

Project Name: Friendship Village Assisted Living & Memory CareProject No: 6119 RSProject Description: 28-Bed Addition

Done	Page	N/A	Description
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Divider I. Application Summary:

- | | | | |
|---|---|---|--|
| ✓ | 3 | | 1. Applicant Identification and Certification (Form MO 580-1861) |
| ✓ | 3 | | 2. Representative Registration (Form MO 580-1869) |
| ✓ | 3 | | 3. Proposed Project budget (Form MO 580-1863) and detail sheet with documentation of costs. |
| ✓ | 3 | | 4. Provide documentation from MO Secretary of State that the proposed owner(s) and operator(s) are registered to do business in MO. |
| ✓ | 3 | | 5. State if the license of the proposed operator or any affiliate of the proposed operator has been revoked within the previous five (5) years. |
| | 3 | ✓ | 6. If the license of the proposed operator or any affiliate of the proposed operator has been revoked within the previous 5 years, provide the name and address of the facility whose license was revoked. |
| ✓ | 3 | | 7. State if the Medicare and/or Medicaid certification of any facility owned or operated by the proposed operator or any affiliate of the proposed operator has been revoked within the previous 5 years. |
| | 3 | ✓ | 8. If the Medicare and/or Medicaid certification of any facility owned or operated by the proposed operator or any affiliate of the proposed operator has been revoked within the previous 5 years, provide the name and address of the facility whose Medicare and/or Medicaid certification was revoked. |

Divider II. Proposal Description:

- | | | | |
|---|----|--|---|
| ✓ | 18 | | 1. Provide a complete detailed project description. |
| ✓ | 18 | | 2. Provide a timeline of events for the project, from CON issuance through project completion. |
| ✓ | 19 | | 3. Provide a legible city or county map showing the exact location of the proposed facility. |
| ✓ | 19 | | 4. Provide a site plan for the proposed project. |
| ✓ | 19 | | 5. Provide preliminary schematic drawings for the proposed project. |
| ✓ | 19 | | 6. Provide evidence that architectural plans have been submitted to the Department of Health and Senior Services. |
| ✓ | 19 | | 7. Provide the proposed square footage. |
| ✓ | 19 | | 8. Document ownership of the project site, or provide an option to purchase. |
| ✓ | 19 | | 9. Define the community to be served. |
| ✓ | 20 | | 10. Provide 2025 population projections for the 15-mile radius service area. |
| ✓ | 20 | | 11. Identify specific community problems or unmet needs the proposal would address. |
| ✓ | 21 | | 12. Provide historical utilization for each of the past three (3) FULL years and utilization projections through the first three (3) FULL years of operation of the new LTC beds. |
| ✓ | 21 | | 13. Provide the methods and assumptions used to project utilization. |
| ✓ | 21 | | 14. Document that consumer needs and preferences have been included in planning this project and describe how consumers had an opportunity to provide input. |
| ✓ | 21 | | 15. Provide copies of any petitions, letters of support or opposition received. |
| ✓ | 22 | | 16. Document that providers of similar health services in the proposed 15-mile radius have been notified of the application by a public notice in the local newspaper. |
| ✓ | 22 | | 17. Document that providers of all affected facilities in the proposed 15-mile radius were addressed letters regarding the application. |

Divider III. Service Specific Criteria and Standards:

- | | | | |
|---|-----|---|--|
| | 133 | ✓ | 1. For ICF/SNF beds, address the population-based bed need methodology of fifty-three (53) beds per one thousand (1,000) population age sixty-five (65) and older. |
| ✓ | 133 | | 2. For RCF/ALF beds, address the population-based bed need methodology of twenty-five (25) beds per one thousand (1,000) population age sixty-five (65) and older. |
| | 134 | ✓ | 3. For LTCH beds, address the population-based bed need methodology of one-tenth (0.1) bed per one thousand (1,000) population. |
| | 134 | ✓ | 4. Document any alternate need methodology used to determine the need for additional beds such as Alzheimer's, mental health or other specialty beds. |
| | 135 | ✓ | 5. For any proposed facility which is designed and operated exclusively for persons with acquired human immunodeficiency syndrome (AIDS) provide information to justify the need for the type of beds being proposed. |
| ✓ | 135 | | 6. If the project is to add beds to an existing facility, has the facility received a Notice of Noncompliance within the last 18 months as a result of a survey, inspection or complaint investigation? If the answer is yes, explain. |

Divider IV. Financial Feasibility Review Criteria and Standards:

- | | | | |
|---|-----|---|---|
| ✓ | 151 | | 1. Document that the proposed costs per square foot are reasonable when compared to the latest "RS Means Construction Cost data" |
| ✓ | 151 | | 2. Document that sufficient financing is available by providing a letter from a financial institution or an auditor's statement indicating that sufficient funds are available. |
| ✓ | 151 | | 3. Provide Service-Specific Revenues and Expenses (Form MO 580-1865) for the latest three (3) years, and projected through three (3) FULL years beyond project completion. |
| ✓ | 151 | | 4. Document how patient charges are derived. |
| ✓ | 151 | | 5. Document responsiveness to the needs of the medically indigent. |
| | 152 | ✓ | 6. For a proposed new skilled nursing or intermediate care facility, what percentage of your admissions would be Medicaid eligible on the first day of admission or become Medicaid eligible within 90 days of admission? |
| | 152 | ✓ | 7. For an existing skilled nursing or intermediate care facility, what percentage of your admissions are Medicaid eligible on the first day of admission or becomes Medicaid eligible within 90 days of admission. |

CERTIFICATE OF NEED APPLICATION

FRIENDSHIP VILLAGE ASSISTED LIVING & MEMORY CARE – 28 BED ADDITION

PROJECT # 6119 RS

DESCRIPTION

**Request to Add 28 ALF Beds to Existing Facility at
12777 Pointe Dr., St. Louis, MO 63127**

DIVIDER I. APPLICATION SUMMARY

DIVIDER I. APPLICATION SUMMARY:

Application Summary shall include the completed forms in the following order:

1. Applicant Identification and Certification (Form MO 580-1861).

ANSWER: Attached as **Exhibit 1** is the Applicant Identification and Certification form.

2. Representative Registration (Form MO 580-1869).

ANSWER: Attached as **Exhibit 2** are Representative Registration forms.

3. Proposed Project Budget (Form MO 580-1863) and detail sheet with documentation of costs.

ANSWER: Attached as **Exhibit 3** are the Proposed Project Budget and the detail sheet.

4. Provide documentation from MO Secretary of State that the proposed owner(s) and operator(s) are registered to do business in MO.

ANSWER: Attached as **Exhibit 4** is the documentation from the MO Secretary of State that the proposed owner and operator are registered to do business in Missouri.

5. State if the license of the proposed operator or any affiliate of the proposed operator has been revoked within the previous five (5) years.

ANSWER: No.

6. If the license of the proposed operator or any affiliate of the proposed operator has been revoked within the previous 5 years, provide the name and address of the facility whose license was revoked.

ANSWER: Not applicable.

7. State if the Medicare and/or Medicaid certification of any facility owned or operated by the proposed operator or any affiliate of the proposed operator has been revoked within the previous 5 years.

ANSWER: No.

8. If the Medicare and/or Medicaid certification of any facility owned or operated by the proposed operator or any affiliate of the proposed operator has been revoked within the previous 5 years, provide the name and address of the facility whose Medicare and/or Medicaid certification was revoked.

ANSWER: Not applicable.

DIVIDER I. ATTACHMENTS



Certificate of Need Program

APPLICANT IDENTIFICATION AND CERTIFICATION

The information provided must match the **Letter of Intent** for this project, without exception.

1. Project Location (Attach additional pages as necessary to identify multiple project sites.)

Title of Proposed Project Friendship Village Assisted Living & Memory Care - 28-Bed Addition	Project Number 6119 RS
Project Address (Street/City/State/Zip Code) 12777 Pointe Drive, Saint Louis, MO 63127	County Saint Louis County

2. Applicant Identification (Information must agree with previously submitted Letter of Intent.)

List All Owner(s): (List corporate entity.) Address (Street/City/State/Zip Code) Telephone Number

Friendship Village of South County	12563 Village Circle Dr. Sunset Hills, MO 63127	314-270-3000

(List entity to be

List All Operator(s): licensed or certified.) Address (Street/City/State/Zip Code) Telephone Number

Friendship Village of South County	12563 Village Circle Dr. Sunset Hills, MO 63127	314-270-3000

3. Ownership (Check applicable category.)

- Nonprofit Corporation
 Individual
 City
 District
 Partnership
 Corporation
 County
 Other _____

4. Certification

In submitting this project application, the applicant understands that:

- (A) The review will be made as to the community need for the proposed beds or equipment in this application;
- (B) In determining community need, the Missouri Health Facilities Review Committee (Committee) will consider all similar beds or equipment within the service area;
- (C) The issuance of a Certificate of Need (CON) by the Committee depends on conformance with its Rules and CON statute;
- (D) A CON shall be subject to forfeiture for failure to incur an expenditure on any approved project six (6) months after the date of issuance, unless obligated or extended by the Committee for an additional six (6) months;
- (E) Notification will be provided to the CON Program staff if and when the project is abandoned; and
- (F) A CON, if issued, may not be transferred, relocated, or modified except with the consent of the Committee.

We certify the information and date in this application as accurate to the best of our knowledge and belief by our representative's signature below:

5. Authorized Contact Person (Attach a Contact Person Correction Form if different from the Letter of Intent.)

Name of Contact Person Emily M. Solum	Title Partner
Telephone Number 573-761-1120	Fax Number 573-634-7854
Signature of Contact Person 	E-mail Address emily.solum@huschblackwell.com
	Date of Signature 06/21/2024



Certificate of Need Program

REPRESENTATIVE REGISTRATION

(A registration form must be completed for **each** project presented.)

Project Name Friendship Village Assisted Living & Memory Care - 28-Bed Addition		Number 6119 RS	
(Please type or print legibly.)			
Name of Representative Emily Solum		Title Partner	
Firm/Corporation/Association of Representative (may be different from below, e.g., law firm, consultant, other) Husch Blackwell LLP		Telephone Number (573) 761-1120	
Address (Street/City/State/Zip Code) 630 Bolivar Street, Suite 300, Jefferson City, MO 65101			
Who's interests are being represented? (If more than one, submit a separate Representative Registration Form for each.)			
Name of Individual/Agency/Corporation/Organization being Represented Friendship Village of South County		Telephone Number (314) 270-7700	
Address (Street/City/State/Zip Code) 12563 Village Circle Drive, Sunset Hills, MO 63127			
<p>Check one. Do you:</p> <p><input checked="" type="checkbox"/> Support</p> <p><input type="checkbox"/> Oppose</p> <p><input type="checkbox"/> Neutral</p>		<p>Relationship to Project:</p> <p><input type="checkbox"/> None</p> <p><input type="checkbox"/> Employee</p> <p><input checked="" type="checkbox"/> Legal Counsel</p> <p><input type="checkbox"/> Consultant</p> <p><input type="checkbox"/> Lobbyist</p> <p><input type="checkbox"/> Other (explain):</p>	
Other Information: _____ _____		_____ _____	
<p>I attest that to the best of my belief and knowledge the testimony and information presented by me is truthful, represents factual information, and is in compliance with §197.326.1 RSMo which says: <i>Any person who is paid either as part of his normal employment or as a lobbyist to support or oppose any project before the health facilities review committee shall register as a lobbyist pursuant to chapter 105 RSMo, and shall also register with the staff of the health facilities review committee for every project in which such person has an interest and indicate whether such person supports or opposes the named project. The registration shall also include the names and addresses of any person, firm, corporation or association that the person registering represents in relation to the named project. Any person violating the provisions of this subsection shall be subject to the penalties specified in §105.478, RSMo.</i></p>			
Original Signature 		Date 6/10/2024	



Certificate of Need Program

REPRESENTATIVE REGISTRATION

(A registration form must be completed for **each** project presented.)

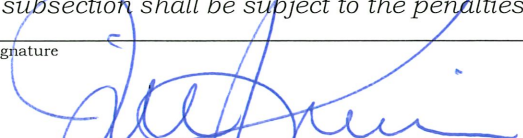
Project Name Friendship Village Assisted Living & Memory Care - 28-Bed Addition		Number 6119 RS	
(Please type or print legibly.)			
Name of Representative Katey Hinz		Title Attorney	
Firm/Corporation/Association of Representative (may be different from below, e.g., law firm, consultant, other) Husch Blackwell LLP		Telephone Number (573) 761-1146	
Address (Street/City/State/Zip Code) 630 Bolivar Street, Suite 300, Jefferson City, MO 65101			
Who's interests are being represented? (If more than one, submit a separate Representative Registration Form for each.)			
Name of Individual/Agency/Corporation/Organization being Represented Friendship Village of South County		Telephone Number (314) 270-7700	
Address (Street/City/State/Zip Code) 12563 Village Circle Drive, Sunset Hills, MO 63127			
<p>Check one. Do you:</p> <p><input checked="" type="checkbox"/> Support</p> <p><input type="checkbox"/> Oppose</p> <p><input type="checkbox"/> Neutral</p>		<p>Relationship to Project:</p> <p><input type="checkbox"/> None</p> <p><input type="checkbox"/> Employee</p> <p><input checked="" type="checkbox"/> Legal Counsel</p> <p><input type="checkbox"/> Consultant</p> <p><input type="checkbox"/> Lobbyist</p> <p><input type="checkbox"/> Other (explain):</p>	
Other Information: _____ _____		_____ _____	
<p>I attest that to the best of my belief and knowledge the testimony and information presented by me is truthful, represents factual information, and is in compliance with §197.326.1 RSMo which says: <i>Any person who is paid either as part of his normal employment or as a lobbyist to support or oppose any project before the health facilities review committee shall register as a lobbyist pursuant to chapter 105 RSMo, and shall also register with the staff of the health facilities review committee for every project in which such person has an interest and indicate whether such person supports or opposes the named project. The registration shall also include the names and addresses of any person, firm, corporation or association that the person registering represents in relation to the named project. Any person violating the provisions of this subsection shall be subject to the penalties specified in §105.478, RSMo.</i></p>			
Original Signature 		Date 6/10/2024	



Certificate of Need Program

REPRESENTATIVE REGISTRATION

*(A registration form must be completed for **each** project presented.)*

Project Name Friendship Village Assisted Living & Memory Care - 28-Bed Addition	Number 6119 RS
<i>(Please type or print legibly.)</i>	
Name of Representative Jill Frein	Title Senior Director of Capital Planning
Firm/Corporation/Association of Representative (may be different from below, e.g., law firm, consultant, other) Friendship Village of South County	Telephone Number (314) 270-7700
Address (Street/City/State/Zip Code) 12563 Village Circle Drive, Sunset Hills, MO 63127	
Who's interests are being represented? <i>(If more than one, submit a separate Representative Registration Form for each.)</i>	
Name of Individual/Agency/Corporation/Organization being Represented Friendship Village of South County	Telephone Number (314) 270-7700
Address (Street/City/State/Zip Code) 12563 Village Circle Drive, Sunset Hills, MO 63127	
<p>Check one. Do you:</p> <p><input checked="" type="checkbox"/> Support</p> <p><input type="checkbox"/> Oppose</p> <p><input type="checkbox"/> Neutral</p>	<p>Relationship to Project:</p> <p><input type="checkbox"/> None</p> <p><input checked="" type="checkbox"/> Employee</p> <p><input type="checkbox"/> Legal Counsel</p> <p><input type="checkbox"/> Consultant</p> <p><input type="checkbox"/> Lobbyist</p> <p><input type="checkbox"/> Other (explain):</p>
<p>Other Information:</p> <p>_____</p> <p>_____</p>	
<p>I attest that to the best of my belief and knowledge the testimony and information presented by me is truthful, represents factual information, and is in compliance with §197.326.1 RSMo which says: <i>Any person who is paid either as part of his normal employment or as a lobbyist to support or oppose any project before the health facilities review committee shall register as a lobbyist pursuant to chapter 105 RSMo, and shall also register with the staff of the health facilities review committee for every project in which such person has an interest and indicate whether such person supports or opposes the named project. The registration shall also include the names and addresses of any person, firm, corporation or association that the person registering represents in relation to the named project. Any person violating the provisions of this subsection shall be subject to the penalties specified in § 105.478, RSMo.</i></p>	
Original Signature 	Date 6-7-2024

MO 580-1869 (11/01)



Certificate of Need Program

REPRESENTATIVE REGISTRATION

(A registration form must be completed for each project presented.)

Project Name Friendship Village Assisted Living & Memory Care - 28-Bed Addition		Number 6119 RS
<i>(Please type or print legibly.)</i>		
Name of Representative Terry Walsh		Title Chief Executive Officer/President
Firm/Corporation/Association of Representative (may be different from below, e.g., law firm, consultant, other) Friendship Village of South County		Telephone Number (314) 270-7700
Address (Street/City/State/Zip Code) 12563 Village Circle Drive, Sunset Hills, MO 63127		
Who's interests are being represented? <i>(If more than one, submit a separate Representative Registration Form for each.)</i>		
Name of Individual/Agency/Corporation/Organization being Represented Friendship Village of South County		Telephone Number (314) 270-7700
Address (Street/City/State/Zip Code) 12563 Village Circle Drive, Sunset Hills, MO 63127		
<p>Check one. Do you:</p> <p><input checked="" type="checkbox"/> Support</p> <p><input type="checkbox"/> Oppose</p> <p><input type="checkbox"/> Neutral</p>	<p>Relationship to Project:</p> <p><input type="checkbox"/> None</p> <p><input checked="" type="checkbox"/> Employee</p> <p><input type="checkbox"/> Legal Counsel</p> <p><input type="checkbox"/> Consultant</p> <p><input type="checkbox"/> Lobbyist</p> <p><input type="checkbox"/> Other (explain):</p>	<p>Other Information:</p> <p>_____</p> <p>_____</p>
<p>I attest that to the best of my belief and knowledge the testimony and information presented by me is truthful, represents factual information, and is in compliance with §197.326.1 RSMo which says: <i>Any person who is paid either as part of his normal employment or as a lobbyist to support or oppose any project before the health facilities review committee shall register as a lobbyist pursuant to chapter 105 RSMo, and shall also register with the staff of the health facilities review committee for every project in which such person has an interest and indicate whether such person supports or opposes the named project. The registration shall also include the names and addresses of any person, firm, corporation or association that the person registering represents in relation to the named project. Any person violating the provisions of this subsection shall be subject to the penalties specified in § 105.478, RSMo.</i></p>		
Original Signature 		Date 6/7/2024



Certificate of Need Program

REPRESENTATIVE REGISTRATION

(A registration form must be completed for **each** project presented.)

