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 PMTo: 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.

## Mackínzey 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

#### DHSS - Protecting Health and Keeping People Safe

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Memorycare	in Madison	BSP		8/17/2023		
	BUDGET LINE ITEM DESCRIPTION		Idge	t		
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		
			Ŧ	000,011		
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		
Cotocom	OF Financing					
Category:	05 - Financing	0				
	Capitalized Interest		ć			
	Total Financing		\$	-		
Category:	99 - Contingency					
	Contingency (15%)	1106413				
	Total Contingency		\$	1,106,413		
				,===, •=0		
	Grand Total		\$	9,851,333		
Clarifications:						

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

¥¥sfcs.com¥central¥2023¥23101.00¥01 Project Information¥00 Agreements & Fees¥Certificate of Need¥Architect's Certificate of Need\_Budget.docx

Architecture Engineering Planning Interiors

 
 305 South Jefferson St.
 1927 South Tryon St.
 1777 Sentry Parkway West
 2115 Lexington Rd.

 Roanoke, VA 24011
 Suite 207
 VEVA 17, Suite 220
 Suite 100

 T: 540.344.6664
 Charlotte, NC 28203
 Blue Bell, PA 19422
 Louisville, KY 40206

 www.sfcs.com
 T: 704.372.7327
 T: 610.825.1288
 T: 502.414.4545

 Charlotte, NC 28203
 Blue Bell, PA 19422

 T: 704.372.7327
 T: 610.825.1288

Louisville, KY 40206

## PROPOSED PROJECT BUDGET

escrij DSTS	otion 5:*	<b><u>Dollars</u></b> (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 ear	ned) ***
10.	Other Costs ***	
11.	Subtotal Non-Construction Costs (sum of #4 th	hrough #10
12.	<b>Total Project Development Costs</b> (#3 plus #11	) **
	<b>CING:</b> Unrestricted Funds	
	Bonds	
	Loans	
	Other Methods (specify)	
17.	<b>Total Project Financing</b> (sum of #13 through #	16) **
18.	New Construction Total Square Footage	
19.	New Construction Costs Per Square Foot *****	
	Renovated Space Total Square Footage	
20.		
	Renovated Space Costs Per Square Foot ******	

\*\* 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.



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

n individual form for each affected service with a ent number of copies of this form to cover entire period, ll in the years in the appropriate blanks.	2023	<b>Year</b> 2022	2021
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

e an individual form for each affected service with a fficient number of copies of this form to cover entire period, ad fill in the years in the appropriate blanks.	2026	<b>Year</b> 2027	2028
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
То:	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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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.

Molly CH. Schupter, 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,

mily we

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



<u>Committees</u> 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.

Sen. Greg Razer

April 4, 2024 🕐

Alison Dorge and Members of the Missouri Health Facilities Review Committee 3418 Knipp Drive, P.O. 8ox 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,

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.

Jamen Xle COTA

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.

Julei Daleit, PTA

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.

dara hunder maccibil

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.

Dush h, ppt

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.

Pulse herfs

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 elissa

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.

## Mackínzey 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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# SFCS

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 Biship 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/

¥¥sfcs.com¥central¥2023¥23101.00¥01 Project Information¥10 Certificate of Need¥Architect's Hard Cost budget detail.docx

 Architecture
 305 South Jefferson St.
 1927 South Tryon St.
 1777 Sentry Parkway West
 2115 Lexington Rd.

 Engineering
 Roanoke, VA 24011
 Suite 207
 VEVA 17, Suite 220
 Suite 100

 Planning
 T: 540.344.6664
 Charlotte, NC 28203
 Blue Bell, PA 19422
 Louisville, KY 40206

 Interiors
 www.sfcs.com
 T: 704.372.7327
 T: 610.825.1288
 T: 502.414.4545

Louisville, KY 40206

Per Gross Square Foot			N COS			ITZ.
WINTER 2024 The cost report accounts for labor and material difference between version clines, but DOE NOT account for special giornelisticional (ssues operated code requirements, humaniare and existing requirements, local		CITY IN - <b>LEVEL</b>	DALLAS, TX MID-LEVEL CITY INDEX 85.2			
market competitiveness, and site logistic issues.	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
	\$148	\$184	\$186	\$233	\$126	\$156
Under Building Parking					-	

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 Juany amenities and finishes, targeting the higher income senior.

Respectfully,

Ш

Curtis R. Jennings III, AIA, NCARB

Principal

## SFCS



### Certificate of Need Program

## **APPLICANT IDENTIFICATION AND CERTIFICATION**

The information provided must match the Letter of Int	<b>ent</b> for this project, without e	exception.	
<b>1. Project Location</b> (Attach additional pages as neces	sary to identify multiple project sites	.)	
Title of Proposed Project		Project Number	
Bishop Spencer Place- Memory Care Unit		#6091 RS	
Project Address (Street/City/State/Zip Code)		County	
4301 Madison Ave Kansas City MO 64111		Jackson	
2. Applicant Identification (Information must ag	ree with previously submitted Letter	of Intent.)	
List All Owner(s): (List corporate entity.)	Address (Street/City/State/Z	ip Code)	Telephone Number
The Bishop Spencer Place, Inc.	4301 Madison Ave Kansas City MO 64111		816-931-4277
(List entity to be			
List All Operator(s): licensed or certified.) Add:	ress (Street/City/State/Zip Cod	le) Teleph	one Number
The Bishop Spencer Place, Inc.	4301 Madison Ave Kansas City MO 64111		816-931-4277
3. Ownership (Check applicable category.)			
✓ Nonprofit Corporation □ Individuation	al 🗌 City	Distric	t
□ Partnership □ Corporat	ion 🗌 County	□ Other_	
4. Certification			
In submitting this project application, the application	ant understands that:		
(A) The review will be made as to the comm	munity need for the propos	sed beds or equipment	in this
application; (P) In determining community need, the N	liggouri Ugalth Eggilition P	Pariary Committee (Com	mittaa) will
(B) In determining community need, the M consider all similar beds or equipment		eview Committee (Com	mittee) will
(C) The issuance of a Certificate of Need (		oends on conformance	with its Rules
and CON statute;			
(D) A CON shall be subject to forfeiture for months after the date of issuance, unl	r failure to incur an expend ess obligated or extended b	liture on any approved by the Committee for an	project six (6) n additional six
(6) months:			
(E) Notification will be provided to the CO			
(F) A CON, if issued, may not be transferr Committee.	ed, relocated, or modified e	except with the consen	t of the
We certify the information and date in this applic representative's signature below:	ation as accurate to the be	est of our knowledge an	nd belief by our
5. Authorized Contact Person (Attach a Conta	ct Person Correction Form if different	t from the Letter of Intent.)	
Name of Contact Person	Tit		
Amy Lamb	Di	rector Project Management Of	fice
Telephone Number Fax Number		mail Address	
314-219-9467		amb@saint-lukes.org	
Signature of Contact Person		ate of Signature	
Amy Lamb	2	/7/2024	

