

**From:** [Solum, Emily](#)  
**To:** [Fick, Mackinzey](#)  
**Cc:** [CONP.CONP; Hinz, Katey](#)  
**Subject:** RE: CON 6223  
**Date:** Wednesday, August 13, 2025 5:16:48 PM  
**Attachments:** [image001.png](#)  
[The Homestead at Hickory View - Updated Budget \(Combined\) 4930-7496-3806.1.pdf](#)

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Hi Mackinzey,

I've taken your questions and added our responses beneath each one (in red):

- It appears the value of the independent space is not included within the CON budget. Provide an updated proposed project budget sheet and 3<sup>rd</sup> party documentation/methods and assumptions of the value.

See attached revised budget. In 2023, the Applicant submitted for non-applicability review related to renovations to convert some additional independent living space to assisted living space. That was project #6022 RA. We have used the same methodology used in that application to determine the land and building value associated with the 7 independent living apartments being converted to assisted living rooms in this project. These 7 rooms and the corridors total 3,750 square feet, which is 5.74% of the total building. We have attached a revised budget to include the values associated with 5.74% of the land/building.

- Based on CON Survey submissions and updated survey submissions, explain why the recent submission for 1<sup>st</sup> qtr 2025 disregarded all unavailable beds previously listed within the CON survey.

After further review, it was determined that there were no unavailable **beds**. Rather, there were unavailable apartment **units** (because beds had been removed from some apartments and moved into other apartments in order to accommodate couples). Due to the confusion between unavailable **units** versus unavailable **beds**, the data previously submitted was determined to be incorrect. There were never any unavailable beds. The data included with the expedited application was taken from a report generated through the Applicant's Resident Management software program and is accurate. As noted in the application, the Applicant has implemented changes to ensure the occupancy data is timely and accurately submitted in the future.

Please let me know if you have any additional questions.

Thank you!

**Emily M. Solum**  
**Partner**  
Direct: 573-761-1120  
[Emily.Solum@huschblackwell.com](mailto:Emily.Solum@huschblackwell.com)

Please note my name change from Park to Solum.

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**From:** Fick, Mackinze <Mackinze.Fick@health.mo.gov>  
**Sent:** Monday, August 4, 2025 3:57 PM  
**To:** Solum, Emily <emily.solum@huschblackwell.com>  
**Subject:** CON 6223

[EXTERNAL EMAIL]

Emily,

After review of the application, some additional information is needed:

- It appears the value of the independent space is not included within the CON budget. Provide an updated proposed project budget sheet and 3<sup>rd</sup> party documentation/methods and assumptions of the value.
- Based on CON Survey submissions and updated survey submissions, explain why the recent submission for 1<sup>st</sup> qtr 2025 disregarded all unavailable beds previously listed within the CON survey.

**This information is needed by August 13, 2025.**



*Mackinze Fick*

Missouri Department of Health and Senior Services  
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✉: [mackinze.fick@health.mo.gov](mailto:mackinze.fick@health.mo.gov) | ☎: 573-751-6403

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## Certificate of Need Program

### PROPOSED PROJECT BUDGET

#### Description

#### Dollars

#### **COSTS:\***

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

1. New Construction Costs ***	\$0
2. Renovation Costs ***	\$11,000
<b>3. Subtotal Construction Costs</b> (#1 plus #2)	<b>\$11,000</b>
4. Architectural/Engineering Fees	\$3,000
5. Other Equipment (not in construction contract)	\$700
6. Major Medical Equipment	\$0
7. Land Acquisition Costs ***	\$9,906
8. Consultants' Fees/Legal Fees ***	\$0
9. Interest During Construction (net of interest earned) ***	\$0
10. Other Costs ***	\$257,898
<b>11. Subtotal Non-Construction Costs</b> (sum of #4 through #10)	<b>\$271,504</b>
<b>12. Total Project Development Costs</b> (#3 plus #11)	<b>\$282,504 **</b>

#### **FINANCING:**

13. Unrestricted Funds	\$14,700
14. Bonds	\$0
15. Loans	\$0
16. Other Methods (specify)	\$0
<b>17. Total Project Financing</b> (sum of #13 through #16)	<b>\$14,700 **</b>

18. New Construction Total Square Footage	0
19. New Construction Costs Per Square Foot *****	\$0
20. Renovated Space Total Square Footage	2,175
21. Renovated Space Costs Per Square Foot *****	\$7

\* 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. The proposed new assisted living units were previously used for independent living. Therefore, no new construction is needed.
2. Renovation costs are based on an estimate provided from Type A Construct and based on experience with similar projects.
5. Other equipment includes the cost of additional supplies and equipment based on experience with similar projects.
7. The land valuation is \$172,580.00. The existing building area is 65,280 square feet, and Applicant is proposed to convert 7 independent living apartments to assisted living. The square footage for the converted units is 3,750 square feet. Therefore, the conversion area is 5.74% of the property ( $65,280 / 3,705$ ).
10. The building valuation is \$4,493,000.00. The existing building area is 65,280 square feet, and Applicant is proposed to convert 7 independent living apartments to assisted living. The square footage for the converted units is 3,750 square feet. Therefore, the conversion area is 5.74% of the property ( $65,280 / 3,705$ ).
13. Because the land value and building costs were previously incurred by Applicant, they are not current costs requiring funding for this project.
20. No renovations are needed to the existing assisted living units that will be transitioned to double occupancy.

# Assessor Records

PIN: 10-8-27.0-1-029-002.500  
 Owners: WSPT HICKORY VIEW INVESTORS  
 V LLC

Subd: CARRIAGE COURT

ENS:

DBA: HOMESTEAD / COTTAGES AT  
 HICKORY VIEW

Acres: 4.7940

Situs Address:

Mailing Address:

1481 MARBACH DR  
 WASHINGTON MO 63090-0000

C/O SPECTRUM RETIREMENT  
 WSPT HICKORY VIEW INVESTORS V LLC  
 200 SPRUCE ST - STE #200  
 DENVER CO 80230-0000

Legal Description:

27 44 1W  
 Section Township Range

HOMESTEAD / COTTAGES AT HICKORY  
 VIEW LOT 3 CARRIAGE COURT RVPL  
 L2&3OF 2ADPL3

## Property Market Value

	<u>Land</u>	<u>Building</u>	<u>Total Value</u>
Residential:	\$172,580	\$4,493,000	\$4,665,580
Agricultural:	\$0	\$0	\$0
Commercial:	\$0	\$0	\$0
Exempt:	0.0000	\$0	\$0
<b>Total Value:</b>			<b>\$4,665,580</b>

## Property Assessed Value

	<u>Land</u>	<u>Building</u>	<u>Total Value</u>
Residential:	\$32,790	\$853,670	\$886,460
Agricultural:	\$0	\$0	\$0
Commercial:	\$0	\$0	\$0
Exempt:	\$0	\$0	\$0
<b>Total Value:</b>			<b>\$886,460</b>

Values are 2019 *Un-Certified* Values