.26
21 1824	Structures	Hansen & Hempel Co	24,148.65	22,420.25	1,728.40	92.84%	20,178.22	-	2,242.03
22 1824	Structures	Sturdi Iron	31,153.00	21,524.00	9,629.00	69.09%	19,371.60	-	2,152.40
23 1824	Structures	Sturdi Iron	49,503.78	35,415.73	12,708.05	73.55%	29,012.87	-	943.30
24 1824	Structures	Vanderlaan Homes & Construction	65,175.00	32,972.10	22,202.90	59.76%	25,174.89	-	3,297.21
25 1824	Structures	Vanderlaan Homes & Construction	113,787.78	80,495.24	33,302.54	70.74%	72,445.72	-	8,049.52
26 1824	Structures	O'Keefe, Inc	40,446.00	16,537.20	23,908.80	40.89%	14,863.48	-	1,653.72
27 1824	Structures	All American Exterior Solutions	58,220.00	23,288.00	34,932.00	40.00%	20,859.20	-	2,328.80
28 1824	Structures	All American Exterior Solutions	131,970.00	12,187.00	11,973.00	9.23%	10,968.30	-	1,218.70
29 1824	Structures	Asphalt Shingles and EPDM Roofing - Subcontract	63,568.00	2,000.00	61,568.00	3.15%	1,820.00	-	180.00
30 1824	Structures	Sterling Commercial Roofing	3,600.00	1,800.00	1,800.00	50.00%	1,620.00	-	180.00
31 1824	Structures	Spray Insulation Inc.	23,000.00	11,500.00	11,500.00	50.00%	10,350.00	-	1,150.00
32 1824	Structures	Stretch Corporation	16,620.00	8,310.00	8,310.00	50.00%	7,479.00	-	831.00
33 1824	Structures	Sealants - Material PO	58,235.00	36,739.65	21,495.35	63.09%	33,065.68	-	3,673.97
34 1824	Structures	Firestopping - Subcontract	23,582.79	13,320.16	10,262.63	55.49%	11,988.14	-	1,332.02
35 1824	Structures	Firestopping - Material PO	239,744.00	198,385.00	41,359.00	82.75%	198,429.56	-	19,688.50
36 1824	Structures	Doors / Frames / Hardware - Material PO	2,162.00	-	2,162.00	0.00%	-	-	-
37 1824	Structures	Sectional Doors	52,545.55	52,545.55	-	100.00%	49,918.27	-	2,627.28
38 1824	Structures	Windows - Material PO	6,071.00	2,000.00	4,071.00	32.94%	1,800.00	-	200.00
39 1824	Structures	Storefront/Glazing/Mirrors/Skylight - Subcontract	14,970.00	11,000.00	3,970.00	73.49%	9,900.00	-	1,100.00
40 1824	Structures	Storefront/Glazing/Mirrors/Skylight - Material PO	13,056.00	13,056.00	-	100.00%	11,750.40	-	1,305.60
41 1824	Structures	Storefront - Off Site Stored Material	645,628.08	402,061.24	243,566.84	62.27%	327,102.52	-	40,206.12
42 1824	Structures	Gyp Board/Acoustical Ceilings - Subcontract	249,394.00	223,752.00	25,642.00	89.72%	201,376.80	-	22,375.20
43 1824	Structures	Resilient Flooring/Carpet - Material PO	112,060.00	51,840.00	60,220.00	46.26%	46,656.00	-	5,184.00
44 1824	Structures	Resilient Flooring/Carpet - Subcontract	12,000.00	10,000.00	2,000.00	83.33%	9,000.00	-	1,000.00
45 1824	Structures	Flooring - Off Site Stored Material	169,011.00	169,011.00	-	100.00%	162,109.90	-	16,901.10
46 1824	Structures	Flooring - Off Site Stored Material	10,000.00	10,000.00	-	100.00%	9,000.00	-	1,000.00
47 1824	Structures	Paints/Coatings - Subcontract	91,846.00	34,036.00	57,760.00	37.11%	30,677.40	-	3,408.60
48 1824	Structures	Paints/Coatings - Material PO	7,904.00	2,941.18	4,962.82	37.21%	2,847.08	-	294.12
49 1824	Structures	Paints/Coatings - Material PO	500.00	500.00	-	100.00%	500.00	-	-
50 1824	Structures	Specialties	53,745.64	56,888.64	(3,143.00)	105.85%	51,189.78	-	5,688.86
51 1824	Structures	Fire Protection Sprinklers - Subcontract	112,279.00	49,480.00	62,799.00	44.07%	33,279.30	-	4,948.00
52 1824	Structures	Fire Protection Sprinklers - Material PO	17,190.00	9,030.00	8,170.00	52.47%	5,023.80	-	902.00
53 1824	Structures	Elevator - Subcontract	88,807.00	35,700.00	53,107.00	40.20%	-	-	3,570.00
54 1824	Structures	Elevator - Material PO	53,994.00	-	53,994.00	0.00%	-	-	-
55 1824	Structures	Elevator - Material PO	-	-	-	-	-	-	-

