

From: [Lamb, Amy](#)
To: [Lux, Mackinzey](#)
Subject: RE: CON #6091 RS
Date: Monday, March 11, 2024 4:18:44 PM
Attachments: [RE CON #6091 RS.msg](#)
[Rev & Expenses 26-28.pdf](#)
[Rev & Expenses 21-23.pdf](#)
[Project Budget. 3.8 Updates.pdf](#)
[Budget Detail.pdf](#)
[Architect's Certificate of Need Budget.pdf](#)

Hi Mackinzey,

We have compiled the information requested. Please see below and attached.

- When calculating the renovation cost per sq ft, I get \$483.46. Please advise.
 - [We have amended the budget form based on our conversation in the attached email. The amended form is attached.](#)
- Provide either third party documentation or methods and assumptions for finding these costs.
 - [Please see the "Project Detail" document attached](#)
 - [We have also included an architect's certificate of fee & budget attached](#)
- Will all rooms be private?
 - [Yes, the 21 new memory care ALF rooms will be private](#)
- Provide three previous years (21-23) of utilization of the existing ALF beds.
 - [The 21-23 utilization of ALF beds is attached in the "service specific revenues and expenses" form](#)
- Provide revenues and expenses for the three previous years (21-23).
 - [The 21-23 utilization of ALF beds is attached in the "service specific revenues and expenses" form](#)
- How many beds is the projected 3 years of utilization & revenues and expenses based on? It should be 61 beds.
 - [I believe we originally showed only the additional memory care ALF beds in the projections. We have amended the 2026-2028 projections in the new form attached to include all 61 beds \(40 existing plus 21 new\)](#)

Thank you,

Amy Lamb, MHA

Director Project Management Office
Saint Luke's Health System
Phone: 816-599-9264, Ext: 29264
Cell: 314-219-9467

From: Lux, Mackinzey <Mackinzey.Lux@health.mo.gov>
Sent: Friday, March 1, 2024 12:57 PM
To: Lamb, Amy <alamb@saint-lukes.org>

Subject: CON #6091 RS

After reviewing #6091 RS, I need some additional information.

- When calculating the renovation cost per sq ft, I get \$483.46. Please advise.
- Provide either third party documentation or methods and assumptions for finding these costs.
- Will all rooms be private?
- Provide three previous years (21-23) of utilization of the existing ALF beds.
- Provide revenues and expenses for the three previous years (21-23).
- How many beds is the projected 3 years of utilization & revenues and expenses based on? It should be 61 beds.

**The population, number of beds and need calculation have not been verified by staff. If there is a discrepancy, we will notify you.*

This information is needed by Monday, March 11, 2024.

Mackinzey Lux

Assistant Program Coordinator, Certificate of Need

Department of Health and Senior Services

920 Wildwood Drive, P.O. Box 570

Jefferson City, MO 65102

OFFICE: 573-751-6403

FAX: 573-751-7894

EMAIL: mackinzey.lux@health.mo.gov

<http://health.mo.gov/information/boards/certificateofneed/index.php>

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Memorycare in Madison

BSP

8/17/2023

BUDGET LINE ITEM DESCRIPTION		Budget
Category: 01 - Hard Costs		19650 SF
Builders Risk Insurance		34794
Construction Contracts		6958872
Garden/Fencing		200000
Costs to finish out other apartments		150000
Firestopping		32423
Abatement		0
Insurance Premium		0
Total Hard Costs		\$ 7,376,089
		\$ 375.37
Category: 02 - Soft Costs		
Architectural Design		556710
Commissioning		18668
Construction Audit		0
Project Management System		0
Special Inspections		16703
Electrical Engineering		0
Civil Engineering		0
Structural Engineering		0
Testing		8843
Total Soft Costs		\$ 600,922
Category: 03 - FF&E		
Exterior Signage		0
Interior Signage		6878
Artwork		23580
Furniture		375000
Medical Equipment		201020
Non-Medical Equipment		75000
Moving Expenses		24366
Total FF&E		\$ 705,843
Category: 04 - IT		
Audio & Visual Equipment		0
Distributed Network Rm Infrastructure		33000
Printers		0
Voice Devices		0
Voice, Data & Wireless Infrastructure		0
Workstations		28690
Total IT		\$ 61,690
Category: 05 - Financing		
Capitalized Interest		0
Total Financing		\$ -
Category: 99 - Contingency		
Contingency (15%)		1106413
Total Contingency		\$ 1,106,413
Grand Total		\$ 9,851,333

Clarifications:

This version is per revised layout dated 8/09/2023



March 11, 2024

Mr. Louis Collier
Chief Executive Officer
Saint Luke’s Health System
Bishop Spencer Place Madison Building – Memory Care (1st Floor)
4301 Madison Avenue
Kansas City, MO 64111
loucollier1@saint-lukes.org

RE: **ARCHITECTS CERTIFICATE OF FEE & BUDGET**
Certificate of Need
SFCS Commission No. 23101.00

Dear Mr. Collier:

Based on our review of the proposed Project Budget created by Mr. Mark Brooks and Saint Luke’s Health System staff, dated August 17, 2023, and our overall understanding of the Bishop Spencer Place – Memory Care project details to date, SFCS Inc. has found, to the best of our information, knowledge, and belief, that our proposed fee and the Proposed Budget are sufficient for the completion of the outlined Madison Building First Floor Memory Care renovation.

Respectfully,

Curtis R. Jennings III, AIA, NCARB
Principal



Certificate of Need Program

PROPOSED PROJECT BUDGET

Description

Dollars

COSTS:*

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

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

FINANCING:

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

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

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

** These amounts should be the same.

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

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

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

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

**SERVICE-SPECIFIC REVENUES AND EXPENSES****Project Title:** Bishop Spencer Place Memory Care **Project #:** 6091 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>2023</u>	<u>2022</u>	<u>2021</u>
Amount of Utilization:*	5,113	4,955	4,888
Revenue:			
Average Charge**	\$233	\$250	\$239
Gross Revenue	\$1,191,329	\$1,238,750	\$1,168,232
Revenue Deductions	0	0	0
Operating Revenue	1,191,329	1,238,750	1,168,232
Other Revenue	0	0	0
TOTAL REVENUE	\$1,191,329	\$1,238,750	\$1,168,232
Expenses:			
Direct Expenses			
Salaries	334,179	381,479	393,255
Fees	0	0	0
Supplies	0	0	0
Other	9,897	8,603	6,930
TOTAL DIRECT	\$344,076	\$390,082	\$400,185
Indirect Expenses			
Depreciation	102,610	49,152	18,489
Interest***	285,787	284,511	312,828
Rent/Lease	217	0	0
Overhead****	0	0	0
TOTAL INDIRECT	\$388,614	\$333,663	\$331,317
TOTAL EXPENSES	\$732,690	\$723,745	\$731,502
NET INCOME (LOSS):	\$458,639	\$515,005	\$436,730

*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:****Project #:****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>2026</u>	<u>2027</u>	<u>2028</u>
Amount of Utilization:*	13,760	14,235	14,235
Revenue:			
Average Charge**	\$260	\$267	\$275
Gross Revenue	\$3,579,389	\$3,799,749	\$3,913,059
Revenue Deductions	0	0	0
Operating Revenue	3,579,389	3,799,749	3,913,059
Other Revenue	8,974	9,377	9,658
TOTAL REVENUE	\$3,588,363	\$3,809,126	\$3,922,717
Expenses:			
Direct Expenses			
Salaries	1,466,335	1,512,454	1,560,004
Fees	0	0	0
Supplies	0	0	0
Other	189,830	198,197	206,192
TOTAL DIRECT	\$1,656,165	\$1,710,651	\$1,766,196
Indirect Expenses			
Depreciation	948,073	957,690	967,596
Interest***	104,436	107,569	110,796
Rent/Lease	510	536	563
Overhead****	0	0	0
TOTAL INDIRECT	\$1,053,019	\$1,065,795	\$1,078,955
TOTAL EXPENSES	\$2,709,184	\$2,776,446	\$2,845,151
NET INCOME (LOSS):	\$879,179	\$1,032,680	\$1,077,566

*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.

