

From: [Dias, Katie E.](#)
To: [Lux, Mackinzey](#)
Cc: [Holley, Sheila R.](#); [Adams, Darcy L.](#)
Subject: RE: CON 6093
Date: Thursday, March 28, 2024 8:42:43 AM
Attachments: [mosaic-life-care-service-area-map-february-2022.pdf](#)
[MRI-24-144 CPM Northwest Albany MO Siemens Upgrade.pdf](#)
[CPM Mosaic Medical Center - Albany MRI Replacement CON Construction Estimate .pdf](#)
[Exhibit 1.3.1 Project Budget form1863 REVISED 3.25.2024.pdf](#)

Good morning Mackinzey,

Please see responses to the additional information request.

1. Provide third party documentation or methods and assumptions for the renovation costs
 - a. Please see attached construction estimate **CPM Mosaic Medical Center – Albany MRI Replacement CON Construction Estimate**
 - b. Please see attached supporting quote **MRI-24-144 CPM Northwest Albany MO Siemens Upgrade**
2. Is the trade in amount deduction from the total cost? If so, please provide an updated proposed budget form and fee including that deducted amount.
 - a. The trade in amount was deducted from the total cost shown on the quote. We have updated the proposed budget and will pay the additional fee online by EOD March 29, 2024. **Please see attached Exhibit 1.3.1 Project Budget form1863_REVISED 3.25.2024.**
3. Will the existing unit be decommissioned or traded in?
 - a. The unit is being taken by the vendor, Siemens.
4. Provide the service area for the staff analysis.
 - a. Please see attached document that is for the Mosaic System **mosaic-life-care-service-area-February -2022**
 - b. The primary service area for the Albany Market is Gentry County
 - c. The secondary service area for the Albany Market is Worth County
 - d. The tertiary service areas for the Albany Market are Harrison County and Nodaway County

Can you confirm that I need to attend the April 22nd meeting in person, or is it virtual?

Thank you, again, and let me know if you have any additional questions.

Katie

Katie Dias, DO, FAAFP

President

Mosaic Medical Center-Albany

660.726.1188

705 N College Ave. Albany, MO 64402

mymlc.com

From: Lux, Mackinzey <Mackinzey.Lux@health.mo.gov>

Sent: Wednesday, March 20, 2024 3:43 PM

To: Dias, Katie E. <Katie.Dias@mymlc.com>

Subject: CON 6093

Importance: High

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Katie,

After reviewing, some additional information is need.

- Provide third party documentation or methods and assumptions for the renovation costs?
- Is the trade in amount deducted from the total cost ? If so, please provide an updated proposed budget form and fee including that deducted amount.
- Will the existing unit be decommissioned or traded in?
- Provide the service area for the staff analysis.

This information is needed by Friday, March 29, 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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PROPOSED PROJECT BUDGET

Description

Dollars

COSTS:*

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

1. New Construction Costs ***	\$0
2. Renovation Costs ***	\$194,675
3. Subtotal Construction Costs (#1 plus #2)	\$194,675
4. Architectural/Engineering Fees	\$0
5. Other Equipment (not in construction contract)	\$0
6. Major Medical Equipment	\$1,147,819
7. Land Acquisition Costs ***	\$0
8. Consultants' Fees/Legal Fees ***	\$0
9. Interest During Construction (net of interest earned) ***	\$0
10. Other Costs ***	\$0
11. Subtotal Non-Construction Costs (sum of #4 through #10)	\$1,147,819
12. Total Project Development Costs (#3 plus #11)	\$1,342,494 **

FINANCING:

13. Unrestricted Funds	\$1,342,494
14. Bonds	\$0
15. Loans	\$0
16. Other Methods (specify)	\$0
17. Total Project Financing (sum of #13 through #16)	\$1,342,494 **

18. New Construction Total Square Footage	0
19. New Construction Costs Per Square Foot *****	\$0
20. Renovated Space Total Square Footage	910
21. Renovated Space Costs Per Square Foot *****	\$214

* 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.



UNIVERSAL SHIELDING CORP.

20 W. Jefryn Boulevard
Deer Park, N.Y. 11729-5769
Tel: 631/667-7900
Fax: 631/667-7912
info@universalshielding.com
www.universalshielding.com

29th January 2024

Capital Performance Management, LLC
5325 Faraon Street
St. Joseph, MO 64506

Attention: Mr. Brian Kidwell

Our Ref: MRI-24-144
Your Ref: Northwest Medical Center
705 North College Street
Albany, MO 64402
Siemens Magnetom Altea 1.5T

Dear Brian:

Pursuant to the above reference, we offer the following proposal for the modification of the existing USC-14960 shielded enclosure to house the Siemens Altea 1.5T. The following tasks will be performed.