Hoffman  
Project No. 07584

Printed: 3/6/2011

Application for Payment  
Period Ending 02/28/2011

Pleasant View Luther Home  
Project 1 - Pavilion Renovation

Account	Description	Vendor	Schedule of Values	Total Work To Date	Balance To Finish	Percent Complete	Previous Application	Total Retainage	This Period Amount Due
56 1824 Structures	Plumbing - Subcontract	Integrity Mech Piping & Plumbing	\$ 284,117.50	\$ 237,015.00	\$ 47,102.50	83.42%	\$ 201,413.30	\$ 11,850.75	\$ 23,750.85
57 1824 Structures	Plumbing - Material PO	Integrity Mech Piping & Plumbing	\$ 286,713.89	\$ 175,127.87	\$ 111,586.02	61.08%	\$ 149,271.48	\$ 8,756.39	\$ 17,100.00
58 1824 Structures	HVAC - Subcontract	John's Service & Sales Inc	\$ 488,224.94	\$ 398,568.04	\$ 161,656.80	87.55%	\$ 302,639.64	\$ 18,828.40	\$ 17,400.00
59 1824 Structures	HVAC - Material PO	John's Service & Sales Inc	\$ 787,712.60	\$ 724,394.17	\$ 63,318.43	91.96%	\$ 623,418.44	\$ 30,200.73	\$ 70,775.00
60 1824 Structures	HVAC - Off Site Stored Material	John's Service & Sales Inc	\$ 124,000.00	\$ 124,000.00	\$ -	100.00%	\$ 111,600.00	\$ 12,400.00	\$ -
61 1824 Structures	Electrical - Subcontract	Connelly Electric Company	\$ 929,296.08	\$ 671,593.30	\$ 257,672.78	72.27%	\$ 606,178.85	\$ 33,579.17	\$ 31,825.28
62 1824 Structures	Electrical - Material PO	Connelly Electric Company	\$ 767,846.92	\$ 650,817.42	\$ 117,029.50	84.78%	\$ 592,594.25	\$ 32,540.87	\$ 25,682.30
63 1824 Structures	Uncomitted	To Be Determined	\$ 26,374.65	\$ -	\$ 26,374.65	0.00%	\$ -	\$ -	\$ -
64 1824 Structures	Winter Conditions	Allowance	\$ 11,481.57	\$ -	\$ 11,481.57	0.00%	\$ -	\$ -	\$ -
65 1824 Structures	Winter Conditions - Temporary Heating Equipment	John's Service & Sales Inc	\$ 4,898.00	\$ 4,898.00	\$ -	100.00%	\$ 4,898.00	\$ -	\$ -
66 1824 Structures	Winter Conditions - Temporary Heating Equipment	John's Service & Sales Inc	\$ 3,620.43	\$ 3,620.43	\$ -	100.00%	\$ 3,620.43	\$ -	\$ -
67 1826 Contractor Contingency	Allowance	Hoffman	\$ 79,039.71	\$ -	\$ 79,039.71	0.00%	\$ -	\$ -	\$ -
68 1842 Bonds, Insurance, & Permits	Building Permit	City of Ottawa	\$ 5,900.00	\$ 5,164.40	\$ 335.60	93.90%	\$ 5,164.40	\$ -	\$ -
69 1842 Bonds, Insurance, & Permits	Plan Review Fee	Illinois Dept of Public Health	\$ 12,984.00	\$ 12,984.00	\$ -	100.00%	\$ 12,984.00	\$ -	\$ -
70 1842 Bonds, Insurance, & Permits	Cement Review Fee	State of Illinois	\$ 240.00	\$ 240.00	\$ -	100.00%	\$ 240.00	\$ -	\$ -
71 1842 Bonds, Insurance, & Permits	Building Review/Permit Fee	City of Ottawa	\$ 702.24	\$ 702.24	\$ -	100.00%	\$ 702.24	\$ -	\$ -
72 1842 Bonds, Insurance, & Permits	Inspection Fee	City of Ottawa	\$ 669.65	\$ 669.65	\$ -	100.00%	\$ 669.65	\$ -	\$ -
73 1842 Bonds, Insurance, & Permits	NOI Permit Fee	Veghyan, Sarver, and Associates	\$ 750.00	\$ 750.00	\$ -	100.00%	\$ 750.00	\$ -	\$ -
74 1842 Bonds, Insurance, & Permits	Miscellaneous	Allowance	\$ 3,581.11	\$ -	\$ 3,581.11	0.00%	\$ -	\$ -	\$ -
75 1842 Bonds, Insurance, & Permits	Builders Risk	Hoffman	\$ 15,445.00	\$ 15,445.00	\$ -	100.00%	\$ 15,445.00	\$ -	\$ -
76 1842 Bonds, Insurance, & Permits	Performance and Payment Bond	Hoffman	\$ 72,087.00	\$ 72,087.00	\$ -	100.00%	\$ 72,087.00	\$ -	\$ -
77 1850 Construction Management	Design/Build Fee	Hoffman	\$ 589,226.00	\$ 220,700.56	\$ 165,525.44	57.14%	\$ 193,112.99	\$ -	\$ 27,587.57
78 PAVILION TOTAL			\$ 9,686,568.00	\$ 7,191,392.01	\$ 2,465,165.99	74.24%	\$ 6,354,608.40	\$ 3,82,027.84	\$ 474,755.77

