

**New York State Department of Health
Certificate of Need Application
Schedule 8A Summarized Project Cost and Construction Dates**

This schedule is required for all Establishment Applications and Full or Administrative Review Construction Applications.

1.) Project & Subject Cost Summary data:

	Total	Subproject 1	Subproject 2	Source
Project/Subproject Description:		Article 28 - New Hospital Campus	Non-Article 28 - Masonic Medical Research Laboratory	
Project/Subproject Cost	\$478,744,035	\$477,372,452	\$1,371,583	Schedule 8b or 8c, column C, line 8
Total Basic Cost of Construction	\$464,744,035	\$463,372,452	\$1,371,583	Schedule 8b or 8c column C, line 6
Total Cost of Moveable Equipment	\$29,275,000	\$29,275,000	\$0	Schedule 8b or 8c, column C, line 5.1
Cost/Per Square Foot for New Construction	\$291.44	\$448.01	\$477.09	Schedule 10
Cost/Per Square Foot for Renovation Construction	N/A	N/A	N/A	Schedule 10
Total Incremental Operating Cost	\$575,213,089	---	---	Schedule 13c, 17c or 19d
Amount Financed (\$)	\$150,000,000	\$150,000,000	\$0	Schedule 9
Percentage Financed as % of Total Cost	31.2%	31.3%	0.0%	Schedule 9
Depreciation Life (in years)				
2) Construction Dates				
Anticipated Start Date	1/1/2019	1/1/2019	1/1/2019	Schedule 8b
Anticipated Completion Date	5/1/2022	5/1/2022	5/1/2022	Schedule 8b

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Schedule 8B - Total Project Cost - For Projects with up to 8 Subprojects

For Article 28, 36, and 40 Establishment & Construction Requiring Full, Administrative or Limited Review *

For Limited Review, complete column C only.

Constants:	Value	Comments:
Design Contingency - New Construction as %		Normally 10%
Construction Contingency - New Construction as %	See	Normally 10%
Design Contingency - Renovation as %	Information	Normally 10%
Construction Contingency - Renovation work as %	for Various	Normally 10%
Construction Start Date:	Sub-Projects	as mm/dd/yy
Midpoint of Construction Date		as mm/dd/yy
Completion of Construction Date		as mm/dd/yy
Year used to compute Current Dollars:		

Subject of attachment:	Attachment Number	Filename of attachment - PDF
For new construction and addition, at the schematic stage the design contingency will be normally be 10% and the construction contingency will be 5%. If percentages are otherwise, please explain in an attachment.	Professional Cost Estimator	N/A
For renovation, the design contingency will normally be 10% and the construction contingency 10%. If percentages are otherwise, please explain in an attachment	Professional Cost Estimator	N/A

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Schedule 8B - Total Project Cost - For Projects with up to 8 Subprojects

	A	B	C
Item	Project Cost in	Escalation amount to	Estimated Project
Source:	Schedule 10 Col .7	Computed by applicant	(A + B)
1.1 Land Acquisition	\$12,000,000	XXXXXXXXXX	\$12,000,000
1.2 Building Acquisition	\$0		\$0
2.1 New Construction	\$301,887,630	\$18,113,258	\$320,000,888
2.2 Renovation & Demolition	\$1,603,774	\$96,226	\$1,700,000
2.3 Site Development	\$27,028,302	\$1,621,698	\$28,650,000
2.4 Temporary Utilities	\$2,839,623	\$170,377	\$3,010,000
2.5 Asbestos Abatement or Removal	\$0	\$0	\$0
3.1 Design Contingency	\$9,732,214	\$684,122	\$10,416,336
3.2 Construction Contingency	\$9,680,283	\$630,911	\$10,311,194
4.1 Fixed Equipment (NIC)	\$0	\$0	\$0
4.2 Planning Consultant Fees	\$698,491	\$41,909	\$740,400
4.3 Architect/Engineering Fees	\$17,670,005	\$1,060,200	\$18,730,205
4.4 Construction Manager Fees	\$3,325,943	\$199,557	\$3,525,500
4.5 Other Fees (Consultant, etc.)	\$15,315,577	\$918,935	\$16,234,512
Subtotal (Total 1.1 thru 4.5)	\$401,781,842	\$23,537,193	\$425,319,035
5.1 Movable Equipment (Sched 11)	\$29,275,000	\$0	\$29,275,000
5.2 Telecommunications	\$10,150,000	\$0	\$10,150,000
6. Total Basic Cost of Construction (total 1.1 thru 5)	\$441,206,842	\$23,537,193	\$464,744,035
7.1 Financing Costs (Points etc)	\$3,500,000	XXXXXXXXXX	\$3,500,000
7.2 Interim Interest Expense: <input type="text" value="\$150,000,000"/> At <input type="text" value="5.25%"/> for <input type="text" value="32"/> months	\$10,500,000		\$10,500,000
8. Total Project Cost: w/o CON fees - Total 6 thru 7.2	\$455,206,842		\$23,537,193
Application fees:		XXXXXXXXXX	
9.1 Application Fee \$2,000. Only applies to Article 28.	\$2,000		\$2,000
9.2 Additional Processing Fee for Article 28 projects involving Construction. (.005 x line 8) Only applies to Article 28	\$2,625,548		\$2,625,548
10 Total Project Cost with CON fees	\$457,834,390	\$23,537,193	\$481,371,583

