

Hoover-Doss, Kayci

From: Heather Westenhaver <hwestenhaver@americareusa.net>
Sent: Friday, August 23, 2019 9:15 AM
To: Hoover-Doss, Kayci
Subject: RE: #5713 NT: Cypress Point
Attachments: Cost Breakdown.pdf

Kayci,

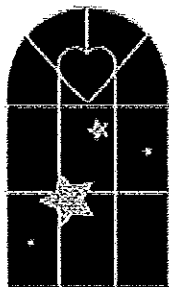
Please see attached for a detailed cost breakdown for all costs associated with this project.

To answer your question regarding the units, please see below:

Currently Cypress Point has 42 units and 79 beds. 37 units are licensed as semi-private, and 5 are private. Once this addition is complete, there will be a total of 49 units and 79 beds. 30 units will be semi-private and 19 will be private.

If you need further information on either of these, please let me know.

Thank you,



Heather Westenhaver
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From: Hoover-Doss, Kayci <Kayci.Hoover-Doss@health.mo.gov>
Sent: Tuesday, August 20, 2019 7:49 AM
To: Heather Westenhaver <hwestenhaver@americareusa.net>
Subject: #5713 NT: Cypress Point

Heather,

Upon review of this application, I have a few additional questions.



Certificate of Need Program
PROPOSED PROJECT BUDGET

Description

Dollars

COSTS:*

(Fill in every line, even if the amount is "\$0".)

1. New Construction Costs ***	\$1,522,570
2. Renovation Costs ***	\$0
3. Subtotal Construction Costs (#1 plus #2)	\$1,522,570
4. Architectural/Engineering Fees	\$29,464
5. Other Equipment (not in construction contract)	\$210,500
6. Major Medical Equipment	\$0
7. Land Acquisition Costs ***	\$0
8. Consultants' Fees/Legal Fees ***	\$3,200
9. Interest During Construction (net of interest earned) ***	\$0
10. Other Costs ***	\$22,098
11. Subtotal Non-Construction Costs (sum of #4 through #10)	\$265,262
12. Total Project Development Costs (#3 plus #11)	\$1,787,832 **

FINANCING:

13. Unrestricted Funds	\$1,787,832
14. Bonds	\$0
15. Loans	\$0
16. Other Methods (specify)	\$0
17. Total Project Financing (sum of #13 through #16)	\$1,787,832 **

18. New Construction Total Square Footage	7,366
19. New Construction Costs Per Square Foot *****	\$206
20. Renovated Space Total Square Footage	0
21. Renovated Space Costs Per Square Foot *****	\$0

* Attach additional page(s) detailing how each line item was determined, including all methods and assumptions used. Provide documentation of all major costs.

** These amounts should be the same.

*** Capitalizable items to be recognized as capital expenditures after project completion.

**** Include as Other Costs the following: other costs of financing; the value of existing lands, buildings and equipment not previously used for health care services, such as a renovated house converted to residential care, determined by original cost, fair market value, or appraised value; or the fair market value of any leased equipment or building, or the cost of beds to be purchased.

***** Divide new construction costs by total new construction square footage.

***** Divide renovation costs by total renovation square footage.

Project: Cypress Point - Skilled Nursing by Americare

	Budget	Notes
New Construction Costs	\$ 1,522,570.00	Based on bid from WillCo Construction (see document in application)
Architectural/Engineering Fees	\$ 29,464.00	Based on previous, similar, Americare projects, we estimate this number at a standard \$4.00/sf
Other Equipment	\$ 210,500.00	Based on a bid from Kylee Lashley, Americare's Interior Designer/Project Manager (see document in application)
Land Acquisition	\$ -	
Consultant' Fees/Legal Fees	\$ 3,200.00	local fees throughout the process, which is based on estimates from previous projects in this area.
Interest During Construction	\$ -	
Other Costs	\$ 22,098.00	Based on previous, similar, Americare projects, we estimate this number at a standard \$3.00/sf
Total	\$ 1,787,832.00	