Project Name Friendship Village Assisted Living & Memory Care - 28-Bed Addition		Number 6119 RS
(Please type or print legibly.)		
Name of Representative Kathy Francescon		Title Chief Financial Officer
Firm/Corporation/Association of Representative (may be different from below, e.g., law firm, consultant, other) Friendship Village of South County		Telephone Number (314) 270-7700
Address (Street/City/State/Zip Code) 12563 Village Circle Drive, Sunset Hills, MO 63127		
Who's interests are being represented? (If more than one, submit a separate Representative Registration Form for each.)		
Name of Individual/Agency/Corporation/Organization being Represented Friendship Village of South County		Telephone Number (314) 270-7700
Address (Street/City/State/Zip Code) 12563 Village Circle Drive, Sunset Hills, MO 63127		
<p>Check one. Do you:</p> <p><input checked="" type="checkbox"/> Support</p> <p><input type="checkbox"/> Oppose</p> <p><input type="checkbox"/> Neutral</p>		<p>Relationship to Project:</p> <p><input type="checkbox"/> None</p> <p><input checked="" type="checkbox"/> Employee</p> <p><input type="checkbox"/> Legal Counsel</p> <p><input type="checkbox"/> Consultant</p> <p><input type="checkbox"/> Lobbyist</p> <p><input type="checkbox"/> Other (explain):</p>
Other Information:		
_____		_____
_____		_____
<p>I attest that to the best of my belief and knowledge the testimony and information presented by me is truthful, represents factual information, and is in compliance with §197.326.1 RSMo which says: <i>Any person who is paid either as part of his normal employment or as a lobbyist to support or oppose any project before the health facilities review committee shall register as a lobbyist pursuant to chapter 105 RSMo, and shall also register with the staff of the health facilities review committee for every project in which such person has an interest and indicate whether such person supports or opposes the named project. The registration shall also include the names and addresses of any person, firm, corporation or association that the person registering represents in relation to the named project. Any person violating the provisions of this subsection shall be subject to the penalties specified in §105.478, RSMo.</i></p>		
Original Signature 		Date 6/26/24



Certificate of Need Program

PROPOSED PROJECT BUDGET

Description

Dollars

COSTS:*

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

1. New Construction Costs ***	\$7,415,641
2. Renovation Costs ***	\$33,813
3. Subtotal Construction Costs (#1 plus #2)	\$7,449,454
4. Architectural/Engineering Fees	\$343,000
5. Other Equipment (not in construction contract)	\$298,265
6. Major Medical Equipment	\$0
7. Land Acquisition Costs ***	\$0
8. Consultants' Fees/Legal Fees ***	\$5,000
9. Interest During Construction (net of interest earned) ***	\$0
10. Other Costs ***	\$0
11. Subtotal Non-Construction Costs (sum of #4 through #10)	\$646,265
12. Total Project Development Costs (#3 plus #11)	\$8,095,719 **

FINANCING:

13. Unrestricted Funds	\$8,095,719
14. Bonds	
15. Loans	
16. Other Methods (specify)	
17. Total Project Financing (sum of #13 through #16)	\$8,095,719 **

18. New Construction Total Square Footage	19,747
19. New Construction Costs Per Square Foot *****	\$376
20. Renovated Space Total Square Footage	300
21. Renovated Space Costs Per Square Foot *****	\$113

* 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.

Budget Detail Sheet
Attachment to MO 580-1863

1. New construction costs were determined using estimates for project completion from construction company, PARIC.
2. Renovation costs were determined using estimates for project completion from the construction company, PARIC.
4. Architecture and engineering fees were calculated using estimates for project completion from the architect, HDA Architects.
5. Costs for other equipment includes an estimate of \$141,268.04 for furniture, fixtures, and equipment, and includes \$156,996.96 for artwork, signage, trash cans, kitchen small wares, activity items, etc., which are estimates based on applicant's historical purchases.
6. There will be no major medical equipment.
7. There will be no land acquisition costs because the land is already owned by the applicant.
8. Consultant and legal fees are estimates based on applicant's experience with similar certificate of need projects.



June 21, 2024

Jill Frein
Friendship Village
12777 Village Circle
Sunset Hills, MO 63127

Re: Friendship Sunset Hills — Assisted Living & Memory Care Expansion

Ms. Frein,

We are pleased to provide you with the budget for construction of the new memory care facility for your Sunset Hills. MO campus and minor renovations of the existing adjacent spaces.

Our estimated costs of construction is as follows:

New Building Construction

Costs for the construction of a two story wood frame building totaling 19,747 SF of Memory Care space for a total of (28) units and support spaces. This cost would include concrete foundations, concrete slab, wood framing. trim carpentry. cabinets/casework and tops, insulation, masonry, siding, roofing. flashing, doors/frames/hardware, windows, storefront, drywall, ceilings, flooring, painting. specialties. elevator, fire sprinklers, HVAC system, plumbing, and electrical.

Renovations

Relocate beverage station & adjacent wall, demolish office within the commercial kitchen and convert to open floor space, and replace flooring between the dining and Activity Kitchen in the existing Memory Care area.

New Building Costs:	\$7,415,641
Renovation Costs:	\$ 33,813
Total:	\$7,449,454

We look forward to working with Friendship Village to develop yet another successful project on your campus. you have any further questions, please call at any time.

Sincerely,

Steve Emmons
Project Executive



June 21, 2024

Ms. Jill Frein
Friendship Village
12503 Village Circle
Sunset Hills, Missouri 63127

RE: Friendship Village Sunset Hills – Assisted Living and Memory Care Expansion

Ms. Frein,

We are pleased to provide you with the architectural and engineering fees for the renovation of the existing assisted living kitchen and the expansion of the memory care facility for your Sunset Hills, Missouri campus. We understand the licensed memory care portions of the project to be a two story 19,747 SF building addition constructed as wood framing.

A compensation budget for professional design services for the Site Planning, Architecture, Interior Design, Mechanical, Electrical, Plumbing, Civil and Structural Engineering is \$343,000.00.

We look forward to working on your project. Please do not hesitate to reach out with any questions or clarifications.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kent Wagster'.

Kent Wagster, Principal, HDA

hdai.com

P: 636-449-1175
4565 McRee Ave., Suite 100
St. Louis, MO 63110

Item	Mfg	Part Number	Qty	Part Description	Sell	Ext Sell
1		BUDGET - 2026 PROJECT		FRIENDSHIP VILLAGE - SUNSET HILLS FOUNTAIN VIEW AL/MC EXPANSION		\$ 0.00
2	SWK	HTSS.4242	10	Gordy Square 42x42 (IEGACY DISCONTINUED, GORDY REPLACED)	\$ 595.29	\$ 5,952.90
		T8 090 Other BL G		EdgeProfile: T8 Bullnose EdgeColor: Light Beige SurfaceFinish: Other Laminates (call for Price) Base Finish: P300 Black (Only Std Color) BaseFoot: Glides (default)		
3		31169	42	KWALU SYMPHONY DINING CHAIRS -COM YARDAGE REQUIRED	\$ 675.43	\$ 28,368.06
4		BUDGET- YARDAGE	200	COM FOR DINING CHAIRS & LITA LOUNGE CHAIRS	\$ 65.00	\$ 13,000.00
5		LI1111	14	KWALU LITA LOUNGE CHAIR - VINYL SEAT & BACK, FABRIC BALANCE - COM'S REQUIRED	\$ 1,333.14	\$ 18,663.96
6		ALMTBLA1	6	KWALU ALMESE END TABLE	\$ 948.57	\$ 5,691.42
7		FROTBLO1A	2	CONSOLE TABLE	\$ 1,317.71	\$ 2,635.42
8		DOBF62S72	2	DORCHESTER BUFFET - NORTHERN WALNUT	\$ 2,750.00	\$ 5,500.00
9		LAMCH02S	2	STORAGE BASE CABINET WITH HUTCH	\$ 2,757.14	\$ 5,514.28
10	HON	HIWMM	4	Ignition 2 Task Mid-back, ilira back	\$ 471.00	\$ 1,884.00
		.Y1 .A .TS .IM \$(2) ~ .BL .SB .T		Syncho-Tilt W Seat Slider Height and Width Adj. Arm Titanium All Surface Caster 4-Way Black II Upholstery Undecided FABRIC Option Black Adjustable Lumbar Standard Base Black		
11	HON	HIGCL	4	Ignition Guest Chair Four Leg Frame Arms	\$ 343.00	\$ 1,372.00
		.E .U \$(2) ~ .PLAT		Glide Upholstered II Upholstery Undecided FABRIC Option Textured Platinum Metallic		
12	HON		2	L- Shape Desk w BBF, FF, PD, Overhead & Freestanding Lateral File w Shelf Unit	\$ 3,500.00	\$ 7,000.00
13	HON	HIGCL	1	Ignition Guest Chair Four Leg Frame Arms	\$ 686.00	\$ 686.00
		.E .U \$(2) ~ .PLAT		Glide Upholstered II Upholstery Undecided FABRIC Option Textured Platinum Metallic		
14		DISOUNT SCHOOL SUPPLY	1	MOBILE BIN STORAGE INCLUDING 20 BINS	\$ 1,000.00	\$ 1,000.00
15		CAROL HOUSE	2	ENTERTAINMENT CENTER - WALL UNIT	\$ 5,000.00	\$ 10,000.00
16		CC - BILL	1	PUZZLE TABLE	\$ 4,000.00	\$ 4,000.00
17		BUDGET	1	DELIVERY INSTALLATION & FREIGHT	\$ 30,000.00	\$ 30,000.00
Grand Total						\$ 141,268.04



STATE of MISSOURI

JAMES C. KIRKPATRICK, Secretary of State

CORPORATION DIVISION

Certificate of Incorporation A General Not For Profit Corporation

WHEREAS, duplicate originals of Articles of Incorporation of
FRIENDSHIP VILLAGE OF SOUTH COUNTY

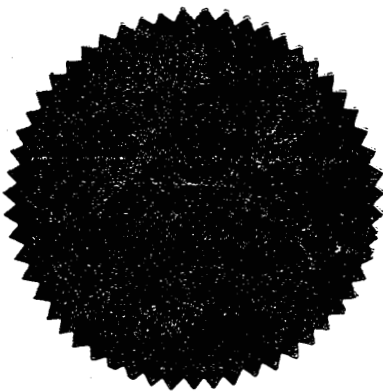
have been received and filed in the office of the Secretary of State, which Articles, in all respects, comply with the requirements of The General Not For Profit Corporation Law of Missouri:

NOW, THEREFORE, I, JAMES C. KIRKPATRICK, Secretary of State of the State of Missouri, by virtue of the authority vested in me, do hereby certify and declare
FRIENDSHIP VILLAGE OF SOUTH COUNTY

a body corporate, duly organized this day; that it is entitled to all rights and privileges granted corporations organized under The General Not For Profit Corporation Law of Missouri; that the address of its initial Registered Office in Missouri is
7 North Seventh Street, St. Louis

and that its period of existence is **perpetual**

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the GREAT SEAL of the State of Missouri, at the City of Jefferson, this **20th** day of **May**, 19 **76**



James Kirkpatrick
Secretary of State

RECEIVED OF: **FRIENDSHIP VILLAGE OF SOUTH COUNTY**
Ten and no/00-----Dollars, \$ **10.00**

For Credit of General Revenue Fund, on Account of Incorporation Tax and Fee.

Dorothy Mae Miller
Deputy Collector of Revenue

DIVIDER II. PROPOSAL DESCRIPTION

DIVIDER II. PROPOSAL DESCRIPTION

Proposal description shall include documents which:

1. Provide a complete detailed project description.

ANSWER: Applicant has an existing 84-bed assisted living facility at 12777 Pointe Drive, St. Louis, MO 63127. This building is part of a large 30+ acre care compound operated by applicant, which includes a 144-bed skilled nursing facility, the 84-bed assisted living facility, and 452 independent living units. In 2021, applicant submitted an application to MHFRC to add to its existing 78-bed ALF an additional 6 ALF beds to accommodate couples after all the rooms in the ALF were renovated to single occupancy in 2018. In this project, applicant is requesting 28 additional single bed ALF rooms to accommodate an increased need for memory care. The addition will include an expanded dining area, activity area, and lounge area. In total, there will be an additional 19,747 square feet over two floors to the existing ALF.

An interior renovation of the existing kitchen will also occur to increase main kitchen floor area and the existing beverage station area. The beverage area is being enlarged to handle the high level of service and products to resident. The existing office is being removed to provide better circulation in the kitchen and additional space for equipment.

The construction will consist of a wood framed structure with wood roof trusses and open web wood floor trusses. The roof includes a portion of mansard style and parapet walls containing HVAC units, integral with trusses. Floor members may span across the building from exterior walls to corridor walls, or longitudinally from unit separation walls to unit interior wall line to unit separation wall. Exterior, stairwell walls, corridor walls and resident demising wall are anticipated to be 2x6, others will be 2x4. Reinforced CMU elevator shaft walls to serve as shear walls, along with some exterior walls sheathed in plywood, with hold downs. The wood structure is to bear on reinforced concrete slab. Wall footings may require enlargement if the wall must be designed as cantilever retaining wall or else walls must be temporarily braced to backfill. Interior columns will be on shallow footings.

2. Provide a timeline of events for the project, from CON issuance through project completion.

ANSWER: Applicant has the following projected timeline:

Certificate of Need Awarded	September 9, 2024
Complete Design	February 2025
Obtain Permits	April 2025
Construction Start	April 2025
Construction Completion	June 2026

3. Provide a legible city or county map showing the exact location of the proposed facility.

ANSWER: **Exhibit 5** is a map showing Friendship Village Sunset Hills' general location area.

4. Provide a site plan for the proposed project.

ANSWER: **Exhibit 6** is preliminary site plan showing more detail of the building footprints on the Friendship Village Sunset Hills campus. The gray area of the site plan is the existing ALF building and the blue area of the site plan is the proposed expansion, which will include two levels, as shown in the schematic drawings.

5. Provide preliminary schematic drawings for the proposed project.

ANSWER: **Exhibit 7** includes schematic drawings for additional 28 assisted living beds, and the expanded dining area, activity area, and lounge area.

6. Provide evidence that architectural plans have been submitted to the DHSS.

ANSWER: **Exhibit 8** is a copy of an email to DHSS from HDA Architects Principal, Kent Wagster, dated June 11, 2024, forwarding the architectural plans to DHSS.

7. Provide the proposed square footage.

ANSWER: The gross square footage of the proposed expanded dining area, kitchen area, activity area, lounge area, and additional 28 ALF beds is approximately 19,747 square feet, which will consist of 9,936 square feet on the first floor and 9,811 square feet on the second floor.

8. Document ownership of the project site, or provide an option to purchase.

ANSWER: Attached as **Exhibit 9** is a copy of the general warranty deed for the property on which the existing ALF building is located.

9. Define the community to be served.

ANSWER: This project is necessary to serve the current aging senior population on Applicant's continuing care retirement community campus. The Applicant is Friendship Village, a faith-based senior living campus operator with over 40 years of experience in providing senior living services in St. Louis, Missouri. Friendship Village has a certificate of authority issued by the Missouri Department of Insurance to operate a Life Care Facility. Residents of Life Care Facilities (also known as continuing care retirement communities) pay a fee for the right to occupy a space on the designated campus and to receive continuing care for life. Friendship Village Sunset Hills' continuing care retirement community campus is located on 30+ acres. This 30+ acre campus includes a

144-bed skilled nursing facility, the 84-bed assisted living facility, and 452 independent living units. The community to be served would be the residents of the independent living units on the Friendship Village Sunset Hills campus who, as they continue to age, will require assisted living facility services, and, in particular, memory care services.

10. Provide 2025 Population projections for the 15-mile radius service area.

ANSWER: Attached as **Exhibit 10** are copies of the maps and population data provided by the Missouri Department of Health and Senior Services, Bureau of Vital Statistics.

11. Identify specific community problems or unmet needs the proposal would address.

ANSWER: Unfortunately, most senior prospects are coming to assisted living with some form of memory impairment, making the need for additional memory care beds a priority. During our last memory care expansion, we created three levels of care within our assisted living community to accommodate for the increased need for memory care. A transitional memory care neighborhood, The Bridge, is for those needing more oversight than traditional assisted living, but not full memory care. This neighborhood is at full capacity. When assessing prospective residents, we determine if we can meet the needs of the individual with minimal cognitive impairment in the traditional setting, which we sometimes do, however some individuals would benefit from a true memory care environment.

Since the initial discussion of a possible memory care expansion in January 2024, we began tracking our memory care inquiries. We received 35 private pay inquiry calls and those potential residents were turned away due to a lack of available beds. In addition to those 35 calls, we also received 5 respite care inquiries. We previously had 10 Life Care residents on our wait list for memory care, but due to lack of availability, 5 of those residents transitioned to long term care in our skilled nursing facility and the other 5 remain on the wait list. During this time, we also received 5 private pay deposits for our wait list but those potential residents were refunded due to a lack of availability. In addition to the wait list for private pay and our Life Care residents in independent living, we currently have approximately 15-20 current assisted living residents who could transition to memory care in the near future. During this timeframe, we have assessed 27 prospective residents for traditional assisted living to which 3 of those residents needed memory care and there was not availability in The Bridge or Memory Care, so they went elsewhere.

Over the past year, we have experienced an uptick of inquiry calls and tours from our independent living residents and families. We have learned that most residents have some form of memory impairment. They have expressed concern that there is not going to be “room at the Inn” for our Life Care residents.

12. Provide historical utilization for each of the past three (3) FULL years and utilization projections through the first three (3) FULL years of operation of the new LTC beds.

ANSWER: Applicant’s historical utilization for the existing 84-beds for the past three years is as follows:

July 1, 2021 - June 30, 2022	July 1, 2022 - June 30, 2023	July 1, 2023 - June 30, 2024
25,735	26,155	25,448
92.8%	94.3%	91.7%

Applicant projects the following utilization for the ALF if it had the additional 28 beds.

July 1, 2024 - June 30, 2025	July 1, 2025 - June 30, 2026	July 1, 2026 - June 30, 2027
31,554	36,135	36,135
83.1%	95.2%	95.2%

13. Provide the methods and assumptions used to project utilization.

ANSWER: Projected utilization was computed using the 2024 ending census and adding additional occupancy ratably over the course of 12 months to reach an ending projected utilization of 95% by the end of the first year. This same utilization expectation was projected in both the second and third year. This is the budgeted and expected utilization rate based on historical performance.

14. Document that consumer needs and preferences have been included in planning this project and describe how consumers had an opportunity to provide input.

ANSWER: Attached as **Exhibit 11** is a copy of the announcement concerning the plans for Friendship Village Assisted Living & Memory Care to add 28 ALF beds to its existing facility, published on June 14, 2024, in the St. Louis Post Dispatch. This notice invites public comment on the plans for adding 28 ALF beds. Additionally, a flyer was circulated to current residents at Friendship Village Assisted Living & Memory Care, a copy of which is included with **Exhibit 11**. This flyer invited questions or comments from current residents.

15. Provide copies of any petitions, letters of support or opposition received.

ANSWER: Attached as **Exhibit 12** are letters of support received for the project by the timing of this application.