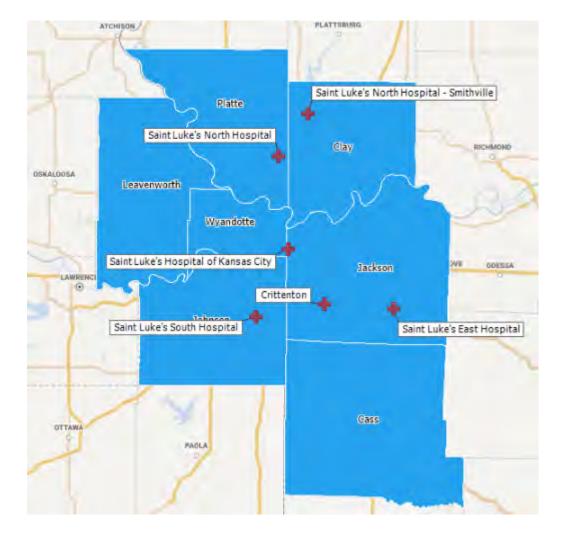
#### Attachment #7B

### Proposed Budget Detail Sheet

- 1. New Construction Costs (not applicable)
- 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 appliable)
- 9. Interest During Construction (not appliable)
- 10. Other Costs (not appliable)

### Attachment #19



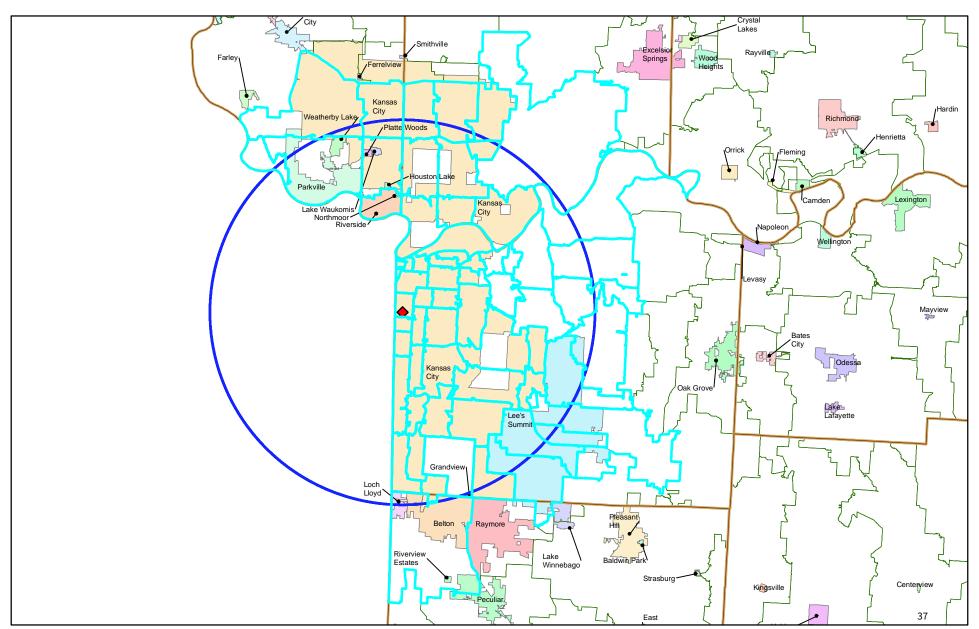
## Primary Service Area

## CON 15 Mile Radius



Attachment #20

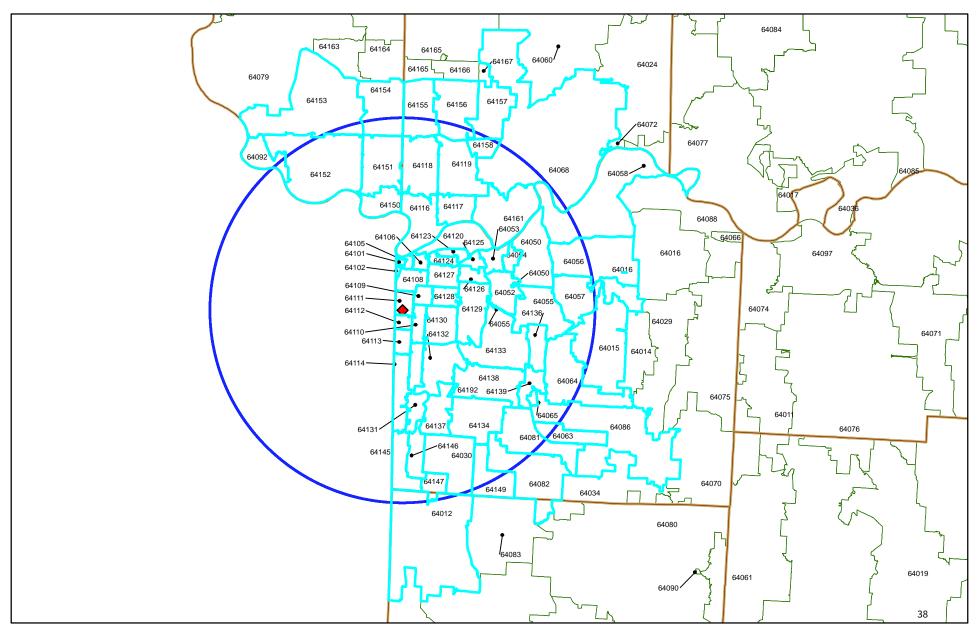
4301 Madison Ave Kansas City, MO 64111 (Lat: 39.049541 & Long: -94.596836)



## CON 15 Mile Radius



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 64052	Jackson Jackson	22,225 22,107	4,728 4,456
64052	Jackson	5,109	4,430
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 64068	Jackson	28	4
64088 64081	Clay Jackson	41,643 28,758	7,134 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 64110	Jackson Jackson	8,559 14,240	1,112 1,648
64110 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 64123	Jackson Jackson	295 10,662	68 1,193
64123 64124	Jackson	12,664	1,193
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 64134	Jackson Jackson	36,153 21,850	7,584 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 64151	Platte Platte	3,387 29,482	659 5,346
64151	Platte	32,526	5,546 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 2
64192	Jackson <b>Total</b>	25 <b>983,146</b>	2 166,199
	iotai	905,140	100,199

## Attachment #20D

## 2025 Population Projections

City

Zip	City	County	<b>Total Population</b>	65+ Population
64012	Belton	Cass	24,162	3,565
64012	Loch Lloyd	Cass	651	315
64012	Peculiar	Cass	6,104	840
64012	<b>Riverview Estates</b>	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

	А	В	С	D	E	F	G	Н	I	J	К	L	М	N	0
1	POPL	JLATION 6	65+		Project Num	nber:	#6091 RS Pop	Project A	ddress:	4301 Mad	lison Ave, I	ansas City, N	NO 64111 (39.	049541, -94.5	96836)
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	
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 9							0						0		
10	2	64020	2 007				0	0	2 007	05%	2 (02		0	0	2 (02
11	3	64030	3,887				0	0	3,887	95%	3,693		0	0	3,693
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 20	6	64053	866				0	0	866	100%	866		0	0	866
20							0						0 0		
22	7	64054	660				0	0	660	100%	660		0	0	660
23	· 1	04034	000				0	0	000	10078	000		0	0	000
23 24							0						0		
25	8	64055	10,069				0	0	10,069	100%	10,069		0	0	10,069
26 27							0						0		
27							0						0		
28 29 30	9	64056	2,588				0	0	2,588	40%	1,035		0	0	1,035
29							0						0		
30							0						0		
31 32	10	64057	4,144				0	0	4,144	65%	2,694		0 0	0	2,694
33							0						0		
34	11	64058	1,132				0	0	1,132	10%	113		0	0	113
35 36			, -				0		, -				0		-
36							0						0		
37	12	64063	2,836				0	0	2,836	20%	567		0	0	567
38							0						0		
39 40	12	<i></i>	0.774				0		0.774	600/	2.262		0		2.262
40	13	64064	3,771				0	0	3,771	60%	2,263		0	0	2,263
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 48							0						0		
48	16	64081	6,834				0	0	6,834	60%	4,100		0	0	4,100
50	10	04001	0,034				. 0	0	0,034	00%	4,100		0	0	4,100
51				<u> </u>			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 57							0						0		
57	19	64092	10				0	0	10	20%	2		0	0	2
59	19	04092	10				0	0	10	20%	2		0	U	2
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		