From: [Lamb, Amy](#)
To: [Lux, Mackinzey](#)
Cc: [Hill, Audrey M](#)
Subject: CON #6091 RS Letters of Support
Date: Friday, April 5, 2024 1:52:40 PM
Attachments: [Bishop Spencer Place Memory Care Unit Letter of Support.pdf](#)
[image2024-04-04-154705.pdf](#)
[Scanned from a Xerox Multifunction Printer.pdf](#)
[Health Facilities Review Committee Letter.pdf](#)
[image2024-04-05-092423.pdf](#)

Hello Mackinzey,

Please see attached letters of support for CON Application #6091 RS

Thank you,

Amy Lamb, MHA

Director Project Management Office
Saint Luke's Health System
Phone: 816-599-9264, Ext: 29264
Cell: 314-219-9467

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April 2, 2024

Alison Dorge and
Members of the Missouri Health Facilities
Review Committee
3418 Knipp Drive, P.O. Box 570
Jefferson City, MO 65102

Dear Ms. Dorge and Members of the Committee:

I am writing in support of the application by The Bishop Spencer Place to add 21 assisted living beds to be used as a new memory care unit. This proposed memory care unit will expand the range of services available to residents in my community and is a much-needed level of care for both the current residents of The Bishop Spencer Place and the surrounding community.

I believe the addition of this memory care unit is an important enhancement to health care services available to our community, and I urge your support of this application.

Sincerely,

Molly A. Schaefer, APRN

EMILY WEBER
State Representative
District 24

COMMITTEES
Agricultural Policy, Ranking
Minority Member
General Laws
Economic Development
Utilities
Joint Committee on Agriculture



DISTRICT ADDRESS
P.O. Box 5971
Kansas City, MO, 64171
E-Mail:
info@emilyformissouri.com

CAPITOL OFFICE
State Capitol
201 West Capitol Avenue
Jefferson City, MO 65101-6806
Tele: (573) 751-4485
E-Mail:
emily.weber@house.mo.gov

MISSOURI HOUSE OF REPRESENTATIVES

April 1, 2024

Alison Dorge and
Members of the Missouri Health Facilities
Review Committee
3418 Knipp Drive, P.O. Box 570
Jefferson City, MO 65102

Dear Ms. Dorge and Members of the Committee:

I am writing in support of the application by The Bishop Spencer Place to add 21 assisted living beds to be used as a new memory care unit. I represent the House District in which The Bishop Spencer Place is located. Many residents currently have a difficult time securing care for adults with traditional health care needs and various forms of dementia. The memory care unit at Bishop Spencer Place will be able to provide memory care services for 21 residents around the clock.

I believe the addition of this memory care unit is an important enhancement to health care services available to our community, and I urge your support of this application.

Sincerely,

Representative Emily Weber
District 24

#6091 RS

**Senator Greg Razer
District 7**

State Capitol, Room 330
Jefferson City, MO 65101
573-751-6607
greg.razer@senate.mo.gov



Committees

Agriculture, Food Production and
Outdoor Resources
Education
General Laws
Emerging Issues
Transportation, Infrastructure
and Public Safety

March 5th, 2024

Alison Dorge and Members of
The Missouri Health Facilities Review Committee
3418 Knipp Drive, P.O. Box 570
Jefferson City, MO 65102

Dear Ms. Dorge and Members of the Committee:

I am writing in support of the application by The Bishop Spencer Place to add 21 assisted living beds to be used as a new memory care unit. I represent the Senate District in which The Bishop Spencer Place is located. Many residents currently have a difficult time securing care for adults with traditional health care needs and various forms of dementia. The memory care unit at Bishop Spencer Place will be able to provide memory care services for 21 residents around the clock.

I believe the addition of this memory care unit is an important enhancement to health care services available to our community, and I urge your support of this application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Greg Razer".

Sen. Greg Razer

April 4, 2024

Alison Dorge and
Members of the Missouri Health Facilities
Review Committee
3418 Knipp Drive, P.O. Box 570
Jefferson City, MO 65102

Dear Ms. Dorge and Members of the Committee:

I am writing in support of the application by The Bishop Spencer Place to add 21 assisted living beds to be used as a new memory care unit. This proposed memory care unit will expand the range of services available to residents in my community and is a much-needed level of care for both the current residents of The Bishop Spencer Place and the surrounding community. Recently, members of the Bishop Spencer Place community have relocated from their homes to access memory care elsewhere.

I believe the addition of this memory care unit is an important enhancement to health care services available to our community, and I urge your support of this application.

Sincerely,



Colleen Honeville, EdD, LNHA

April 2, 2024

Alison Dorge and
Members of the Missouri Health Facilities
Review Committee
3418 Knipp Drive, P.O. Box 570
Jefferson City, MO 65102

Dear Ms. Dorge and Members of the Committee:

I am writing in support of the application by The Bishop Spencer Place to add 21 assisted living beds to be used as a new memory care unit. This proposed memory care unit will expand the range of services available to residents in my community and is a much-needed level of care for both the current residents of The Bishop Spencer Place and the surrounding community.

I believe the addition of this memory care unit is an important enhancement to health care services available to our community, and I urge your support of this application.

Sincerely,

 Lauren Klee, COTA

April 2, 2024

Alison Dorge and
Members of the Missouri Health Facilities
Review Committee
3418 Knipp Drive, P.O. Box 570
Jefferson City, MO 65102

Dear Ms. Dorge and Members of the Committee:

I am writing in support of the application by The Bishop Spencer Place to add 21 assisted living beds to be used as a new memory care unit. This proposed memory care unit will expand the range of services available to residents in my community and is a much-needed level of care for both the current residents of The Bishop Spencer Place and the surrounding community.

I believe the addition of this memory care unit is an important enhancement to health care services available to our community, and I urge your support of this application.

Sincerely,

 Julie Dalton, PTA

April 2, 2024

Alison Dorge and
Members of the Missouri Health Facilities
Review Committee
3418 Knipp Drive, P.O. Box 570
Jefferson City, MO 65102

Dear Ms. Dorge and Members of the Committee:

I am writing in support of the application by The Bishop Spencer Place to add 21 assisted living beds to be used as a new memory care unit. This proposed memory care unit will expand the range of services available to residents in my community and is a much-needed level of care for both the current residents of The Bishop Spencer Place and the surrounding community.

I believe the addition of this memory care unit is an important enhancement to health care services available to our community, and I urge your support of this application.

Sincerely,

 Dana Dundy MS CCC/SP

April 2, 2024

Alison Dorge and
Members of the Missouri Health Facilities
Review Committee
3418 Knipp Drive, P.O. Box 570
Jefferson City, MO 65102

Dear Ms. Dorge and Members of the Committee:

I am writing in support of the application by The Bishop Spencer Place to add 21 assisted living beds to be used as a new memory care unit. This proposed memory care unit will expand the range of services available to residents in my community and is a much-needed level of care for both the current residents of The Bishop Spencer Place and the surrounding community.

I believe the addition of this memory care unit is an important enhancement to health care services available to our community, and I urge your support of this application.

Sincerely,

Dush Lu, DPT

April 2, 2024

Alison Dorge and
Members of the Missouri Health Facilities
Review Committee
3418 Knipp Drive, P.O. Box 570
Jefferson City, MO 65102

Dear Ms. Dorge and Members of the Committee:

I am writing in support of the application by The Bishop Spencer Place to add 21 assisted living beds to be used as a new memory care unit. This proposed memory care unit will expand the range of services available to residents in my community and is a much-needed level of care for both the current residents of The Bishop Spencer Place and the surrounding community.

I believe the addition of this memory care unit is an important enhancement to health care services available to our community, and I urge your support of this application.

Sincerely,

A handwritten signature in black ink, appearing to read "James H. Hays". The signature is written in a cursive style with a large, looping initial "J".

April 2, 2024

Alison Dorge and
Members of the Missouri Health Facilities
Review Committee
3418 Knipp Drive, P.O. Box 570
Jefferson City, MO 65102

Dear Ms. Dorge and Members of the Committee:

I am writing in support of the application by The Bishop Spencer Place to add 21 assisted living beds to be used as a new memory care unit. This proposed memory care unit will expand the range of services available to residents in my community and is a much-needed level of care for both the current residents of The Bishop Spencer Place and the surrounding community.

I believe the addition of this memory care unit is an important enhancement to health care services available to our community, and I urge your support of this application.

Sincerely,

Handwritten signature of Melissa J. OTR/L. The signature is written in black ink and includes the initials "OTR/L" at the end.

From: [Lamb, Amy](#)
To: [Lux, Mackinzey](#)
Cc: [Hill, Audrey M](#)
Subject: RE: CON 6091 Additional Questions
Date: Friday, April 5, 2024 1:48:28 PM
Attachments: [Architect's Hard Cost Budget Detail 2024.04.04.pdf](#)
[FINAL Updated BSP CON Application 4.5.2024.pdf](#)

Hi Mackinzey,

Please see attached for our responses to the below questions.

