

CAPITAL FACILITIES

NEEDS PROPOSAL

(Wellness & Recovery Center)

DRAFT

Component Exhibit 1

Print Form

Capital Facilities and Technological Needs Face Sheet

MENTAL HEALTH SERVICES ACT (MHSA)
THREE-YEAR PROGRAM and EXPENDITURE PLAN
CAPITAL FACILITIES and TECHNOLOGICAL NEEDS COMPONENT
PROPOSAL

County: Tulare

Date: Dec 14, 2011

County Mental Health Director:

Printed Name: Cheryl L. Duerksen, Ph.D.

Signature:

Date:

Mailing Address: Tulare County Health & Human Services Agency, Department of Mental Health

5957 South Mooney Boulevard

City Visalia State California Zip code: 93277

Phone Number: +1 (559) 624-8000 Fax:

Email: CDuerkse@tularehhsa.org

Contact Person: Christi Lupkes

Phone: +1 (559) 624-7475 Fax: +1 (559) 713-3018

Email: CLupkes@tularehhsa.org

Component Exhibit 1 (continued)

COUNTY CERTIFICATION

I hereby certify that I am the official responsible for the administration of Community Mental Health Services in and for
 Tulare **County and that the following are true and correct:**

This Component Proposal is consistent with the Mental Health Services Act.

This Capital Facilities and Technological Needs Component Proposal is consistent with and supportive of the standards set forth in Title 9, California Code of Regulations (CCR) Section 3320.

The County certifies that if proposing technological needs project(s), the Technological Needs Assessment, including the Roadmap for moving toward an Integrated Information Systems Infrastructure, will be submitted with the first Technological Needs Project Proposal.

This Component Proposal has been developed with the participation of stakeholders, in accordance with Title 9, CCR Sections 3300, 3310, and 3315, and with the participation of the public and our contract service providers. The draft local Capital Facilities and Technological Needs Component Proposal was circulated for 30 days to stakeholders for review and comment and a public hearing was held by the local mental health board. All input has been considered, with adjustments made, as appropriate.

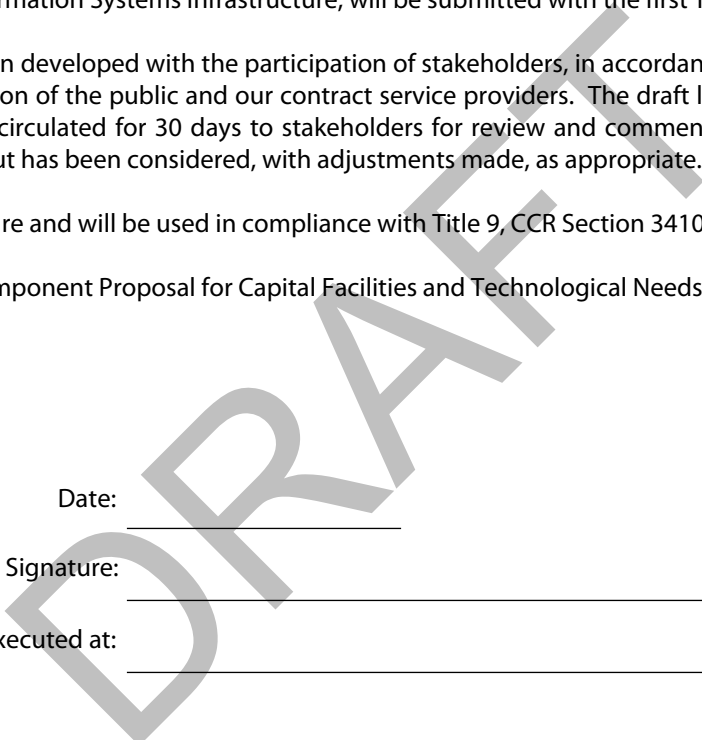
Mental Health Services Act funds are and will be used in compliance with Title 9, CCR Section 3410, Non-Supplant.

All documents in the attached Component Proposal for Capital Facilities and Technological Needs are true and correct.