Application for Payment  
Period Ending 02/28/2011

Hoffman  
Project No. 078B4.1

Printed: 3/8/2011

Account	Description	Vendor	A	B	C	D	E	F	B-E-F
			Schedule of Values	Total Work To Date	Balance To Finish	Percent Complete	Previous Application	Total Retainage	This Period Amount Due
1 1810	Architects & Consultants	Hoffman	252,103.00	249,581.97	2,521.03	99.00%	247,060.94	\$	2,521.03
2 1811	Interior Design	Designworks Studio	11,900.00	4,378.75	7,521.25	36.80%	3,118.75	\$	1,262.00
3 1814	Architectural Reimbursable	Hoffman	15,000.00	2,681.01	12,318.99	17.87%	2,568.27	\$	1,147.74
4 1820	General Requirements	Hoffman	433,300.00	398,306.59	34,993.41	91.92%	355,428.09	\$	42,885.50
5 1820	General Requirements	Hoffman	32,500.00	32,500.00	\$	100.00%	32,500.00	\$	\$
6 1824	Structures	Temp Air	5,202.00	5,202.00	\$	100.00%	5,202.00	\$	\$
7 1824	Structures	Fisher Excavating	363,738.30	359,889.91	3,848.39	98.94%	341,895.41	\$	17,924.50
8 1824	Structures	Fisher Excavating	47,288.00	47,212.89	75.11	99.82%	44,852.24	\$	2,360.65
9 1824	Structures	Tricon Concrete Contractors	102,644.30	89,234.60	13,409.70	86.94%	80,311.14	\$	8,923.46
10 1824	Structures	Tricon Concrete Contractors	84,234.00	55,428.60	8,805.40	66.28%	49,885.74	\$	5,642.86
11 1824	Structures	Pederson Co	58,622.60	43,721.60	12,701.00	77.49%	39,349.44	\$	4,372.16
12 1824	Structures	Landscaping - Material PO	33,601.40	19,334.00	14,267.40	57.20%	17,400.60	\$	1,933.40
13 1824	Structures	Masonry - Subcontract	27,081.00	24,691.00	2,390.00	91.17%	23,456.45	\$	1,234.55
14 1824	Structures	Masonry - Material PO	14,983.00	14,983.00	\$	100.00%	14,983.00	\$	\$
15 1824	Structures	Structural Steel Framing - Subcontract	12,288.00	6,058.00	6,241.00	49.28%	5,452.20	\$	605.80
16 1824	Structures	Structural Steel Framing - Material PO	4,662.00	3,248.00	1,414.00	69.67%	2,923.20	\$	324.80
17 1824	Structures	Carpentry - Subcontract	235,971.79	205,885.31	29,086.48	87.67%	165,410.71	\$	20,688.63
18 1824	Structures	Carpentry - Material PO	208,656.26	188,654.61	20,001.65	90.41%	167,539.15	\$	18,885.48
19 1824	Structures	Architectural Wood Casework	90,108.72	85,691.22	4,417.50	95.10%	77,122.10	\$	8,569.12
20 1824	Structures	Aluminum Siding and Soffit - Subcontract	63,937.00	57,937.00	6,000.00	90.62%	52,143.30	\$	5,793.70
21 1824	Structures	Aluminum Siding and Soffit - Material PO	80,768.00	80,768.00	\$	100.00%	72,691.20	\$	8,076.80
22 1824	Structures	Sealants - Subcontract	11,000.00	10,495.48	504.52	95.41%	5,469.30	\$	1,049.55
23 1824	Structures	Sealants - Material PO	6,300.00	3,418.00	2,882.00	54.25%	3,076.20	\$	341.80
24 1824	Structures	Frestopping - Subcontract	19,470.00	19,470.00	\$	100.00%	16,987.31	\$	1,947.00
25 1824	Structures	Frestopping - Material PO	7,893.18	7,893.18	\$	100.00%	7,103.86	\$	789.32
26 1824	Structures	Doors / Frames / Hardware - Material PO	83,629.00	70,346.00	13,283.00	84.12%	46,841.40	\$	7,034.60