Attached we have included:

- An updated application. Updates include:
 - Applicant Identification and Certification Form (Page 5) – Updated Owner/Operator to match licensure: The Bishop Spencer Place, Inc.
 - Updated square footage listed in Divider II, #7 (Page 16)
 - Updated population – based calculation
 - Updated answers to reflect updated population – based calculation in Divider II #11 and Divider III #2
 - Updated population worksheet (Page 41)
 - Third party documentation for the of methods and assumptions for finding construction/renovation costs

Thank you,

Amy Lamb, MHA

Director Project Management Office
Saint Luke's Health System
Phone: 816-599-9264, Ext: 29264
Cell: 314-219-9467

From: Lux, Mackinzey <Mackinzey.Lux@health.mo.gov>
Sent: Tuesday, March 26, 2024 12:35 PM
To: Lamb, Amy <alamb@saint-lukes.org>
Subject: CON 6091 Additional Questions
Importance: High

After further review, I have some additional questions.

- Owner and Operator should match licensure—needs to reflect The Bishop Spencer Place, Inc. Provide an updated applicant ID form.
- The proposed and amended budget reflect 19,650 sqft in total renovated space, but Divider II, #7 states 17,000sq ft renovation and a 1,280 sqft newly constructed addition which totals 18,280 sqft. Please advise.
- Provide third party documentation for the construction/renovation costs or provide methods

and assumptions for finding these costs (just listing costs on the budget detail is not sufficient —we need to know how they determined those costs either by an explanation or quote).

We reviewed the population-based need calculation presented in the CON application and the population we arrived at is 128,097 (attached). We found 3,234 (431 CON Approved & 2,803 Licensed) ALF/RCF beds in the 15-mile radius (attached). Therefore, we calculated a bed surplus of 31 ALF/RCF beds within 15 miles of the site. Please let me know if you agree or disagree with our findings.

This information is needed by Friday, April 5, 2024.

Mackinzey Lux

Assistant Program Coordinator, Certificate of Need
Department of Health and Senior Services
920 Wildwood Drive, P.O. Box 570
Jefferson City, MO 65102
OFFICE: 573-751-6403
FAX: 573-751-7894

EMAIL: mackinzey.lux@health.mo.gov

<http://health.mo.gov/information/boards/certificateofneed/index.php>

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April 4, 2024

Mr. Louis Collier
Chief Executive Officer
Saint Luke’s Health System
Bishop Spencer Place Madison Building – Memory Care (1st Floor)
4301 Madison Avenue
Kansas City, MO 64111
loucollier1@saint-lukes.org

RE: **ARCHITECTS CERTIFICATE OF FEE & BUDGET**
Certificate of Need
SFCS Commission No. 23101.00

Dear Mr. Collier:

SFCS Inc. has provided an estimate for the Hard Construction costs, which, to the best of our information, knowledge, and belief is sufficient for the completion of the outlined Madison Building First Floor Memory Care renovation.

The estimate is based on the ‘Senior Living standard Construction Costs’ provided by Weitz Construction for Winter 2024, which allowed SFCS, to the best of our ability, to account for all areas of the work and aim to meet St. Lukes and Bishop Spencer Place’s expectations for the project. The square foot areas have been identified per space and indicated to be either light, medium and heavy renovation for the project; we then further applied the industry construction costs by Weitz to those areas to total the estimated project Hard Costs (*Light \$210 per square foot, Medium \$250 per square foot, Heavy \$347 per square foot*). Demolition cost has also been assumed at \$15 per square foot. By this method of hard cost estimation at the preliminary stage of the project.

<https://www.weitz.com/senior-living-construction-costs-brief-winter-2024/>

SENIOR LIVING CONSTRUCTION COSTS

(Per Gross Square Foot)



WINTER 2024

The cost report accounts for labor and material difference between various cities, but DOES NOT account for special jurisdictional issues, special code requirements, hurricane and seismic requirements, local market competitiveness, and site logistic issues.

	CITY INDEX OF 100				DALLAS, TX MID-LEVEL CITY INDEX 85.2	
	MID-LEVEL		HIGH-LEVEL		LOW	HIGH
	LOW	HIGH	LOW	HIGH		
Independent Living	\$236	\$282	\$279	\$357	\$201	\$240
Cottages	\$186	\$216	\$258	\$316	\$158	\$184
Assisted Living	\$272	\$347	\$356	\$444	\$232	\$295
Skilled Nursing	\$312	\$366	\$390	\$496	\$266	\$312
IL Commons	\$379	\$479	\$515	\$664	\$323	\$408
Under Building Parking	\$148	\$184	\$186	\$233	\$126	\$156
Sitework	Excluded		Excluded		Excluded	

*Costs are full burden and include general conditions, insurance, tax, bond and fee, but do not include site costs. *The above costs are based on a city index of 100. Each city carries a different index, for example: Dallas, TX has an index of 85.2 which translates to a cost range of \$201 - \$240 per sf for Independent Living. Newark, NJ has an index of 118.8 which translates to a cost range of \$268 - \$321 per sf for Independent Living. These indices coupled with local market conditions are essential when comparing overall pricing.

Mid-Level Projects: Generally are of wood-framed construction with standard amenities and finishes, targeting the more moderate income senior.
High-Level Projects: Generally are of steel or concrete construction with high-end luxury amenities and finishes, targeting the higher income senior.

Respectfully,

Curtis R. Jennings III, AIA, NCARB

Principal



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 Bishop Spencer Place- Memory Care Unit	Project Number #6091 RS
Project Address (Street/City/State/Zip Code) 4301 Madison Ave Kansas City MO 64111	County Jackson

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
The Bishop Spencer Place, Inc.	4301 Madison Ave Kansas City MO 64111	816-931-4277
(List entity to be licensed or certified.)		
List All Operator(s):	Address (Street/City/State/Zip Code)	Telephone Number
The Bishop Spencer Place, Inc.	4301 Madison Ave Kansas City MO 64111	816-931-4277

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:

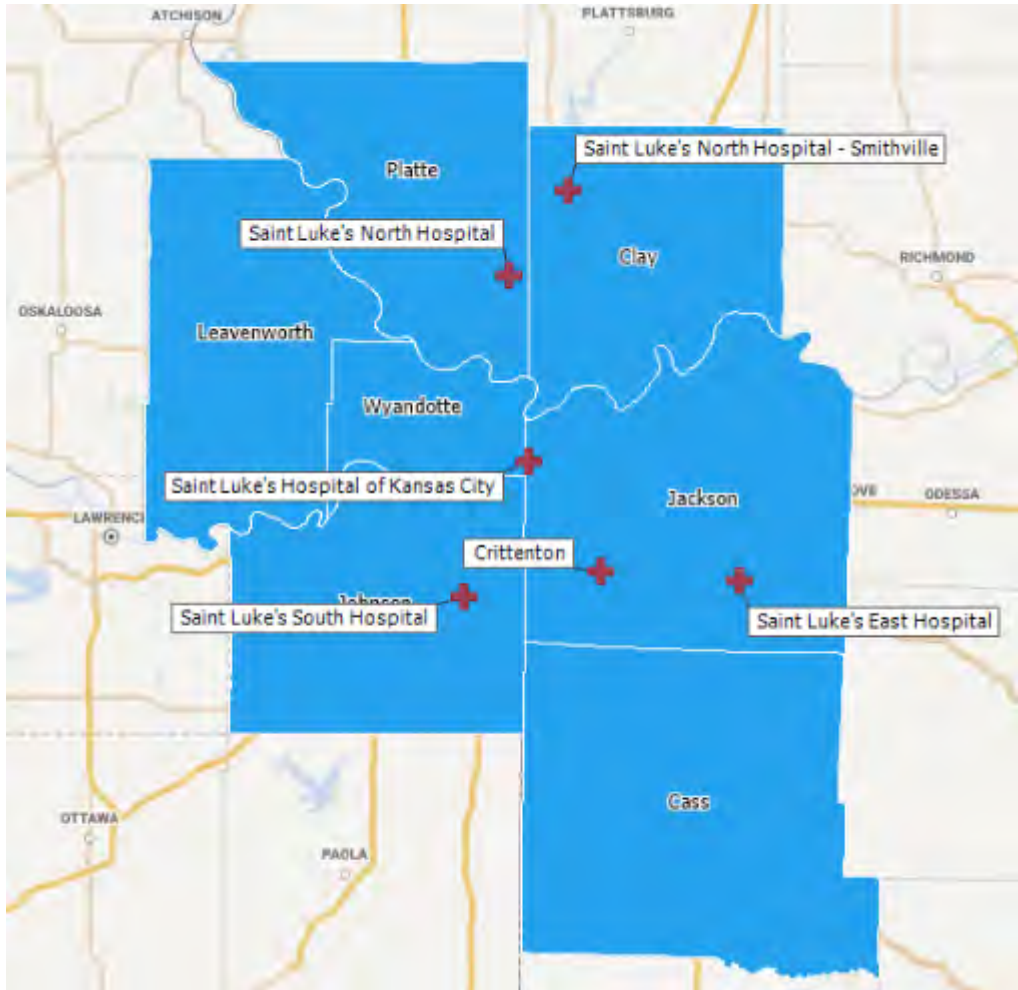
5. Authorized Contact Person (Attach a Contact Person Correction Form if different from the Letter of Intent.)