	А	В	С	D	E	F	G	Н	1	J	K	L	М	N	0
67	22	64105	449					0 C	449	100%	449		0	0	449
68 69								0					0		
69 70	23	64106	601					0 0	601	100%	601		0	0	601
71	23	04100	001					5 0	001	10078	001		0	0	001
72								D					0		
73	24	64108	1,159					0 0	1,159	100%	1,159		0	0	1,159
74 75								2					0		
76	25	64109	1,112					) ) ()	1,112	100%	1,112		0	0	1,112
77	20	0.1205	-)					5	-)	100/0	-)		0	Ŭ	_)
78								)					0		
79	26	64110	1,648					0 0	1,648	100%	1,648		0	0	1,648
80 81								) )					0		
82	27	64111	2,011					) O	2,011	100%	2,011		0	0	2,011
83								D					0		
83 84 85	20	64142	1 407		-			0 0	4 407	100%	1 407		0	0	1 407
86	28	64112	1,407					0 C	1,407	100%	1,407		0	0	1,407
86 87								5					0		
88	29	64113	2,014				(	0 C	2,014	100%	2,014		0	0	2,014
89 90								0					0		
90	30	64114	5,946					) ) ()	5,946	100%	5,946		0	0	5,946
92		0.111.	5)510					5	5,5 10	100/0	5,510		0	Ŭ	5,5 .0
91 92 93 94 95 96								)					0		
94	31	64116	3,380					0 0	3,380	100%	3,380		0	0	3,380
96								) )					0		
97	32	64117	2,511					) 0 C	2,511	100%	2,511		0	0	2,511
98								C					0		
98 99 100	22	64140	0.471					2	0.474	100%	0.471		0		0.474
100	33	64118	8,471					0 C	8,471	100%	8,471		0	0	8,471
102								5					0		
103	34	64119	6,009					0 C	6,009	100%	6,009		0	0	6,009
104 105								)					0		
105	35	64120	68					) ) ()	68	100%	68		0	0	68
107								)					0	-	
108								)					0		
109 110	36	64123	1,193					0 C	1,193	100%	1,193		0	0	1,193
111								)					0		
112	37	64124	1,231				(	0 C	1,231	100%	1,231		0	0	1,231
113								)					0		
114 115	38	64125	188					) ) 0	188	100%	188		0	0	188
116	50	04125	100					5 0	100	10070	100		0	0	100
117							(	)					0		
118	39	64126	653					0 0	653	100%	653		0	0	653
119 120								) )					0		
121	40	64127	2,002					5 D 0	2,002	100%	2,002		0	0	2,002
122							(	C					0		
123		C 4 4 2 2	4.045					)	10-2	1005	1.042		0		1.042
124 125	41	64128	1,912					0 C	1,912	100%	1,912		0	0	1,912
126								5					0		
127	42	64129	1,710					0 0	1,710	100%	1,710		0	0	1,710
128 129								0					0		
129	43	64130	3,933					0 0 0	3,933	100%	3,933		0	0	3,933
131	.,	5,130	2,200					5 0	0,000	20070	0,000		0	Ū	0,000
132							(	)					0		
133	44	64131	3,364					0 0	3,364	100%	3,364		0	0	3,364
134 135								) )					0		
136	45	64132	1,814					) ) ()	1,814	100%	1,814		0	0	1,814
137							(	C					0		
138							(	)					0		

	А	В	С	D	E	F	G	Н		J	К	L	М	N	0
139	46	64133	7,584		_	-	0	0	7,584	100%	7,584	_	0	0	7,584
140							0						0		
141 142	47	64124	2.045				0		2.045	100%	2.045		0		2.045
142	47	64134	2,945				0	0	2,945	100%	2,945		0 0	0	2,945
144							0						0		
145	48	64136	657				0	0	657	100%	657		0	0	657
146							0						0		
147							0						0		
148 149	49	64137	2,006				0	0	2,006	100%	2,006		0 0	0	2,006
149							0						0		
151	50	64138	5,082				0	0	5,082	100%	5,082		0	0	5,082
152 153							0		,		ŕ		0		
153							0						0		
154	51	64139	396				0	0	396	100%	396		0	0	396
155 156							0						0		
150	52	64145	2,531				0	0	2,531	100%	2,531		0	0	2,531
158	52	04145	2,331				0	Ū	2,331	10070	2,331		0	Ū	2,551
159							0						0		
160	53	64146	431				0	0	431	100%	431		0	0	431
161							0						0		
162 163	5.4	64147	F				0			100%	5		0		
164	54	64147	5				0	0	5	100%	5		0 0	0	5
164 165							0						0		
166	55	64149	102				0	0	102	50%	51		0	0	51
167							0						0		
168							0						0		
169	56	64150	659				0	0	659	100%	659		0	0	659
170 171							0						0 0		
172	57	64151	5,346				0	0	5,346	100%	5,346		0	0	5,346
173			-,				0	-	-,		-,		0	-	-,
174							0						0		
175							0						0		
176 177							0						0		
177							0						0 0		
179	58	64152	4,874	Kansas City	78,695	0%	0	936	3,938	85%	3,347	0%	0	936	4,283
180			.,	Parkville	1,027	90%	924		-,		-,	90%	924		.,
181				Weatherby	12	100%	12					100%	12		
182	59	64153	983	Kansas City	78,695	0%	0	51	932	10%	93	0%	0	0	93
183 184				Parkville	1,027	5%	51					0%	0		
104	60	64154	2,698	Kansas City	78,695	0%	0	0	2,698	20%	540	0%	0	0	540
186	00	04134	2,058		78,095	078	0	0	2,098	2070	540	078	0	0	540
187							0						0		
188	61	64155	3,181				0	0	3,181	40%	1,272		0	0	1,272
189							0						0		
190 101	6	CAAFC	740				0	0	740	2001	140		0	0	140
191 192	62	64156	743				0	0	743	20%	149		0 0	0	149
192							0						0		
194	63	64157	1,674				0	0	1,674	10%	167		0	0	167
195							0						0		
196							0						0		
197	64	64158	390				0	0	390	95%	371		0	0	371
198 199							0						0		
200	65	64161	63				0	0	63	100%	63		0	0	63
201	55	04101	05	 			0	U	05	100/0	05		0	U	0.5
202							0						0		
203	66	64192	2				0	0	2	100%	2		0	0	2
204							0						0		
205 206							0						0		
	1						0						0		
207			166,199		242,887		5,041	5,041	161,158		126,825		1,272	1,272	128,097
208	D-	05/2012													
209	Kev.	05/2013							1		I			L	