- 16. Document that providers of similar health services in the proposed service area have been notified of the application by a public notice in the local newspaper.**

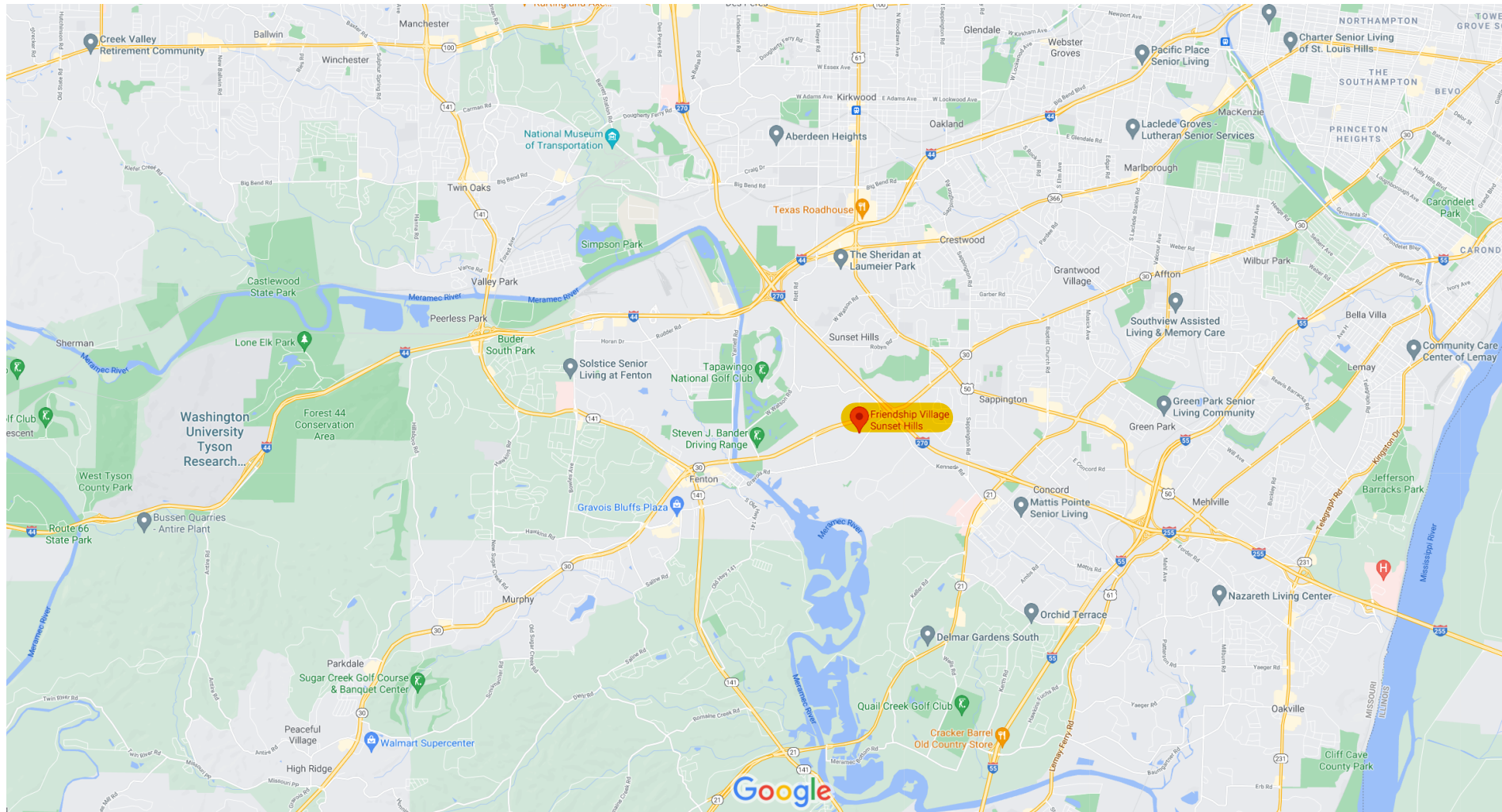
ANSWER: Attached as **Exhibit 11** is a copy of the announcement concerning the plans for Friendship Village Assisted Living & Memory Care to add 28 ALF beds to its existing facility, published on June 14, 2024, in the St. Louis Post Dispatch.

- 17. Document that providers of all affected facilities in the proposed service area were addressed letters regarding the application.**

ANSWER: Attached as **Exhibit 13** is a copy of the letters sent to all affected facilities in the proposed service area.

DIVIDER II. ATTACHMENTS

Google Maps Friendship Village Sunset Hills



Map data ©2021 1 mi



1
1.0

MEMORY CARE ADDITION SITE PLAN

SCALE: 1" = 40'-0"



FRIENDSHIP VILLAGE SUNSET HILLS - MEMORY CARE EXPANSION





BUILDING TABULATION

FIRST FLOOR	9,936 S.F.
SECOND FLOOR	9,811 S.F.
TOTAL	19,747 T.S.F.
NEW BEDS	28 BEDS

MEMORY CARE ADDITION FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

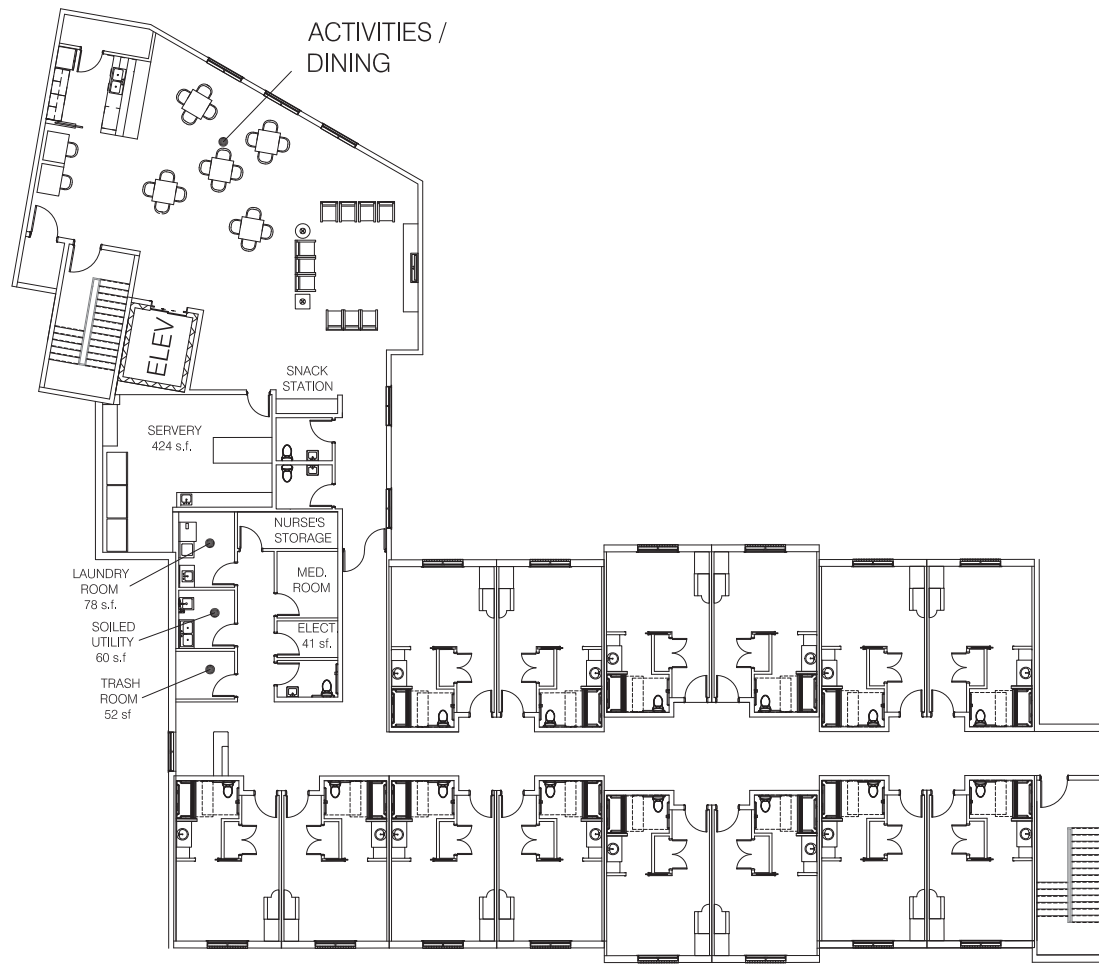


FRIENDSHIP VILLAGE

FRIENDSHIP VILLAGE SUNSET HILLS - MEMORY CARE EXPANSION

06/10/2024





MEMORY CARE ADDITION SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

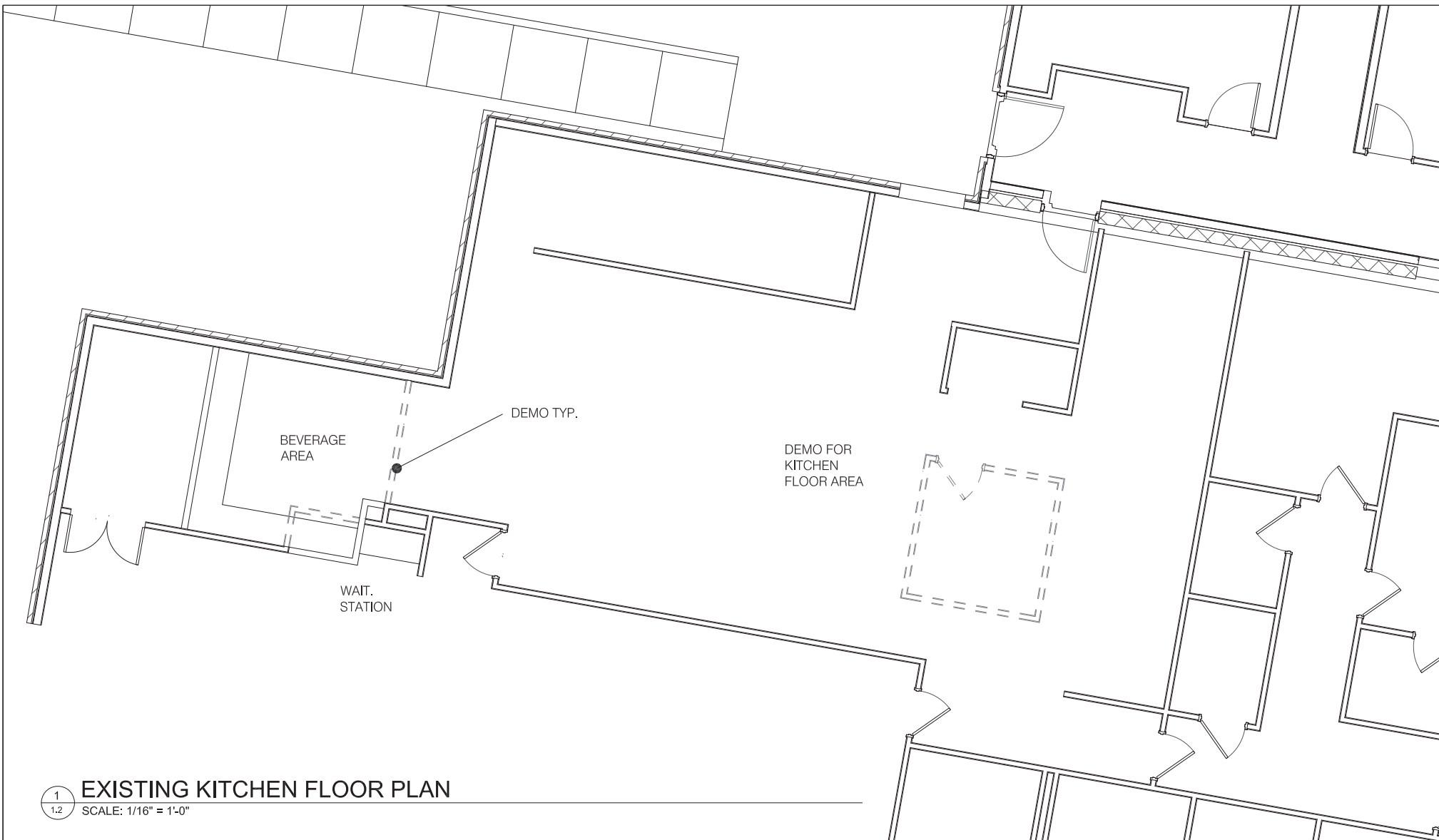


FRIENDSHIP VILLAGE

FRIENDSHIP VILLAGE SUNSET HILLS - MEMORY CARE EXPANSION

06/10/2024





Kent Wagster

From: Kent Wagster
Sent: Tuesday, June 11, 2024 10:29 AM
To: David East - Mo. Dept. of Health & Sr. Services (David.East@dhss.mo.gov)
Subject: Friendship Village - Sunset Hills, MO - 28 Bed Memory Care Expansion
Attachments: 24008_FV_1_0 - Site Plan.pdf; 24008_FV_1_1 - First Floor Plan - w tabs.pdf; 24008_FV_1_2 - Second Floor Plan.pdf

David-

On behalf Friendship Village, we are submitting a two-story, 28 bed expansion to their existing Memory Care facilities located in Sunset Hills, MO. Please find attached the preliminary site and floor plans for your use. If you have any questions, please don't hesitate to call.

Thanks!



Kent Wagster
Principal

kwagster@hdai.com | hdai.com
O: 314-639-9376 | C: 636-379-3683

4565 McRee Ave, Suite 100, St. Louis, MO 63110 | 636-449-1175

County Fee
State User Fee
Total

6.00
1.00
7.00
P.C.

GENERAL WARRANTY DEED

THIS DEED, Made and entered into this 1st day of SEPTEMBER, 1977,
by and between

RUSSELL E. EMMENEGGER & JOANN FRANCIS EMMENEGGER, His wife,
DONALD R. EMMENEGGER & SHIRLEY H. EMMENEGGER, His wife,
WILLARD H. ERB & HAZEL RUTH ERB, His wife,
ROBERT S. ERB & TREVA JOYCE ERB, His wife,
THOMAS E. ASINGER & MARILYN ASINGER, His wife, **ALSO KNOWN AS MARILYN L. ASINGER, his wife**
JOSEPH DIETZ & DIANE M. DIETZ, His wife,
KENNETH C. ERB & KAY J. ERB, His wife,
STANLEY E. ERB & PATRICIA A. ERB, His wife,

of the County of St. Louis, State of Missouri, parties of the first part,
hereinafter referred to sometimes as "Grantor" and

FRIENDSHIP VILLAGE OF SOUTH COUNTY, a not-for-profit Missouri Corporation.

15201 OLIVE BLVD.

of the County of St. Louis, State of Missouri, party of the second part,
hereinafter sometimes referred to as "Grantee".

WITNESSETH, that the said parties of the first part, for and in
consideration of the sum of One Dollar and other good and valuable
consideration paid by the said party of the second part, the receipt of
which is hereby acknowledged, do by these presents GRANT, BARGAIN and
SELL, CONVEY AND CONFIRM unto the said party of the second part, the following
described Real Estate, situated in the County of St. Louis, and State of
Missouri, to-wit:

Lot One of MERAMEC ACRES, a subdivision according to the plat thereof recorded
in Plat Book 175 page 50 of the St. Louis County Records.

Said property is conveyed to party of the second part subject to
all easements, restrictions, rights of way, limitations and conditions
of record and zoning ordinances.

Grantor hereby reserves for Grantors, their heirs, executors, administra-
tors, successors and assigns the following described easements, rights and
reservations:

1. A non-exclusive perpetual easement for roadway, ingress and egress
and all utility purposes, sixty (60) feet wide and running from Gravois
Road along and over the above described property which easement is more
particularly described as follows:

All that part of Serenity Hill Drive and, all that part of a 60 foot
wide perpetual non-exclusive easement, as set forth and shown on Lot
1 of Meramec Acres, a subdivision in St. Louis County, Missouri as
per plat thereof recorded in Plat Book 175 page 50 of the St.
Louis County Records.

2. Two 30 foot wide slope easements as shown on and as more fully set
out lying adjacent to 60 foot wide perpetual non-exclusive easement, as
set forth and shown on Lot 1 of Meramec Acres, a subdivision in St. Louis
County, Missouri, according to plat recorded in Plat Book 175 page
50 of the St. Louis County Records. With right to construct, maintain
and repair such easement at a 3 to 1 slope.

-1-

525

RECORDED

17 SEP -1 PM 4:37

RECORDED

6989 86

-2-

Grantor herein shall have the full unrestricted right within easement (1) above to grade, fill, compact, construct, maintain, repair, replace and re-surface the roadways and/or the utilities within said easement, and reserves the right without joinder of grantee herein, its successors and assigns, to dedicate to public use the roadway to St. Louis County and/or the then governing municipal authority having jurisdiction over roadways.

Grantee herein agrees not to remove any soil from easement area set out above (1) and (2), without prior written consent of Grantor. Grantee however, shall have the right at its expense to construct beneath the easement (1) and (2) above set out a subterranean pedestrian walkway; provided such walkway complies with all legal requirements of the then governing municipal authority having jurisdiction over such structure; and further provided that roadway and utilities as constructed within the above easements (1) and (2) are not adversely affected by such walkway and proper support for roadway is assured.

Grantee herein at grantees expense further agrees to construct within Serenity Hill Drive, as set forth in easement (1) above a 20 foot wide roadway and entrance to St. Louis County specifications, over the eastern most portion of said easement and grantee further agrees to maintain and repair said constructed 20 foot wide roadway at its sole expense.

Grantor herein further reserves to themselves an additional temporary construction easement 50 feet wide and adjacent to all easements herein reserved where such 50 foot wide area is within property owned by Grantee to enable grantor to complete construction of easements herein reserved, Grantor agrees not to remove or damage any permanent improvements within said 50 foot wide temporary construction easement. This easement shall run for a term of 18 months from the commencement of construction by grantor, and shall expire upon such date. Grantor agrees to execute a release of such temporary construction easement upon completion of construction or upon 18 months from commencement of construction whichever is sooner.

Any easements so created and rights granted herein, unless specifically stated to the contrary shall run in favor of the grantor and grantee, their respective heirs, successors and/or assigns.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said party of the second part, and to its successors, heirs and assigns forever. The said parties of the first part hereby covenanting that they and their heirs, executors and administrators shall and will WARRANT and DEPEND the title to the premises unto the said party of the second part, and to it and its successors and assigns forever against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 1977 and thereafter, the special taxes becoming a lien after the date of this Deed, and all instruments, easements, restrictions, rights of ways, and conditions of record including but not limited to:

- (a) All terms, restrictions and easements according to the plat of TYRIE SAPPINGTONS ESTATE recorded in Plat Book 1 page 53 of the St. Louis County Records.
- (b) Restrictions of abutters rights and right of direct access of Highway 30 according to instruments recorded in Book 5882 page 441, Book 5882 page 443 and Book 5882 page 445 and easement for purposes of maintaining drainage ditch according to instrument recorded in Book 5882 page 445.
- (c) Easement to Union Electric Company according to instrument recorded in Book 4472 page 209 and easements to Union Electric Company according to Condemnation Suit No. 210887 of the Circuit Court of St. Louis County, Missouri.
- (d) Zoning ordinances of the City of Sunset Hills, Missouri and
- (e) The right-of-way of all public roads and highway adjoining the property including Gravois Road and Highway 30 including property conveyed to the State of Missouri by instruments recorded in Book 5882 page 441, Book 5882 page 443, and Book 5882 page 445.

IN WITNESS WHEREOF, the said parties of the first part have executed these presents the day and year first above written.