Date: _____

Local Mental Health Director's Signature: _____

Executed at: _____



Component Exhibit 2

Print Form

COMPONENT PROPOSAL NARRATIVECounty Tulare**1. Framework and Goal Support**

Briefly describe: 1) how the County plans to use Capital Facilities and/or Technological Needs Component funds to support the programs, services and goals implemented through the MHSA, and 2) how you derived the proposed distribution of funds below.

Proposed distribution of funds:

Capital Facilities	\$ 1,836,000	or	34	%
Technological Needs	\$ 3,500,000	or	66	%

1) How will the County use Capital Facilities and/or Technological Needs Component funds to support the programs, services and goals implemented through the MHSA?

This needs proposal is only addressing Capital Facilities, as a Technological Needs Proposal was completed and approved by the Mental Health Board on March 1, 2011, and by the Board of Supervisors on March 22, 2011.

Tulare County intends to utilize the Capital Facilities funds to meet the goals set forth by the state in the DMH Notice 08-09 Enclosure 1: The planned use of the Capital Facilities and Technological Needs funds should produce long term impacts with lasting benefits that move the mental health system towards the goals of wellness, recovery, resiliency, cultural competence, prevention/early intervention, and expansion of opportunities for accessible community-based services for clients and their families which promote reduction in disparities to underserved groups.

Funds for Capital Facilities will allow Tulare County to purchase county-owned building to create consumer-led Wellness and Recovery Centers. Wellness and Recovery Centers are community-based multi-service centers that provide a supportive environment offering choice and self-directed guidance for recovery and transition into community life. They are mostly consumer operated; employing consumers and training individuals for peer counseling, peer mentoring, advocacy and leadership opportunities throughout Tulare County. These centers give consumers and family members a supportive venue for support groups, educational guidance, vocational services, socialization, recreational activities, etc.

2) How did the County derive the proposed distribution of funds.

The proposed funding distribution recognizes the priority of technology over capital facilities at this time. The Federal and State governments have mandated fully interoperable Electronic Health Records by 2014. Tulare County, understanding the importance of electronic records to quality care, efficiency and patient safety, would like to achieve a fully interoperable EHR well before the mandated time frame. The distribution of funds was discussed at several levels of the organization during the planning period, including with the Mental Health Board during a presentation on December 7, 2010.

2. Stakeholder Involvement

Provide a description of stakeholder involvement in identification of the County's Capital Facilities and/or Technological Needs Component priorities along with a short summary of the Community Program Planning Process and any substantive recommendations and/or changes as a result of the stakeholder process.

The Community Planning Process for the Capital Facilities component was derived from the prior fiscal year 2010/2011 CSS and PEI planning process. Consumers, family members, mental health staff, community-based organizations, and general community members participated in stakeholder meetings to discuss strengths and deficiencies of current programs, key community needs, and gaps in services. Feedback opportunities were extended for consumers and family members through six structured focus groups offered in both English and Spanish. Paper surveys were completed by consumers and service providers throughout the county to measure satisfaction with service quality, accessibility, and need for additional supportive services. All feedback was compiled and served as the foundation

for the creation of the Wellness and Recovery Center.

In accordance with the Welfare and Institutions Code §3300, this Capital Facilities Needs Proposal was posted for 30 days for review and comment via the County Health & Human Services web site, and notices were posted in local newspapers. Electronic versions were emailed to lists of parties who have been involved and/or expressed an interest in the process, and hard copies were distributed upon request. The 30-day stakeholder review and public comment period took place from XXXXXXXX through XXXXXXXX, with a public hearing held on XXXXXXXXXX. (Insert public comments noted here). (Insert Mental Health Board results here).

DRAFT

Component Exhibit 3

Print Form

COMPONENT PROPOSAL: CAPITAL FACILITIES NEEDS LISTING

County:

Please list Capital Facility needs (ex: types and numbers of facilities needed, , possible County locations for needed facilities, MHSA programs and services to be provided, and target populations to be served, etc.) See example table below.

