



4325 NAKOMA RD LETTER OF INTENT

Alternative Continuum of Care, LLC purchased the Sunny Hill Healthcare Center on 4325 Nakoma Road a few months ago. The existing facility is a 68 bed skilled nursing facility. Oak Park Place is the company that is currently managing the existing 24 hour facility and will act as the general contractor for the new facility and will manage the new facility. All former residents have been relocated to other facilities.

The other members of the team are Architectural Design Consultants Inc (ADCI) representing as the architects for the new building and coordinating the civil; Professional Engineering, LLC is preparing the civil design; the mechanical and electrical contractors will be design-build to be determined.

The project schedule is to start as soon as approvals are set, estimating demolition to start at the end of November. The estimated construction schedule is twelve months. It is critical for us to get the DHS review of the completed structure complete and the relocated residents back into the facility by approximately the end of December 2017, or we will lose the existing DHS licenses.

The proposed 24 hour facility will have twenty memory care units (CBRF) on the first floor (16,830 S.F.); thirty-three skilled nursing units (SNF) on the second floor (21,765 S.F.) and twenty-one assisted living units (RCAC) on the third floor (19,890 S.F.). The building will have a ground floor (12,190 S.F.) partially above grade with common areas for the residents and their families, staff areas, and therapy areas. The building will also have a basement (20,285 S.F.) the is completely below grade and will have twenty-seven vehicle parking stalls and sixteen bicycle parking stalls for employees and the assisted living residents. The basement will also have a kitchen, laundry, mechanicals and storage. The overall approximate building square footage is 90,960 S.F. There are an additional eighteen vehicle parking stalls and eight bicycle parking stalls on grade for visitors and some assisted living residents to meet the requirements of the code. We feel the overall number of interior and exterior on grade parking stalls meet the minimum for what we will need for the combination of visitors, assisted living residents and approximately twenty-seven staff members per shift. However, we also want to insure we have adequate parking for the aforementioned, so we don't want to decrease this parking count either.

The overall existing site area is 52,320 S.F. (1.20 Acres). The proposed building foot print and trash enclosure area is 13,634 S.F. The proposed lot impervious area for drives and sidewalks is 17,648 S.F. Therefore, the overall lot coverage is 31,282 S.F. (59.79%). The useable open space required for the seventy-four resident units is 11,100 S.F. We are providing balconies off each resident floor off of public areas for a total of 1,354 S.F. and a combination of seating/ garden path areas on grade for a total of 9,853 S.F. The overall total of the useable open space is 11,207 S.F. exceeding the required area.

The value of the land can be based off City of Madison tax assessor's information of \$320,000. The estimated construction cost is approximately \$9,000,000. The estimated number of construction jobs created is 75 over a year period of time. The estimated new full-time staff jobs created is 35. We are not requesting any public subsidy.

Sincerely,

Scott Frank
CEO
Alternative Continuum of Care, LLC