BOOK 6989 PAGE 87

2025 Population Projections
Zip Codes

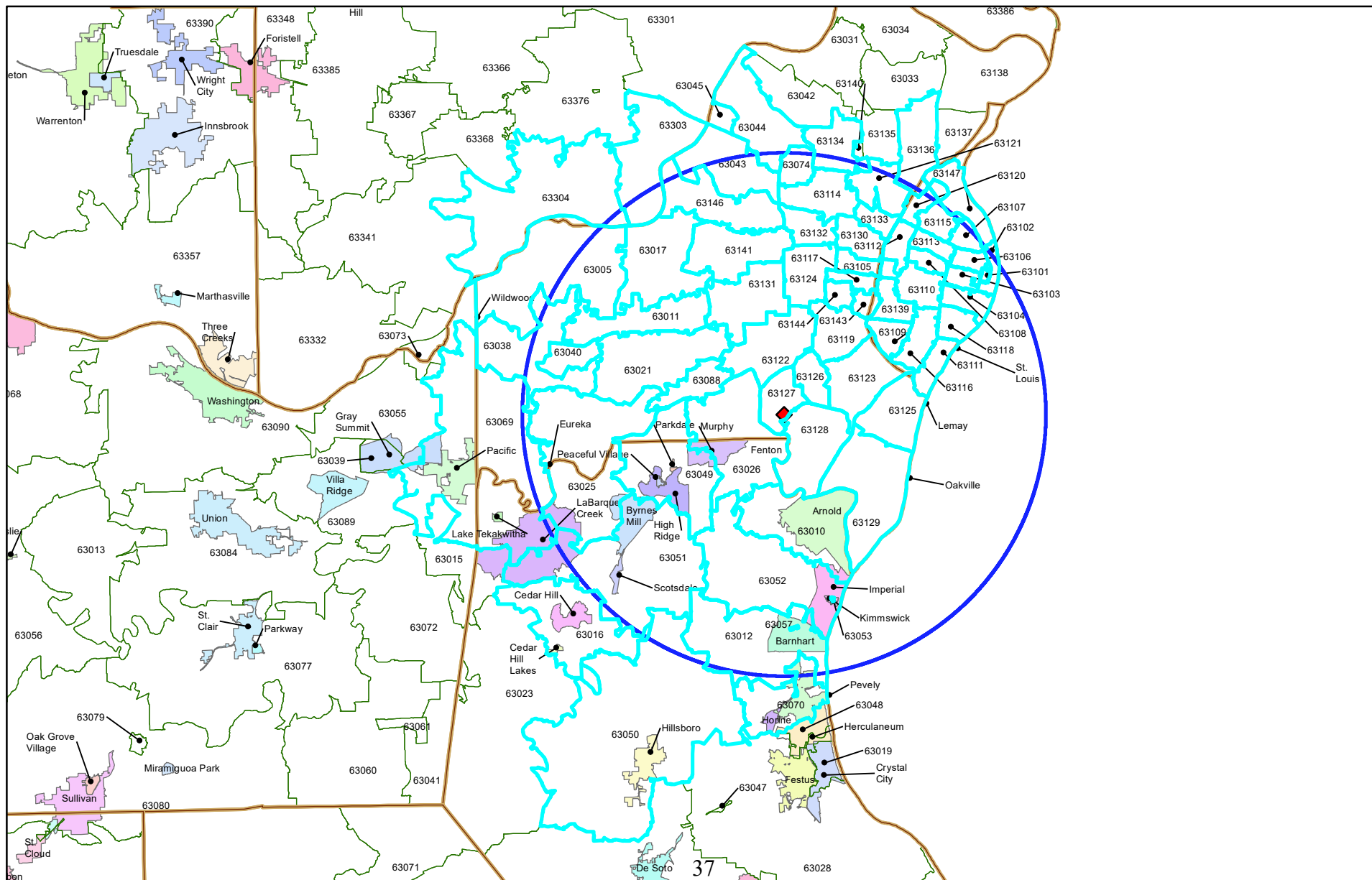
Zip	County	Total Pop.	65+ Pop.
63005	St. Louis	19,031	2,557
63010	Jefferson	35,173	7,170
63011	St. Louis	34,767	8,366
63012	Jefferson	9,711	1,299
63016	Jefferson	7,478	1,368
63017	St. Louis	41,340	13,256
63021	St. Louis	57,238	8,846
63025	St. Louis	16,219	2,248
63026	St. Louis	46,801	6,522
63038	St. Louis	7,636	1,125
63040	St. Louis	8,998	1,000
63043	St. Louis	22,497	4,338
63044	St. Louis	7,205	2,127
63049	Jefferson	16,644	2,605
63050	Jefferson	17,055	3,208
63051	Jefferson	15,093	2,264
63052	Jefferson	29,137	3,798
63053	Jefferson	69	9
63057	Jefferson	67	92
63069	Franklin	16,320	2,844
63070	Jefferson	8,680	1,417
63074	St. Louis	14,872	2,490
63088	St. Louis	8,667	1,606
63101	St. Louis city	3,366	163
63102	St. Louis city	2,955	210
63103	St. Louis city	8,201	1,284
63104	St. Louis city	17,236	1,928
63105	St. Louis	20,058	3,337
63106	St. Louis city	12,047	1,629
63107	St. Louis city	8,098	1,561
63108	St. Louis city	21,117	3,609
63109	St. Louis city	23,480	4,568
63110	St. Louis city	13,722	1,872
63111	St. Louis city	18,020	2,924
63112	St. Louis city	17,297	3,097
63113	St. Louis city	9,373	2,123
63114	St. Louis	34,811	5,569
63115	St. Louis city	16,050	3,629
63116	St. Louis city	38,529	5,923
63117	St. Louis	8,298	1,477
63118	St. Louis city	21,984	2,265
63119	St. Louis	33,275	7,912
63120	St. Louis city	7,521	1,435

63121	St. Louis	24,334	4,501
63122	St. Louis	38,977	8,923
63123	St. Louis	49,163	12,048
63124	St. Louis	10,563	3,583
63125	St. Louis	31,466	7,851
63126	St. Louis	15,134	4,251
63127	St. Louis	4,958	1,904
63128	St. Louis	29,584	9,830
63129	St. Louis	54,073	10,819
63130	St. Louis	26,952	4,873
63131	St. Louis	16,622	4,319
63132	St. Louis	14,040	2,907
63133	St. Louis	8,048	1,140
63134	St. Louis	12,562	1,885
63136	St. Louis	44,514	6,546
63139	St. Louis city	19,750	3,362
63141	St. Louis	21,295	5,599
63143	St. Louis	8,879	985
63144	St. Louis	8,903	1,510
63146	St. Louis	29,044	7,541
63147	St. Louis city	9,252	1,678
63303	St. Charles	50,083	10,084
63304	St. Charles	42,995	7,370

Totals		1,347,327	260,579
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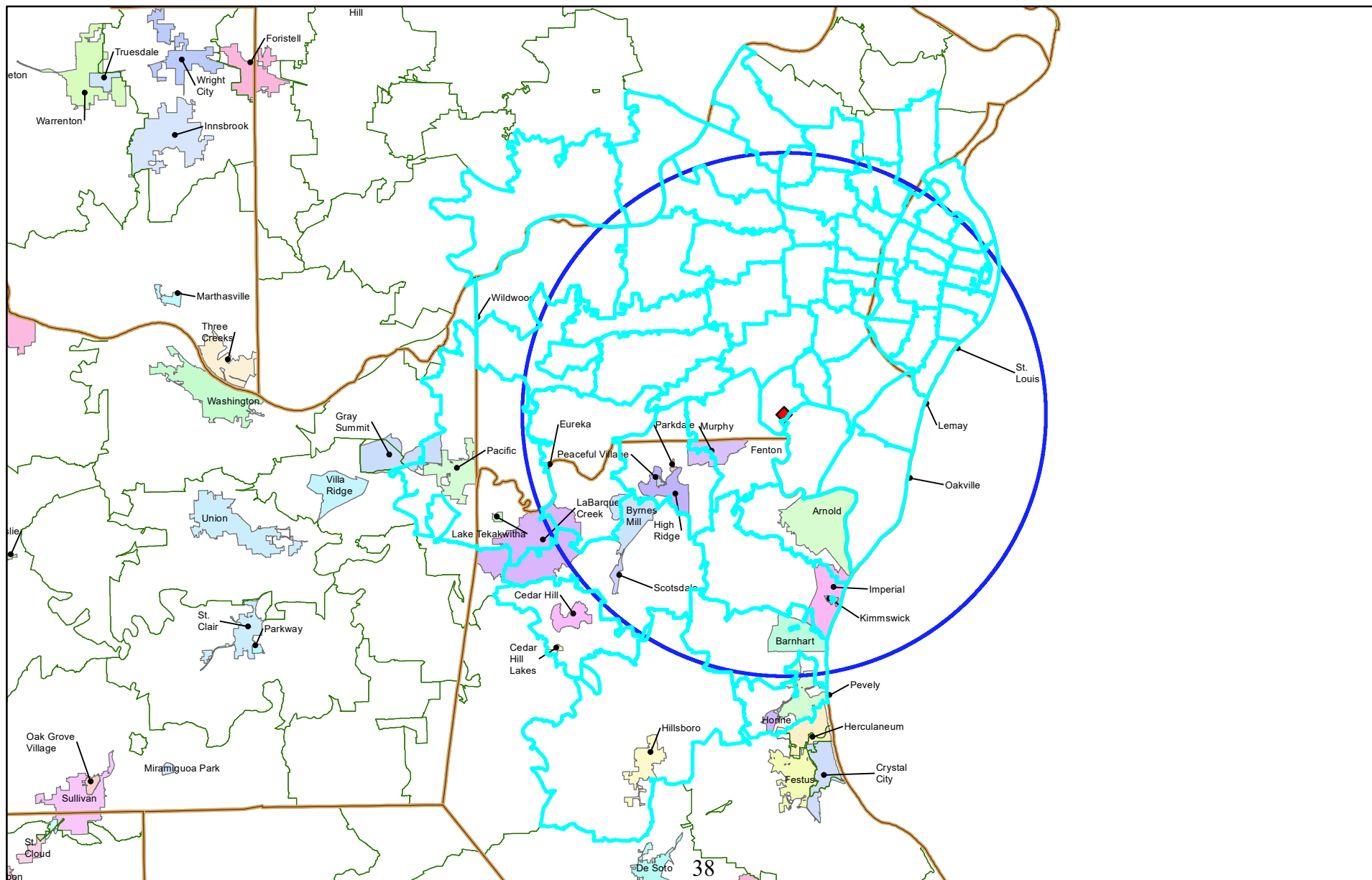
CON 15 Mile Radius

12777 Pointe Dr
St. Louis, MO 63127
(Lat: 38.520886 & Long: -90.409618)



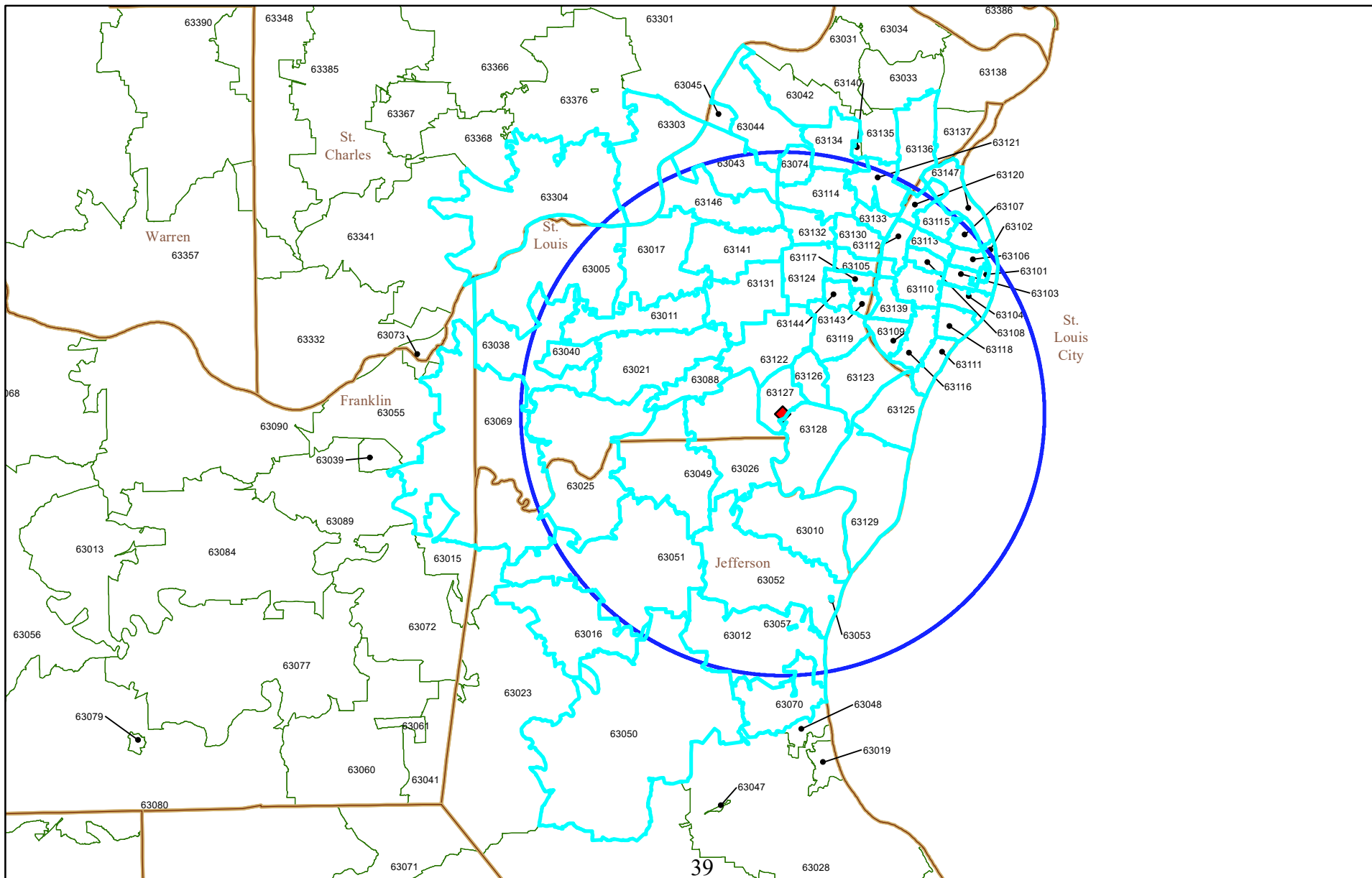
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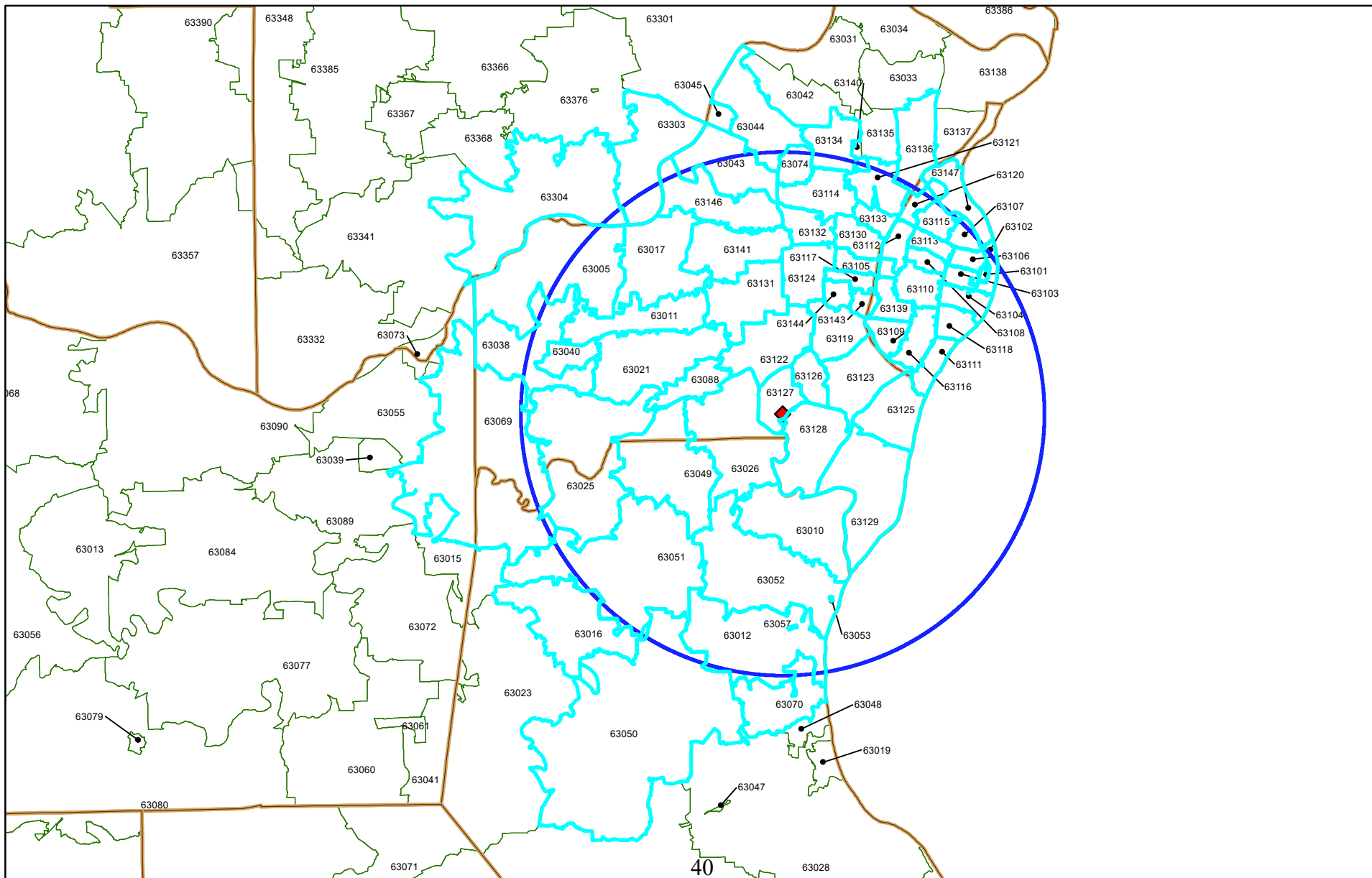
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St. Louis, MO 63127
(Lat: 38.520886 & Long: -90.409618)



CON 15 Mile Radius

12777 Pointe Dr
St. Louis, MO 63127
(Lat: 38.520886 & Long: -90.409618)



Customer Ad Proof

220-60025461

Stealth Creative

Order Nbr 133219

Publication

Post - Dispatch

Contact Stealth Creative
Address 1 1027 S. MAIN STREET STE. 501
Address 2
City St Zip JOPLIN MO 64801

Phone 4176260101
Fax

Section Legals
SubSection
Category 9000 Public Notices

Ad Key 133219-1
Keywords Friendship Village Assisted Li

Notes
Cost is NET for one time on a weekday
On Hold Pending Approval and verification of wording.

Deadlines:
Saturday's Edition is 1pm Thursday
Sunday's Edition is 3pm THURSDAY
Monday's Edition is 3pm Thursday
Wednesday's Edition is NOON Monday
Friday's Edition is NOON Wednesday

[Tanya Lemons 6/11/2024 10:12:09 AM]
[Tanya Lemons 6/11/2024 12:27:17 PM]

Ad Proof

Friendship Village Assisted Living & Memory Care plans to add 28 licensed beds to its assisted living facility located at 12777 Pointe Dr., St. Louis, MO 63127, pending approval of its certificate of need application # 6119RS. Questions and comments may be submitted to Sue Champion, Director of Administrative Services at 314-842-6840.

PO Number Friendship Village
Rate Legal
Order Price 345.84
Amount Paid 0.00
Amount Due 345.84

Start/End Dates 06/14/2024 - 06/14/2024
Insertions 1
Size 13

Salesperson(s) Tanya Lemons I023
Taken By Tanya Lemons

NOTICE TO RESIDENTS REGARDING CERTIFICATE OF NEED

Friendship Village is appealing to the Missouri Department of Health and Senior Services, Certificate of Need Board, for 28 additional licensed beds for our Assisted Living building. The additional beds will allow us to expand our Memory Care to better serve the needs of our residents.