Type of Facility	Number of Facilities Needed	County Location for Needed Facility	MHSA Programs & Services to be Provided	Target Populations to be Serviced
Wellness and Recovery Center	estimated: 3	Population Hubs: Visalia, Porterville, Tulare	Wellness Activities and Peer Support	Mental Health Consumers (TAY, Adult, and Older Adult)

CAPITAL FACILITIES
PROJECT PROPOSAL
(Wellness & Recovery Center)

Enclosure 2
Exhibit 1

Print Form

Face Sheet

Capital Facilities Project Proposal

MENTAL HEALTH SERVICES ACT (MHSA) THREE-YEAR PROGRAM and EXPENDITURE PLAN CAPITAL FACILITIES PROJECT PROPOSAL

County Name: Tulare Date 12-14-2011

Project Name: Tulare County Wellness and Recovery Center

County Mental Health Director

Name: Cheryl L. Duerksen, Ph.D.

Address: Tulare County Health & Human Services Agency, Department of Mental Health, 5957 South Mooney Boulevard

City: Visalia State: CA Zip Code: 93277

Phone: (559) 624-8000 Fax:

Email: CDuerkse@tularehhsa.org

Signature: Date:

Contact Name and Informaton

Name: Christi Lupkes

Phone: (559) 624-7475 Fax: (559) 713-3018

Email: CLupkes@tularehhsa.org

County Certification

I hereby certify that I am the official responsible for the administration of Community Mental Health Services in and for
Tulare County and that the following are true and correct:

1. The County has applied for Mental Health Services Act (MHSA) Capital Facilities Funds to:

Renovate Purchase and / or Construct a building at:

900 West Grand Avenue, Porterville, CA 93257

2. The Intended use of this building is :

To create a Wellness and Recovery Center/activities which include, but are not limited to support groups, educational guidance, vocational services, socialization, and recreational activities.

3. All necessary outside sources of funding have been secured and the MHSA Capital Facilities Funds requested in this Project Proposal will only be used to purchase, construct and / or renovate those portions of the property that will be used for the provision of MHSA Services.
4. The building will be used to provide MHSA funded services and will expand the County's ability to provide mental health Services.
5. For acquisition/construction Tulare County will be the owner of record.
6. For any proposed renovations to privately owned buildings, the building is dedicated and used to provide MHSA services and the costs of renovation are reasonable and consistent with what a prudent buyer would incur.
7. This building will be dedicated to the provision of MHSA services for a minimum of 20 years.
8. Compliance with the procurement procedures pursuant to the California Government and Public Contract Code were followed when Capital Facilities funds were used to renovate buildings owned by private entities.
9. The County will comply with federal, state, and local procedures for procuring property, obtaining consulting services, and awarding contracts for any acquisition, construction, or renovation project using Capital Facilities
10. The building will comply with all relevant federal, state, and local laws and regulations, including, but not limited to zoning, building codes and requirements, fire safety requirements, environmental reports and requirements, hazardous materials requirements, the Americans with Disabilities Act requirements, California Government Code Section 11135 and other applicable requirements.
11. Tulare County agrees to maintain and update the building as necessary for a minimum of twenty years without requesting additional State General Fund funds to do so.
12. Mental Health Services Act funds were used in compliance with Title 9 California Code of Regulations (CCR) Section 3410, Non-Supplant.

- 13. The County certifies it has adequate resources to complete its Roadmap for moving toward an Integrated Information Systems Infrastructure through an EHR, as described in the Technological Needs portion of this Component.
- 14. This Project has been developed with the participation of stakeholders, in accordance with CCR Sections 3300, 3310, 3315 (b), the public and our contract service providers.
- 15. All documents in the attached Project Proposal for Capital Facilities funding for the project to purchase, renovate, and/or construct a building at 900 West Grand Avenue in Porterville, California are true and correct.

