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**Rapid City Growth
Management Department**

Thursday, October 11, 2007

LETTER OF INTENT

Clarkson Mt. View Health Care Facility is a 52 unit skilled nursing facility. We have begun work with FourFront Design to update, remodel and add on areas to Clarkson Mt. View Health Care Facility. The major intent of this project is to enhance the services, amenities and quality of life for those who utilize our services at Clarkson Mt. View Health Care Facility. Clarkson Mt. View Health Care Facility has a reputation for providing quality services, but it is an older building that requires additional square footage and remodeling to meet the needs of our customers. There is a significant need for private accommodations and creating more substantial therapy/rehab area which in turn, enhances the residents' ability to return to their home. We feel very strongly that we can accomplish this and along the way, improve the appearance of the facility, both from the exterior and interior in making a facility that the community can continue to be very proud of.

It is anticipated that the upgrade will consist of and provide for the following:

- Create a much improved residential feel to the facility, both in the interior and exterior and with the landscaping of the grounds.
- Construct a specific area for rehab to include physical therapy, occupation therapy and speech therapy services.
- Construct and provide additional square footage for resident dining.
- Construct and organize offices for key personnel so they are more accessible for residents, families and staff members.
- Construct an additional wing, which would accommodate more private rooms. Currently, the square footage of each of our resident rooms is quite small and our plan would be to turn the semi-private accommodations into private accommodations to better serve our customers. Upon completion of this, Clarkson Mt. View Health Care Facility will still serve 52 residents, so we are not increasing our capacity, but we will increase the amount of square footage available for residents. It is anticipated that at this time, upon completion of this project, there would be 8 semi-private accommodations and 46 private accommodations.
- Construct a front entrance to the facility which will provide additional parking specifically addressed for families and guests. Overall, more parking will be provided than is currently available, yet we do not have a current parking problem.
- Development of additional parking for staff and vendors in the rear of the facility.
- Remodeling of existing resident rooms and facility areas.
- In the general upgrade and remodel of the facility, we will accommodate larger bathrooms, larger bathing areas and a general upgrade of facility services.

- Access to the facility parking and appearance will be significantly enhanced with the facility upgrade. We will be able to create a more identifiable entrance to the facility which will enhance the traffic flow coming into and exiting the facility.
- It is not anticipated to increase staffing, yet we will add some hours to accommodate additional housekeeping duties.
- We are planning on putting a pitched roof on Clarkson Mt. View Health Care Facility. Currently, the facility has a flat roof, and we would anticipate that the peak for the pitched roof to be approximately 24 – 25 feet in height.

During development of this project, more information will be provided and detailed regarding the following:

- Our goal in making the exterior of the facility as residential-looking and feeling as possible. This would include putting an emphasis on landscaping with trees, shrubs and sidewalk areas. Certainly, our history of creating well-landscaped areas at our facilities is a testament to what our intentions will be.
- It is not anticipated that any retaining walls or fencing would be needed at this particular time.
- We will be addressing the need for functional outdoor lighting yet provide it in a way that enhances the character of the facility.
- Currently, there is signage provided, yet this will be addressed as we begin more specific detailed work on the project. We would certainly anticipate complying with local signage ordinance in this application.
- As we get more involved in the project, we will very easily be able to create a phasing schedule in which this project easily lends itself to accomplish.
- As we are not increasing the capacity of the facility, it is our intention, at this time, to utilize the existing water and sewer mains.

Accomplishing what has been described above will certainly enhance the facility's services and accommodations for those utilizing Clarkson Mt. View Health Care Facility. We are currently in the preliminary planning stages for this project, so some of the details may change or may need to change during the design process but we feel very confident of our intentions.

Thank you for consideration of this project.

Daryl Reinicke, CEO

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