Name of Contact Person Amy Lamb	Title Director Project Management Office
Telephone Number 314-219-9467	Fax Number E-mail Address alamb@saint-lukes.org
Signature of Contact Person <i>Amy Lamb</i>	Date of Signature 2/7/2024

Proposed Budget Detail Sheet

1. New Construction Costs (not applicable)
2. 2. Renovation Costs
 - a. \$9,500,000 is the total estimate of renovation costs.
4. Architectural/Engineering Fees
 - a. \$500,000 is the architectural and engineering fee estimate.
5. 5. Other Equipment (not applicable)
6. 6. Major Medical Equipment (not applicable)
7. Land Acquisition Costs (not applicable)
8. Consultant's Fees/Legal Fees (not applicable)
9. Interest During Construction (not applicable)
10. Other Costs (not applicable)

Primary Service Area

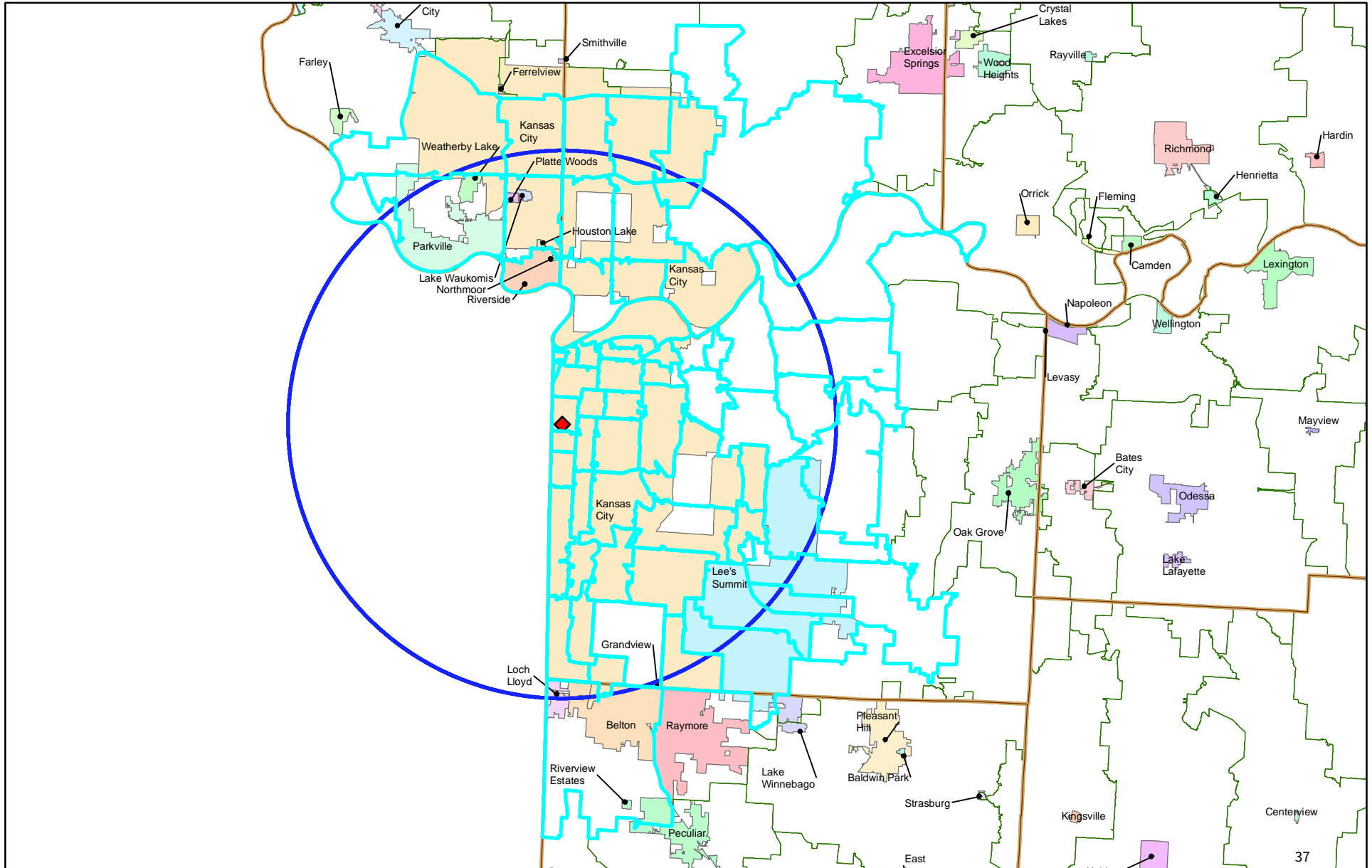




CON 15 Mile Radius

4301 Madison Ave
Kansas City, MO 64111
(Lat: 39.049541 & Long: -94.596836)

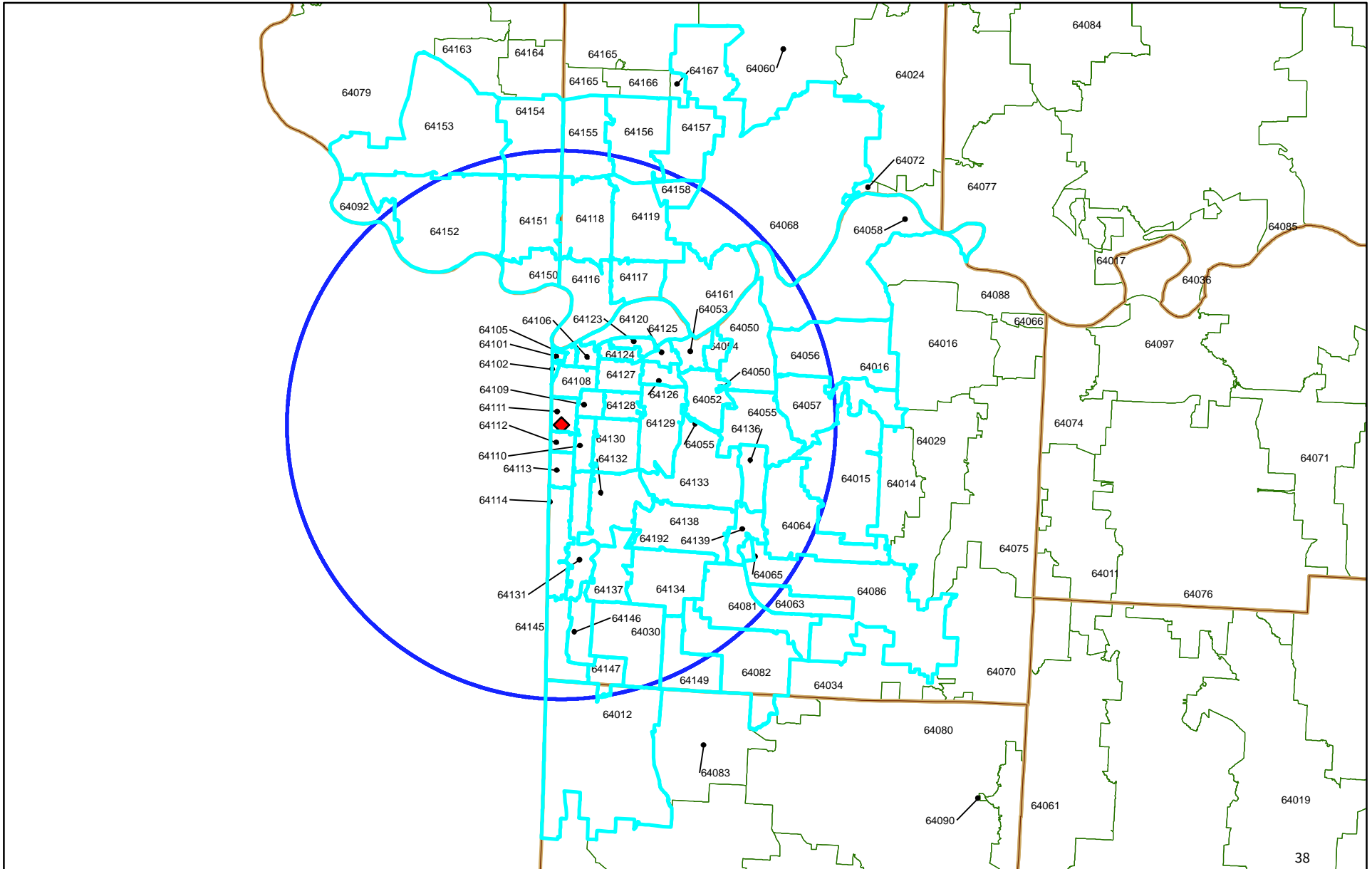
Attachment #20



CON 15 Mile Radius

Attachment
#20B

4301 Madison Ave
Kansas City, MO 64111
(Lat: 39.049541 & Long: -94.596836)



2025 Population Projections

Zip Codes

Zip	County	Total Population	65+ Population
64012	Cass	28,369	4,979
64015	Jackson	34,647	5,237
64030	Jackson	25,453	3,887
64050	Jackson	22,225	4,728
64052	Jackson	22,107	4,456
64053	Jackson	5,109	866
64054	Jackson	3,620	660
64055	Jackson	35,709	10,069
64056	Jackson	18,724	2,588
64057	Jackson	17,282	4,144
64058	Jackson	7,501	1,132
64063	Jackson	21,601	2,836
64064	Jackson	21,689	3,771
64065	Jackson	28	4
64068	Clay	41,643	7,134
64081	Jackson	28,758	6,834
64082	Jackson	22,731	2,813
64086	Jackson	24,875	2,908
64092	Platte	49	10
64101	Jackson	361	5
64102	Jackson	-	-
64105	Jackson	4,451	449
64106	Jackson	9,304	601
64108	Jackson	8,628	1,159
64109	Jackson	8,559	1,112
64110	Jackson	14,240	1,648
64111	Jackson	15,983	2,011
64112	Jackson	8,199	1,407
64113	Jackson	11,919	2,014
64114	Jackson	23,970	5,946
64116	Clay	15,972	3,380
64117	Clay	15,472	2,511
64118	Clay	44,093	8,471
64119	Clay	30,449	6,009
64120	Jackson	295	68
64123	Jackson	10,662	1,193
64124	Jackson	12,664	1,231
64125	Jackson	1,909	188
64126	Jackson	6,131	653
64127	Jackson	15,852	2,002
64128	Jackson	9,628	1,912
64129	Jackson	9,683	1,710
64130	Jackson	16,629	3,933
64131	Jackson	21,099	3,364
64132	Jackson	12,829	1,814
64133	Jackson	36,153	7,584
64134	Jackson	21,850	2,945
64136	Jackson	3,104	657
64137	Jackson	11,557	2,006
64138	Jackson	26,293	5,082
64139	Jackson	2,537	396
64145	Jackson	6,288	2,531
64146	Jackson	1,534	431
64147	Jackson	796	5
64149	Jackson	329	102
64150	Platte	3,387	659
64151	Platte	29,482	5,346
64152	Platte	32,526	4,874
64153	Platte	7,777	983
64154	Platte	14,790	2,698
64155	Clay	27,623	3,181
64156	Clay	9,449	743
64157	Clay	28,287	1,674
64158	Clay	7,874	390
64161	Clay	384	63
64192	Jackson	25	2
Total		983,146	166,199

2025 Population Projections

City				
Zip	City	County	Total Population	65+ Population
64012	Belton	Cass	24,162	3,565
64012	Loch Lloyd	Cass	651	315
