

From: [Mike Levitt](#)
To: [CONP CONP](#)
Cc: [Andrea Buchan-Hill](#)
Subject: RE: EXTERNAL - RE: #6015 NS
Date: Monday, May 19, 2025 4:25:30 PM
Attachments: [Book2.xlsx](#)

Please be advised that the above approved project, #6015 NS: Windsor Estates of St. Charles (St. Charles County) to add 15 SNF beds, has experienced costs exceeding the original approved amount of \$1,385,000.

Upon final review by the DHSS, ECU Unit they required changes to the exit/egress pathways doors on the plans. New requirements for the nurse call visual & audible annunciators in the utility and central bathing rooms.

The City of St. Charles and the Fire Marshall required upgrades to the existing wiring and the existing HVAC/Mechanical units for this renovated wing.

The City plumbing inspector required upgrades to the boilers in the facility.

The delays and costs associated with change orders have pushed the project total to \$1,881,403.

As such we are writing to day to request an increase in the approved amount for the project be increased to \$1,900,000.

Attached please find the cost schedule/cost workbook as it stands. Due to the fact these were all AHJ required changes, there were no options to avoid these cost overruns.

Please confirm the fee amount due and we will remit per options available.

If you have any further questions, Please reach out. Thank you.

MIKE LEVITT

Vice President

MIKEL@Tutera.com

816-444-0900

[TUTERA senior living & health care](#)



Inspired by you

From: CONP CONP <CONP@health.mo.gov>

Sent: Monday, May 5, 2025 1:05 PM

To: Mike Levitt <MIKEL@Tutera.com>

Subject: EXTERNAL - RE: #6015 NS

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is

safe.

Mike,

It appears a Cost Overrun request will be required. Please submit the items highlighted below by June 9th to be placed on the July CON meeting agenda for committee review.

Cost Overrun

1. Written request. This may be in the form of an email.
2. Reason(s) for request;
3. Statement as to whether or not there were any changes to the project as originally presented to the committee (construction/renovation plans, site plan, etc.), and a description of the changes, if any;
4. Revised project budget and budget detail
<https://health.mo.gov/information/boards/certificateofneed/pdf/form1863.pdf>;
5. Explanation of why the approved project cost would be exceeded;
6. Alternatives to incurring this overrun that were considered and why the cost overrun request was selected;
7. Fee.

From: Mike Levitt <MIKEL@Tutera.com>

Sent: Monday, May 5, 2025 12:52 PM

To: CONP CONP <CONP@health.mo.gov>

Cc: Michael.Levitt <MIKEL@Tutera.com>

Subject: #6015 NS

Importance: High

Please be advised that the above approved project, #6015 NS: Windsor Estates of St. Charles (St. Charles County) to add 15 SNF beds, has experienced costs exceeding the original approved amount of \$1,385,000. Along with some delays relative to the cost overruns. The principal cause of the cost overrun were as a result of inspections by local authorities having jurisdiction, including the County regarding us to upgrade the existing electrical wiring and the mechanical system for this wing. In addition, current City/County fire codes required upgrading of 3 sets of fire doors. The delays and costs associated with change orders have pushed the project total to \$1,881,403. As such we are writing to day to request an increase in the approved amount for the project be increased to \$1,900,000. Please let me know if you have any further questions.. Thanks.

MIKE LEVITT

Vice President

MIKEL@Tutera.com

816-444-0900

From: [Mike Levitt](#)
To: [CONP CONP](#)
Cc: [Andrea Buchan-Hill](#)
Subject: RE: EXTERNAL - RE: Windsor Estates Revised Project Budget CON#6015 NS
Date: Tuesday, May 27, 2025 3:57:56 PM
Attachments: [image001.png](#)

Please be advised that there were no changes to the original project plan as presented in the original proposal to the committee. Thank you.

MIKE LEVITT

Vice President

MIKEL@Tutera.com

816-444-0900

TUTERA senior living & health care



Inspired by you

From: CONP CONP <CONP@health.mo.gov>
Sent: Tuesday, May 27, 2025 3:45 PM
To: Mike Levitt <MIKEL@Tutera.com>; CONP CONP <CONP@health.mo.gov>
Cc: Andrea Buchan-Hill <andreab@tutera.com>
Subject: EXTERNAL - RE: Windsor Estates Revised Project Budget CON#6015 NS
Importance: High

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Mike,

We have received the payment and the proposed project budget sheet. As of now the only additional information I need is below:

- Statement as to whether or not there were any changes to the project as originally presented to the committee (construction/renovation plans, site plan, etc.), and a description of the changes, if any;

Thank you!