Trip #1

1. Perform preliminary RF attenuation test to ascertain current shielding characteristics.
2. Remove RF panels and framing members at ceiling magnet entry
3. *Customer/General Contractor must remove all external connections to the shielded enclosure for USC to perform a ground isolation test.*

Existing Siemens Essenza 1.5T MRI Removed By Others

Trip #2

4. Provide and install four (4) floor anchors for mounting of Siemens patient table.
5. Remove existing RF cryogen waveguide
6. Provide and install new 4" Ø x 16" long stainless steel RF waveguide pipe penetration for Altea cryogen exhaust system
7. Perform maintenance on existing RF shielded door.
8. Provide and install two (2) additional RF electrical filters for new lighting.

Siemens Altea 1.5T MRI installed by others

Trip #3

- 9. Install RF panels and framing members at ceiling magnet entry wall.
- 10. Install Siemens penetration panel
- 11. Perform final RF attenuation test.

Total Cost for the Above:.....\$25,958.00
Sales Tax if Applicable:.....\$ 502.00
Total Cost for the Above:.....\$26,460.00

Options:

- 1. USC can replace the existing door with our manually operated pneumatically sealing door, model USC-PNEU-FS at an additional cost of **\$14,200.00**.

Notes:

- 1. General Contractor to remove interior finishes, sheetrock, drop ceiling, systems, and floor tile to enable access to RF framing members.
- 2. Quotation does not include the addition or modification of magnetic shielding.
- 3. Unless specified above, quotation does not include any additional RF waveguides or filters.
- 4. Quotation based on installation by a USC non-union crew.
- 5. We assume the existing shield penetration panel opening will be reused for the new Siemens penetration panel.
- 6. We assume the existing shielded enclosure meets Siemens specifications. If deficiencies are detected, additional work will be required.
- 7. Reference Siemens preliminary drawings Project# 2312583 dated 07/03/23.

We appreciate the opportunity of providing you with this proposal. If you desire any additional information, please contact the undersigned.

Very truly yours,
UNIVERSAL SHIELDING CORP.

Michael Newman

Michael Newman
Vice President

ACCEPTED BY: _____ **DATE:** _____

March 1, 2024

Ryan Rush - Director Construction/Property Management
Mosaic Medical Center - Albany
705 N College St
Albany, MO 64402

Re: Mosaic Medical Center – Albany MRI Replacement Estimate

Dear Ryan,

Capital Performance Management is pleased to submit a budget estimate for construction costs to replace the existing MRI and make required modifications for the new MRI at Mosaic Life Care. The scope of work includes opening the existing magnet roof access for magnet removal and installation, ceiling modifications, flooring and slab modifications, drywall repairs, and RF shielding work. Mechanical work includes new cryogen vent, chiller piping and installation for vendor provided chiller, and HVAC ductwork. Electrical work includes reworking lighting for magnet removal and installation, conduit and power for new MRI, and MRI conduits for vendor. The estimate is based upon all services and work occurring during normal work hours. Estimated total for the scope of work listed above: \$194,675

Estimated Construction:	\$84,650 (\$25,958 RF Shielding Included)
Estimated Electrical:	\$41,975
Estimated Mechanical/Plumbing:	\$68,050
Estimated Total:	\$194,675

