

Landis Communities
Lancaster County Hospital Authority
Health Center Revenue Refunding Bonds (Landis Homes Retirement Community Project)
Series of 2015A

Aug 31, 2017

Annual Requirements item (Monthly Construction Status report):

Repositioning Project

The final permits and approvals for Phase II Learning & Wellness Center were secured in early November 2016. High Construction Company started site preparation in mid-November including removal of existing cottages and relocation of underground utilities. Pricing projections remain within the expected project costs of \$8.2 million and \$27.1 million for Phase I and Phase II, respectively. Landis Homes opened its Priority Program for the new apartments contained within Phase II on December 14, 2015, accepting deposits for these units from existing residents through January 15, 2016. Thirteen residents made deposits. The Program then accepted priority deposits from individuals/couples on the Ready List. Forty-six parties from the Ready List have made deposits. The Priority Program establishes reservation priority based on interest from existing residents and those on the current Ready List and applicant base, which combined constitute approximately 800 individuals/couples. Reservations opened in mid-November 2016. Reservations for the twenty-two apartments in Phase II were secured by mid-February 2017.

Phase I

- Renovations to Westview started end of December 2015, now complete.
- Construction of seven cottages completed. Cottages occupied by end of December 2016.
- Renovations to Grandview and Kirkview apartments started October 2016 now complete.
- Construction started July 24 on alterations to Ephrata House Healthcare. Expected completion date November 22, 2017.

Phase II

- Demolition of the older housing units completed.
- Construction of the Learning & Wellness center, which includes 22 IL units, started in November of 2016 with site preparation. Utility relocation completed mid-January. Excavation for building pad, installation of footings and foundation walls, steel erection, and concrete floor deck over parking garage complete. Framing exterior walls and setting roof trusses completed. Roof shingles and window installation underway. Framing interior walls and MEP rough in continue inside the building.