27 1824	Structures	Windows - Material PO	34,526.38	34,526.38	\$	100.00%	31,073.74	\$	3,452.64
28 1824	Structures	Storefront/Glazing/Mirrors/Skylight - Subcontract	37,960.00	26,172.00	11,788.00	69.68%	23,554.60	\$	2,617.20
29 1824	Structures	Storefront/Glazing/Mirrors/Skylight - Material PO	9,123.00	5,511.00	3,612.00	60.41%	4,959.90	\$	551.10
30 1824	Structures	Storefront - Off Site Stored Material	20,000.00	20,000.00	\$	100.00%	18,000.00	\$	2,000.00
31 1824	Structures	Gyp Board/Acoustical Ceilings	234,719.00	209,273.00	25,446.00	89.16%	188,345.70	\$	20,927.30
32 1824	Structures	Gyp Board/Acoustical Ceilings	93,000.00	81,812.00	11,188.00	87.87%	69,835.50	\$	8,181.20
33 1824	Structures	Resilient Flooring/Carpet - Subcontract	34,960.00	24,960.00	10,000.00	71.40%	18,188.00	\$	2,496.00
34 1824	Structures	Resilient Flooring/Carpet - Material PO	74,318.00	74,318.00	\$	100.00%	64,188.20	\$	7,431.80
35 1824	Structures	Paints/Coatings - Subcontract	55,200.00	53,200.00	2,000.00	96.38%	48,930.00	\$	3,000.00
36 1824	Structures	Paints/Coatings - Material PO	4,600.00	3,000.00	1,600.00	65.20%	1,820.00	\$	300.00
37 1824	Structures	Specialties	17,178.00	17,178.00	\$	100.00%	15,460.20	\$	1,717.80
38 1824	Structures	Shelving	15,000.00	\$	15,000.00	0.00%	\$	\$	\$
39 1824	Structures	Fire Protection Sprinklers - Subcontract	74,622.00	74,622.00	\$	100.00%	61,002.90	\$	7,462.20
40 1824	Structures	Fire Protection Sprinklers - Material PO	27,305.00	25,052.00	2,253.00	91.75%	22,546.80	\$	2,505.20
41 1824	Structures	Elevator - Subcontract	19,133.00	19,133.00	\$	100.00%	17,218.70	\$	1,913.30
42 1824	Structures	Elevator - Material PO	24,549.00	23,020.00	1,529.00	93.77%	20,718.00	\$	2,302.00
43 1824	Structures	Plumbing - Subcontract	119,442.00	116,442.00	3,000.00	97.49%	104,753.65	\$	5,822.10
44 1824	Structures	Plumbing - Material PO	123,114.00	123,114.00	\$	100.00%	99,194.25	\$	6,155.70
45 1824	Structures	HVAC - Subcontract	114,344.58	112,794.50	1,550.08	98.64%	88,314.30	\$	5,639.73
46 1824	Structures	HVAC - Material PO	163,896.48	155,976.48	7,960.00	95.14%	134,861.63	\$	7,106.32
47 1824	Structures	HVAC - Off Site Stored Material	13,800.00	13,800.00	\$	100.00%	12,420.00	\$	1,380.00
48 1824	Structures	Electrical - Subcontract	309,698.00	268,178.00	40,908.00	86.78%	236,719.10	\$	13,408.90
49 1824	Structures	Electrical - Material PO	218,487.00	205,487.00	13,000.00	94.05%	176,435.90	\$	10,274.35
50 1824	Structures	Relocate Phone Line	16,147.10	16,147.10	\$	100.00%	16,147.10	\$	\$
51 1824	Structures	Knox Box	290.00	290.00	\$	100.00%	\$	\$	290.00
52 1824	Structures	Uncommatad	38,290.51	\$	\$	0.00%	\$	\$	\$
53 1824	Structures	Allowance	64,317.40	\$	64,317.40	0.00%	\$	\$	\$
54 1824	Contractor Contingency	Plan Review Fee and Building Permit	2,838.80	2,838.80	\$	100.00%	2,838.80	\$	\$
55 1842	Bonds, Insurance, & Permits	IEPA Notification Fee	150.00	150.00	\$	100.00%	150.00	\$	\$