## **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:
    - 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.

```
Unmet ALF Need = (25 X 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
Unmet Need = (0.025 X 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.

## Attachment #22

County         Fadiny Man         Address         City         Gran         Data         Data <thdata< th="">         Data</thdata<>			Licensed Beds						
Linkings         Herings/Wings of Guidstone	County	Facility Name	Address	City	Zip	ALF I	RCF T	OTAL A	Verage Occup %
cing         kendiabsoor Samor Ling (Cisot 91/32)         200. N E 00/h S1         Giattone         6113         0.0         0.0         2.5.122018           City         Lindow Word Vilge         200. N V Tallison AI         Kanas City         6115         8.0         0.164         86.009118           City         Order Grand STANG Cireé         R300 N Ulis Ave         Kanas City         6112         8.0         0.8         85.258237           Jackon         Anthology of the Pizas (Opend B bods 7/3/12)         2 manuel Ciseer 18104         Kanas City         6112         8.0         7.0         7.2537660           Jackon         Bacton Hill Reiderfichtig Ciseus meged 8/15/21         1743 Medial Citerer Parkwy         Independence         6007         0.0         7.0         7.2357660           Jackon         Bacton Hill Reiderfichtig         Anton Vilge         401         Manas City         6113         0.0         1.0         1.0         1.0         1.0         1.0         1.0         1.0         1.0         1.0         1.0         1.0         1.0         3.0         0.0         0.0         2.0         2.0         2.0         2.0         2.0         2.0         2.0         2.0         2.0         2.0         2.0         2.0         2.0	Clay	Grand Royale, The (Opened 7/26/21)	2900 NE Kendallwood Parkway	Gladstone	64119	25	0	25	82.11570674
Cup         Under Word         Parts         Claytom         Science         Claytom         Claytom         Science         Claytom         Science         Claytom         Science         S	Clay	Heritage Village of Gladstone	3000 NE 64th St	Gladstone	64119	60	0	60	73.27461466
Ciny         McCine Plana at binacillar Assistation (intermediate and the plana at the pla	Clay	Kendallwood Senior Living (Closed 9/13/23)	2801 N E 60th St	Gladstone	64119	0	0	0	26.11202186
Christ         Order Grand at Shad Creek         Ranab Creek </td <td>Clay</td> <td>Linden Woods Village</td> <td>2901 NE 72nd Street</td> <td>Gladstone</td> <td>64119</td> <td>40</td> <td>0</td> <td>40</td> <td>88.04094188</td>	Clay	Linden Woods Village	2901 NE 72nd Street	Gladstone	64119	40	0	40	88.04094188
jackson         Anthology offe Plaza (Deend 9b bcb /72/19)         2 Imanuel Caver I Bud         Knans Civ         64.11         95         0         5 0         5 0.5 252520           Jackson         Bapits Homes of Independence (licese merged 3/16/21)         7 451. Media (Licente Plarkwy         Independence         64.01         0         2         0         2         7 37         2 53.374660           Jackson         Bekons Mennes of Independence (licese merged 3/16/21)         7 451. Media (Licente Plarkwy         Independence         64.01         0         0         0         3 7 3333383           Jackson         Bishop Spencer Place, Inc, The         200.0000000000000000000000000000000000	Clay	McCrite Plaza at Briarcliff Assisted Living	1201 N W Tullison Rd	Kansas City	64116	164	0	164	69.51588373
Jackson         Armour Oaks Senior Living Community         BLOD Wormal Rid         Knass City         BLID Wormal Rid           Jackson         Bestor Hill Residential Care         2005 Campbell         Knass City         6411         0         0         0         3         75         52,5746666           Jackson         Bissed Irones         2005 Campbell         Knass City         6411         0         0         0         3         333334834           Jackson         Bissed Irones         2005 Campbell         Knass City         6411         0         1         88-88640945           Jackson         Bissed Irones         2007 Nilue Mills Rid         Independence         64058         8         0         8         52.851197           Jackson         Cadarurt of Blue Springs         2005 Last Trinity Place         Blue Springs         0         8         5         45.9551732           Jackson         Coos Creex & Lee Summit         3859 dest 59th Forace         Knass City         6413         0         7         7         77.97580133           Jackson         Hours of Care Center         3859 dest 59th Forace         Rayson         6413         0         7         7         77.97578133           Jackson         Hours of Care Center	Clay	Oxford Grand at Shoal Creek	8280 N Tullis Ave	Kansas City	64158	98	0	98	80.37283969
jackson         Baptist Homes of Independence [IEGNS merged 8/16/21]         1745 (Medical Centre Parkway)         Independence         607         0         0         0         2         12.32377           Jackson         Bistop Specer Place, Inc, The         4301 Malicon Ave         Knass CIV,         6411         40         0         0         0         37.333483           Jackson         Bistop Specer Place, Inc, The         3001 Kall Malicon Ave         Knass CIV,         6411         40.0         10.8         10.8         98.95813407           Jackson         Bistop Specer Place, Inc, The         2007 Mills Mills Mills         Malicon Ave         Knass CIV,         6411         40.0         43         83.9581573           Jackson         Carrie Dumas long Term Care Faility         235 Gentrafity Mills         Print Malicon Ave         Knass CIV,         6411         40.0         40         43         43.9	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         Beacon HII Residential Care         2005 Campbell         Kanas City         61.00         0         0         1         52.37.3636665           Jackson         Biessed Homes, Inc, The         305 E3rd St         Kanas City         64.11         0         1         88.958611975           Jackson         Biessed Homes, Inc, The         305 E3rd St         Kanas City         64.11         68         0         8.8         38.258640954           Jackson         Brockhalde Wornall Flace         501 West J07th Street         Kanas City         64.13         0         4.0         9.4         9.882.5610752           Jackson         Cardinurt of Blue Springs         2005 Leat Trinity Place         Ble Springs         0.0         8         7.9         7.7588133           Jackson         Harris House Residential Care Facility, The         3859 Est Sprin France         Ravison         6.10         0         0         7         7         7.97580133           Jackson         Hauris House Residential Care Facility, The         3859 Est Sprin France         Ravison         6.10         0         0         0         7         7.9         7.97580133           Jackson         Hauris House Residential Care Facility, The         3850 Est Sprin France         Ravison City         <	Jackson	Armour Oaks Senior Living Community	8100 Wornall Rd	Kansas City	64114	47	0	47	72.93057928