Schedule 8B - Sub Project Cost

Subproject Number 1

Subproject title: Article 28 - New Hospital Campus

For Article 28, 36, and 40 Establishment & Construction Requiring Full, Administrative or Limited Review *
 For Limited Review, escalation values may be entered as "0"

Constants:	Value	Comments:
Design Contingency - New Construction (%)	3.20%	Normally 10%
Construction Contingency - New Construction (%)	3.20%	Normally 5%
Design Contingency - Renovation Work (%)	N/A	Normally 10%
Construction Contingency - Renovation (%)	N/A	Normally 10%
Subproject Construction Start Date:	1/1/2019 (on or before)	as mm/dd/yyyy
Midpoint of Subproject Construction	9/1/2020 (on or before)	as mm/dd/yyyy
Completion of Subproject Construction Date	5/1/2022 (on or before)	as mm/dd/yyyy
Year used to compute Current Dollars:	2017	

Subject of attachment:	Attachment Number	Filename of attachment - PDF
For new construction and addition, at the schematic stage the design contingency will be normally be 10% and the construction contingency will be 5%. If percentages are otherwise, please explain in an attachment	Professional Cost Esimator	N/A
For renovation, the design contingency will normally be 10% and the construction contingency 10%. If percentages are otherwise, please explain in an attachment	Professional Cost Esimator	N/A

Subproject : 1 Article 28 - New Hospital Campus

	A	B	C
Item	Project Cost in	Escalation amount to	Estimated Project
Source:	Schedule 10 Col.7	Computed by applicant	(A + B)
1.1 Land Acquisition	\$12,000,000	X	\$12,000,000
1.2 Building Acquisition	\$0		\$0
2.1 New Construction	\$300,885,743	\$18,053,145	\$318,938,888
2.2 Renovation & Demolition*	\$1,603,774	\$96,226	\$1,700,000
2.3 Site Development	\$27,028,302	\$1,621,698	\$28,650,000
2.4 Temporary Utilities	\$2,839,623	\$170,377	\$3,010,000
2.5 Asbestos Abatement or Removal	\$0	\$0	\$0
3.1 Design Contingency	\$9,632,025	\$577,922	\$10,209,947
3.2 Construction Contingency	\$9,630,189	\$577,811	\$10,208,000
4.1 Fixed Equipment (NIC)	\$0	\$0	\$0
4.2 Planning Consultant Fees	\$698,491	\$41,909	\$740,400
4.3 Architect/Engineering Fees	\$17,670,005	\$1,060,200	\$18,730,205
4.4 Construction Manager Fees	\$3,325,943	\$199,557	\$3,525,500
4.5 Other Fees (Consultant, etc.)**	\$15,315,577	\$918,935	\$16,234,512
Subtotal (Total 1.1 thru 4.5)	\$400,629,672	\$23,317,780	\$423,947,452
5.1 Movable Equipment (From Sched 11)	\$29,275,000	\$0	\$29,275,000
5.2 Telecommunications***	\$10,150,000	\$0	\$10,150,000
6. Total Basic Cost of Construction (total 1.1 thru 5)	\$440,054,672	\$23,317,780	\$463,372,452
7.1 Financing Costs (Points etc)	\$3,500,000	X	\$3,500,000
7.2 Interim Interest Expense: <div style="border: 1px solid black; padding: 2px; display: inline-block;">\$150,000,000</div> At <div style="border: 1px solid black; padding: 2px; display: inline-block;">5.25%</div> for <div style="border: 1px solid black; padding: 2px; display: inline-block;">32</div> months	\$10,500,000		\$10,500,000
8. Estimated SubProject Cost: Total 6 thru 7.2	\$454,054,672	\$23,317,780	\$477,372,452