Hoffman  
Project No. 07694.1

Printed: 3/6/2011

Application for Payment  
Period Ending 02/28/2011

Pleasant View Luther Home  
Project 2 - Hearststone Addition

Account	Description	Vendor	A	B	C	D	E	F	B-E-F
			Schedule of Values	Total Work To Date	Balance To Finish	Percent Complete	Previous Application	Retainage	This Period Amount Due
56	1842 Bonds, Insurance, & Permits	City of Ottawa	\$ 4,750.20	\$ -	\$ 4,750.20	0.00%	\$ -	\$ -	\$ -
57	1842 Building Permits	Hoffman	\$ 16,226.00	\$ 16,226.00	\$ -	100.00%	\$ 16,226.00	\$ -	\$ -
58	1842 Builders Risk Insurance	Hoffman	\$ 33,928.00	\$ 33,928.00	\$ -	100.00%	\$ 33,928.00	\$ -	\$ -
59	1850 Performance and Payment Bond	Hoffman	\$ 153,820.00	\$ 125,728.31	\$ 28,091.69	81.74%	\$ 105,728.31	\$ -	\$ 20,000.00
60	Design/Builder Fee								
61	HEARTHSTONE TOTAL		\$ 4,453,814.00	\$ 3,970,839.29	\$ 482,974.71	89.16%	\$ 3,465,648.68	\$ 235,413.00	\$ 269,777.81
62	PAVILION TOTAL		\$ 9,696,558.00	\$ 7,191,392.01	\$ 2,495,165.99	74.24%	\$ 6,354,608.40	\$ 362,027.84	\$ 474,755.77
63	PROJECT GMP TOTAL		\$ 14,140,372.00	\$ 11,162,231.30	\$ 2,978,140.70	78.94%	\$ 9,820,257.08	\$ 597,440.84	\$ 744,533.58

Hoffman  
Project No. 07684

Pleasant View Luther Home  
Project 1 - Pavilion Renovation

**Application for Payment  
Period Ending 02/28/2011**

Printed:

<u>Account</u>	<u>Description</u>	<u>Vendor</u>	<u>Retention Released This Period</u>
1	1824 Selective Demolition	Colfax	\$ 540.00
2			
3			
4			
5			
6	PAVILION TOTAL		<u>\$ 540.00</u>