jackon         Bishos Spencer Place, Inc, The         431         430         6         6         0         10         80         833           jackon         Bises Hinome, Inc         2007 Nilue Mills Rd         Independence         64038         6         0         6         88,2864094           jackon         Stondald Wormall Place         2007 Nilue Mills Rd         Kanasa City         6412         84         0         34         49389257           jackon         Caries Dumas Long Term Care Facility         2005 East Trinity Place         Bue Still Stondald Wormall         6404         55         0         55         81.0384570           jackon         Corsos Creek at Lee's Summit         3004 Wolthite Dr.         Kanasa City         6413         0         0         0         9         9.05980333           jackon         Hedden Lake Care Center         1304 Hednon Bid         Kanasa City         6413         0         0         0         0         9.05980333           jackon         Jasane Lago Center (cosed 41/2/23)         874 Bernon Bid         Kanasa City         6413         0         0         0         0         9         9.0598033           jackon         Jasane Mane         Kanasa City         6413         0 <t< td=""><td>Jackson</td><td>Baptist Homes of Independence (license merged 8/16/21)</td><td>17451 Medical Center Parkway</td><td>Independence</td><td>64057</td><td>0</td><td>20</td><td>20</td><td>21.71232877</td></t<>	Jackson	Baptist Homes of Independence (license merged 8/16/21)	17451 Medical Center Parkway	Independence	64057	0	20	20	21.71232877
jacksom         Bisseit Jones         Start	Jackson	Beacon Hill Residential Care	2905 Campbell	Kansas City	64109	0	37	37	52.35746696
Jackson         Bue Hills Rest Home, Inc.         207 N Hue Mills Ret         Indegendance         64058         67.0         68.0         88.2860404           Jackson         Control Jumas Long Term Car Facility         285.0         Control Jumas Long Term Car Facility, The         285.0         28	Jackson	Bishop Spencer Place, Inc, The	4301 Madison Ave	Kansas City	64111	40	0	40	37.39303483
Jackson         Brocksiel Wornall Place         Kensa City         Fd.114         Fd.9         Fd.9         Fd.343           Jackson         Carle Junus Stong Term Care Facility         2836 Bencho Bird         Blue Springs         Fd.115         87.0         58.0         5	Jackson	Blessed Homes	305 E 63rd St	Kansas City	64113	0	11	11	89.96581197
jackson         Carrie Duruns Long Tern Car Facility         285 Genton BM         Kanasa Ciry         6412         34         4         49.8952578           jackson         Ceasinburs of Bue Springs         2051 Eart Frinity Place         Bue Springs         64015         80.7         7         75.95161732           jackson         Harris House Residential Care Facility, The         3320 NE Wilkine Dr.         Lee's Summit         6403         0.0         7         7         97.7508133           jackson         House Of Care Center         11400 Hidden Lake Dr         Ransa City         6413         0.0         8         8         2.025880733           jackson         Jacken Lingen Center         3020 Forest         Kanasa City         6413         0.0         10         7         7         8.742021254           jackson         Jackson         Jackson         Madison Arenne Lingen Center         3000 Noronali Rd         Kanasa City         6413         0.0         8         48         99.8685633           jackson         Madison Senior Linge, The         Madison Arenne Kanasa City         6413         0.0         64         65.33254722           jackson         Madison Senior Linge, The         Madison Arenne Kanasa City         6413         0.0         65         95.951	Jackson	Blue Hills Rest Home, Inc	2207 N Blue Mills Rd	Independence	64058	63	0	63	88.28640945
jackson         Cerdarturst of Blue Sonngs         OS51 East Trinty Palex         Blue Sonngs         64054         S5         S5         S1.03848770           jackson         Torss Creek at Lee'S Summit         A0054         A55         Maris House Residential Care Facility, The         3350 Best 59th Terrace         Kansas City         6413         0         4         4         6.23688779           jackson         Hidden Lake Care Center         374 Bennon Bird         Kansas City         6413         0         0         0         355.869779           jackson         Jackano         Jackano         Jackano         Marias City         6413         0         0         0         358.469779           jackson         Jackano         Jackano         Jackano         Jackano         Kansas City         6413         0         0         0         35.8697873           jackson         Maryood Manor         1001 WarturmanRd         Kansas City         6413         0         0         64         643         64         64         6539.87373           jackson         Maryood Manor         1001 WarturmanRd         Kansas City         6413         0         0         64         64         64         64         64         6539.87373	Jackson	Brookdale Wornall Place	501 West 107th Street	Kansas City	64114	68	0	68	52.45192514
Jackson         Cross Creek at Lee'S Summit         Creek Summit         Feddos         Siss         B.1.0384870           Jackson         Hidden Lake Care Center         11400 Midden Lake Dr         Ranssa City         64133         0         8         8         6.2.93880779           Jackson         House of Care Center         3744 Benton Bhod         Kansas City         6413         0         8         8         7.2.92112254           Jackson         Jolet Home         Sando Care Center         Sando Mansas City         6413         0         8         8         7.2.92112254           Jackson         Jolet Home         Sando Overnall Rd         Kansas City         6413         0         8         8         9.960805593           Jackson         Maditon Senior Living, The         1401 Maditon Avenue         Kansas City         6413         0         8         8         9.960805593           Jackson         Maditon Senior Living, The         1404 West Truman Rd         Independence         6405         0         0         0         0         9.95605593           Jackson         Mayood Manor         1014 West Truman Rd         Independence         6405         0         0         0         5.55603697           Jackson         Si	Jackson	Carrie Dumas Long Term Care Facility	2836 Benton Blvd	Kansas City	64128	34	0	34	49.98926578
JacksonHards House Residential Care Facility, The3859 East 59th TerraceRaytown641330.07.7.7.7.75708133JacksonHouse of Care Center3744 Benton BhdKansas City64130.08.8.7.22211214JacksonJacene Lugan Center (Joced 4/12/23)8745 James A Reed RdKansas City64130.00.03.54009366JacksonJolet Home3020 OrestKansas City64130.00.08.8.9.5600593JacksonLodge Residential Care Facility, The3800 East 60th 51Kansas City64130.08.08.09.5600593JacksonLodge Residential Care Facility, The3800 East 60th 51Kansas City64130.08.09.9.5600593JacksonMakyood Manor14001 Madison AvenueKansas City64130.08.09.9.5600593JacksonOaks, The5550 Moland RdKansas City64130.08.09.9.5600593JacksonOaks, The3010 East 63th StretetKansas City64138.00.08.09.521402181JacksonSilverado Lee' Summit3010 Strat Gitter Facility1010 East 63th StretetKansas City64138.00.08.05.0	Jackson	Cedarhurst of Blue Springs	20551 East Trinity Place	Blue Springs	64015	89	0	89	75.96161732