64012	Peculiar	Cass	6,104	840
64012	Riverview Estates	Cass	82	16
64082	Lake Winnebago	Jackson	1,257	348
64082	Lees Summit	Jackson	106,322	16,768
64147	Kansas City	Jackson	520,097	78,695
64150	Northmoor	Platte	356	51
64150	Riverside	Platte	3,874	668
64151	Houston Lake	Platte	256	48
64151	Kansas City	Platte	520,097	78,695
64151	Lake Waukomis	Platte	963	287
64151	Northmoor	Platte	356	51
64151	Parkville	Platte	8,217	1,027
64151	Platte Woods	Platte	411	135
64151	Riverside	Platte	3,874	668
64152	Kansas City	Platte	520,097	78,695
64152	Parkville	Platte	8,217	1,027
64152	Weatherby	Platte	101	12
64153	Kansas City	Platte	520,097	78,695
64153	Parkville	Platte	8,217	1,027
64154	Kansas City	Platte	520,097	78,695
Total			2,773,905	420,328

Bed Need Calculation Attachment #20E

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	POPULATION 65+				Project Number:		#6091 RS Pop	Project Address:			4301 Madison Ave, Kansas City, MO 64111 (39.049541, -94.596836)				
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	64012	4,979	Belton	3,565	95%	3,387	4,054	925	5%	46	5%	178	336	382
4				Loch Lloyd	315	100%	315					50%	158		
5				Peculiar	840	40%	336					0%			
6				Riverview Estates	16	100%	16					0%	0		
7	2	64015	5,237				0	0	5,237	20%	1,047		0	0	1,047
8							0						0		
9							0						0		
10	3	64030	3,887				0	0	3,887	95%	3,693		0	0	3,693
11							0						0		
12							0						0		
13	4	64050	4,728				0	0	4,728	100%	4,728		0	0	4,728
14							0						0		
15							0						0		
16	5	64052	4,456				0	0	4,456	100%	4,456		0	0	4,456
17							0						0		
18							0						0		
19	6	64053	866				0	0	866	100%	866		0	0	866
20							0						0		
21							0						0		
22	7	64054	660				0	0	660	100%	660		0	0	660
23							0						0		
24							0						0		
25	8	64055	10,069				0	0	10,069	100%	10,069		0	0	10,069
26							0						0		
27							0						0		
28	9	64056	2,588				0	0	2,588	40%	1,035		0	0	1,035
29							0						0		
30							0						0		
31	10	64057	4,144				0	0	4,144	65%	2,694		0	0	2,694
32							0						0		
33							0						0		
34	11	64058	1,132				0	0	1,132	10%	113		0	0	113
35							0						0		
36							0						0		
37	12	64063	2,836				0	0	2,836	20%	567		0	0	567
38							0						0		
39							0						0		
40	13	64064	3,771				0	0	3,771	60%	2,263		0	0	2,263
41							0						0		
42							0						0		
43	14	64065	4				0	0	4	100%	4		0	0	4
44							0						0		
45							0						0		
46	15	64068	7,134				0	0	7,134	10%	713		0	0	713
47							0						0		
48							0						0		
49	16	64081	6,834				0	0	6,834	60%	4,100		0	0	4,100
50							0						0		
51							0						0		
52	17	64082	2,813				0	0	2,813	30%	844		0	0	844
53							0						0		
54							0						0		
55	18	64086	2,908				0	0	2,908	15%	436		0	0	436
56							0						0		
57							0						0		
58	19	64092	10				0	0	10	20%	2		0	0	2
59							0						0		
60							0						0		
61	20	64101	5				0	0	5	100%	5		0	0	5
62							0						0		
63							0						0		
64	21	64102	0				0	0	0	100%	0		0	0	0
65							0						0		
66							0						0		

