

# **DEKALB COUNTY REHAB & NURSING CENTER**

2600 N. ANNIE GLIDDEN ROAD, DEKALB, ILLINOIS 60115  
815-758-2477 FAX: 815-217-0451

---

**RECEIVED**

JUL 01 2019

**HEALTH FACILITIES &  
SERVICES REVIEW BOARD**

June 17 2019

Via Email and USPS

Ms. Courtney R. Avery  
Administrator  
Illinois Health Facilities and Services Review  
Board  
525 West Jefferson Street, 2nd Floor  
Springfield, Illinois 62761

**Re: Progress Report #1  
Annual Progress Report  
Project 18-005: DeKalb County Rehab & Nursing Center**

Dear Ms. Avery:

On behalf of the County of DeKalb (the "Permit Holder"), I am writing to submit the first annual project cost report for Project No. 18-005. On June 5, 2018, the Illinois Health Facilities and Services Review Board (the "Board") approved the Permit Holders' application for a certificate of need ("CON") permit to construct a new 18-bed long-term care unit, modernize existing patient care units including clinical and non-clinical space (the Project"). The permit amount is \$16,834,948.

The Permit Holders submit the following information as its first cost report for Project No.18-005:

## **Current Status of the Project (as of May 31, 2019)**

The project is approximately 16 percent complete. New construction has been hampered by rain delays and delays associated with issuing City of DeKalb permits; this latter item has been resolved. There are two elements to the new construction: 1) the 18-bed long-term care unit and 2) a new dining/activity area in the central courtyard. Demolition work on the courtyard area has been completed and work on the new construction has begun. There have been no changes in the

scope of the project although there have been several unforeseen conditions discovered during renovation that have been corrected.

**Costs Incurred to Date**

Costs incurred to date are \$2,680,612 as of May 31, 2019. We provide a comparison to the approved permit amounts in Exhibit A.

**The Method of Financing; Sources of Funds**

As anticipated in our application, the project is to be financed by a combination of borrowing no more than \$15,834,948 plus cash in the amount of at least \$1 million from DeKalb County Rehab & Nursing Center.

All costs incurred to-date have been paid for by the Rehab & Nursing Center. DeKalb County is expected to issue bonds in 2020; the Rehab & Nursing Center will be repaid a portion of its contribution from the proceeds.

**Anticipated Date of Completion**

The anticipated date of completion remains March 31, 2020. While several weeks have been lost to weather delays, the Construction Manager is confident that much of the time lost can be made up once the new construction portions of the project are completely weather-proofed.

\*\*\*

Please let me know if you need any further information.

Sincerely,

A handwritten signature in black ink, appearing to read "Cheryl Vittorio". The signature is fluid and cursive, with the first name "Cheryl" and last name "Vittorio" clearly distinguishable.

Cheryl Vittorio  
Administrator

cc: Michael Constantino

**Exhibit A**

**DeKalb County Rehab & Nursing Center: Project 18-005**

**Costs Incurred To-Date versus Permit Amount as of May 31 2019**

Progress Report # 1

Health Facilities & Services Review Board

DeKalb County Rehab & Nursing Center

Project Cost	Permit Amount	As of 5/31/2019	Pct Complete
Preplanning costs	\$ 135,000	\$ 95,000	70%
Site survey and soil investigation	\$ 20,000	\$ 8,024	40%
Site preparation	\$ 210,000	\$ 55,503	26%
Off site work	N/A	N/A	
New construction contracts	\$ 7,937,220	\$ 546,890	7%
Modernization contracts	\$ 3,056,860	\$ 692,970	23%
Contingencies	\$ 1,062,390	\$ 28,773	3%
Architectural/engineering fees	\$ 735,000	\$ 888,417	121%
Consulting and other fees	\$ 250,000	\$ 34,702	14%
Movable and other equip (not in construction contracts)	\$ 1,112,000	0	0%
Net Interest Expense during construction period	\$ 1,116,478	0	0%
FMV of leased space or equipment			
Other costs to be capitalized	\$ 1,200,000	\$ 330,533	28%
Acquisition of building or other property			
<b>Total Uses of Funds</b>	<b>\$ 16,834,948</b>	<b>\$ 2,680,812</b>	<b>16%</b>
<b>Sources of Funds</b>			
Cash and securities	\$ 1,000,000	\$ 2,680,812	268%
Bond issues	\$ 15,834,948	0	0%
<b>Total Sources of Funds</b>	<b>\$ 16,834,948</b>	<b>\$ 2,680,812</b>	<b>16%</b>