JacksonHidden Lake Care Center11400 Hidden Lake DrRaytown641330484862 56380773JacksonJeanne Jugar Center (closed 4/12/23)3744 Benton BlydKanass City6413077784.522724JacksonJolet HomeManas City641130177784.5427223JacksonJolet HomeKanass City641146706787.0677388JacksonLodge Residential Care Facility, The3800 East 60th StKanass City641308899.68065693JacksonMadsion Senicor Living, The1401 Madsion AvenueKanass City6413002229.955114138JacksonRochtil Manor Assisted Living5550 Noland RdKanass City6413000029.955114138JacksonRochtil Manor Assisted Living By Americare1011 West Truman RdIndependence6405029.955114138JacksonSilvardo Lee's Summit640115005059.955114138JacksonSilvardo Lee's Summit64011500559.955114138JacksonSilvardo Lee's Summit640316050559.955114138JacksonSilvardo Lee's Summit64031500559.955114138JacksonSilvardo Lee's Summit640316050559.955114138<	Jackson	Cross Creek at Lee's Summit	3320 NE Wilshire Dr.	Lee's Summit	64064	55	0	55	81.03848706
JacksonHouse of Care Center3744 Benton BvdKansas City641280887.2.3212254JacksonJolet Home320 ForestKansas City6413800035.48009368JacksonNigswood10000 Wornall RdKansas City641146706787.6577388JacksonLodge Residential Care Facility, The3806 East 60th StKansas City6413566066665.3252719JacksonLodge Residential Care Facility, The14001 Madion AvenueKansas City641356602626295.9514139JacksonOaks, The1001 East Gano AvenueKansas City64131001985.55013637JacksonOaks, The1001 Dast Gath StrettLeft's Summit641318106450.2514139JacksonSilverado Left's Summit1010 East Gath StrettKansas City641318108450.218379JacksonTurstwell Living of Raytown1010 East Gath StreetKansas City64131810850.218379JacksonTurstwell Living of Raytown1010 East Gath StreetKansas City64131810850.218379JacksonTurstwell Living of Raytown1010 East Gath StreetKansas City6413181007643.3712239JacksonTurstwell Living Rot Gast Edu Living Rot Cased Jol/01/231720 Swope DrIndependence6405700 </td <td>Jackson</td> <td>Harris House Residential Care Facility, The</td> <td>3859 East 59th Terrace</td> <td>Kansas City</td> <td>64130</td> <td>0</td> <td>7</td> <td>7</td> <td>97.75808133</td>	Jackson	Harris House Residential Care Facility, The	3859 East 59th Terrace	Kansas City	64130	0	7	7	97.75808133
Jackson       Jeanne Jugan Center (closed 4/12/23)       8745 James A Reed Rd       Kansas City       64138       0       0       0       3 5 48009368         Jackson       Jolet Home       3920 Forest       Kansas City       64114       67       0       67       70       464 5422722         Jackson       Kingswod       1000 Wornall Rd       Kansas City       64130       0       8       89 5805693         Jackson       Madison Scinu Living, The       300 Last Goth St       Kansas City       64130       0       26       62       59 59511431         Jackson       Oaks, The       1041 West Truman Rd       Kansas City       64131       0       8       89 5805693         Jackson       Sokenthil Manor Assisted Living       4235 Locust St       Kansas City       64133       0       26       62       59 59511431         Jackson       Sokenthil Manor Assisted Living Wamericare       1301 SW 307 Stretet       Kansas City       64131       81       0       81       82       0       52       57 38531345         Jackson       Sommitview Ferrace Assisted Living Facility       12100 East Bath Street       Kansas City       64133       61       60       64       63 52       0       52       57 38531345	Jackson	Hidden Lake Care Center	11400 Hidden Lake Dr	Raytown	64133	0	48	48	62.96380779
jackson       Jolet Home       3202 forst       Kansas City       6410       0       17       17       84.5427222         jackson       Lodge Residential Care Facility, The       10000 Wornall Rd       Kansas City       64113       00       0       67       85.056593         jackson       Madison Senior Living, The       14001 Madison Avenue       Kansas City       6413       00       24       62       62       63.92547193         jackson       Madywood Manor       14012 Madison Avenue       Kansas City       64113       00       24       64       67.96664915         jackson       Sikerado Lee's Summit       Sison Anthony's       Gattal Street       Kansas City       6411       10       0       10       81       0       81       55.955614915         jackson       Sikerado Lee's Summit       Gattal Street       Kansas City       6413       81       0       81       55.25       55.55<	Jackson	House of Care Center	3744 Benton Blvd	Kansas City	64128	0	8	8	72.29212254
JacksonKingswood10000 Wornall RdKansas City641146706787.06787388JacksonMadison Senior Living, The360 East 60th StKansas City6413008899.68065693JacksonMaywood Manor1041 West Truman RdIndependence64050022.467.96684915JacksonRockhill Manor Assisted Living4235 Locust StKansas City64110190010985.9514138JacksonSilverado Lee's Summit640815405472.8423897JacksonSilverado Lee's Summit640815405472.8423897JacksonSt. Anthony's1010 East 68th StreetKansas City641356064JacksonTuruing Point Group Home (Cosed 04/01/23)1720 Swope DrIndependence640570069.953379JacksonVillage Assited Living Ratlity1200 Wornall RdKansas City64135005054.37307JacksonVillage Assited Living Facility1200 Wornall RdKansas City64155005054.37307JacksonVillage Assited Living Ratlity1200 Wornall RdKansas City64165005054.37307JacksonVillage Assited Living Ratlity1200 Wornall RdKansas City641310005055.37307JacksonVillage Assited Living Ratlity1200 Wornall RdKansas City6413100 </td <td>Jackson</td> <td>Jeanne Jugan Center (closed 4/12/23)</td> <td>8745 James A Reed Rd</td> <td>Kansas City</td> <td>64138</td> <td>0</td> <td>0</td> <td>0</td> <td>35.48009368</td>	Jackson	Jeanne Jugan Center (closed 4/12/23)	8745 James A Reed Rd	Kansas City	64138	0	0	0	35.48009368
Jackson       Ladge Residential Care Facility, The       3860 East 60th St       Kansas City       64130       0       8       8       99.68065693         Jackson       Madison Senior Living, The       1400 Madison Avenue       Kansas City       64145       66       0       2.4       67.396684915         Jackson       Maywood Manor       1014 West Truman Rd       Kansas City       64133       0       62       62       55.5915111418         Jackson       Rocknill Manor Assisted Living       4235 Locuts St       Kansas City       64131       641       64       0       54       72.84238997         Jackson       S. Anthony's       1012 Bast 68th Street       Lee's Summit       64031       51       0       52       52       57.385144551         Jackson       Summitiview Terrace Assisted Living By Americare       12101 East Banister Rd       Kansas City       6413       50       0       50       52.3851421299       Jackson       Turuing Pind Group Home (Closed 40/01/23)       1220 Swope Dr       Independence       64051       50       0       60       69.39543370         Jackson       Village Assisted Living Facility       12100 Wornall Rd       Kansas City       64145       50       0       52.82.8673071       Jackson       Village	Jackson	Jolet Home	3920 Forest	Kansas City	64110	0	17	17	84.5427222