Date _____ Signature _____
Local Mental Health Director

Date _____ Signature _____
Auditor and Controller

Executed at: _____

DRAFT

Enclosure 2
Exhibit 2

Print Form

Project Proposal Narrative

County Name: Tulare

Project Name:

1. Briefly describe stakeholder involvement in identification and development of the proposed Capital Facilities Project and how the requirements of Title 9, CCR Sections 3300 and 3315(b) were met. Submit documentation of the local review process including any substantive recommendations and/or revisions to the proposed Project.

If the proposed Project deviates from the information presented in the already approved Exhibits 2 and 3 of the Component Proposal, the County must describe stakeholder involvement and support for the deviation.

Tulare County has used Mental Health Services Act (MHSA) funds to develop services and programs that have moved our mental health system towards the goals of wellness, recovery, resiliency, and cultural competence. Tulare County conducted an extensive MHSA stakeholder process that involved a diverse cross-section of the community in the process.

The Community Planning Process for the Capital Facilities component was derived from the prior fiscal year 2010/2011 CSS and PEI planning process. Consumers, family members, mental health staff, community-based organizations, and general community members participated in stakeholder meetings to discuss strengths and deficiencies of current programs, key community need, and gaps in services. Feedback opportunities were extended for consumers and family members through six structured focus groups offered in both English and Spanish. Paper surveys were completed by consumers and service providers throughout the county to measure satisfaction with service quality, accessibility, and need for additional supportive services. All feedback was compiled and served as the foundation for the creation of the Wellness and Recovery Center.

In accordance with the Welfare and Institutions Code §3300, this Capital Facilities Needs Proposal was posted for 30 days for review and comment via the County Health & Human Services web site, and notices were posted in local newspapers. Electronic versions were emailed to lists of parties who have been involved and/or expressed an interest in the process, and hard copies were distributed upon request. The 30-day stakeholder review and public comment period took place from XXXXXXXXX through XXXXXXXXX, with a public hearing held on XXXXXXXXXX. (Insert public comments noted here). (Insert Mental Health Board results here).

2. Explain how the proposed Capital Facilities Project supports the goals of the MHSA and the provision of programs/services contained in the County's Three-Year Plan including consistency with the County's approved Capital Facilities segment of the Capital Facilities and Technological Needs Component.

The Capital Facility goals set forth by the state in DMH Notice 08-09 Enclosure 1 are: The planned use of the Capital Facilities and Technological Needs funds should produce long term impacts with lasting benefits that move the mental health system towards the goals of wellness, recovery, resiliency, cultural competence, prevention/early intervention, and expansion of opportunities for accessible community-based services for clients and their families which promote reduction in disparities to underserved groups.

Tulare County's use of the Capital Facility funds to create Wellness and Recovery Centers will increase the County's infrastructure to produce long-term impacts with lasting benefits that will move its mental health system towards the MHSA goals of wellness, recovery and resiliency. The increased infrastructure will include the potential development of three Wellness and Recovery Centers that will provide expanded opportunities for accessible community-based services and support integrated service experiences that are culturally and linguistically appropriate, and less restrictive. The newly renovated or constructed facilities will allow Tulare County Mental Health to provide enhanced services and greater facility opportunities to better accommodate the number of mental health consumers and family members seeking services to guide them through wellness, recovery and resiliency.

Wellness and Recovery Centers are community-based multi-service centers that provide a supportive environment offering choice and self-directed guidance for recovery and transition into community life. They are mostly consumer operated employing consumers and training individuals for peer counseling, peer mentoring, advocacy and leadership opportunities. These centers give consumers and family members a venue for support groups, educational guidance, vocational services, socialization, recreational activities, etc.

DRAFT

Enclosure 2
Exhibit 3
Project Details

Print Form

County Name: Tulare

Project Name: Tulare County Wellness and Recovery Center

Project Address: 900 West Grand Avenue, Porterville, CA 93257

Answer the following questions as appropriate to the Project Proposal.

- 1. Describe the type of building(s) and whether the building is being acquired with/without renovation or whether the Project is new construction.