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
67	22	64105	449				0	0	449	100%	449		0	0	449
68							0						0		
69							0						0		
70	23	64106	601				0	0	601	100%	601		0	0	601
71							0						0		
72							0						0		
73	24	64108	1,159				0	0	1,159	100%	1,159		0	0	1,159
74							0						0		
75							0						0		
76	25	64109	1,112				0	0	1,112	100%	1,112		0	0	1,112
77							0						0		
78							0						0		
79	26	64110	1,648				0	0	1,648	100%	1,648		0	0	1,648
80							0						0		
81							0						0		
82	27	64111	2,011				0	0	2,011	100%	2,011		0	0	2,011
83							0						0		
84							0						0		
85	28	64112	1,407				0	0	1,407	100%	1,407		0	0	1,407
86							0						0		
87							0						0		
88	29	64113	2,014				0	0	2,014	100%	2,014		0	0	2,014
89							0						0		
90							0						0		
91	30	64114	5,946				0	0	5,946	100%	5,946		0	0	5,946
92							0						0		
93							0						0		
94	31	64116	3,380				0	0	3,380	100%	3,380		0	0	3,380
95							0						0		
96							0						0		
97	32	64117	2,511				0	0	2,511	100%	2,511		0	0	2,511
98							0						0		
99							0						0		
100	33	64118	8,471				0	0	8,471	100%	8,471		0	0	8,471
101							0						0		
102							0						0		
103	34	64119	6,009				0	0	6,009	100%	6,009		0	0	6,009
104							0						0		
105							0						0		
106	35	64120	68				0	0	68	100%	68		0	0	68
107							0						0		
108							0						0		
109	36	64123	1,193				0	0	1,193	100%	1,193		0	0	1,193
110							0						0		
111							0						0		
112	37	64124	1,231				0	0	1,231	100%	1,231		0	0	1,231
113							0						0		
114							0						0		
115	38	64125	188				0	0	188	100%	188		0	0	188
116							0						0		
117							0						0		
118	39	64126	653				0	0	653	100%	653		0	0	653
119							0						0		
120							0						0		
121	40	64127	2,002				0	0	2,002	100%	2,002		0	0	2,002
122							0						0		
123							0						0		
124	41	64128	1,912				0	0	1,912	100%	1,912		0	0	1,912
125							0						0		
126							0						0		
127	42	64129	1,710				0	0	1,710	100%	1,710		0	0	1,710
128							0						0		
129							0						0		
130	43	64130	3,933				0	0	3,933	100%	3,933		0	0	3,933
131							0						0		
132							0						0		
133	44	64131	3,364				0	0	3,364	100%	3,364		0	0	3,364
134							0						0		
135							0						0		
136	45	64132	1,814				0	0	1,814	100%	1,814		0	0	1,814
137							0						0		
138							0						0		

DIVIDER III: Application Summary

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.
 - a. (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.
 - a. An inventory of existing and approved RCF/ALF facilities inside the 15-miles radius is provided (attachment #22).
 - b. The following population-based long-term care bed need methodology for the fifteen- (15-) mile radius was used to determine the need:
 - i. 1. A service area need determined to be twenty-five (25) beds per one thousand (1,000) year 2025 population age sixty-five (65) and older minus the current supply of RCF/ALF beds shown in the most recent Six-Quarter Occupancy of Residential Care and Assisted Living Facility Licensed and Available Beds as provided by the CONP which includes licensed and CON-approved beds.

$$\text{Unmet ALF Need} = (25 \times P) - U$$

Where:
25 = 25 RCF/ALF need rate per 1,000 population age 65 +
P = Year 2025 population in the 15-mile radius
U = Number of existing and approved beds in 15-mile radius

$$\text{Unmet Need} = (0.025 \times 128,097) - 3,234 = -31.5$$
3. For LTCH beds, address the population-based bed need methodology of one-tenth (0.1) bed per one thousand (1,000) population.
 - a. 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.
 - a. In researching the need for additional Memory Care beds in our market, we looked at both national and regional needs along with our current residents and their needs along with the needs of patients being discharged from our local hospital. We determined that our current residents and their families had a

difficult time finding open Memory Care Unit beds as did patients and their families being discharged from our hospital. All national and regional publications and articles relating to occupancy pre and post-pandemic support that Memory Care occupancy levels returned to pre-pandemic levels the earliest of all lines of service and that the need for additional beds will continue into the future as the aging population continues to grow.

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.
 - a. (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? If the answer is yes, explain.
 - a. Not Applicable. The facility has not received a Notice of Noncompliance within the last 18 months.

County	Facility Name	Address	City	Zip	Licensed Beds			Average Occup %
					ALF	RCF	TOTAL	
Clay	Grand Royale, The (Opened 7/26/21)	2900 NE Kendallwood Parkway	Gladstone	64119	25	0	25	82.11570674
Clay	Heritage Village of Gladstone	3000 NE 64th St	Gladstone	64119	60	0	60	73.27461466
Clay	Kendallwood Senior Living (Closed 9/13/23)	2801 N E 60th St	Gladstone	64119	0	0	0	26.11202186
Clay	Linden Woods Village	2901 NE 72nd Street	Gladstone	64119	40	0	40	88.04094188
Clay	McCrite Plaza at Briarcliff Assisted Living	1201 N W Tullison Rd	Kansas City	64116	164	0	164	69.51588373
Clay	Oxford Grand at Shoal Creek	8280 N Tullis Ave	Kansas City	64158	98	0	98	80.37283969
Jackson	Anthology of the Plaza (Opened 96 beds 7/24/19)	2 Emanuel Cleaver II Blvd	Kansas City	64112	96	0	96	50.56265207
Jackson	Armour Oaks Senior Living Community	8100 Wornall Rd	Kansas City	64114	47	0	47	72.93057928
Jackson	Baptist Homes of Independence (license merged 8/16/21)	17451 Medical Center Parkway	Independence	64057	0	20	20	21.71232877
Jackson	Beacon Hill Residential Care	2905 Campbell	Kansas City	64109	0	37	37	52.35746696
Jackson	Bishop Spencer Place, Inc, The	4301 Madison Ave	Kansas City	64111	40	0	40	37.39303483
Jackson	Blessed Homes	305 E 63rd St	Kansas City	64113	0	11	11	89.96581197
Jackson	Blue Hills Rest Home, Inc	2207 N Blue Mills Rd	Independence	64058	63	0	63	88.28640945
Jackson	Brookdale Wornall Place	501 West 107th Street	Kansas City	64114	68	0	68	52.45192514
Jackson	Carrie Dumas Long Term Care Facility	2836 Benton Blvd	Kansas City	64128	34	0	34	49.98926578
Jackson	Cedarhurst of Blue Springs	20551 East Trinity Place	Blue Springs	64015	89	0	89	75.96161732
Jackson	Cross Creek at Lee's Summit	3320 NE Wilshire Dr.	Lee's Summit	64064	55	0	55	81.03848706
Jackson	Harris House Residential Care Facility, The	3859 East 59th Terrace	Kansas City	64130	0	7	7	97.75808133
Jackson	Hidden Lake Care Center	11400 Hidden Lake Dr	Raytown	64133	0	48	48	62.96380779
Jackson	House of Care Center	3744 Benton Blvd	Kansas City	64128	0	8	8	72.29212254
Jackson	Jeanne Jugan Center (closed 4/12/23)	8745 James A Reed Rd	Kansas City	64138	0	0	0	35.48009368
Jackson	Jolet Home	3920 Forest	Kansas City	64110	0	17	17	84.5427222
Jackson	Kingswood	10000 Wornall Rd	Kansas City	64114	67	0	67	87.06787388
Jackson	Lodge Residential Care Facility, The	3860 East 60th St	Kansas City	64130	0	8	8	99.68065693
Jackson	Madison Senior Living, The	14001 Madison Avenue	Kansas City	64145	66	0	66	66.39254719
Jackson	Maywood Manor	1041 West Truman Rd	Independence	64050	0	24	24	67.96684915
Jackson	Oaks, The	5550 Noland Rd	Kansas City	64133	0	62	62	59.95114198
Jackson	Rockhill Manor Assisted Living	4235 Locust St	Kansas City	64110	190	0	190	85.56403697
Jackson	Silverado Lee's Summit	3101 SW 3rd Street	Lee's Summit	64081	54	0	54	72.84238997
Jackson	St. Anthony's	1010 East 68th Street	Kansas City	64131	81	0	81	50.21402181
Jackson	Summitview Terrace Assisted Living By Americare	12101 East Bannister Rd	Kansas City	64138	52	0	52	57.38513455
Jackson	Trustwell Living of Raytown	9110 E. 63rd Street	Raytown	64133	76	0	76	43.37112299
Jackson	Turning Point Group Home (Closed 04/01/23)	1720 Swope Dr	Independence	64057	0	0	0	69.9543379
Jackson	Villa Ventura Assisted Living Facility	12100 Wornall Rd	Kansas City	64145	50	0	50	44.92424242
Jackson	Village Assisted Living	1701 NW O'Brien Road	Lee's Summit	64081	50	0	50	52.81673307
Jackson	Village Assisted Living (RCF Closed 10/01/18)	1704 Northwest O'Brien Rd	Lees Summit	64081	172	0	172	80.0743376
Jackson	Villages of Jackson Creek, The	3980 S Jackson Dr	Independence	64057	62	0	62	52.06910761
Jackson	Waterford South (Closed 8/26/22)	11515 Holmes Rd	Kansas City	64131	0	0	0	52.08006279
Jackson	White Oak Assisted Living	1415-1515 West White Oak	Independence	64050	78	0	78	43.2271196
Jackson	Wood Oaks, Inc	1804 South Sterling Ave	Independence	64052	0	30	30	88.21776156
Platte	Anthology of Burlington Creek	6311 N Cosby Avenue	Kansas City	64151	110	0	110	71.85965494
Platte	Autumn Woods, Inc	5500 Nw Houston Lake Dr	Kansas City	64151	0	28	28	94.20620438
Platte	Benton House of Tiffany Springs	5901 NW 88th Street	Kansas City	64154	80	0	80	76.54393948
Platte	Gardens at Barry Road, The	8300 NW Barry Rd	Kansas City	64153	140	0	140	70.94629823
Platte	Leona House	5000 NW Old Trail Rd	Kansas City	64151	7	0	7	91.50156413
Platte	Primrose Retirement Community of Kansas City	8559 North Line Creek Parkway	Kansas City	64154	44	0	44	67.76904715
Platte	Tiffany Springs Senior Care Community	9101 N Ambassador Drive	Kansas City	64154	89	0	89	79.80398589
Platte	Wexford Place Assisted Living and Memory Support by Senior Star	6460 N Cosby Ave	Kansas City	64151	98	0	98	87.33613884
Platte	Windemere Healthcare Center, LLC	3100 North West Vivion Rd	Riverside	64150	0	65	65	99.8789918
Total							2445	