JacksonMadison Senior Living, The14001 Madison AvenueKansas City64145660066663 9254719JacksonOaks, The1041 West Truman RdIndependence640500242467.966849115JacksonOaks, The5550 Noland RdKansas City6411310019085.56403697JacksonSilverado Lee's Summit3101 SW 3rd StreetLee's Summit 640815406472.84238971JacksonSt. Anthony's1010 East 68th StreetKansas City641381616150.21402181JacksonSummitview Terrace Assisted Living of Raytown9110 E. 63d StreetRaytown641337607643.37112291JacksonTurning Point Group Home (Closed 04/01/23)1720 Swope DrIndependence6405700069.9543379JacksonVillage Assisted Living Facility1200 Wornall RdKansas City6413100069.9543379JacksonVillage Assisted Living (RC Closed 10/01/18)1704 Northwest O'Brien RadLee'S Summit64081172017280.0743376JacksonVillage Assisted Living (RC Closed 10/01/18)1704 Northwest O'Brien RadLee'S Marmit64081100025.206006279JacksonVillage Assisted Living (RC Closed 10/01/18)1704 Northwest O'Brien RdKansas City6413100025.206006279JacksonVillage Assisted Living (RC Closed 10/01/18) <t< td=""><td>Jackson</td><td>Kingswood</td><td>10000 Wornall Rd</td><td>Kansas City</td><td>64114</td><td>67</td><td>0</td><td>67</td><td>87.06787388</td></t<>	Jackson	Kingswood	10000 Wornall Rd	Kansas City	64114	67	0	67	87.06787388
JacksonMaywood ManorIndependence6405002424676796684915JacksonOaks, The555 Noland RdKansas City64131062625955JacksonRockhill Manor Asisted Living4235 Locust StKansas City64131810647284238977JacksonSilverado Lee's Summit3101 SW 3rd StreetLee's Summit640815405472.84238977JacksonSt. Anthony's1010 East 68th StreetKansas City641318108157.24821897JacksonSummitive Terrace Assisted Living By Americare12101 East Bannister RdKansas City641337607643.37112299JacksonTurning Point Group Home (Closed 04/01/23)120 Swope DrIndependence640570069.9523379JacksonVillage Assisted Living Racility1200 Wornal RdKansas City64135505052.81673307JacksonVillage Assisted Living (RCF Closed 10/01/18)1701 NW O'Brien RoadLee'S Summit6408170065.22.81673307JacksonVillage Assisted Living (RCF Closed 10/01/18)1701 NW O'Brien RoadLee'S Summit64051607807843.22.82.82.82.82.82.82.82.82.82.82.82.82.	Jackson	Lodge Residential Care Facility, The	3860 East 60th St	Kansas City	64130	0	8	8	99.68065693
Jackson       Oaks, The       S550 Noland Rd       Kansas City       6413       0       62       62       59.95114198         Jackson       Rockhill Manor Assisted Living       231 Locust St       Kansas City       6411       190       0       190       85.56403697         Jackson       Silverado Lee'S Summit       64081       64081       84       0       81       50.21402181         Jackson       Summitview Terrace Assisted Living By Americare       1210 East Banister Rd       Kansas City       6413       81       0       81       50.21402181         Jackson       Turusing Point Group Home (Closed 04/01/23)       1720 Swope Dr       Independence       64057       0       0       64.9543379         Jackson       Village Assisted Living Facility       1210 Worland Rd       Kansas City       6411       170       0       50       52.87307         Jackson       Village Assisted Living (RC Closed 10/01/18)       1701 NW O'Brien Road       Lee'S Summit       64081       172       0       50       52.80743370         Jackson       Village Assisted Living (RC Closed 10/01/18)       1701 NW O'Brien Road       Lee'S Summit       64081       172       0       52.800743376         Jackson       Waterford South (Closed 8/26/22) <td< td=""><td>Jackson</td><td>Madison Senior Living, The</td><td>14001 Madison Avenue</td><td>Kansas City</td><td>64145</td><td>66</td><td>0</td><td>66</td><td>66.39254719</td></td<>	Jackson	Madison Senior Living, The	14001 Madison Avenue	Kansas City	64145	66	0	66	66.39254719
Jackson       Rockhill Manor Assisted Living       4235 Locust St       Kansas City       64110       190       0       190       85.56403697         Jackson       Silverado Lee's Summit       64081       54       0       54       72.8423897         Jackson       Silverado Lee's Summit       64081       81       50.2149218       81       0       64       52.44169         Jackson       Summitview Terrace Assisted Living By Americare       12101 East Bannister Rd       Kansas City       6413       52       0       52       57.38513455         Jackson       Turstwell Living of Raytown       1010 E. 63rd Street       Raytown       64133       76       0       76       43.37112299         Jackson       Turstwell Living Polit Group Home (Closed 04/01/23)       1720 Swope Dr       Independence       64081       50       0       50       52.81673307         Jackson       Village Assisted Living (RCF Closed 10/01/18)       1701 NW O'Brien Road       Lee's Summit       64081       172       0       0       0       52.86073377         Jackson       Village Assisted Living (RCF Closed 10/01/18)       1701 NW O'Brien Road       Lee's Summit       64081       172       0       0       0       52.80607279       Jackson       Village A	Jackson	Maywood Manor	1041 West Truman Rd	Independence	64050	0	24	24	67.96684915
JacksonSilverado Lee's Summit640815405472.84238971JacksonSt. Anthony's1010 East 68th StreetKansas City641318108150.2130111JacksonSummitview Terrace Assisted Living By Americare12101 East 88th StreetKansas City6413870<	Jackson	Oaks, The	5550 Noland Rd	Kansas City	64133	0	62	62	59.95114198
JacksonSt. Anthony's1010 East 68th StreetKansas City641318108150.21402181JacksonSummitview Terrace Assisted Living By Americare12101 East Bannister RdKansas City641337605257.38513455JacksonTrustwell Living of Raytown9110 E. 63rd StreetRaytown64133760069.9543379JacksonTurning Point Group Home (Closed 04/01/23)1720 Swope DrIndependence6405700069.9543379JacksonVillage Assisted Living Facility12100 Wornall RdKansas City6414550052.81673307JacksonVillage Assisted Living (RCF Closed 10/01/18)1704 Northwest O'Brien RoadLee's Summit6408112017280.0743376JacksonVillage Assisted Living (RCF Closed 10/01/18)1704 Northwest O'Brien RodLee's Summit64081100052.8060279JacksonWaterford South (Closed 8/26/22)11515 Holmes RdKansas City64131007882.271196JacksonWold Oaks, Inc1804 South Sterling AveIndependence640520303088.21776156JacksonWold Oaks, Inc1804 South Sterling AveKansas City641511001077.53939348PlatteAnthology of Burlington Creek5001 NW 038th StreetKansas City641511001075.5393948PlatteBenton House of Tiffany Springs5901 NW 88th	Jackson	Rockhill Manor Assisted Living	4235 Locust St	Kansas City	64110	190	0	190	85.56403697
JacksonSummitview Terrace Assisted Living By Americare12101 East Bannister RdKansas City641385205257.38513455JacksonTrustwell Living of Raytown641337607643.37112299JacksonTurning Point Group Home (Closed 04/01/23)1720 Swope DrIndependence6405700069.9543379JacksonVillag existed Living Facility12100 Wornall RdKansas City641450005052.81673307JacksonVillage Assisted Living (RCF Closed 10/01/18)1701 NW O'Brien RoadLee's Summit6408117207280.0743376JacksonVillage Assisted Living (RCF Closed 10/01/18)1704 Northwest O'Brien RdLee's Summit6408117207280.0743376JacksonVillage Assisted Living (RCF Closed 10/01/18)1704 Northwest O'Brien RdLee's Summit6408117207280.0743376JacksonWilde Ga Assisted Living1151 Holmes RdKansas City6413100052.08006279JacksonWood Oaks, Inc1804 South Sterling AveIndependence640507807883.221776156PlatteAnthology of Burlington CreekMathed5500 Nw Houston Lake DrKansas City6415110011071.8596544PlatteAutum Woods, IncS500 NW Houston Lake DrKansas City641517079791.50156413PlatteGardens at Barry Road, The <t< td=""><td>Jackson</td><td>Silverado Lee's Summit</td><td>3101 SW 3rd Street</td><td>Lee's Summit</td><td>64081</td><td>54</td><td>0</td><td>54</td><td>72.84238997</td></t<>	Jackson	Silverado Lee's Summit	3101 SW 3rd Street	Lee's Summit	64081	54	0	54	72.84238997