Mackinze Fick

Assistant Program Coordinator
Certificate of Need Agency :

<http://health.mo.gov/information/boards/certificateofneed/index.php>
Missouri Department of Health and Senior Services

920 Wildwood Drive, Jefferson City, MO. 65102
✉: mackinzezy.fick@health.mo.gov | ☎: 573-751-6403

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From: Mike Levitt <MIKEL@Tutera.com>
Sent: Tuesday, May 27, 2025 3:36 PM
To: CONP CONP <CONP@health.mo.gov>
Cc: Andrea Buchan-Hill <andreab@tutera.com>
Subject: Windsor Estates Revised Project Budget CON#6015 NS
Importance: High

Mackinzezy,
Attached is the revised project budget for CON#6015 NS. Andrea is making payment of \$515.
Today. Thanks.

MIKE LEVITT
Vice President

MIKEL@Tutera.com
816-444-0900

[TUTERA senior living & health care](#)



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Certificate of Need Program

PROPOSED PROJECT BUDGET

Description

Dollars

COSTS:*

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

- | | |
|--|----------------|
| 1. New Construction Costs *** | _____ |
| 2. Renovation Costs *** | _____ |
| 3. Subtotal Construction Costs (#1 plus #2) | _____ |
| 4. Architectural/Engineering Fees | _____ |
| 5. Other Equipment (not in construction contract) | _____ |
| 6. Major Medical Equipment | _____ |
| 7. Land Acquisition Costs *** | _____ |
| 8. Consultants' Fees/Legal Fees *** | _____ |
| 9. Interest During Construction (net of interest earned) *** | _____ |
| 10. Other Costs *** | _____ |
| 11. Subtotal Non-Construction Costs (sum of #4 through #10) | _____ |
| 12. Total Project Development Costs (#3 plus #11) | _____** |

FINANCING:

- | | |
|---|----------------|
| 13. Unrestricted Funds | _____ |
| 14. Bonds | _____ |
| 15. Loans | _____ |
| 16. Other Methods (specify) | _____ |
| 17. Total Project Financing (sum of #13 through #16) | _____** |

- | | |
|--|-------|
| 18. New Construction Total Square Footage | _____ |
| 19. New Construction Costs Per Square Foot ***** | _____ |
| 20. Renovated Space Total Square Footage | _____ |
| 21. Renovated Space Costs Per Square Foot ***** | _____ |

* 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.

From: noreply@collectorsolutions.com
To: andreab@tutera.com
Subject: Payment Receipt
Date: Tuesday, May 27, 2025 3:39:14 PM

Missouri: Health and Senior Services

Payment Receipt

Thank You for Your Payment

Please save this Confirmation Number for your personal records.

Customer Name

JOSEPH C TUTERA

Effective Date

5/27/2025 3:39 PM Central Standard Time

Confirmation Number

21610511

Payment Method		Amount
Amex ***** 2897		\$525.55
Item		Payment
Cost Overrun Fee		\$515.00
Transaction Fee:		\$10.55
Total Amount Paid:		\$525.55

Payment Details

Cost Overrun Fee
Project Number: 6015NS - Project Name: WINDSOR ESTATES OF ST
CHARLES - Project Description: 15-BED ADDITION - JOSEPH C TUTERA -
\$515.00

A Transaction Fee has been included in the total amount paid for this transaction.

Work Completed	\$	1,046,397.31
Total Paid	\$	
Complete Scheduled Value	\$	1,046,397.31
Percent Complete		39%