DIVIDER IV: Application Summary

1. Document that the proposed costs per square foot are reasonable when compared to the latest “RS Means Construction Cost data”
 - a. Renovation cost is \$509 per square foot (See Attachment #7), which is more than the $\frac{3}{4}$ percentile of \$294.82 per square foot for RS Means for the Kansas City Missouri Area (see attachment #23). The higher costs have resulted from increased costs of labor and materials in the post-covid era.
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.
 - a. Bishop Spencer Place is financing this project with available cash, as outlined in the Proposed Project Budget. Bishop Spencer Place has adequate cash reserves available to fund this project as documented in the Audited Consolidated Balance Sheet (See Attachment #24).
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.
 - a. (See Attachment #25)
4. Document how patient charges are derived.
 - a. We reviewed current market charges and fees and we reviewed our expense structure and were able to consider patient charges on the lower end of the current market, due to these factors. Our pro forma is based on this review.
5. Document responsiveness to the needs of the medically indigent.
 - a. A copy of our existing policy for meeting the needs of the medically indigent is included (See Attachment #26).
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?
 - a. 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.
 - a. Not Applicable

From: [Hill, Audrey M](#)
To: [CONP CONP; Lux, Mackinzey](#)
Cc: [Lamb, Amy](#)
Subject: FW: CON 6091 Bed Need
Date: Tuesday, April 9, 2024 2:01:55 PM
Attachments: [image001.png](#)

Hi Mackinzey – FYI on the below email from Amy Lamb. Please let us know if you have any questions.

Thank you,
Audrey Hill

Audrey Hill
Operations Project Consultant
Saint Luke's Health System

Mobile: 816-589-4399
Teams: 

From: Lamb, Amy
Sent: Monday, April 8, 2024 9:38 AM
To: 'Lux, Mackinzey' <Mackinzey.Lux@health.mo.gov>
Cc: Hill, Audrey M <ahill@saint-lukes.org>
Subject: RE: CON 6091 Bed Need

Yes, we agree with your findings. We updated our answers to reflect your office's calculation in Divider II #11 and Divider III #2. We also updated the population worksheet on page 41 in the application.

We are prepared to speak to this when we present this project at the upcoming meeting. While there is a bed surplus of ALF beds, the beds we plan to add with this project are specialized for memory care and we can speak to the need for this service in the community.

Amy

From: Lux, Mackinzey <Mackinzey.Lux@health.mo.gov>
Sent: Monday, April 8, 2024 9:30 AM
To: Lamb, Amy <alamb@saint-lukes.org>
Subject: CON 6091 Bed Need
Importance: High

We reviewed the population-based need calculation presented in the CON application and the population we arrived at is 128,097 (attached). We found 3,234 (431 CON Approved & 2,803 Licensed) ALF/RCF beds in the 15-mile radius (attached). Therefore, we calculated a bed surplus of 31 ALF/RCF beds within 15 miles of the site. Please let me know if you agree or disagree with our findings.

This information is needed by Monday, April 8, 2024.

Mackinzey Lux

Assistant Program Coordinator, Certificate of Need
Department of Health and Senior Services
920 Wildwood Drive, P.O. Box 570
Jefferson City, MO 65102
OFFICE: 573-751-6403
FAX: 573-751-7894

EMAIL: mackinzey.lux@health.mo.gov

<http://health.mo.gov/information/boards/certificateofneed/index.php>

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From: [Lamb, Amy](#)
To: [Dorge, Alison](#)
Cc: [CONP CONP](#); [Lux, Mackinze](#); [Hill, Audrey M](#); [Brooks, Mark C](#); [Walters, Lisa H](#)
Subject: FW: Bishop Spencer Place CON: Additional Information Needed
Date: Friday, April 12, 2024 3:48:12 PM
Attachments: [image001.png](#)
[image002.png](#)

Hi Alison,

Per our conversations yesterday and today, I'm providing you with some additional clarity on the numbers from the construction budget that we submitted.

- The letter from the architect (SCFS) included in our application referenced the assumptions the firm used for the **hard costs** on the budget
- The other costs (soft costs, FF&E, IT, Financing, & contingency), were assembled based on historical data and square footage data. Please see below from Mark Brooks. Mark is the SLHS Director of Construction. I've included him here on this email as well in case we need to include additional information.

Thanks,
Amy

From: Brooks, Mark C <mbrooks@saint-lukes.org>
Sent: Friday, April 12, 2024 7:08 AM
To: Lamb, Amy <alamb@saint-lukes.org>; Hill, Audrey M <ahill@saint-lukes.org>; Curtis R. Jennings III <cjennings@SFCS.com>; Collier, Louis <loucollier1@saint-lukes.org>; Amy A. Taft <ataft@SFCS.com>; Lauren F. Tilley <ltalley@sfcs.com>; Walters, Lisa H <lwalters@saint-lukes.org>
Subject: RE: Bishop Spencer Place CON: Additional Information Needed

Amy,

We assembled these budgets based on historical data and square footage data.

If you need anything more, please let me know.

Thanks

Mark

From: Lamb, Amy <alamb@saint-lukes.org>
Sent: Thursday, April 11, 2024 3:25 PM
To: Hill, Audrey M <ahill@saint-lukes.org>; Curtis R. Jennings III <cjennings@SFCS.com>; Collier, Louis <loucollier1@saint-lukes.org>; Amy A. Taft <ataft@SFCS.com>; Lauren F. Tilley <ltalley@sfcs.com>; Brooks, Mark C <mbrooks@saint-lukes.org>; Walters, Lisa H <lwalters@saint-lukes.org>
Subject: RE: Bishop Spencer Place CON: Additional Information Needed

Hi Everyone,

I got a call from the CON office. They have questions about the documents attached that we have

provided to them.

My understanding is that the attached letter with the architect's hard cost budget detail letter from SCFS is only explaining the \$7,376,089 of hard costs in the memory care construction budget.

IF the above is correct, we need to provide additional information to explain the remainder of the cost. We need a document that explains assumptions (how we determined these costs via quotes or otherwise) for:

- The soft costs (\$600,922)
- The FF&E (\$705,843)
- IT (\$61,690)
- Contingency (\$1,106,413)

Who can I get this information from?

Thanks,
Amy

From: Hill, Audrey M <ahill@saint-lukes.org>
Sent: Tuesday, April 2, 2024 5:36 PM
To: Curtis R. Jennings III <cjennings@SFCS.com>; Collier, Louis <loucollier1@saint-lukes.org>; Amy A. Taft <ataft@SFCS.com>; Lauren F. Tilley <ltilley@sfcs.com>
Cc: Lamb, Amy <alamb@saint-lukes.org>
Subject: RE: Bishop Spencer Place CON: Additional Information Needed

Hi Curtis – Yes if you could provide a letter explaining the hard costs that would be perfect.