Hoffman  
Project No. 07684.1

Pleasant View Luther Home  
Project 2 - Hearthstone Addition

**Application for Payment  
Period Ending 02/28/2011**

Printed: 3/7/2011

	<b>Account Description</b>	<b>Vendor</b>	<b>Retention Released This Period</b>
1	1824 HVAC - Subcontract	John's Service & Sales Inc	\$ 4,906.35
2	1824 HVAC - Material PO	John's Service & Sales Inc	\$ 8,182.33
3			
4			
5			
6			
7	HEARTHSTONE TOTAL		<u>\$ 13,088.68</u>



Pleasant View - Pavilion Renovation  
 General Conditions Breakdown  
 Feb-11



Cost Code	Description	Budget	February Cost to Date	Remaining Balance
1110	MISC. EXPENSES	\$ 2,800.00	\$ 2,188.96	\$ 611.04
	X0 1: Hardware Add for Privacy Tracks	\$ 487.19	\$ 487.19	\$ -
1514	OFFICE PHONE/ FAX	\$ 3,500.00		\$ 3,500.00
1130	POSTAGE	\$ 5,600.00	\$ 2,312.80	\$ 3,287.20
1140	BLUEPRINTS -PHOTOCOPIES	\$ 45,000.00	\$ 16,101.75	\$ 28,898.25
1170	MILEAGE/TRAVEL/LODGING	\$ 68,400.00	\$ 41,664.95	\$ 26,735.05
1180	TRUCK EXPENSE	\$ 16,800.00	\$ 9,600.00	\$ 7,200.00
1310	SURVEY AND STAKING	\$ 2,610.00	\$ 5,117.78	\$ (2,507.78)
1320	INSPECTION - TESTING SERV.	\$ 5,000.00		\$ 5,000.00
1511	TEMP ELECTRICITY	\$ 4,700.00	\$ 1,266.87	\$ 3,433.13
1514	TEMP TELEPHONE	\$ 5,400.00	\$ 3,265.16	\$ 2,134.84
1516	TEMP SANITARY FACILITIES	\$ 4,900.00	\$ 1,379.92	\$ 3,520.08
1517	TEMP FIRE PROTECTION	\$ 2,000.00	\$ 1,356.66	\$ 643.34
1520	TEMP CONSTRUCTION	\$ 24,000.00	\$ 18,147.39	\$ 5,852.61
1524	SMALL TOOLS	\$ 2,800.00	\$ 126.51	\$ 2,673.49
1535	TEMP FENCING	\$ 8,500.00	\$ 9,422.54	\$ (922.54)
	X0 1: IDPH Requested Fencing Modification	\$ 1,802.88	\$ 1,802.88	\$ -
1545	SAFETY	\$ 2,800.00	\$ 639.92	\$ 2,160.08
1550	ACCESS ROAD/ PRKG AREAS	\$ 10,600.00		\$ 10,600.00
1561	TRASH REMOVAL	\$ 40,000.00	\$ 33,131.30	\$ 6,868.70
	X0 1: Light Fixture Ballast Containers	\$ 343.00	\$ 343.00	\$ -
1562	CONSTRUCTION CLEAN-UP - Dust Control	\$ 9,450.00	\$ 3,430.00	\$ 6,020.00
1569	SNOW REMOVAL	\$ 2,500.00	\$ 1,486.53	\$ 1,013.47
1580	PROJECT ID/ SIGNAGE	\$ 5,000.00	\$ 1,398.42	\$ 3,601.58
1593	FIELD OFFICE/ SHEDS	\$ 4,650.00	\$ 3,099.11	\$ 1,550.89
1591	SITE OFFICE EQUIPMENT	\$ 2,800.00	\$ 215.90	\$ 2,384.10
1592	SITE OFFICE SUPPLIES	\$ 1,400.00	\$ 945.61	\$ 454.39
1710	Construction Cleaning	\$ 23,725.00	\$ 6,670.83	\$ 17,054.17
Labor	SENIOR PROJECT MANAGER	\$ 68,160.00	\$ 174,307.75	\$ (106,147.75)
Labor	PROJECT CONSTRUCTION MANAGER	\$ 114,000.00	\$ 59,707.00	\$ 54,293.00
Labor	FIELD PROJECT MANAGER	\$ 237,600.00	\$ 186,160.00	\$ 51,440.00
Labor	PROJECT ADMINISTRATOR	\$ 100,800.00	\$ 44,898.00	\$ 55,902.00
Labor	RISK MANAGER	\$ 2,352.00	\$ 61.00	\$ 2,291.00
Labor	SAFETY DIRECTOR	\$ 2,660.00		\$ 2,660.00
<b>Total General Conditions - Totals</b>		<b>\$ 832,940.07</b>	<b>\$ 630,735.73</b>	<b>\$ 202,204.34</b>
<b>Total Billed to Date:</b>			<b>\$ 630,735.73</b>	