* Represents demolition of the existing building structures on the new hospital campus.

** Please refer to the Schedule 8 Attachment for a detailed breakdown of these capital costs.

*** Please refer to the Schedule 11 Attachment for a New Telecommunications Equipment List.

Schedule 8B - Sub Project Cost

Subproject Number 2

Subproject title: Non-Article 28 - Masonic Medical Research Laboratory

For Article 28, 36, and 40 Establishment & Construction Requiring Full, Administrative or Limited Review *
 For Limited Review, escalation values may be entered as "0"

Constants:	Value	Comments:
Design Contingency - New Construction (%)	10.00%	Normally 10%
Construction Contingency - New Construction (%)	5.00%	Normally 5%
Design Contingency - Renovation Work (%)	N/A	Normally 10%
Construction Contingency - Renovation (%)	N/A	Normally 10%
Subproject Construction Start Date:	1/1/2019 (on or before)	as mm/dd/yyyy
Midpoint of Subproject Construction	9/1/2020 (on or before)	as mm/dd/yyyy
Completion of Subproject Construction Date	5/1/2022 (on or before)	as mm/dd/yyyy
Year used to compute Current Dollars:	2017	

Subject of attachment:	Attachment Number	Filename of attachment - PDF
For new construction and addition, at the schematic stage the design contingency will be normally be 10% and the construction contingency will be 5%. If percentages are otherwise, please explain in an attachment	Professional Cost Esimator	N/A
For renovation, the design contingency will normally be 10% and the construction contingency 10%. If percentages are otherwise, please explain in an attachment	Professional Cost Esimator	N/A

Subproject : 2 Non-Article 28 - Masonic Medical Research Laboratory

	A	B	C
Item	Project Cost in	Escalation amount to	Estimated Project
Source:	Schedule 10 Col .7	Computed by applicant	(A + B)
1.1 Land Acquisition	\$0	X	\$0
1.2 Building Acquisition	\$0		\$0
2.1 New Construction	\$1,001,887	\$60,113	\$1,062,000
2.2 Renovation & Demolition	\$0	\$0	\$0
2.3 Site Development	\$0	\$0	\$0
2.4 Temporary Utilities	\$0	\$0	\$0
2.5 Asbestos Abatement or Removal	\$0	\$0	\$0
3.1 Design Contingency	\$100,189	\$106,200	\$206,389
3.2 Construction Contingency	\$50,094	\$53,100	\$103,194
4.1 Fixed Equipment (NIC)	\$0	\$0	\$0
4.2 Planning Consultant Fees	\$0	\$0	\$0
4.3 Architect/Engineering Fees	\$0	\$0	\$0
4.4 Construction Manager Fees	\$0	\$0	\$0
4.5 Other Fees (Consultant, etc.)	\$0	\$0	\$0
Subtotal (Total 1.1 thru 4.5)	\$1,152,170	\$219,413	\$1,371,583
5.1 Movable Equipment (From Sched 11)	\$0	\$0	\$0
5.2 Telecommunications	\$0	\$0	\$0
6. Total Basic Cost of Construction(total 1.1 thru 5)	\$1,152,170	\$219,413	\$1,371,583
7.1 Financing Costs (Points etc)	\$0	X	\$0
7.2 Interim Interest Expense: \$ <input type="text"/> At <input type="text"/> % for <input type="text"/> months	\$0		\$0
8. Estimated SubProject Cost: Total 6 thru 7.2	\$1,152,170		\$219,413