Much appreciated,
Audrey

From: Curtis R. Jennings III <cjennings@SFCS.com>
Sent: Tuesday, April 2, 2024 4:36 PM
To: Collier, Louis <loucollier1@saint-lukes.org>; Hill, Audrey M <ahill@saint-lukes.org>; Amy A. Taft <ataft@SFCS.com>; Lauren F. Tilley <ltilley@sfcs.com>
Cc: Lamb, Amy <alamb@saint-lukes.org>
Subject: RE: Bishop Spencer Place CON: Additional Information Needed

Oops hit Send to quick! Please see below and add to the last sentence: “ ...let me know if this is desired and we will get it sent over tomorrow. “

Thanks,
Curtis

Curtis R. Jennings III, [AIA](#), [NCARB](#) | Principal | [SFCS](#)
Direct: 540.682.8059 | Office: 540.344.6664 | Cell: 540.588.2878

From: Curtis R. Jennings III

Sent: Tuesday, April 2, 2024 5:34 PM

To: Collier, Louis <loucollier1@saint-lukes.org>; Hill, Audrey M <ahill@saint-lukes.org>; Amy A. Taft <ataft@SFCS.com>; Lauren F. Tilley <ltilley@sfcs.com>

Cc: Lamb, Amy <alamb@saint-lukes.org>

Subject: RE: Bishop Spencer Place CON: Additional Information Needed

Good afternoon Audrey. SFCS can only provide a letter explaining the hard cost portion of the budget. Our letter could be attached to a letter provided by St. Lukes or others explaining the other budget items such as soft costs, IT, FF&E & contingencies as well as the other line items in the CON budget form.

Please let me know if this

Curtis R. Jennings III, [AIA, NCARB](#) | Principal | [SFCS](#)
Direct: 540.682.8059 | Office: 540.344.6664 | Cell: 540.588.2878

From: Collier, Louis <loucollier1@saint-lukes.org>

Sent: Tuesday, April 2, 2024 11:09 AM

To: Hill, Audrey M <ahill@saint-lukes.org>; Curtis R. Jennings III <cjennings@SFCS.com>; Amy A. Taft <ataft@SFCS.com>; Lauren F. Tilley <ltilley@sfcs.com>

Cc: Lamb, Amy <alamb@saint-lukes.org>

Subject: RE: Bishop Spencer Place CON: Additional Information Needed

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Audrey,

If Curtis cannot, see if Mark Brooks can provide since he did originally obtain a proposal.

Thank you

Louis Collier
Chief Executive Officer
Saint Luke's Bishop Spencer Place
Office: 816.595.5003 Mobile: 941.376.7167
Email: loucollier1@saint-lukes.org



From: Hill, Audrey M <ahill@saint-lukes.org>

Sent: Tuesday, April 2, 2024 10:08 AM

To: Curtis R. Jennings III <cjennings@SFCS.com>; Amy A. Taft <ataft@SFCS.com>; Lauren F. Tilley <ltilley@sfcs.com>

Cc: Collier, Louis <loucollier1@saint-lukes.org>; Lamb, Amy <alamb@saint-lukes.org>

Subject: RE: Bishop Spencer Place CON: Additional Information Needed

Thank you Curtis – We actually submitted the attached detailed budget along with the letter you previously provided last month. It looks like they are now looking for an explanation or quote from a third party showing how we determined the costs. I think a document listing each category with explanation of how costs were determined would suffice. Is that something you could provide?

Thank you,
Audrey

From: Curtis R. Jennings III <cjennings@SFCS.com>

Sent: Tuesday, April 2, 2024 9:49 AM

To: Hill, Audrey M <ahill@saint-lukes.org>; Amy A. Taft <ataft@SFCS.com>; Lauren F. Tilley <ltilley@sfcs.com>

Cc: Collier, Louis <loucollier1@saint-lukes.org>; Lamb, Amy <alamb@saint-lukes.org>

Subject: RE: Bishop Spencer Place CON: Additional Information Needed

Good morning Audrey, Louis sent me a detailed budget that BSP/St Lukes created for the construction /renovation costs. I have attached for your convenience. I believe that may be what your looking for?

I am happy to jump on a quick call later today or tomorrow if needed to review additional needs or clarifications. Please let me know if you need anything further.

Curtis

Curtis R. Jennings III, [AIA](#), [NCARB](#) | Principal | [SFCS](#)
Direct: 540.682.8059 | Office: 540.344.6664 | Cell: 540.588.2878

From: Hill, Audrey M <ahill@saint-lukes.org>

Sent: Tuesday, April 2, 2024 9:42 AM

To: Curtis R. Jennings III <cjennings@SFCS.com>; Amy A. Taft <ataft@SFCS.com>; Lauren F. Tilley <ltilley@sfcs.com>

Cc: Collier, Louis <loucollier1@saint-lukes.org>; Lamb, Amy <alamb@saint-lukes.org>

Subject: Bishop Spencer Place CON: Additional Information Needed

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Good Morning Curtis and Team, the CON staff has requested additional third party detail (see below). I have attached the proposed budget we previously provided as reference. Can you assist with providing written explanation for your components? The deadline for submitting this information is **Friday, April 5**. Please let me know if you have any questions, thank you!

- Provide third party documentation for the construction/renovation costs or provide methods and assumptions for finding these costs (just listing costs on the budget detail is not sufficient — we need to know how they determined those costs either by an explanation or quote).

Audrey Hill
Operations Project Consultant
Saint Luke's Health System

Mobile: 816-589-4399

Teams: 

From: Curtis R. Jennings III <cjennings@SFCS.com>

Sent: Monday, March 11, 2024 12:05 PM

To: Collier, Louis <loucollier1@saint-lukes.org>

Cc: Hill, Audrey M <ahill@saint-lukes.org>; Amy A. Taft <ataft@SFCS.com>; Lauren F. Tilley <ltilley@sfcs.com>

Subject: RE: construction budget

Louis, please find the attached requested letter for the CON application, regarding the budget.

Please let me know anything further you may need, and we'll be happy to help.

Curtis

Curtis R. Jennings III, [AIA](#), [NCARB](#) | Principal | [SFCS](#)
Direct: 540.682.8059 | Office: 540.344.6664 | Cell: 540.588.2878

From: Collier, Louis <loucollier1@saint-lukes.org>

Sent: Wednesday, March 6, 2024 5:49 PM

To: Curtis R. Jennings III <cjennings@SFCS.com>

Cc: Hill, Audrey M <ahill@saint-lukes.org>

Subject: RE: construction budget

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Curtis,

The letter is needed to submit as an addendum to the package, and it was requested by the CON staff earlier this week. I have attached the application package that was submitted, and I am including Audrey Hill on this email as she is the lead for the CON process.

I certainly appreciate you sending a letter and we also look forward to moving forward with the project.

Let me know if you need any additional information.

Thank you

Louis Collier
Chief Executive Officer
Saint Luke's Bishop Spencer Place
Office: 816.595.5003 Mobile: 941.376.7167
Email: loucollier1@saint-lukes.org



From: Curtis R. Jennings III <cjennings@SFCS.com>
Sent: Wednesday, March 6, 2024 4:43 PM
To: Collier, Louis <loucollier1@saint-lukes.org>
Subject: Re: construction budget

Hey Louis , thanks for sending along, I'll review and follow up with the letter this week. Confirming this is the letter needed for the CON? Also, Can you send along the full CON submission package to review as well?

Sounds like everything is moving along on your side with the invoicing and we have received the first check, thanks for your assistance. We are excited to get going on the next phase.

Let me know if you need anything else.

Curtis

Curtis R. Jennings III, [AIA](#), [NCARB](#) | Principal | [SFCS](#)
Direct: [540.682.8059](tel:540.682.8059) | Office: [540.344.6664](tel:540.344.6664) | Cell: [540.588.2878](tel:540.588.2878)

From: Collier, Louis <loucollier1@saint-lukes.org>
Sent: Wednesday, March 6, 2024 2:28 PM
To: Curtis R. Jennings III <cjennings@SFCS.com>
Subject: construction budget

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Curtis,

Hope you are doing well. Attached is the construction budget that Mark and his group had put together with a contractor some time in 2023. Please review and let me know if you are comfortable with a letter supporting the initial budget.

Thank you

Louis Collier
Chief Executive Officer
Saint Luke's Bishop Spencer Place
Office: 816.595.5003 Mobile: 941.376.7167
Email: loucollier1@saint-lukes.org



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