The structure is an existing completed one-story building that will require renovation. It is approximately 39,275 gross square feet on approximately 1.03 acres in the City of Porterville.

- > If the proposed building is being acquired and renovated, describe the prior use and ownership.

It is believed the prior uses were for medical offices and forestry services.

- > If the proposed project involves renovation of an existing facility, indicate whether it is County owned or owned by a private entity.

The building is currently owned by a private entity; however, this project proposal proposes Tulare County purchase then renovate said property to create a Wellness and Recovery Center.

- > Describe the scope of the renovation and the method used to ensure that the costs of the renovation are reasonable and consistent with what a prudent buyer would incur. If privately owned, include a description of the private entity's efforts in determining the cost of renovation.

Renovations would occur under County ownership. The building is in fairly good condition; therefore, the renovation scope would be more focused on insuring the interior facilitate services designed by mental health consumers for use by mental health consumers such as a commercial size kitchen, media center, computer labs, etc. In addition to renovations to house necessary services, there may be other renovations necessary to insure compliance with Federal, State and local regulations including, but not limited to the requirements of zoning, building codes, fire safety, environmental, hazardous materials, Americans with Disabilities Act, California Government Code Section 11135 and any other applicable requirements. Renovation costs would come through the County's purchasing standards to ensure fair and reasonable cost practices.

-> When the renovation is for treatment facilities, describe how the renovation will result in an expansion of the capacity/access to existing services or the provision of new services.

N/A

-> When the renovation is for administrative services, describe how the administrative offices augment/support the County's ability to provide programs/services, as set forth in the County's Three-Year Plan.

N/A

-> When the Project involves renovation of a privately owned building, describe and explain the method used for protecting the County's capital interest in the renovation and use of the property.

N/A

2. Describe the intended purpose, including programs/services to be provided and the projected number of clients/individuals and families and the age groups to be served, if applicable. Complete all that apply.

Age Group	Projected Client/Family Capacity
<input type="checkbox"/> Children	_____
<input checked="" type="checkbox"/> TAY	_____ 100
<input checked="" type="checkbox"/> Adults	_____ 200
<input checked="" type="checkbox"/> Older Adults	_____ 50

The figures above represent an estimated annual average of unduplicated clients, and is derived from assessing wellness and recovery centers in surrounding counties.

3. Provide a description of the Project location. If providing services to clients, describe the proximity to public transportation and the type of structures and property uses in the surrounding area.

This property is located at the intersection of Grand Avenue and North Porter Road in Porterville, California, just east of the Highway 65, and south east of the Porterville Adult Mental Health Clinic (PAC). The area is serviced by the Tulare County Area Transit (TCaT). Immediately north of the property are many local shops, eateries and supermarkets within walking distance. A local Urgent Care Center is on the east neighboring property

4. Describe whether the building(s) will be used exclusively to provide MHSA programs/services and supports or whether it will also be used for other purposes.

- MHSA only MHSA and other services

-> If the building will be used for other purposes, the description should indicate the percentages of space that will be designated for mental health programs/services and supports and for other uses.

N/A

-> Explain the relationship between the mental health programs/services and supports and the other uses, i.e., co-located services.

(Note: Use of MHSA funds for facilities providing integrated services for alcohol and drug programs and mental health is allowed as long as the services are demonstrated to be integrated.)

N/A

5. Describe the steps the County will take to ensure the property/facility is maintained and will be used to provide MHSA programs/services and/or supports, for a minimum of twenty years.

The Department has budgeted maintenance and operational costs within the Tulare County MHSA CSS Plan and Innovation Plan through the Wellness and Recovery Center project, Recovery Academy project and My Voice Media Center project. It is anticipated that MHSA funding sources will be maintained in the future for continued operation.

Additional Information:

1. Leasing (Rent) to Own Building

Provide justification why “leasing (rent) to own” the property is needed in lieu of purchase. Include a detailed description of length and terms of lease prior to transfer of ownership to the County.

