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For Immediate Release

Iowa Falls Expansion Project Progresses

Iowa Falls, IA – The Grand JiVanté expansion project in Iowa Falls is moving along as projected with plans to begin site work in May. An official groundbreaking is being planned for later this spring. It is expected that apartments, villas, and households will be available approximately 12 months after construction begins. Construction on the Main Street and Center for Healthy Living is expected to take a bit longer and should be fully operational by late summer that same year.

As originally forecasted, the plan is to include four distinct households with one focused on supporting those with memory care issues, with each cottage offering 16 private suites, a full kitchen, living room, den, front porch and courtyard. Current land will accommodate between 30-35 villa homes that will be built as sold. The first project phase will also include apartments with room for up to 30. A full service Main Street and Center for Healthy Living will also be a part of the first phase offering various amenities to those living on campus, as well as the community.

“We are excited to finally be at the point of breaking ground. There are many steps and behind the scenes processes involved in a project of this magnitude, especially when some portions of the building are licensed,” said Julie Hinders, CEO of Grand JiVanté. Licensed portions of the project require additional scrutiny from State officials with certain notifications and blue print approvals being required, all of which will be submitted in the next few days and weeks. “We have been engaged in discussions with State officials for several months now. This is all a part of the process.”

The extra layer of State approvals primarily impacts the nursing home portion of the project. Unfortunately, that has led to some confusion and questions about the Certificate of Need (CON) process, which is a process only tied to nursing home beds and not the project as a whole. The regulations are complex but clearly state that for replacement and modernization projects existing nursing home licensures can remain intact provided the facility remains within the same county.

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Initially Grand JiVanté had hoped to split their 70-bed licensure between Ackley and Iowa Falls but current licensure rules won't allow it. Consequently, the architect team has been exploring options for the Ackley location and how to continue to use portions of the building that would not be cost prohibitive to renovate. "When your building is as old as ours, the cost to remodel and repair is very expensive and often exceeds the cost of building new. We want to be good stewards of agency resources so we are doing our due diligence and exploring all options," explained Korey DeBerg, CFO of Grand JiVanté. A couple of the options include affordable assisted living apartments, which we have had requests for, as well as requesting through the CON process, a license for a smaller number of nursing home beds that would be more compatible with the size of the Ackley community. "This would allow us to continue serving seniors in Ackley while also expanding opportunities for our current and future residents and tenants."

Construction of the facility is expected to cost approximately \$16,000,000 and is expected to create approximately 100 construction jobs and between 50-75 permanent jobs once the location is opened. Pre-sales and rentals of apartments and villas is underway with some units already reserved. More information can be found on their website at www.grandjivante.com or call 641-316-1020.

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