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       69.9543379         Jackson       Village Assisted Living Facility       12100 Wornall Rd       Kansas City       64145       50       0       50       44.9242422         Jackson       Village Assisted Living (RCF Closed 10/01/18)       1701 NW O'Brien Road       Lee's Summit       64081       172       0       172       80.0743376         Jackson       Village Assisted Living (RCF Closed 10/01/18)       1704 Northwest O'Brien Rd       Lee's Summit       64081       172       0       172       80.0743376         Jackson       Village Assisted Living       1704 Northwest O'Brien Rd       Lee's Summit       64081       170       0       172       80.0743376         Jackson       Waterford South (Closed 8/26/22)       11515 Holmes Rd       Kansas City       64131       0       0       0       30       30       30       382.2171656         Platte       Anthology of Burlington Creek       6311 N Cosby Avenue       Kansas City       64151       100       110	Jackson	St. Anthony's	1010 East 68th Street	Kansas City	64131	81	0	81	50.21402181
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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       88.21776156         Platte       Anthology of Burlington Creek       6311 N Cosby Avenue       Kansas City       64151       110       0       110       71.85965494         Platte       Autum Woods, Inc       5000 NW Houston Lake Dr       Kansas City       64151       0       28       94.20620438         Platte       Benton House of Tiffany Springs       5901 NW 88th Street       Kansas City       64153       140       0       80       76.54333948         Platte       Gardens at Barry Road, The       8300 NW Barry Rd       Kansas City       64151       7       0       7       91.50156413         Platte       Leona House       Frimrose Retirement Community of Kansas City       8559 North Line Creek Parkway       Kansas City       64151       7       0       7       91.50156413         Platte       Tiffany Springs Senior Care Community       9101 N Ambassador Drive       Kansas City       64151       44       0       44       67.76904715         Platte	Jackson	Villages of Jackson Creek, The	3980 S Jackson Dr	Independence	64057	62	0	62	52.06910761
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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	Platte	Leona House	5000 NW Old Trail Rd	Kansas City	64151	7	0	7	91.50156413
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Total 2445	Platte		-		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"
  - Renovation cost is \$509 per square foot (See Attachment #7), which is more than the ¾ 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

<u>Hill, Audrey M</u>
CONP CONP; Lux, Mackinzey
Lamb, Amy
FW: CON 6091 Bed Need
Tuesday, April 9, 2024 2:01:55 PM
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 <u>Teams</u>: **4** 

From: Lamb, Amy
Sent: Monday, April 8, 2024 9:38 AM
To: 'Lux, Mackinzey' <<u>Mackinzey.Lux@health.mo.gov</u>>
Cc: Hill, Audrey M <<u>ahill@saint-lukes.org</u>>
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 <<u>Mackinzey.Lux@health.mo.gov</u>>
Sent: Monday, April 8, 2024 9:30 AM
To: Lamb, Amy <<u>alamb@saint-lukes.org</u>>
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.

## Mackínzey 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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Lamb, Amy
Dorge, Alison
CONP CONP; Lux, Mackinzey; Hill, Audrey M; Brooks, Mark C; Walters, Lisa H
FW: Bishop Spencer Place CON: Additional Information Needed
Friday, April 12, 2024 3:48:12 PM
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 <ltilley@sfcs.com>; Walters, Lisa H <lwalters@saint-lukes.org> Subject: RE: Bishop Spencer Place CON: Additional Information Needed

<mark>Amy,</mark>

We assembled these budgets based on historical data and square footage data. If you need anything more, please let me know. Thanks

<mark>Mark</mark>

From: Lamb, Amy <<u>alamb@saint-lukes.org</u>>

Sent: Thursday, April 11, 2024 3:25 PM

**To:** Hill, Audrey M <<u>ahill@saint-lukes.org</u>>; Curtis R. Jennings III <<u>cjennings@SFCS.com</u>>; Collier,

Louis <<u>loucollier1@saint-lukes.org</u>>; Amy A. Taft <<u>ataft@SFCS.com</u>>; Lauren F. Tilley

<<u>ltilley@sfcs.com</u>>; Brooks, Mark C <<u>mbrooks@saint-lukes.org</u>>; Walters, Lisa H <<u>lwalters@saint-lukes.org</u>>

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 <<u>ahill@saint-lukes.org</u>>
Sent: Tuesday, April 2, 2024 5:36 PM

**To:** Curtis R. Jennings III <<u>ciennings@SFCS.com</u>>; Collier, Louis <<u>loucollier1@saint-lukes.org</u>>; Amy A.

Taft <<u>ataft@SFCS.com</u>>; Lauren F. Tilley <<u>ltilley@sfcs.com</u>>

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

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 <ciennings@SECS.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@SECS.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 From: Curtis R. Jennings III
Sent: Tuesday, April 2, 2024 5:34 PM
To: Collier, Louis <<u>loucollier1@saint-lukes.org</u>>; Hill, Audrey M <<u>ahill@saint-lukes.org</u>>; Amy A. Taft
<<u>ataft@SFCS.com</u>>; Lauren F. Tilley <<u>ltilley@sfcs.com</u>>
Cc: Lamb, Amy <<u>alamb@saint-lukes.org</u>>
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 | <u>SFCS</u> 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: <u>loucollier1@saint-lukes.org</u> Saint Luke's HEALTH SYSTEM

From: Hill, Audrey M <<u>ahill@saint-lukes.org</u>>
Sent: Tuesday, April 2, 2024 10:08 AM
To: Curtis R. Jennings III <<u>cjennings@SFCS.com</u>>; Amy A. Taft <<u>ataft@SFCS.com</u>>; Lauren F. Tilley
<<u>ltilley@sfcs.com</u>>

**Cc:** Collier, Louis <<u>loucollier1@saint-lukes.org</u>>; Lamb, Amy <<u>alamb@saint-lukes.org</u>> **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 | <u>SFCS</u> Direct: 540.682.8059 | Office: 540.344.6664 | Cell: 540.588.2878

From: Hill, Audrey M <<u>ahill@saint-lukes.org</u>>
Sent: Tuesday, April 2, 2024 9:42 AM
To: Curtis R. Jennings III <<u>cjennings@SFCS.com</u>>; Amy A. Taft <<u>ataft@SFCS.com</u>>; Lauren F. Tilley
<<u>ltilley@sfcs.com</u>>
Cc: Collier, Louis <<u>loucollier1@saint-lukes.org</u>>; Lamb, Amy <<u>alamb@saint-lukes.org</u>>
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 <u>Teams</u>: **4** 

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 | <u>SFCS</u> Direct: 540.682.8059 | Office: 540.344.6664 | Cell: 540.588.2878

From: Collier, Louis <<u>loucollier1@saint-lukes.org</u>>
Sent: Wednesday, March 6, 2024 5:49 PM
To: Curtis R. Jennings III <<u>cjennings@SFCS.com</u>>
Cc: Hill, Audrey M <<u>ahill@saint-lukes.org</u>>
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: <u>loucollier1@saint-lukes.org</u> Saint Luke's HEALTH SYSTEM

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 | <u>SFCS</u> Direct: <u>540.682.8059</u> | Office: <u>540.344.6664</u> | Cell: <u>540.588.2878</u>

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

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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: <u>loucollier1@saint-lukes.org</u> Email: <u>loucollier1@saint-lukes.org</u> HEALTH SYSTEM

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