Pleasant View - Hearthstone  
 General Conditions Breakdown  
 Feb-11



Cost Code	Description	Budget	February Cost to Date	Remaining Balance
1110	MISC. EXPENSES	\$ 825.00	\$ 465.47	\$ 359.53
1514	OFFICE PHONE/ FAX	\$ 1,100.00	\$ 1,782.64	\$ (682.64)
1130	POSTAGE	\$ 2,750.00	\$ 425.21	\$ 2,324.79
1140	BLUEPRINTS -PHOTOCOPIES	\$ 12,000.00	\$ 8,821.51	\$ 3,178.49
1170	MILEAGE/TRAVEL/LODGING	\$ 26,450.00	\$ 12,293.56	\$ 14,156.44
1180	TRUCK EXPENSE	\$ 13,200.00	\$ 10,800.00	\$ 2,400.00
1310	SURVEY AND STAKING	\$ 9,000.00	\$ 9,556.34	\$ (556.34)
1320	INSPECTION - TESTING SERV.	\$ 10,000.00	\$ 12,118.85	\$ (2,118.85)
1511	TEMP ELECTRICITY	\$ 8,000.00	\$ 2,623.90	\$ 5,376.10
1516	TEMP SANITARY FACILITIES	\$ 3,300.00	\$ 3,719.75	\$ (419.75)
1517	TEMP FIRE PROTECTION	\$ 300.00	\$ 45.00	\$ 255.00
1520	TEMP CONSTRUCTION	\$ 4,400.00	\$ 1,177.52	\$ 3,222.48
1524	SMALL TOOLS	\$ 1,100.00	\$ 56.04	\$ 1,043.96
1535	TEMP FENCING	\$ 4,000.00	\$ 1,600.00	\$ 2,400.00
1545	SAFETY	\$ 825.00	\$ 20.26	\$ 804.74
1550	ACCESS ROAD/ PRKG AREAS	\$ 5,000.00		\$ 5,000.00
1561	TRASH REMOVAL	\$ 17,500.00	\$ 15,006.00	\$ 2,494.00
1562	CONSTRUCTION CLEAN-UP	\$ 6,900.00	\$ 2,744.00	\$ 4,156.00
1569	SNOW REMOVAL	\$ 1,750.00	\$ 1,420.00	\$ 330.00
1580	PROJECT ID/ SIGNAGE	\$ 2,184.00	\$ 1,254.88	\$ 929.12
1590	FIELD OFFICE/ SHEDS	\$ 2,925.00	\$ 1,945.00	\$ 980.00
1592	SITE OFFICE SUPPLIES	\$ 550.00	\$ 354.32	\$ 195.68
1710	FINAL CLEANING	\$ 8,613.00	\$ 1,269.59	\$ 7,343.41
Labor	SENIOR PROJECT MANAGER	\$ 26,128.00	\$ 129,125.25	\$ (102,997.25)
Labor	PROJECT CONSTRUCTION MANAGER	\$ 43,700.00	\$ 22,329.50	\$ 21,370.50
Labor	FIELD PROJECT MANAGER	\$ 182,160.00	\$ 128,707.00	\$ 53,453.00
Labor	PROJECT ADMINISTRATOR	\$ 38,640.00	\$ 28,645.00	\$ 9,995.00
<b>Total General Conditions - Totals</b>		<b>\$ 433,300.00</b>	<b>\$ 398,306.59</b>	<b>\$ 34,993.41</b>
<b>Total Billed to Date:</b>			<b>\$ 398,306.59</b>	