If you have any questions or comments please contact Sue Champion at Ext. 7810 or stop by her office in the Clubhouse.





MISSOURI SENATE
JEFFERSON CITY

TRACY MCCREERY
SENATOR, 24TH DISTRICT

Ms. Alison Dorge, Program Coordinator
Certificate of Need Program
920 Wildwood Drive
Post Office Box 570
Jefferson City, MO 65109

Dear Ms. Dorge,

Friendship Village is a not-for-profit senior services community in the St. Louis area that serves more than 1,100 seniors. They offer a wide array of services from rehabilitation and independent living to assisting living, memory care, and hospice care. This wide variety of services allows Friendship Village to support seniors at all stages of their lives.

The Sunset Hills Campus of Friendship Village just completed a substantial expansion project benefiting the 750 residents on that campus as well as the community at large. As part of this project, they were able to add a 15-bed wing to their assisted living building designated for memory care. Since they opened their memory care neighborhood, their occupancy is constantly near capacity, often with a waiting list from members in their community and members of the St. Louis community at large.

This letter is in support of immediate granting of an additional 28-bed licenses for assisted living so that Friendship Village can take their assisted living beds from 76 to 104 which would also increase their memory care designated beds from 15 to 29. This immediate granting of beds will ensure that those waiting for these services and in need, can receive the care and compassion they need.

Friendship Village provides a comforting place for seniors to age and these additional beds granted to their assisted living neighborhood would help them sustain their positive impact. Should you have any questions, please do not hesitate to reach out to my office at 573-751-9762. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink that reads "Tracy McCreery".

Tracy McCreery

CAPITOL OFFICE

State Capitol
201 West Capitol Avenue
Room 415-B
Jefferson City, MO 65101
Tele: (573) 751-2150
Email: Brad.Christ@house.mo.gov



COMMITTEES

Special Committee on Property Tax Reform - Chair
Economic Development, Vice Chair
Budget
Judiciary
Subcommittee on Appropriations - Public Safety,
Corrections, Transportation and Revenue

MISSOURI HOUSE OF REPRESENTATIVES

Brad Christ

State Representative
District 96

June 10, 2024

SENT VIA ELECTRONIC MAIL

Alison Dorge, Program Coordinator
Certificate of Need Program
920 Wildwood Drive
P.O. Box 570
Jefferson City, Missouri 65109

Dear Ms. Dorge:

Care of senior citizens in my district is a top priority – and the need for services provided by Friendship Village of Sunset Hills is on the rise. Friendship Village needs more assisted living bed licenses to meet the growing community of vibrant seniors who face challenging circumstances as they age.

Friendship Village offers early access, independent living, assisted living, and skilled nursing on a resort-style campus in District 96. The campus recently completed a substantial expansion project, which includes a 15-bed wing for the Assisted Living building designated for memory care. Since opening the memory care neighborhood, occupancy is near capacity, with waiting lists from both Life Care members as well as seniors in the community.

I support Friendship Village's request for an additional 28 Assisted Living bed licenses to meet current needs and allow room for growth. I ask the Certificate of Need Committee to give the campus every consideration.

Thank you for your time and review of Friendship Village's request. If you have questions, please do not hesitate to reach out to my office.

Sincerely,

A handwritten signature in black ink, appearing to read "Brad Christ", written over a white background.

Rep. Brad Christ
96th District



3939 South Lindbergh Boulevard Sunset Hills, Missouri 63127

📞 314.849.3400 📞 314.849.8720 www.sunset-hills.com

June 27, 2024

Dear Ms. Dorge and other Members of the Licensing Board,

I am writing to express my enthusiastic support for the expansion project recently completed by Friendship Village Sunset Hills; they are currently awaiting license approval for the 28 additional Assisted Living beds within their facility. This immediate license approval will greatly benefit our community and the seniors who call Sunset Hills their home.

Friendship Village Sunset Hills has long been a cornerstone of our community, providing exceptional care and support to our senior residents. The addition of 28 Assisted Living beds will allow them to better meet the growing needs of our aging population. As Mayor of Sunset Hills, I am committed to ensuring that our seniors have access to high-quality care and services that enable them to age comfortably in place, surrounded by familiar faces and within the community they know and love.

By immediately granting this license, Friendship Village Sunset Hills will be able to enhance their capacity to serve more seniors, providing them with the care and assistance they need while maintaining their independence and dignity. This expansion aligns with our community's values of compassion, respect, and support for our elder population.

Friendship Village Sunset Hills has consistently demonstrated their commitment to excellence in senior care, and their expansion project reflects their dedication to meeting the evolving needs of our community. I am confident that this project will have a positive impact on the lives of our seniors and their families, ensuring that they can continue to thrive and age with grace.

In conclusion, I wholeheartedly endorse the license for 28 additional Assisted Living beds at Friendship Village Sunset Hills and ask that their license be granted immediately. This expansion project not only supports the well-being of our senior residents but also strengthens the fabric of our community. I urge the Licensing Board to approve this proposal so that Friendship Village Sunset Hills can continue to be a vital resource for seniors in Sunset Hills and the surrounding areas.

Thank you for considering this important matter.

Sincerely,

A handwritten signature in blue ink that reads "Patricia Fribis".

Patricia Fribis
Mayor of Sunset Hills

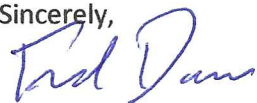
Ms. Alison Dorge, Program Coordinator
Certificate of Need Program
920 Wildwood Drive
Post Office Box 570
Jefferson City, Mo. 65109

Dear Ms. Dorge,

As an Alderman in Sunset Hills, Friendship Village is located in the 4th Ward that I represent. I am quite familiar with their work with seniors offering independent living, assisted living and skilled nursing services. In fact, my mother was a resident in Friendship Village until her passing. I can personally attest for the quality of their care and commitment for senior citizens.

I support Friendship Village's request for an additional 28 Assisted Living bed licenses as needed and an asset to the City of Sunset Hills senior residents. I ask that you grant their request.

Sincerely,



Alderman Fred Daues
City of Sunset Hills 4th Ward

June 7, 2024

Ms. Alison Dorge
Program Coordinator
Certificate of Need Program
920 Wildwood Drive
Post Office Box 570
Jefferson City, Missouri 65109

RE: FRIENDSHIP VILLAGE OF SOUTH COUNTY d/b/a FRIENDSHIP VILLAGE SUNSET HILLS
CERTIFICATE OF NEED REQUEST

Dear Ms. Dorge:

On behalf of the approximately 750 residents at Friendship Village Sunset Hills, this letter serves as our endorsement and request for immediate approval of Friendship Village's request for an additional 28 Assisted Living bed licenses which will be part of our Memory Care expansion.

As members of Missouri's only operating Life Care program, our residents prepay and are guaranteed space at every level of care as they age, from independent living, to assisted living to skilled nursing. When space is available in our various levels of care, Friendship Village makes that space available to the surrounding community.

Our recent major expansion on campus has increased our population significantly and the need for the additional Assisted Living Memory Care beds has increased with it. In addition, because of the high quality of care provided, the demand for the space-available beds has also increased as the demand from the surrounding community has also increased. Today, our assisted living is approximately 95 percent sold with many prospective residents on the waiting list. We know that the availability of quality assisted living and memory care beds throughout the area has been severely strained since the COVID-19 pandemic.

Friendship Village can help reduce the bed access problem for our Life Care residents and throughout the community if these 28 new beds are approved during this time of critical need.

We thank you for your consideration regarding this request.

Sincerely,



Joan Zimmermann, President
Residents' Council



June 28, 2024

VIA U.S. MAIL

Administrator
Cedarhurst of Arnold
2069 MO State Road
Arnold, MO 63010

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Meadowview Memory Care
555 Woodland Villas Lane
Arnold, MO 63010

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Pine Valley at the Woodlands
620 Woodland Meadows
Arnold, MO 63010

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
The Fountains of West County AL, LLC
15822 Clayton Road
Ellisville, MO 63011

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Autumn View Gardens
16219 Autumn View Terrace Dr
Ellisville, MO 63011

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Brookdale West County
785 Henry Ave
Ballwin, MO 63011

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County



June 28, 2024

VIA U.S. MAIL

Administrator
The Town & Country Senior Living
1020 Woods Mill Rd
Town & Country, MO 63017

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Mason Pointe Care Center
13190 South Outer 40 Road
Chesterfield, MO 63017

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County



June 28, 2024

VIA U.S. MAIL

Administrator
Garden Villas
13590 S Outer 40 Rd
Town and Country, MO 63017

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County



June 28, 2024

VIA U.S. MAIL

Administrator
Chesterfield Villas
14901 North Outer 40 Road
Chesterfield, MO 63017

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Friendship Village Assisted Living & Memory Care
15250 Village View Drive
Chesterfield, MO 63017

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
The Grande at Chesterfield
16300 Justus Post Road
Chesterfield, MO 63017

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Sunrise of Chesterfield
1880 Clarkson Rd
Chesterfield, MO 63017

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Brooking Park
307 South Woods Mill Rd
Chesterfield, MO 63017

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Westview at Ellisville Assisted Living
27 Reinke Rd
Ellisville, MO 63021

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Family Partners Manchester
351 Forest Summit Court
Manchester, MO 63021

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Lutheran Senior Services at Meramec Bluffs
50 Meramec Trail Dr
Ballwin, MO 63021

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Marymount Manor
313 Augustine Rd
Eureka, MO 63025

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
The Plaza at Wildwood Senior Living
251 Plaza Drive
Wildwood, MO 63040

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
St Ann Assisted Living Center
10441 International Plaza Dr
St Ann, MO 63074

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Cape Albeon
3300 Lake Bend Dr
Valley Park, MO 63088

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Superior Manor Of Downtown, LLC
1501 Clinton St
St. Louis, MO 63106

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Oasis Residential Care Facility
3508 Prairie Ave
St Louis, MO 63107

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Spring Manor
3610 Palm St
St Louis, MO 63107

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Newstead Place
19 North Newstead
St Louis, MO 63108

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
St Elizabeth Hall
325 North Newstead Ave
St Louis, MO 63108

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
West Pine Group Home
4232 West Pine Blvd
St Louis, MO 63108

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Lindell Manor
4336 Lindell Blvd
St Louis, MO 63108

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Cooper House
4385 Maryland Ave
St Louis, MO 63108

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Akins Health Care, Inc.
4432 West Belle Pl
St Louis, MO 63108

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Living Life Long Residential Care, LLC
5076 Waterman
St Louis, MO 63108

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
The Central Residence
5143 Waterman Blvd
St Louis, MO 63108

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Kasey Paige Health Care Center
3715 Jamieson Ave
St Louis, MO 63109

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
St Louis Hills Assisted Living and Memory Care
6543 Chippewa St
St Louis, MO 63109

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Benedict Joseph Labre Center
3863 Cleveland
St Louis, MO 63110

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
St. Louis Altenheim
5408 South Broadway
St. Louis, MO 63111

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Holly Hills Retirement Home
6421 Minnesota
St Louis, MO 63111

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Carondelet Retirement Manor
6811 Michigan
St Louis, MO 63111

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Chateau Ann Marie
7700 Minnesota Ave
St. Louis, MO 63111

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Smiley Manor West, LLC
1119 Goodfellow Blvd
St. Louis, MO 63112

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Union Manor, LLC
2711 North Union Blvd
St Louis, MO 63113

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Provision of Promise, LLC
4528 North Market St
St Louis, MO 63113

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Ms B's Blessings
4739 Cote Brilliante Ave
St Louis, MO 63113

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
The Gables at Brady Circle, LLC
11 Brady Circle
St. Louis, MO 63114

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Jane Howell Stupp Apartments
2443 Prouhet Ave
Overland, MO 63114

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
The Boarding Inn
9444 Midland Blvd
Overland, MO 63114

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Allegro
1055 Bellevue Avenue
Richmond Heights, MO 63117

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Richmond Terrace Assisted Living
1633 Laclede Station Rd
St Louis, MO 63117

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Clarendale Clayton
7651 Clayton Road
Clayton, MO 63117

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Silver Spur
3300 Texas Ave
St Louis, MO 63118

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Cherokee Residential Care Acquisition, LLC
3409 Missouri Ave
St Louis, MO 63118

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Sunrise of Webster Groves
45 East Lockwood
St Louis, MO 63119

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Laclede Commons
727 S Laclede Station Rd
St Louis, MO 63119

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Mother Of Perpetual Help Residence, Inc.
7609 Watson Rd
St Louis, MO 63119

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Smiley Manor, LLC
5415 Thekla
St Louis, MO 63120

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Bethesda Hawthorne Place
1111 South Berry Road
St Louis, MO 63122

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Dougherty Ferry Assisted Living & Memory Care
2929 Dougherty Ferry Road
Saint Louis, MO 63122

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Aberdeen Heights
505 Couch Ave
Kirkwood, MO 63122

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Southview Assisted Living
9916 Reavis Rd
Affton, MO 63123

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Brentmoor Retirement Community
8600 Delmar Blvd
St Louis, MO 63124

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
McKnight Place Assisted Living and Memory Care
Three McKnight Place
St Louis, MO 63124

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Applegate Retirement Home
1204 Telegraph Rd
St Louis, MO 63125

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Sylvan House
30 Sherman Rd
St Louis, MO 63125

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Ascension Living Sherbrooke Village
4005 Ripa Ave
St Louis, MO 63125

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
The Grande at Laumeier Park
12470 Rott Road
Sunset Hills, MO 63127

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Cedarhurst of Tesson Heights
12335 West Bend Dr
St Louis, MO 63128

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Garden Villas South
13457 Tesson Ferry Road
St Louis, MO 63128

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Mattis Pointe-Assisted Living by Americare
4962 Mattis Road
St. Louis, MO 63128

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Avalon Memory Care
5342 Butler Hill Road
St Louis, MO 63128

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Nazareth Living Center
#2 Nazareth Lane
St Louis, MO 63129

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Assisted Living at Charless Village
5943 Telegraph Rd
St Louis, MO 63129

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Kingsland Walk Senior Living
868 Kingsland Ave
University City, MO 63130

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Cedarhurst of Des Peres
12826 Daylight Circle
St. Louis, MO 63131

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

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Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Dolan Memory Care at Conway
12550 Conway Rd
Creve Coeur, MO 63141

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Dolan Memory Care At Mason Manor
12740 Mason Manor
St Louis, MO 63141

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

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Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
The Grande at Creve Coeur
450 N. Lindbergh Blvd.
Creve Coeur, MO 63141

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Creve Coeur Assisted Living and Memory Care
693 Decker Lane
Creve Coeur, MO 63141

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

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Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Promenade Senior Living
8825 Eager Road
St. Louis, MO 63144

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

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Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Autumn View Gardens at Schuetz Road
11210 Schuetz Rd
St Louis, MO 63146

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

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Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Dolan Memory Care at Waterford Crossing
11350 Dolan Way
St. Louis, MO 63146

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Dolan Memory Care At Frontier
11566 Frontier Dr
St Louis, MO 63146

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

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Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Dolan Memory Care At Calais
1225 Tennant Rd
St Louis, MO 63146

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Dolan Memory Care At Schuetz
1706 Schuetz Rd
St Louis, MO 63146

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County





June 28, 2024

VIA U.S. MAIL

Administrator
Brookdale Creve Coeur
One New Ballas Place
Creve Coeur, MO 63146

Re: Notice of Assisted Living Certificate of Need Application

Dear Administrator:

This letter is to notify you that Friendship Village of South County is submitting an application for certificate of need to the Missouri Health Facilities Review Committee, seeking to add 28 additional assisted living beds to its existing facility, Friendship Village Assisted Living & Memory Care, located at 12777 Pointe Drive in Saint Louis, Missouri. We are required by the Missouri Health Facilities Review Committee to send this letter to you to advise you of this project.

If you have any questions or comments, you may contact me via email at freinjill@fvstl.com.

Kindest regards,

Jill Frein, Senior Director of Capital Planning
Friendship Village of South County



DIVIDER III. SERVICE SPECIFIC CRITERIA AND STANDARDS

Divider III: SERVICE SPECIFIC CRITERIA AND STANDARDS:

- 1. For ICF/SNF beds, address the population-based bed need methodology of fifty three (53) beds per one thousand (1,000) population age sixty-five (65) and older.**

ANSWER: Not applicable.

- 2. For RCF/ALF beds, address the population-based bed need methodology of twenty five (25) beds per one thousand (1,000) population age sixty-five (65) and older.**

ANSWER: **Exhibit 10** includes the population data and maps received from the Missouri Department of Health and Senior Services, Vital Statistics. This data was used to create **Exhibit 14**, which includes a calculation of the population over 65 years of age within a 15-mile radius of the proposed facility by zip code.

The total population over 65 years of age for each zip code within the 15-mile radius is listed in column C of **Exhibit 14**. This population is adjusted in column I by removing the population data for the population centers determined to be in zip codes partially inside and partially outside the 15-mile radius.

For each zip code within the 15-mile radius, column J of **Exhibit 14** shows the percentage of the zip code that is inside the 15-mile radius in increments of 5% as provided in 19 CSR 60-50.430(4)(D)2. In columns L through N of **Exhibit 14**, the percentage of the population centers falling partially or totally inside the zip code and 15-mile radius, determined in increments of 5%, is added back to the population.

The net population of 220,605 is listed in column O of **Exhibit 14**.

Exhibit 15 includes all assisted living facilities and residential care facilities from the most recent Six-Quarter Occupancy of Licensed and Available Beds report for Assisted Living and Residential Care Facilities that have addresses in zip codes within the 15-mile radius. Each facility that has been determined to be outside the 15-mile radius is highlighted in yellow on **Exhibit 15**. These beds are excluded from the bed need calculations. There are a total of 4,636 assisted facility (“ALF”) beds, 806 residential care facility (“RCF”) beds, and 525 CON-approved beds.

Total ALF, RCF and CON App.: 5,967

Need = 25 RCF and ALF beds per 1,000 population over 65 within 15 miles

Need = 25 x population over 65 ÷ 1,000
minus existing RCF and ALF beds and CON approved projects

Need = 25 x 220,605 ÷ 1,000 = **5,515**

Net bed need:

Bed need based on formula	5,515
Existing beds	(5,967)
Net bed surplus	452

SPECIAL EXCEPTIONS

Regulation 19 CSR 60-50.420(10) states as follows:

In addition to using the Community Need Criteria and Standards as guidelines, the committee may also consider other factors to include, but not be limited to, the needs of residents based upon religious considerations, residents with HIV/AIDS, or mental health diagnoses, and special exceptions to the Community Need Criteria and Standards. Based on this regulation, MHFRC can consider factors other than the bed need calculation in making its decision.

Friendship Village has been operating a senior living campus in the St. Louis area for over 40 years. Friendship Village has a certificate of authority issued by the Missouri Department of Insurance to operate a Life Care Facility. Residents of Life Care Facilities (also known as continuing care retirement communities) pay a fee for the right to occupy a space on the designated campus and to receive continuing care for life. In 2018, Friendship Village Sunset Hills applied to MHFRC to renovate its existing 78-bed ALF to add a first-level addition that would include 15 single-occupancy resident rooms for memory care patients. With this renovation, all the rooms at Friendship Village Sunset Hills became single occupancy. After the addition to the building was completed and all rooms were converted to single occupancy, Friendship Village realized that some double-occupancy rooms were needed for couples wishing to be in the same room together; therefore, in 2021, Friendship Village Sunset Hills was approved to add 6 additional beds to its license. With its existing 84-bed assisted living facility, Friendship Village Sunset Hills has an average six-quarter occupancy of 90.3%. In this project, Friendship Village is seeking to expand its memory care services. Memory care continues to be a significant need for residents of the Friendship Village senior living community and the general population as a whole.