Payment info
All Checks through IPH

Change order log below SOV

Estimate/Not released

PROJECT NARRATIVE: Renovation/Conversion of existing 1st floor wing into a new 13 Units, 16 Bed SNF wing w/ a new Therapy Room, Dining Areas, Spa room, Nurses station, Linen closet, Med Prep, Clean Utility, Dirt Utility, Supply Storage															
Cost Code	Item	Subcontractor	Original Scheduled Value	Variance	Revised Scheduled Value	From Previous Application	This Period	Total Completed and Stored To-Date	Balance to Finish	Retainage	Retainage Current Period	Percent Complete	Payment Current Period	Total Payment To-Date	Payee
1 General Conditions															
01-010.S	Surveying - Placeholder for GC's	Arch	\$ 76,040.00		\$ 76,040.00	\$ -	\$ -	\$ 76,040.00	\$ -	\$ 7,604.00	\$ -	100%	\$ -		
01-300.L	Superintendent		\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -		
01-314.L	Project Manager		\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -		
01-370.L	Estimator		\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -		
01-381.L	Administrative Staff		\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -		
01-505.S	Safety Expense		\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -		
01-506.S	First Aid		\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -		
01-507.S	Fire Extinguishers		\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -		
01-508.S	HazBoogies/Service		\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -		
01-512.O	Temp Heating		\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -		
01-520.O	Temp Toilet		\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -		
01-521.O	Temp Office		\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -		
01-522.O	Temp Fence		\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -		
01-540.O	Plan Reproduction		\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -		
01-542.EQ	Rental Equipment		\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -		
01-543.S	Storage Container		\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -		
01-560.O	Temp Barriers and Enclosures		\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -		
01-740.L	Cleaning		\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -		
01-746.S	Final Cleanup		\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -		
01-770.L	Paint/Maint		\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -		
01-800.L	Dravage		\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -		
01-810.S	Small Tools		\$ -		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -		
01 Total			\$ 76,040.00	\$ -	\$ 76,040.00	\$ -	\$ -	\$ 76,040.00	\$ -	\$ 7,604.00	\$ -	5%	\$ -	\$ -	
2 Site Work															
02-221.S	Building Demo	Arch	\$ 22,550.00		\$ 22,550.00	\$ -	\$ -	\$ 22,550.00	\$ -	\$ 2,255.00	\$ -	100%	\$ -		
02 Total			\$ 22,550.00	\$ -	\$ 22,550.00	\$ -	\$ -	\$ 22,550.00	\$ -	\$ 2,255.00	\$ -	8%	\$ -	\$ -	
3 Concrete															
03-001.S	Concrete	Arch	\$ 15,000.00		\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ -	\$ 1,500.00	\$ -	100%	\$ -		
03 Total			\$ 15,000.00	\$ -	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ -	\$ 1,500.00	\$ -	100%	\$ -	\$ -	
4 Masonry															
04 Total			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	
5 Steel															
05 Total			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	
6 Carpentry															
06-410.S	Custom Cabinet W/ Top	Arch	\$ 28,550.00		\$ 28,550.00	\$ -	\$ -	\$ 28,550.00	\$ -	\$ 2,855.00	\$ -	100%	\$ -		
06 Total			\$ 28,550.00	\$ -	\$ 28,550.00	\$ -	\$ -	\$ 28,550.00	\$ -	\$ 2,855.00	\$ -	32%	\$ -	\$ -	
7 Moisture & Thermal Protection															
07-401.S	Roofing	Arch	\$ 6,250.00		\$ 6,250.00	\$ -	\$ -	\$ 6,250.00	\$ -	\$ 625.00	\$ -	100%	\$ -		