N/A

2. Purchase of Land with No MHSA Funds Budgeted for Building/Construction

For purchase of land with no MHSA funds budgeted for construction/building, explain this choice and provide a timeline with expected sources of income for construction or purchasing of building upon this land and how this serves to increase the County's infrastructure.

N/A

3. Restrictive Settings

Submit specific facts and justifications that demonstrate the need for a building with a restrictive setting, as described on page 4. (Must be in accordance with WIC Section 5847 (a) (5))

N/A

Enclosure 2
Exhibit 4

Print Form

Capital Facilities Project Proposal Fact Sheet

County Name: Tulare

Project Name: Tulare County Wellness and Recovery Center

Project Address: 900 West Grand Avenue, Porterville, CA 93257

Project Information

- New Construction
- Acquisition of an existing structure
- Acquisition and renovation of an existing structure
- Renovation of a County owned structure
- Renovation of a privately owned structure
- Purchase of Land
- Lease(rent) to own

Intended Use: Wellness and Recovery Center

- Mental Health only (Includes facilities for integrated mental health substance abuse treatment)
- Mental Health and other

Amount of Capital Facilities funds requested in this Project Proposal 900,000

CSS Capital Facilities funds requested in this Project Proposal

Total 900,000

Priority Population (please check all that apply)

- Children
- Transition Age Youth
- Adults
- Older Adults
- N/A (Office Space)

If applicable, projected number of mental health clients, including their families, to be served monthly. 50

- Provide new services
- Expand services

Please provide brief description below

It is estimated a total of 350 unduplicated consumer and family members will be served annually through the Wellness and Recovery Center, with an estimated duplicated average count of 50 per month. The Wellness and Recovery Center will not only allow Tulare County to create new services to include the Recovery Academy and My Voice Media Center as captured in the Tulare County MHSA Innovation Plan, but will also allow the expansion of services such as support groups.

**Enclosure 2
EXHIBIT 5**

Print Form

**SAMPLE BUDGET SUMMARY
For Each Capital Facilities Project Proposal**

County Name: Tulare

Project Name: Tulare County Wellness and Recovery Center

The sample project budget allows Counties to summarize proposed expenditures for each Project by type of expenditure for each fiscal year. Based upon the Project a County may wish to submit a modified budget summary that more closely reflects the County Capital Facilities Project Proposal.

Expenditures and request for funds. Expenditures for the proposed Project should be easily identified and related to the project description. Total estimated Project expenditures are offset by any estimated other funding sources to compute the net MHSA funding requirements. Complete a separate Project budget for each proposed project. The sum of all Project budgets should not exceed the total Capital Facilities and Technological Needs Planning Estimate identified for the County. MHSA funds dedicated to the Capital Facilities and Technological Needs Component must be used within ten years or they will revert back to the State MHS Fund for redistribution to all Counties.

(in Thousands of \$)

Expenditure Category	(1) Capital Facilities Funds	(2) CSS Capital Facilities Funds	(3) Other Funding Sources	(4) Total (1+2+3)
A. Project Expenditures				
1. Acquisition of Land (including deposits)	0	0	0	0
2. Acquisition of Existing Structures	600,000	0	0	600,000
3. Survey & Soil Investigation	0	0	0	0
4. Appraisal	3,500	0	0	3,500
5. Cal-EPA	6,000	0	0	6,000
6. Architectural & Engineering (A&E) Expenditures				
a. Plan Check Fees, Permits, etc.	8,500	0	0	8,500
b. Contract Architect	20,000	0	0	20,000
c. Contract Engineer	3,500	0	0	3,500
d. Other A&E Consultant Fees	0	0	0	0
e. A&E Travel Expenditures	0	0	0	0
f. Other A&E Expenditures (please describe)	0	0	0	0
7. Construction				
a. Landscaping	0	0	0	0
b. Construction Contracts	0	0	0	0
c. Insurance	0	0	0	0
d. Material Testing	0	0	0	0
e. Contingency	10,000	0	0	10,000
f. Other Construction Expenditure (please describe)	0	0	0	0