3. For LTCH beds, address the population-based bed need methodology of one-tenth (0.1) bed per one thousand (1,000) population.

ANSWER: Not applicable.

4. Document any alternate need methodology used to determine the need for additional beds such as Alzheimer's, mental health or other specialty beds.

ANSWER: Not applicable.

5. For any proposed facility which is designed and operated exclusively for persons with acquired human immunodeficiency syndrome (AIDS) provide information to justify the need for the type of beds being proposed.

ANSWER: Not applicable.

6. If the project is to add beds to an existing facility, has the facility received a Notice of Noncompliance within the last 18 months as a result of a survey, inspection or complaint investigation?

ANSWER: Friendship Village Assisted Living & Memory Care's annual survey was completed on December 15, 2023. Friendship Village received three deficiencies and submitted its Plan of Correction on January 11, 2024. The Plan of Correction was accepted, and no on-site revisit was required.

DIVIDER III. ATTACHMENTS

2025 Population Projections

Zip Codes

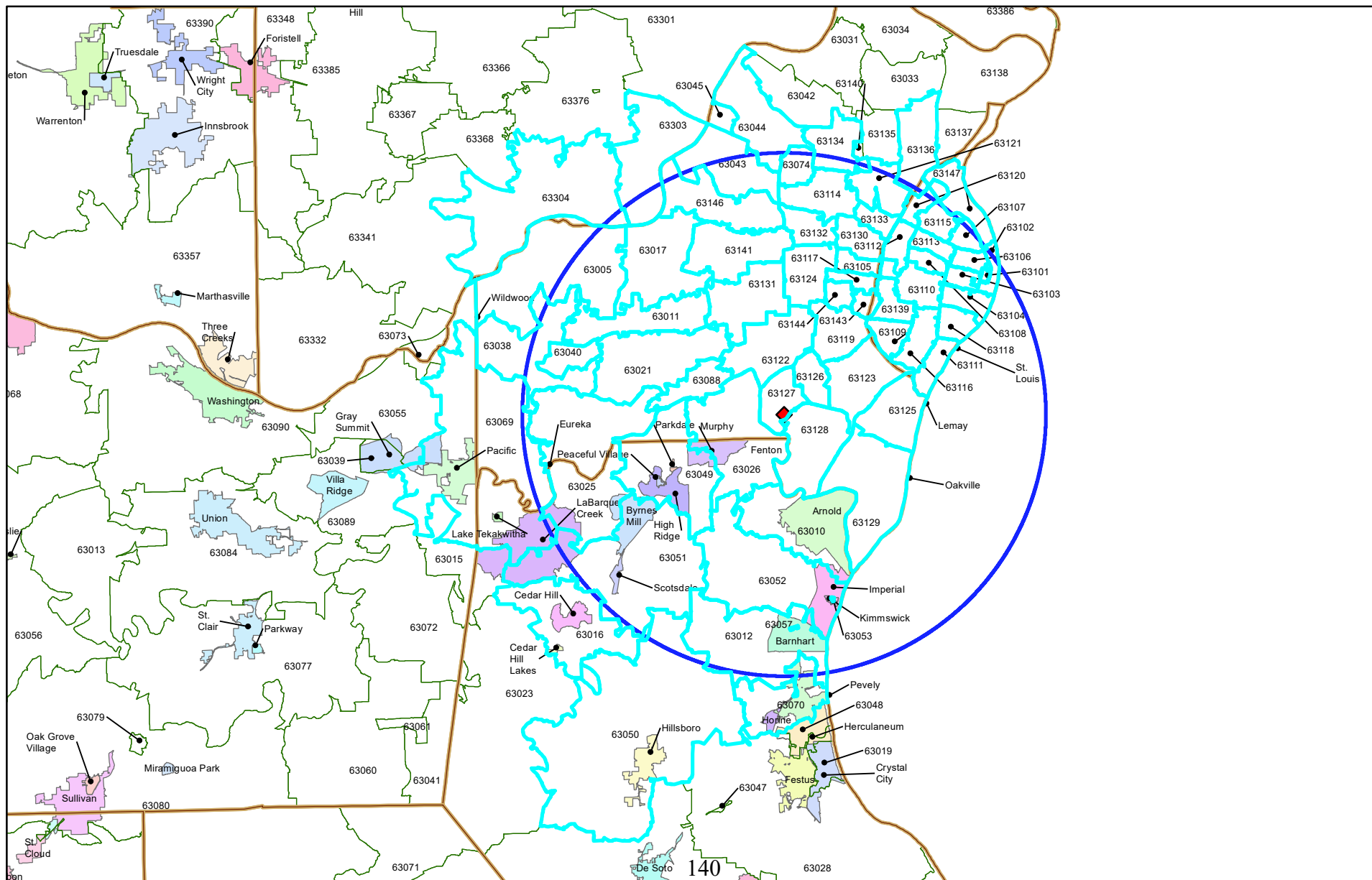
Zip	County	Total Pop.	65+ Pop.
63005	St. Louis	19,031	2,557
63010	Jefferson	35,173	7,170
63011	St. Louis	34,767	8,366
63012	Jefferson	9,711	1,299
63016	Jefferson	7,478	1,368
63017	St. Louis	41,340	13,256
63021	St. Louis	57,238	8,846
63025	St. Louis	16,219	2,248
63026	St. Louis	46,801	6,522
63038	St. Louis	7,636	1,125
63040	St. Louis	8,998	1,000
63043	St. Louis	22,497	4,338
63044	St. Louis	7,205	2,127
63049	Jefferson	16,644	2,605
63050	Jefferson	17,055	3,208
63051	Jefferson	15,093	2,264
63052	Jefferson	29,137	3,798
63053	Jefferson	69	9
63057	Jefferson	67	92
63069	Franklin	16,320	2,844
63070	Jefferson	8,680	1,417
63074	St. Louis	14,872	2,490
63088	St. Louis	8,667	1,606
63101	St. Louis city	3,366	163
63102	St. Louis city	2,955	210
63103	St. Louis city	8,201	1,284
63104	St. Louis city	17,236	1,928
63105	St. Louis	20,058	3,337
63106	St. Louis city	12,047	1,629
63107	St. Louis city	8,098	1,561
63108	St. Louis city	21,117	3,609
63109	St. Louis city	23,480	4,568
63110	St. Louis city	13,722	1,872
63111	St. Louis city	18,020	2,924
63112	St. Louis city	17,297	3,097
63113	St. Louis city	9,373	2,123
63114	St. Louis	34,811	5,569
63115	St. Louis city	16,050	3,629
63116	St. Louis city	38,529	5,923
63117	St. Louis	8,298	1,477
63118	St. Louis city	21,984	2,265
63119	St. Louis	33,275	7,912
63120	St. Louis city	7,521	1,435

63121	St. Louis	24,334	4,501
63122	St. Louis	38,977	8,923
63123	St. Louis	49,163	12,048
63124	St. Louis	10,563	3,583
63125	St. Louis	31,466	7,851
63126	St. Louis	15,134	4,251
63127	St. Louis	4,958	1,904
63128	St. Louis	29,584	9,830
63129	St. Louis	54,073	10,819
63130	St. Louis	26,952	4,873
63131	St. Louis	16,622	4,319
63132	St. Louis	14,040	2,907
63133	St. Louis	8,048	1,140
63134	St. Louis	12,562	1,885
63136	St. Louis	44,514	6,546
63139	St. Louis city	19,750	3,362
63141	St. Louis	21,295	5,599
63143	St. Louis	8,879	985
63144	St. Louis	8,903	1,510
63146	St. Louis	29,044	7,541
63147	St. Louis city	9,252	1,678
63303	St. Charles	50,083	10,084
63304	St. Charles	42,995	7,370

Totals		1,347,327	260,579
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CON 15 Mile Radius

12777 Pointe Dr
St. Louis, MO 63127
(Lat: 38.520886 & Long: -90.409618)

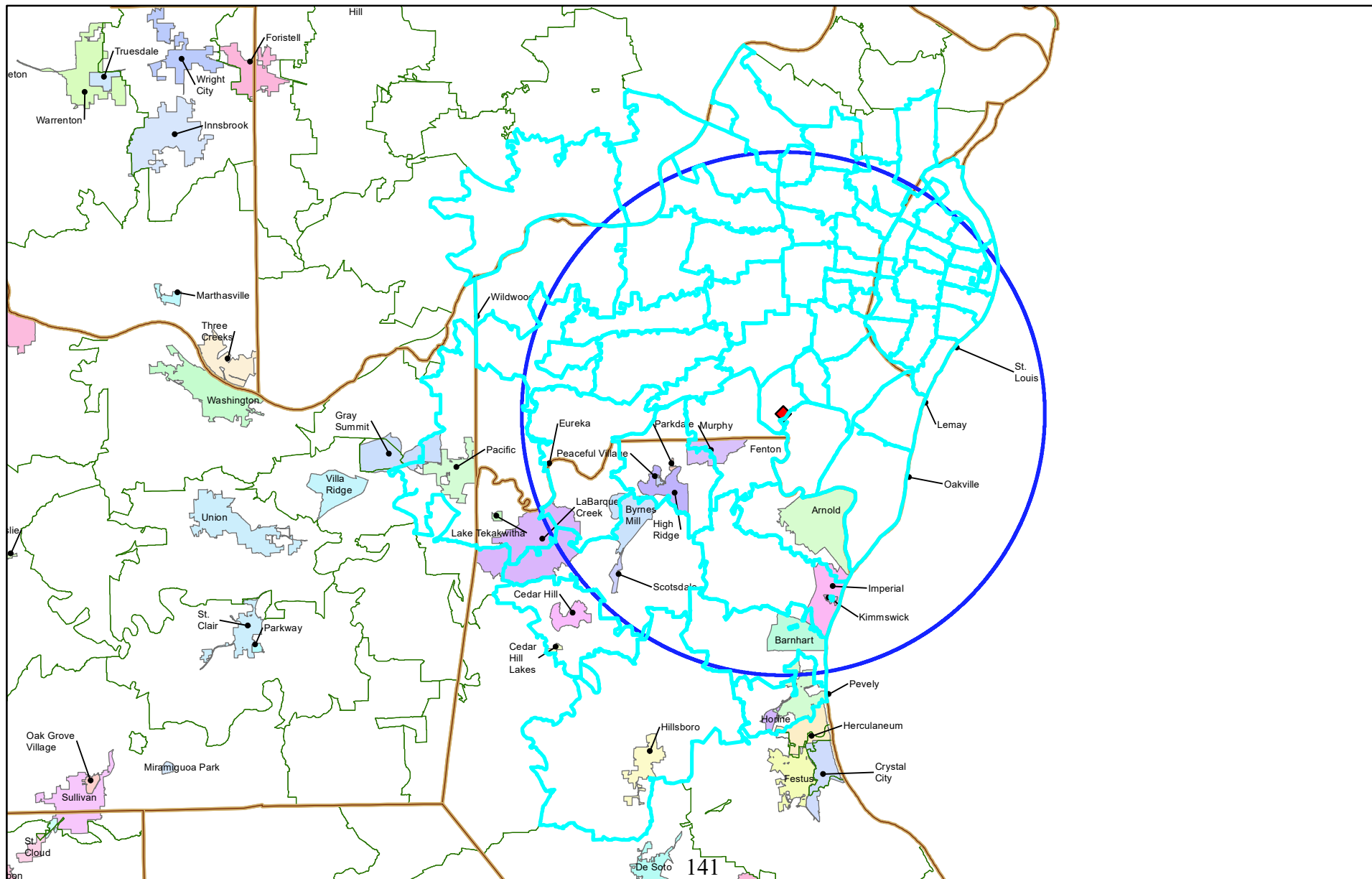


CON 15 Mile Radius

12777 Pointe Dr

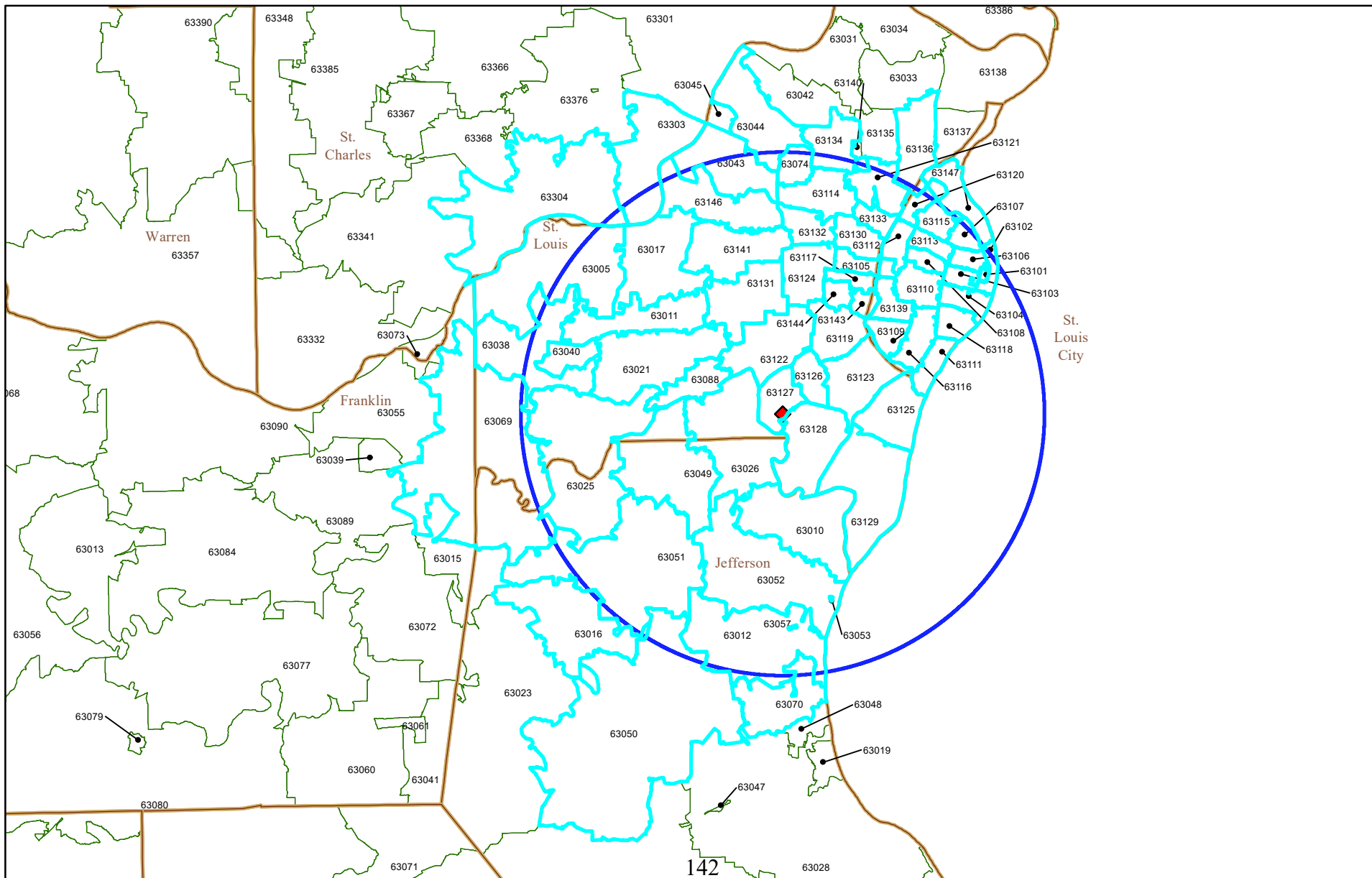
St. Louis, MO 63127

(Lat: 38.520886 & Long: -90.409618)