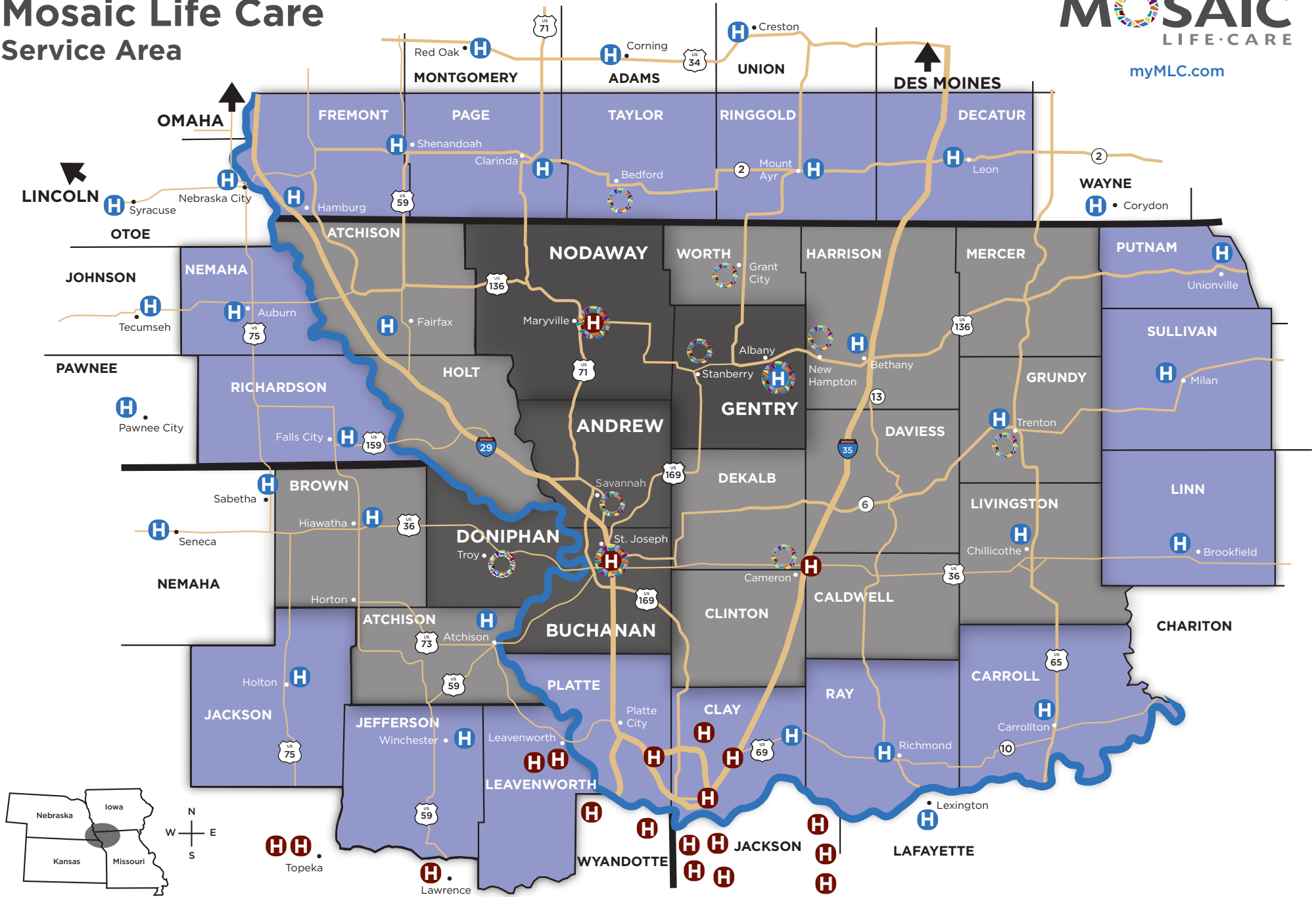
Should you wish to meet and discuss any questions you might have, please do not hesitate to contact me.

Respectfully,



Brian Kidwell, Project Manager
Capital Performance Management, LLC

Mosaic Life Care Service Area



Primary

Secondary

Tertiary

Critical Access Hospital

Hospital

Mosaic Life Care Location

From: [Dias, Katie E.](#)
To: [Lux, Mackinzezy](#)
Cc: [Holley, Sheila R.](#)
Subject: CON 6093
Date: Thursday, March 28, 2024 1:51:37 PM
Attachments: [image001.png](#)
[image002.png](#)

Good afternoon, Mackinzezy, the explanation re: shielding is below. Thank you!

Katie

The lead shielding quote amount of \$25,958 from Universal Shielding Corp. (2nd attachment on email) is included in the overall construction amount of \$194,675. Mosaic is tax exempt and does not pay sales tax. On the construction estimate that was provided by Capital Performance Management (CPM), the \$25,958 is called out within scope for the construction estimate of \$194,675


Page 2 of Universal Shielding Corp:

Siemens Altea 1.5T MRI installed by others

Trip #3

9. Install RF panels and framing members at ceiling magnet entry wall.
10. Install Siemens penetration panel
11. Perform final RF attenuation test.

**We are tax
exempt**



Total Cost for the Above:	\$25,958.00
Sales Tax if Applicable:	\$ 502.00
Total Cost for the Above:	\$26,460.00

Options:

1. USC can replace the existing door with our manually operated pneumatically sealing door, model USC-PNEU-FS at an additional cost of **\$14,200.00**.

Construction Estimate



March 1, 2024

Ryan Rush - Director Construction/Property Management
Mosaic Medical Center - Albany
705 N College St
Albany, MO 64402

Re: Mosaic Medical Center – Albany MRI Replacement Estimate

Dear Ryan,

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Estimated Electrical:	\$41,975	
Estimated Mechanical/Plumbing:	\$68,050	
Estimated Total:	\$194,675	

Should you wish to meet and discuss any questions you might have, please do not hesitate to contact me.

Respectfully,

From: Lux, Mackinzey <Mackinzey.Lux@health.mo.gov>
Sent: Thursday, March 28, 2024 12:31 PM
To: Dias, Katie E. <Katie.Dias@mymlc.com>
Subject: RE: CON 6093

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Katie,

After review of the documents submitted, it appears the shielding quote of \$26,460 was not included in the proposed project budget. If this is correct, please resubmit a new form including the above amount and a fee of \$68.64.

This information is needed by 4/1/2024.