(in Thousands of \$)

Expenditure Category (Continued)	(1)* Capital Facilities Funds	(2)** CSS Capital Facilities Funds	(3)*** Other Funding Sources	(4) Total (1+2+3)
8. Rehabilitation/Renovation of Existing Structures	200,000	0	0	200,000
9. Fixed/Movable Equipment	40,000	0	0	40,000
10. Supervision - Inspector	2,500	0	0	2,500
11. Title and Recording	3,500	0	0	3,500
12. Other Fees and Charges	0	0	0	0
13. On-Site Management	0	0	0	0
14. Project Management/Administration	2,500	0	0	2,500
15. Other Project Expenditures (please describe)		0	0	0
16. Other Expenses (describe)		0	0	0
17. Total Project Expenditures	900,000	0	0	900,000
Total Capital Facilities Funds Requested (col 1+2)	900,000			
* Column 1 are expenditures directly attributed to the Capital Facilities Funds ** Column 2 are expenditures directly attributed to the CSS Capital Facilities Funds *** Column 3 are expenditures directly attributed to the Other Funding Sources				
B. Other Funding Sources*				
1.			0	
2.			0	
3.			0	
4.			0	
5.			0	
Total Other Funding Sources **			0	
* All other funding sources (non-MHSA) should be listed. ** Section B total Should equal Line 17/Column 3				

Notes:

This is an acquisition/renovation project of an existing 14,651 sq ft building that has been vacant for approximately three years. Detailed inspections have not been completed and further investigation is needed to determine the work needed. We believe we have adequate investigative dollars and renovation dollars based upon experience with similar mental health facility renovations we've completed over the last several years.

Provide information regarding ability to maintain and update the property/facility for the required time period (Include proposed funding sources, capitalized reserves, etc.)

The Department has budgeted maintenance and operational costs within the Tulare County MHSA CSS Plan and Innovation Plan through the Wellness and Recovery Center project, Recovery Academy project and My Voice Media Center project. It is anticipated that MHSA funding sources will be maintained in the future for continual operation.

Describe what structure is in place to manage the project and track usage, costs, maintenance, etc., over time (e.g. agreement with County Department of General Services, contractor consultant, etc.)

A cost center (unit number 3334) has been generated for Capital Facilities and Technology component which will allow for the tracking of costs and revenues for this mental health project. Within the cost center are object lines that will allow for detailed tracking of cost by usage such as: maintenance, equipment, utilities, etc. We have the capability to track and report revenues and expenditures using standard operating procedures through our Tulare County Fiscal Department within Tulare County Health & Human Services Agency, and through the annual completion of the state required MHSA Revenue and Expenditure Report (RER).

**Enclosure 2
Exhibit 6**

Print Form

Sample Project Timeline

County Name: Tulare

Date 12-15-2011

Project Name: Tulare County Wellness and Recovery Center

Project Address: 900 West Grand Avenue, Porterville, CA 93257

Both columns should be filled in with dates unless they do not apply to your Project. For instance, mark "NA" in the Start Date if the Development Step does not apply to your Project. (i.e., if acquisition: "Acquire building permit from building authority" will be N/A)

Development Step		Start Date (mm/dd/yy)	Completion Date (mm/dd/yy)
Community Program Planning Process	30-day circulation of draft	01-04-2012	02-04-2012
	Public hearing, if required	02-07-2012	02-07-2012
Acquire <input type="radio"/> Development site or <input checked="" type="radio"/> Facility (select one) through purchase		01-11-2012	04-13-2012
Acquire building permit from building authority		04-16-2012	07-20-2012
Financing closing		N/A	N/A
Construction contract execution		07-20-2012	07-26-2013
Construction/Renovation start up		08-01-2012	12-31-2012
Construction/Renovation completion		12-31-2012	12-31-2012
Acquire Certificate of Occupancy (submit a legible copy)		12-31-2012	12-31-2012
Occupancy start up		01-01-2013	02-22-2013
Other (specify below)			