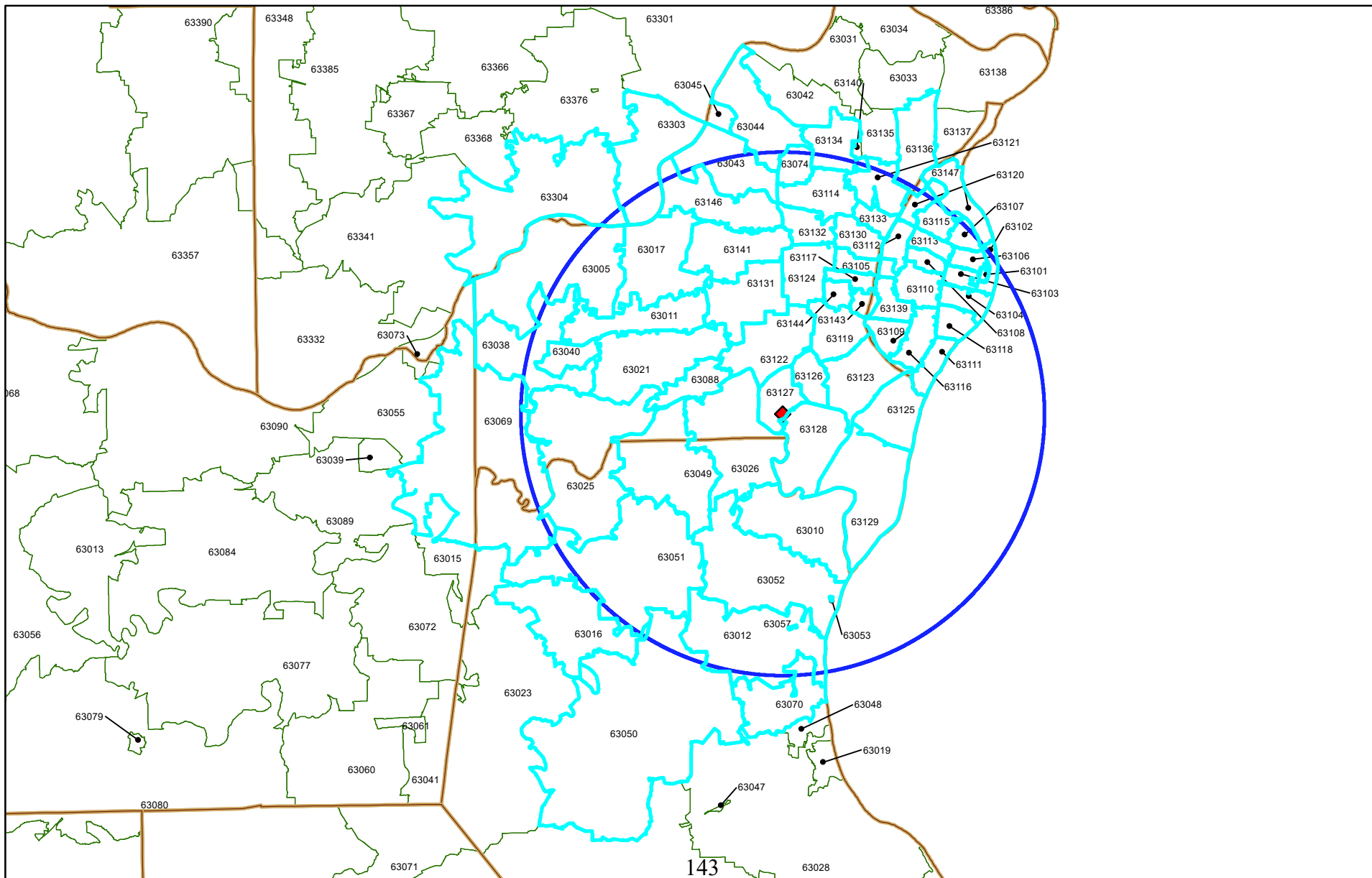
CON 15 Mile Radius

12777 Pointe Dr
St. Louis, MO 63127
(Lat: 38.520886 & Long: -90.409618)



CON 15 Mile Radius

12777 Pointe Dr
St. Louis, MO 63127
(Lat: 38.520886 & Long: -90.409618)



	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	POPULATION			65+	Project Number:			Project Address:		12777 Pointe Dr		Page 1 of 4			
2		Zip In Radius	Pop in Zip	City in Zip	City Pop	% of City in ZIP	City Pop in ZIP	Total Cities' Pop in Zip	Zip Pop W/O Cities' Pop	% of Zip Area in Radius	Zip Pop in Radius W/O Cities' Pop	% City in Zip & Radius	City Pop in Zip & Radius	Total Cities' Pop in Zip & Radius	Zip Pop w City Pop in Zip & Radius
3	1	63005	2,557	N/A			0	0	2,557	40%	1,023		0	0	1,023
4							0						0		
5							0						0		
6	2	63010	7,170				0	0	7,170	100%	7,170		0	0	7,170
7							0						0		
8							0						0		
9	3	63011	8,366				0	0	8,366	100%	8,366		0	0	8,366
10							0						0		
11							0						0		
12	4	63012	1,299	Barnhart CDP	617	95%	586	616	683	90%	615	95%	586	616	1,231
13				Imperial CDP	597	5%	30					5%	30		
14							0						0		
15	5	63016	1,368				0	0	1,368	0%	0		0	0	0
16							0						0		
17							0						0		
18	6	63017	13,256				0	0	13,256	100%	13,256		0	0	13,256
19							0						0		
20							0						0		
21	7	63021	8,846				0	0	8,846	100%	8,846		0	0	8,846
22							0						0		
23							0						0		
24	8	63025	2,248				0	0	2,248	100%	2,248		0	0	2,248
25							0						0		
26							0						0		
27	9	63026	6,522				0	0	6,522	100%	6,522		0	0	6,522
28							0						0		
29							0						0		
30	10	63038	1,125				0	0	1,125	60%	675		0	0	675
31							0						0		
32							0						0		
33	11	63040	1,000				0	0	1,000	100%	1,000		0	0	1,000
34							0						0		
35							0						0		
36	12	63043	4,338				0	0	4,338	60%	2,603		0	0	2,603
37							0						0		
38							0						0		
39	13	63044	2,127				0	0	2,127	10%	213		0	0	213
40							0						0		
41							0						0		
42	14	63049	2,605				0	0	2,605	100%	2,605		0	0	2,605
43							0						0		
44							0						0		
45	15	63050	3,208	Hillsboro	399	100%	399	399	2,809	10%	281	0%	0	0	281
46							0						0		
47							0						0		
48	16	63051	2,264	Byrnes Mill City	383	90%	345	473	1,791	80%	1,433	90%	345	405	1,837
49				LaBarque Creek CDP	229	40%	92					10%	23		
50				Scotsdale Town	37	100%	141					100%	37		
51	17	63052	3,798				0	0	3,798	100%	3,798		0	0	3,798
52							0						0		

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
53							0						0	Exhibit 14	
54	18	63053	9				0	0	9	100%	9		0	Page 2 of 4	9
55							0						0		
56							0						0		
57	19	63057	92				0	0	92	100%	92		0	0	92
58							0						0		
59							0						0		
60	20	63069	2,844	Gray Summit CDP	368	30%	110	1,435	1,409	10%	141	0%	0	11	152
61				LaBarque Creek CDP	229	40%	92					5%	11		
62				Lake Tekakwitha village	38	100%	38					0%	0		
63				Pacific city	1,195	100%	1,195					0%	0		
64	21	63070	1,417	Herculaneum City	1,000	5%	50	1,089	328	10%	33	0%	0	77	110
65				Horine CDP	266	100%	266					0%	0		
66				Pevely City	773	100%	773					10%	77		
67	22	63074	2,490				0	0	2,490	90%	2,241		0	0	2,241
68							0						0		
69							0						0		
70	23	63088	1,606				0	0	1,606	100%	1,606		0	0	1,606
71							0						0		
72							0						0		
73	24	63101	163				0	0	163	100%	163		0	0	163
74							0						0		
75							0						0		
76	25	63102	210				0	0	210	90%	189		0	0	189
77							0						0		
78							0						0		
79	26	63103	1,284				0	0	1,284	100%	1,284		0	0	1,284
80							0						0		
81							0						0		
82	27	63104	1,928				0	0	1,928	100%	1,928		0	0	1,928
83							0						0		
84							0						0		
85	28	63105	3,337				0	0	3,337	100%	3,337		0	0	3,337
86							0						0		
87							0						0		
88	29	63106	1,629				0	0	1,629	100%	1,629		0	0	1,629
89							0						0		
90							0						0		
91	30	63107	1,561				0	0	1,561	90%	1,405		0	0	1,405
92							0						0		
93							0						0		
94	31	63108	3,609				0	0	3,609	100%	3,609		0	0	3,609
95							0						0		
96							0						0		
97	32	63109	4,568				0	0	4,568	100%	4,568		0	0	4,568
98							0						0		
99							0						0		
100	33	63110	1,872				0	0	1,872	100%	1,872		0	0	1,872
101							0						0		
102							0						0		
103	34	63111	2,924				0	0	2,924	100%	2,924		0	0	2,924
104							0						0		
105							0						0		
106	35	63112	3,097				0	0	3,097	100%	3,097		0	0	3,097
107							0						0		
108							0						0		
109	36	63113	2,123				145	0	2,123	100%	2,123		0	0	2,123
110							0						0		
111							0						0		

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	
112	37	63114	5,569				0	0	5,569	100%	5,569		0	Exhibit 14 Page 3 of 4	5,569	
113				0					0							0
114				0						0						
115	38	63115	3,629				0	0	3,629	100%	3,629		0	0	3,629	
116				0					0					0		
117				0						0					0	
118	39	63116	5,923				0	0	5,923	100%	5,923		0	0	5,923	
119				0					0					0		
120				0						0					0	
121	40	63117	1,477				0	0	1,477	100%	1,477		0	0	1,477	
122				0					0					0		
123				0						0					0	
124	41	63118	2,265				0	0	2,265	100%	2,265		0	0	2,265	
125				0					0					0		
126				0						0					0	
127	42	63119	7,912				0	0	7,912	100%	7,912		0	0	7,912	
128				0					0					0		
129				0						0					0	
130	43	63120	1,435				0	0	1,435	90%	1,292		0	0	1,292	
131				0					0					0		
132				0						0					0	
133	44	63121	4,501				0	0	4,501	90%	4,051		0	0	4,051	
134				0					0					0		
135				0						0					0	
136	45	63122	8,923				0	0	8,923	100%	8,923		0	0	8,923	
137				0					0					0		
138				0						0					0	
139	46	63123	12,048				0	0	12,048	100%	12,048		0	0	12,048	
140				0					0					0		
141				0						0					0	
142	47	63124	3,583				0	0	3,583	100%	3,583		0	0	3,583	
143				0					0					0		
144				0						0					0	
145	48	63125	7,851				0	0	7,851	100%	7,851		0	0	7,851	
146				0					0					0		
147				0						0					0	
148	49	63126	4,251				0	0	4,251	100%	4,251		0	0	4,251	
149				0					0					0		
150				0						0					0	
151	50	63127	1,904				0	0	1,904	100%	1,904		0	0	1,904	
152				0					0					0		
153				0						0					0	
154	51	63128	9,830				0	0	9,830	100%	9,830		0	0	9,830	
155				0					0					0		
156				0						0					0	
157	52	63129	10,819				0	0	10,819	100%	10,819		0	0	10,819	
158				0					0					0		
159				0						0					0	
160	53	63130	4,873				0	0	4,873	100%	4,873		0	0	4,873	
161				0					0					0		
162				0						0					0	
163	54	63131	4,319				0	0	4,319	100%	4,319		0	0	4,319	
164				0					0					0		
165				0						0					0	
166	55	63132	2,907				0	0	2,907	100%	2,907		0	0	2,907	
167				0					0					0		
168				0						0					0	
169	56	63133	1,140				0	0	1,140	100%	1,140		0	0	1,140	
170				0					0						0	

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
171							0						0	Exhibit 14	
172	57	63134	1,885				0	0	1,885	20%	377		0	Page 4 of 4	377
173							0						0		
174							0						0		
175	58	63136	6,546				0	0	6,546	10%	655		0	0	655
176							0						0		
177							0						0		
178	59	63139	3,362				0	0	3,362	100%	3,362		0	0	3,362
179							0						0		
180							0						0		
181	60	63141	5,599				0	0	5,599	100%	5,599		0	0	5,599
182							0						0		
183							0						0		
184	61	63143	985				0	0	985	100%	985		0	0	985
185							0						0		
186							0						0		
187	62	63144	1,510				0	0	1,510	100%	1,510		0	0	1,510
188							0						0		
189							0						0		
190	63	63146	7,541				0	0	7,541	90%	6,787		0	0	6,787
191							0						0		
192							0						0		
193	64	63147	1,678				0	0	1,678	0%	0		0	0	0
194							0						0		
195							0						0		
196	65	63303	10,084				0	0	10,084	20%	2,017		0	0	2,017
197							0						0		
198							0						0		
199	66	63304	7,370				0	0	7,370	10%	737		0	0	737
200							0						0		
201							0						0		
202			260,579			6,131	4,012	4,012	256,567		219,496		1,109	1,109	220,605
203															
204	Rev. 05/2013														

Friendship Village Assisted Living
12777 Pointe Dr, St. Louis, MO 63127

County	Facility Name	Address	City	Zip	CON Approved	ALF	RCF	TOTAL	Distance	3rd Qtr 2022 Occup %	4th Qtr 2022 Occup %	1st Qtr 2023 Occup %	2nd Qtr 2023 Occup %	3rd Qtr 2023 Occup %	4th Qtr 2023 Occup %	Average Occup %
St Louis	Shelbourne Senior Living (Previously Chesterfield	16125 Chesterfield Parkway	Chesterfield	63005	51	0	0	0	12.229							
Jefferson	Cedarhurst of Arnold	2069 MO State Road	Arnold	63010	0	94	0	94	6.02	79.7%	79.9%	83.9%	94.2%	91.3%	82.3%	85.2%
Jefferson	Meadowview Memory Care	555 Woodland Villas Lane	Arnold	63010	0	24	0	24	5.67	90.8%	82.8%	82.6%	84.5%	82.7%	83.2%	84.4%
Jefferson	Pine Valley at the Woodlands	620 Woodland Meadows	Arnold	63010	0	48	0	48	5.63	63.8%	69.3%	81.0%	85.6%	73.4%	79.4%	75.4%
St Louis	Fountains of West County AL, LLC, The	15822 Clayton Road	Ellisville	63011	0	80	0	80	11.05	71.5%	75.7%	68.9%	72.9%	73.7%	75.0%	73.0%
St Louis	Autumn View Gardens	16219 Autumn View Terrace	Ellisville	63011	0	150	0	150	12.09	65.4%	54.3%	62.0%	62.0%	59.3%	62.0%	60.8%
St Louis	Family Partners Home LLC (Closed 12/22/23)	232 Creve Coeur Ave	Saint Louis	63011	0	0	0	0	6.84	99.2%	98.6%	100.0%	97.3%	46.9%		88.3%
St Louis	Topwood Home, LLC (CON App. 11/10/22)	4 Topwood Dr	Manchester	63011	75	0	0	0	7.92							
St Louis	Brookdale West County	785 Henry Ave	Ballwin	63011	0	98	0	98	9.21	77.7%	64.6%	66.0%	66.1%	69.8%	68.4%	68.8%
St Louis	The Town & Country Senior Living	1020 Woods Mill Rd	Town & Country	63017	0	95	0	95	8.97	66.7%	67.4%	63.2%	66.6%	73.3%	64.4%	67.0%
St Louis	Mason Pointe Care Center (CON App 3/7/2022)	13190 South Outer 40 Road	Chesterfield	63017	24	62	0	62	9.12	94.8%	98.8%	94.0%	90.6%	86.7%	85.7%	91.8%
St Louis	Garden Villas	13590 S Outer 40 Rd	Town and Country	63017	0	46	0	46	9.71	71.5%	74.9%	71.3%	69.8%	73.1%	63.7%	70.7%
St Louis	Chesterfield Villas	14901 North Outer 40 Road	Chesterfield	63017	0	54	0	54	11.73	66.8%	55.9%	55.9%	55.8%	59.3%	70.4%	60.5%
St Louis	Friendship Village Assisted Living & Memory Care	15250 Village View Drive	Chesterfield	63017	0	66	0	66	12.21	97.8%	95.1%	94.7%	94.3%	95.0%	95.5%	95.4%
St Louis	The Grande at Chesterfield	16300 Justus Post Road	Chesterfield	63017	0	95	0	95	12.17	76.1%	72.6%	71.2%	64.3%	62.5%	56.3%	67.2%
St Louis	Sunrise of Chesterfield	1880 Clarkson Rd	Chesterfield	63017	0	3	0	3	11.85	66.7%	46.7%	75.9%	65.6%	34.8%		57.8%
St Louis	Brooking Park	307 South Woods Mill Rd	Chesterfield	63017	0	93	0	93	10.65	47.8%	44.1%	38.9%	32.8%	35.1%	37.7%	38.7%
St Louis	Westview at Ellisville Assisted Living	27 Reinke Rd	Ellisville	63021	0	99	0	99	9.67	50.7%	42.2%	55.6%	48.0%	47.8%	47.2%	48.4%
St Louis	Family Partners Manchester	351 Forest Summit Court	Manchester	63021	0	42	0	42	6.77	83.0%	96.5%	100.0%	100.0%	94.3%	81.4%	90.1%
St Louis	Lutheran Senior Services at Meramec Bluffs LTC	50 Meramec Trail Dr	Ballwin	63021	10	100	0	100	6.75	92.4%	91.1%	90.0%	89.9%	94.0%	87.0%	90.7%
St Louis	Marymount Manor	313 Augustine Rd	Eureka	63025	0	0	100	100	11.119	49.6%	52.6%	51.9%	54.6%	54.3%	41.2%	50.7%
St Louis	Garden Villas of Meramec Valley (CON App 3/5/11	Arbor Terrace	Fenton	63026	60	0	0	0	3.18							
St Louis	The Plaza at Wildwood Senior Living	251 Plaza Drive	Wildwood	63040	0	94	0	94	12.74	80.8%	86.5%	83.4%	82.6%	85.5%	75.4%	82.4%
St Louis	Harmony Homes (CON App 1/4/21)	200 Plum Avenue; 43 Monima	Maryland Heights	63043	80	0	0	0	13.518							
St Louis	MH-Brookview, LLC (CON Approved 6/1/09)	2963 Doddridge Ave	Maryland Heights	63043	44	0	0	0	14.38							
St Louis	St Andrews Assisted Living of Bridgeton	11325 St Charles Rock Rd	Bridgeton	63044	0	35	0	35	15.15	57.7%	66.3%	76.7%	51.5%	52.6%	49.1%	58.4%
St Louis	Veronica House	12284 Depaul Dr	Bridgeton	63044	0	100	0	100	15.76	74.8%	75.7%	77.6%	75.7%	74.2%	75.0%	75.5%
Franklin	Pacific Care Center	105 South Sixth St	Pacific	63069	0	16	0	16	18.53	65.6%	70.7%	64.0%	56.0%	65.2%	71.3%	65.5%
Franklin	Bristol Manor Of Pacific	2049 Rose Ln	Pacific	63069	0	0	12	12	19.56	86.9%	92.8%	83.1%	59.5%	61.1%	65.6%	74.8%
St Louis	St Ann Assisted Living Center	10441 International Plaza Dr	St Ann	63074	0	40	0	40	14.62	86.6%	88.3%	79.2%	90.8%	88.4%	88.7%	86.7%
St Louis	Cape Albeon	3300 Lake Bend Dr	Valley Park	63088	0	100	0	100	4.93	73.9%	79.7%	76.2%	78.4%	26.1%	77.2%	68.5%
St Louis	Superior Manor Of Downtown, LLC	1501 Clinton St	St. Louis	63106	0	0	40	40	14.33	0.7%	100.0%	100.0%	57.5%	62.5%	70.0%	57.7%
St Louis City	Oasis Residential Care Facility (20 RCF beds to be	3508 Prairie Ave	St Louis	63107	0	0	20	20	14.04	94.0%	100.0%	99.3%	95.0%	95.0%	95.0%	96.4%
St Louis City	Spring Manor	3610 Palm St	St Louis	63107	0	94	0	94	14.12	37.5%	34.9%	38.4%	46.2%	50.0%	49.8%	42.8%
St Louis City	Newstead Place	19 North Newstead	St Louis	63108	0	0	20	20	11.69	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
St Louis City	St Elizabeth Hall	325 North Newstead Ave	St Louis	63108	0	50	0	50	11.94	92.6%	93.5%	90.3%	91.4%	90.1%	86.7%	90.8%
St Louis City	West Pine Group Home	4232 West Pine Blvd	St Louis	63108	0	0	9	9	11.87	77.8%	88.9%	100.0%	100.0%		96.4%	92.1%
St Louis City	Lindell Manor	4336 Lindell Blvd	St Louis	63108	0	0	20	20	11.88	76.4%	96.2%	95.0%	93.3%			89.5%
St Louis City	Mary Ryder Home (Closed 1/1/23)	4361 Olive St	St Louis	63108	0	0	0	0	12.21	49.9%	39.9%					44.9%
St Louis City	Cooper House	4385 Maryland Ave	St Louis	63108	0	0	36	36	11.97	87.2%	91.6%	88.0%	88.3%	90.9%	84.1%	88.4%
St Louis City	Akins Health Care, Inc	4432 West Belle Pl	St Louis	63108	0	0	20	20	12.47	65.0%	65.0%	65.0%	70.0%	65.0%	85.0%	69.2%
St Louis City	Living Life Long Residential Care, LLC	5076 Waterman	St Louis	63108	0	0	20	20	11.69	76.6%	84.9%	83.4%	83.3%	81.6%	88.4%	83.0%
St Louis City	Central Residence, The	5143 Waterman Blvd	St Louis	63108	0	0	41	41	11.66	72.4%	74.0%	82.1%	78.9%		80.5%	77.5%
St Louis City	Kasey Paige Health Care Center	3715 Jamieson Ave	St Louis	63109	0	0	111	111	7.56	80.1%	75.3%	82.0%	80.2%	81.1%	83.0%	80.3%
St Louis City	St Louis Hills Assisted Living and Memory Care	6543 Chippewa St	St Louis	63109	0	181	0	181	7.53	43.5%	45.7%	90.0%	88.0%	90.0%	44.6%	62.3%
St Louis City	Benedict Joseph Labre Center	3863 Cleveland	St Louis	63110	0	0	15	15	10.96	49.5%	65.7%	70.7%	67.0%	55.2%	60.8%	61.5%
St Louis City	St. Louis Altenheim (CON App. 11/10/22)	5408 South Broadway	St. Louis	63111	30	23	0	23	9.62	51.0%	56.1%	80.6%	74.4%	74.9%	78.6%	69.2%
St Louis City	Riverview, The (Closed 2/15/23)	5500 South Broadway	St Louis	63111	0	0	0	0	9.34	0.0%	0.0%					0.0%
St Louis City	Holly Hills Retirement Home	6421 Minnesota	St Louis	63111	0	0	15	15	8.97	92.8%	88.5%	98.5%	98.1%	96.2%	98.1%	95.3%
St Louis City	Carondelet Retirement Manor (1 of 3 CON App li	6811 Michigan	St Louis	63111	2	0	34	34	8.47	98.5%	95.5%	98.5%	97.8%	93.9%	92.6%	96.1%
St Louis City	Chateau Ann Marie	7700 Minnesota Ave	St. Louis	63111	0	22	0	22	8.03	98.6%	100.0%	99.0%	96.3%	95.3%	99.2%	98.1%
St Louis City	Smiley Manor West, LLC	1119 Goodfellow Blvd	St. Louis	63112	0	0	27	27	11.77	14.8%	22.2%	14.8%	22.2%	22.2%	22.2%	19.8%
St Louis City	Seymour Residential Care Facility Inc (Closed 11/7	730 Hodiament Ave	St Louis	63112	0	0	0	0	11.2	70.0%	75.0%	80.0%	80.0%			76.2%
St Louis City	Union Manor, LLC	2711 North Union Blvd	St Louis	63113	0	0	50	50	12.9	64.0%	80.0%	78.0%	84.0%	64.0%	76.0%	74.3%
St Louis City	Provision of Promise, LLC (Opened 04/24/23)	4528 North Market St	St Louis	63113	0	0	20	20	12.91					25.0%	25.0%	25.0%