07 Total			\$ 6,250.00	\$ -	\$ 6,250.00	\$ -	\$ -	\$ 6,250.00	\$ -	\$ 625.00	\$ -	24%	\$ -	\$ -	
8 Doors, Windows, & Glass															
08-100.M	Doors and Frame	Arch	\$ 64,928.88		\$ 64,928.88	\$ -	\$ -	\$ 64,928.88	\$ -	\$ 6,492.89	\$ -	100%	\$ -		
08 Total			\$ 64,928.88	\$ -	\$ 64,928.88	\$ -	\$ -	\$ 64,928.88	\$ -	\$ 6,492.89	\$ -	25%	\$ -	\$ -	
9 Finishes															
09-110.S	Metal Framing	Arch	\$ 23,575.00		\$ 23,575.00	\$ -	\$ -	\$ 23,575.00	\$ -	\$ 2,357.50	\$ -	100%	\$ -		
	Drywall/Sheetrock w. Insulation	Arch	\$ 51,500.00		\$ 51,500.00	\$ -	\$ -	\$ 51,500.00	\$ -	\$ 5,150.00	\$ -	100%	\$ -		
09-300.S	Tile	Arch	\$ 21,250.00		\$ 21,250.00	\$ -	\$ -	\$ 21,250.00	\$ -	\$ 2,125.00	\$ -	100%	\$ -		
09-512.S	Acoustical Ceiling Tile	Arch	\$ 24,450.00		\$ 24,450.00	\$ -	\$ -	\$ 24,450.00	\$ -	\$ 2,445.00	\$ -	100%	\$ -		
	Misc Finishes	Arch	\$ 7,325.00		\$ 7,325.00	\$ -	\$ -	\$ 7,325.00	\$ -	\$ 732.50	\$ -	100%	\$ -		
09-600.S	Flooring	Arch	\$ 90,961.32		\$ 90,961.32	\$ -	\$ -	\$ 90,961.32	\$ -	\$ 9,096.13	\$ -	100%	\$ -		
09-921.S	Painting	Arch	\$ 24,000.00		\$ 24,000.00	\$ -	\$ -	\$ 24,000.00	\$ -	\$ 2,400.00	\$ -	100%	\$ -		
09 Total			\$ 243,061.32	\$ -	\$ 243,061.32	\$ -	\$ -	\$ 243,061.32	\$ -	\$ 24,306.13	\$ -	100%	\$ -	\$ -	
10 Specialties															
10 Total			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	
11 Equipment															
11 Total			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	
12 Furnishings															
12 Total			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	
13 Conveying Systems															
13 Total			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -	\$ -	
14 Mechanical															
15-400.S	Plumbing	Arch	\$ 28,950.00		\$ 28,950.00	\$ -	\$ -	\$ 28,950.00	\$ -	\$ 2,895.00	\$ -	100%	\$ -		
	Plumbing Fixtures	Arch	\$ 38,500.00		\$ 38,500.00	\$ -	\$ -	\$ 38,500.00	\$ -	\$ 3,850.00	\$ -	100%	\$ -		
15-700.S	HVAC - RTUs	Arch	\$ 265,077.00		\$ 265,077.00	\$ -	\$ -	\$ 265,077.00	\$ -	\$ 26,507.70	\$ -	100%	\$ -		
	HVAC - PTACs	Arch	\$ 28,000.00		\$ 28,000.00	\$ -	\$ -	\$ 28,000.00	\$ -	\$ 2,800.00	\$ -	100%	\$ -		
15 Total			\$ 360,527.00	\$ -	\$ 360,527.00	\$ -	\$ -	\$ 360,527.00	\$ -	\$ 36,052.70	\$ -	80%	\$ -	\$ -	
16 Electrical															
16-200.S	Electrical	Arch	\$ 48,000.00		\$ 48,000.00	\$ -	\$ -	\$ 48,000.00	\$ -	\$ 4,800.00	\$ -	100%	\$ -		
	Electrical Fixtures	Arch	\$ 38,500.00		\$ 38,500.00	\$ -	\$ -	\$ 38,500.00	\$ -	\$ 3,850.00	\$ -	100%	\$ -		
16 Total			\$ 86,500.00	\$ -	\$ 86,500.00	\$ -	\$ -	\$ 86,500.00	\$ -	\$ 8,650.00	\$ -	40%	\$ -	\$ -	
General Liability, Overhead and Profit															
01-010.S	General Liability	Arch	\$ 144,990.11		\$ 144,990.11	\$ -	\$ -	\$ 144,990.11	\$ -	\$ 14,499.01	\$ -	100%	\$ -		
01-010.S	Overhead and Profit	Arch	\$ 144,990.11		\$ 144,990.11	\$ -	\$ -	\$ 144,990.11	\$ -	\$ 14,499.01	\$ -	100%	\$ -		
01-010.S Total			\$ 289,980.22	\$ -	\$ 289,980.22	\$ -	\$ -	\$ 289,980.22	\$ -	\$ 28,998.02	\$ -	100%	\$ -	\$ -	
Project Total			\$ 1,046,397.31	\$ -	\$ 1,046,397.31	\$ -	\$ -	\$ 1,046,397.31	\$ -	\$ 104,639.73	\$ -	39%	\$ -	\$ -	

Project total with CO \$ 1,881,403.53

\$ 510,828.61	Total outstanding
---------------	-------------------

\$ 34,106.97 Arch markup on bates
\$ 476,721.64 Total outstanding Less markups of bates

Total Change Orders \$ 835,006.22				
	Electrical COs	HVAC COs	Plumbings COs	Misc COs
Draw7	\$ 324,998.51			
Draw6		\$ 77,010.52		
Draw5	\$ 33,096.39			
Draw4		\$ 103,511.02	\$ 55,832.95	
Draw3				\$ 3,154.38
Draw2				\$ 41,972.07
Draw1				\$ 18,428.09
	\$ 358,094.90	\$ 180,521.54	\$ 55,832.95	\$ 240,556.83
				\$ 835,006.22

Arch markup above 7% (bates and steel 4th and 5th draw)	\$ 18,417.22
Total outstanding balance - w/changed 7% for cty (8th and 7th draw)	\$ 486,143.85