

Certificate of Need Request for Extension



To request a six-month extension to incur a capital expenditure or above-ground construction, complete this form in its entirety. Also submit a completed Periodic Progress Report with this form if it is due at this time. Send this information by email to CONP@health.mo.gov (preferred), fax at 573-751-7894, or mail to CONP, P.O. Box 570, Jefferson City, MO 65102. Request for extensions must be received in adequate time to allow for processing prior to the meeting for which a decision is scheduled.

Date: 4/11/2024			
Project #: 5556RS	Project Name: Delmar Gardens of Meramec Valley		
Project Title/Description: 60-bed Assisted Living Facility			
1. Briefly explain why a capital expenditure will not be incurred by the current deadline. Significant unanticipated delays in obtaining necessary County approvals, and pandemic- and post-pandemic-related issues led to projected dramatic cost increases. Delmar Gardens is not impacted by interest rate hikes, in that the project is self-financed and the land is already owned. The significantly higher construction costs would, however, exceed the approved budget & would stress financial viability of project.			
2. Briefly state the reason(s) for the extension request. Delmar Gardens is exploring options with its design team to reduce the project costs. The most likely option will be to drop, or at least delay, the Independent Living portion of the original plans. That would require some redesign, particularly dealing with shared services and amenities. Additional changes to the ALF apartment designs and planned furnishings are also being considered to help reduce the Assisted Living project costs.			
3. What steps have been completed for the project to date and when were they completed?			
<u>Date Completed</u> Q 1, 2024	<u>Step Completed</u>	Substantially completed creek relocation plan; considered general options identified by design team to reduce construction expenses; reviewed and updated tentative schedule.	
4. What steps are needed in order incur a capital expenditure (above ground construction or equipment lease/purchase) for the project, and when will they be completed?			
<u>Anticipated Completion Date</u> Q 2, 2024 Q 4, 2024 Q 2, 2025 Q 1, 2026	<u>Step to be Completed</u>	Obtain extension of Conditional Use Permit (current expiration 7/7/2024); meet with design team to finalize decisions as to plan changes to be made to address cost issues. Prepare formal architectural plans & construction drawings. Obtain County approval of architectural plans & construction drawing; put project out to bid & select general contractor. Complete site work necessary for capital expenditure to be incurred.	
5. What are the steps that will take place after the capital expenditure to complete the project and when do you anticipate that they will be completed?			
<u>Anticipated Completion Date</u> Q 1, 2028	<u>Step to be Completed</u>	Complete construction & obtain licensure approval.	
6. Are planning and/or zoning matters complete, and is the site approved? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "no", explain.			
7. Has financing been secured for the project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>If financing has been acquired and documentation was not previously provided, attach a copy of the letter from the lender or 3rd party documentation.</i> Are financing contingencies complete? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Is financing available for immediate disbursement for the project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If the answer is "no" to any of the above questions, explain. Give specifics of any and all existing financing problems and the reason(s) for their occurrence.			
8. Are there any new equity partners for the project as originally presented to the committee? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "yes", explain.			
9. Explain any and all restructuring of the project as originally presented to the committee.			
10. Describe any anticipated situation(s) or problems not previously addressed that may prevent the project from incurring a capital expenditure by the end of the requested extension, should the extension be granted.			
11. If this extension is granted, do you anticipate that additional six-month extensions will be necessary?			

Yes No If "yes", how many would be needed? **2 additional (for total of 3)**

Explain why additional extensions would be needed. **See above explanations.**

Signature



Printed Name

Jon Dalton

Date

04/11/24