St Louis City	Ms B's Blessings	4739 Cote Brilliante Ave	St Louis	63113	0	0	6	6	12.88	33.3%	16.7%	33.3%	16.7%	16.7%	23.3%	
St Louis	Gables at Brady Circle, LLC, The(8 beds licensed o	11 Brady Circle	St. Louis	63114	48	32	0	32	12.79	61.7%	61.4%	65.7%	70.8%	56.3%	53.2%	61.5%
St Louis	Jane Howell Stupp Apartments	2443 Prouhet Ave	Overland	63114	0	0	30	30	12.56	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	
St Louis	Boarding Inn, The	9444 Midland Blvd	Overland	63114	0	0	40	40	13.08	67.5%	65.0%	68.3%	65.0%	65.0%	70.0%	66.8%
St Louis	Allegro	1055 Bellevue Avenue	Richmond Heights	63117	0	88	0	88	9.15	78.5%	80.3%	76.8%	78.1%	84.1%	83.3%	80.2%
St Louis	Richmond Terrace Assisted Living	1633 Laclede Station Rd	St Louis	63117	0	99	0	99	8.15	72.9%	70.9%	69.1%	76.3%	75.1%	69.1%	72.2%
St Louis	Clarendale Clayton (opened 12/30/2021)	7651 Clayton Road	Clayton	63117	0	98	0	98	9.05	34.4%	46.6%	34.1%	52.0%	48.6%	51.3%	44.6%
St Louis City	Silver Spur	3300 Texas Ave	St Louis	63118	0	37	0	37	11.16	99.1%	99.1%	98.2%	99.1%	98.7%	99.0%	98.9%
St Louis City	Cherokee Residential Care Acquisition, LLC	3409 Missouri Ave	St Louis	63118	0	0	34	34	10.98	100.0%	98.9%	97.8%	98.9%	100.0%	97.8%	98.9%
St Louis	Sunrise of Webster Groves	45 East Lockwood	St Louis	63119	0	90	0	90	4.34	63.8%	57.0%					60.4%
St Louis	Laclede Commons	727 S Laclede Station Rd	St Louis	63119	0	242	0	242	6.84	90.5%	91.9%	85.0%	94.5%	93.6%	90.5%	91.0%
St Louis	Mother Of Perpetual Help Residence, Inc	7609 Watson Rd	St Louis	63119	0	160	0	160	5.85	57.5%	58.4%	62.3%	71.2%	74.3%	76.8%	66.7%
St Louis City	Smiley Manor LLC	5415 Thekla	St Louis	63120	0	0	20	20	14.94	70.0%	75.0%	75.0%	80.0%	90.0%	95.0%	80.9%
St Louis	Bethesda Hawthorne Place	1111 South Berry Road	St Louis	63122	0	66	0	66	4.17	84.4%	84.5%	86.0%	85.3%	83.3%	87.7%	85.2%
St Louis	Dougherty Ferry Assisted Living & Memory Care	2929 Dougherty Ferry Road	Saint Louis	63122	0	110	0	110	4.97	41.1%	40.5%	35.4%	40.9%	40.7%	54.1%	42.2%
St Louis	Aberdeen Heights	505 Couch Ave	Kirkwood	63122	0	36	0	36	3.74	78.6%	80.8%	77.7%	82.6%	76.5%	77.2%	78.9%
St Louis	Southview Assisted Living	9916 Reavis Rd	Affton	63123	0	116	0	116	4.28	72.4%	72.8%	70.7%	73.0%	75.5%	79.7%	74.0%
St Louis	Brentmoor Retirement Community	8600 Delmar Blvd	St Louis	63124	0	36	0	36	10.06	95.8%	97.3%	91.0%	91.8%	95.9%	90.6%	94.1%
St Louis	McKnight Place Assisted Living and Memory Care	Three McKnight Place	St Louis	63124	0	120	0	120	9.95	65.3%	71.6%	69.8%	75.1%	85.5%	66.6%	72.0%
St Louis	Vantage Pointe at Adworth Drive (CON App. 1/7/	1025 & 1031 Adworth Drive	Mehlville	63125	71	0	0	0	4.81							
St Louis	Applegate Retirement Home	1204 Telegraph Rd	St Louis	63125	0	0	38	38	6.47	90.6%	91.2%	82.5%	84.2%		92.1%	88.2%
St Louis	Sylvan House	30 Sherman Rd	St Louis	63125	0	0	40	40	6.55	85.0%	85.0%	87.5%	85.0%	85.0%	85.0%	85.4%
St Louis	Ascension Living Sherbrooke Village	4005 Ripa Ave	St Louis	63125	0	88	0	88	5.66	47.8%	51.4%	55.3%	52.9%	52.4%	53.4%	52.2%
St Louis	Grande at Laumeier Park, The	12470 Rott Road	Sunset Hills	63127	0	98	0	98	2.12	47.6%	59.0%	57.3%	60.4%	69.8%	68.2%	60.4%
St Louis	Friendship Village Assisted Living & Memory Care	12777 Pointe Dr.	St. Louis	63127	0	84	0	84	0	89.9%	90.0%	90.1%	89.9%	89.9%	91.8%	90.3%
St Louis	Cedarhurst of Tesson Heights	12335 West Bend Dr	St Louis	63128	0	79	0	79	1.77	77.2%	80.0%	57.9%	67.9%	58.8%	72.2%	68.1%
St Louis	Garden Villas South	13457 Tesson Ferry Road	St Louis	63128	0	83	0	83	2.9	65.0%	67.2%	66.3%	62.8%	58.8%	59.1%	63.2%
St Louis	Mattis Pointe-Assisted Living by Americare	4962 Mattis Road	St. Louis	63128	0	120	0	120	2.25	55.0%	55.8%	54.3%	56.4%	55.9%	54.8%	55.4%
St Louis	Avalon Memory Care	5342 Butler Hill Road	St Louis	63128	30	30	0	30	2.95	91.7%	96.0%	84.0%	96.0%	96.0%	80.0%	90.6%
St Louis	Nazareth Living Center	#2 Nazareth Lane	St Louis	63129	0	114	0	114	5.06	94.2%	90.7%	93.0%	94.0%	93.4%	91.4%	92.8%
St Louis	Assisted Living at Charless Village	5943 Telegraph Rd	St Louis	63129	0	18	0	18	6.77	92.8%	84.7%	85.2%	92.2%	90.9%	96.3%	90.4%
St Louis	Kingsland Walk Senior Living	868 Kingsland Ave	University City	63130	0	70	0	70	11.14	69.0%	65.5%	65.7%	61.1%	60.6%	62.2%	65.2%
St Louis	Cedarhurst of Des Peres	12826 Daylight Circle	St. Louis	63131	0	76	0	76	6.34	78.2%	70.9%	77.3%	92.9%			79.8%
St Louis	Dunn-Dunn House LLC	2133 Jannette Dr	St Louis	63136	0	0	10	10	17.36	100.0%	100.0%	93.4%	95.7%	80.0%	89.9%	93.2%
St Louis	Dolan Memory Care at Conway	12550 Conway Rd	Creve Coeur	63141	0	9	0	9	9.15	83.3%	91.1%	99.6%	89.8%	83.3%	75.0%	87.0%
St Louis	Dolan Memory Care At Mason Manor	12740 Mason Manor	St Louis	63141	0	8	0	8	10.7	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
St Louis	Grande at Creve Coeur, The	450 N. Lindbergh Blvd.	Creve Coeur	63141	0	58	0	58	9.86	89.8%	85.7%	79.8%	79.8%	77.4%	66.6%	79.7%
St Louis	Creve Coeur Assisted Living and Memory Care	693 Decker Lane	Creve Coeur	63141	0	110	0	110	10.5	52.7%	66.1%	62.1%	60.9%		66.7%	61.6%
St Louis	Promenade Senior Living	8825 Eager Road	St. Louis	63144	0	90	0	90	8.17	29.6%	30.0%	36.3%	37.8%	36.0%		33.9%
St Louis	Autumn View Gardens at Schuetz Road	11210 Schuetz Rd	St Louis	63146	0	110	0	110	12.29	79.0%	79.0%	80.9%	79.9%	92.0%	90.5%	83.6%
St Louis	Dolan Memory Care at Waterford Crossing (CON	11350 Dolan Way	St. Louis	63146	0	88	0	88	11.41	94.3%	96.0%	87.5%	87.8%	87.6%	89.1%	90.4%
St Louis	Dolan Memory Care At Frontier	11566 Frontier Dr	St Louis	63146	0	20	0	20	11.8	94.1%	94.7%	91.6%	95.3%	88.1%	88.4%	92.1%
St Louis	Dolan Memory Care At Calais	1225 Tennant Rd	St Louis	63146	0	44	0	44	11.24	90.2%	92.3%	85.0%	80.0%	84.8%	76.9%	84.9%
St Louis	Dolan Memory Care At Schuetz	1706 Schuetz Rd	St Louis	63146	0	10	0	10	11.65	99.3%	100.0%	89.2%	83.4%	92.6%	85.4%	91.7%
St Louis	Brookdale Creve Coeur	One New Ballas Place	Creve Coeur	63146	0	46	0	46	10.72	93.5%	79.9%	75.4%	77.5%	83.4%	78.9%	81.5%
St Charles	Lake St Charles Assisted Living Apartments	45 Honey Locust Ln	St Charles	63303	0	50	0	50	17.54	52.0%	52.0%	52.0%			47.8%	51.0%
St Charles	Landing of O'Fallon, The	1000 Landing Circle	St. Charles	63304	0	142	0	142	21.28	84.7%	83.0%	79.1%	76.9%	79.9%	78.8%	80.4%
St Charles	Harvester Residential Care	35 Lillian Dr	St Charles	63304	0	0	38	38	17.18	100.0%	100.0%	98.6%	95.5%	99.1%	98.6%	98.7%
St Charles	New Perspective of Weldon Spring (CON App 4/2	400 Siedentop Rd. (38.716611, Weldon Spring		63304	170	0	0	0	20.37							
St Charles	St. Peters Senior Community (CON approved 9/1	500 Bluffstone Circle ((Approxim	St. Peters	63304	74	0	0	0	18.18							
St Charles	Lutheran Senior Services at Breeze Park	600 Breeze Park Dr	St Charles	63304	0	79	0	79	19.32	79.1%	81.6%	85.8%	86.5%	86.0%	89.8%	84.8%
TOTALS					769	5,058	866	5,924							Avg. Occup.	74.6%

*Yellow Highlighted rows are facilities outside the 15-mile radius.

**Orange Highlighted rows are facilities that have closed

***Blue Highlighted rows are CON-approved facilities within the 15-mile radius

OUTSIDE RADIUS	244	422	60	482
	525	4,636	806	5,442

DIVIDER IV. FINANCIAL FEASIBILITY REVIEW CRITERIA & STANDARDS

DIVIDER IV. FINANCIAL FEASIBILITY REVIEW CRITERIA & STANDARDS:

- 1. Document that the proposed costs per square foot are reasonable when compared to the latest “RS Means Construction Cost data”.**

ANSWER: RS Means data for 2024 shows a third quartile cost for Nursing Home/Assisted Living Facility of \$263.00 per square foot for the St. Louis area.

Construction cost for this project is projected to be \$7,449,454. The total number of square feet will be approximately 20,047. The average cost per square foot is \$371.60 which is comparable to the third quartile cost published by RS Means for construction of hospitals in the St. Louis area.

- 2. Document that sufficient financing is available by providing a letter from a financial institution or an auditor’s statement indicating that sufficient funds are available.**

ANSWER: **Exhibit 16** is a letter from Kevin Carlson, Managing Director of ZCM Advisory Group, indicating that Applicant has sufficient funds for this project.

- 3. Provide Service-Specific Revenues and Expenses (Form MO 580-1865) projected through three (3) full years beyond project completion.**

ANSWER: See **Exhibit 17**. The Service-Specific Revenues and Expenses show current losses and expected losses. However, this is based on the Life Care business model used by Applicant. Because Applicant operates a Life Care Facility, many residents paid an entrance fee for the right to occupy a space on the designated campus and to receive continuing care for life. This entrance fee is used by Applicant to support the costs of the assisted living facility. Life Care Facilities are required by Chapter 376 of the Revised Statutes of Missouri to obtain a certificate of authority from the Missouri Department of Insurance. Applicant holds a certificate of authority from the Missouri Department of Insurance and is required to file an annual statement and renewal application with the Department in order for the Department to continually evaluate the financial condition of the Life Care Facility. Applicant has used its Life Care business model for over 40 years with success. Annually, the entire campus sustains itself. In the event of an economic recession with lower revenues, the organization has sufficient investment reserves to pay expenses of the assisted living facility.

- 4. Document how patient charges were derived.**

ANSWER: The average daily charge was derived by combining the monthly amounts anticipated to be received by the facility’s Life Care residents and private pay residents, and then dividing that total amount by the projected total monthly utilization.

- 5. Document responsiveness to the needs of the medically indigent.**

ANSWER: Applicant has a policy under which “hardship discounts” are provided to individuals considered medically indigent. A single person with less than \$7,500 in

assets (or a couple with less than \$10,000 in assets), with less than \$350.00 of monthly income over the monthly service fee, can apply for a hardship discount.

- 6. For a proposed new skilled nursing or intermediate care facility, what percentage of your admissions would be Medicaid eligible on the first day of admission or become Medicaid eligible within 90 days of admission?**

ANSWER: Not applicable.

- 7. For an existing skilled nursing or intermediate care facility, what percentage of your admissions are Medicaid eligible on the first day of admission or becomes Medicaid eligible within 90 days of admission.**

ANSWER: Not applicable.

DIVIDER IV. ATTACHMENTS

Kathy Francescon
Chief Financial Officer
Friendship Village Sunset Hills
12563 Village Circle Drive
St. Louis, MO 63127

Re: Friendship Village Sunset Hills ALF Expansion (6119RS)

Dear Kathy,

Please consider this letter as confirmation that Friendship Village Sunset Hills has in excess of \$9,500,000 in unrestricted funds that would be readily available to assist in the completion of the project, if needed.

Please let me know if you need additional information.

Sincerely,



Kevin Carlson
Managing Director
ZCM Advisory Group,
a division of F/m Investments, LLC
EMAIL: kcarlson@zcm.com
PHONE: 312.847.8274



SERVICE-SPECIFIC REVENUES AND EXPENSES

Project Title: Friendship Village Assisted Living & M **Project #:** 6119 RS

Historical Financial Data for Latest Three Full Years plus Projections Through Three Full Years Beyond Project Completion

Use an individual form for each affected service with a sufficient number of copies of this form to cover entire period, and fill in the years in the appropriate blanks.

	Year		
	<u>2022</u>	<u>2023</u>	<u>2024</u>
Amount of Utilization:*	25,735	26,155	25,448
Revenue:			
Average Charge**	\$197	\$214	\$225
Gross Revenue	\$5,066,449	\$5,601,093	\$5,731,653
Revenue Deductions	0	0	0
Operating Revenue	5,066,449	5,601,093	5,731,653
Other Revenue	0	0	0
TOTAL REVENUE	\$5,066,449	\$5,601,093	\$5,731,653
Expenses:			
Direct Expenses			
Salaries	2,622,048	3,087,074	3,137,829
Fees	0	0	0
Supplies	115,996	102,921	100,574
Other	1,325,495	1,381,983	1,420,636
TOTAL DIRECT	\$4,063,539	\$4,571,978	\$4,659,039
Indirect Expenses			
Depreciation	958,822	960,934	895,697
Interest***	663,468	656,184	580,996
Rent/Lease	0	0	0
Overhead****	1,081,133	1,093,874	1,008,510
TOTAL INDIRECT	\$2,703,423	\$2,710,992	\$2,485,203
TOTAL EXPENSES	\$6,766,962	\$7,282,970	\$7,144,242
NET INCOME (LOSS):	-\$1,700,513	-\$1,681,877	-\$1,412,589

*Utilization will be measured in "patient days" for licensed beds, "procedures" for equipment, or other appropriate units of measure specific to the service affected.

**Indicate how the average charge/procedure was calculated.

***Only on long term debt, not construction.

****Indicate how overhead was calculated.



SERVICE-SPECIFIC REVENUES AND EXPENSES

Project Title: Friendship Village Assisted Living & M **Project #:** 6119 RS

Historical Financial Data for Latest Three Full Years plus Projections Through Three Full Years Beyond Project Completion

Use an individual form for each affected service with a sufficient number of copies of this form to cover entire period, and fill in the years in the appropriate blanks.

	Year		
	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>
Amount of Utilization:*	31,554	36,135	36,135
Revenue:			
Average Charge**	\$230	\$237	\$246
Gross Revenue	\$7,256,158	\$8,549,902	\$8,891,739
Revenue Deductions	0	0	0
Operating Revenue	7,256,158	8,549,902	8,891,739
Other Revenue	0	0	0
TOTAL REVENUE	\$7,256,158	\$8,549,902	\$8,891,739
Expenses:			
Direct Expenses			
Salaries	4,044,939	4,814,646	5,007,232
Fees	0	0	0
Supplies	129,632	154,300	160,472
Other	1,809,480	2,134,863	2,199,482
TOTAL DIRECT	\$5,984,051	\$7,103,809	\$7,367,186
Indirect Expenses			
Depreciation	1,083,595	1,108,978	1,135,122
Interest***	663,468	656,184	580,996
Rent/Lease	0	0	0
Overhead****	1,042,650	1,098,014	1,150,144
TOTAL INDIRECT	\$2,789,713	\$2,863,176	\$2,866,262
TOTAL EXPENSES	\$8,773,764	\$9,966,985	\$10,233,448
NET INCOME (LOSS):	-\$1,517,606	-\$1,417,083	-\$1,341,709

*Utilization will be measured in “patient days” for licensed beds, “procedures” for equipment, or other appropriate units of measure specific to the service affected.

**Indicate how the average charge/procedure was calculated.

***Only on long term debt, not construction.

****Indicate how overhead was calculated.