

20-bed Inpatient Psychiatric Unit Financial Data
Location: Chesapeake Regional Healthcare, Chesapeake, VA

Estimated Capital Costs

Direct Construction Costs		\$4,257,225
Cost of Materials	\$1,520,494	
Cost of Labor	\$1,714,600	
Equipment (in contract)	\$100,000	
Builder's overhead	\$465,000	
Builder's profit	\$66,421	
Allocations for contingencies	\$390,710	
Equipment Not in Construction Contract		\$1,288,494
IT equipment	\$371,450	
Furniture	\$917,044	
Demolition Costs		\$107,000
Architectural and Engineering Fees		\$436,423
Design Fee	\$152,748	
Supervision Fee	\$87,285	
Engineering Fee	\$196,390	
Other Costs		\$50,000
Consultants	\$50,000	
Total Estimated Capital Costs		\$6,139,142

Project Revenue Sources/Amounts

Opioid Abatement Authority		\$3,000,000
FY 24 cooperative partnership grant application		
Federal, Local and Other Funds		3,139,142

**additional capital for the project is subject to final amended budget currently before the General Assembly

BENCHMARK PROJECT ESTIMATING	NSF	Includes 2 years escalation starting Jan 1 2023	Construction Cost Budget	Owner Construction Contingency (30%)	FFE	A&E fees	TOTAL OWNER BUDGET
ED Comprehensive Psychiatric Emergency Program	3234	\$502	\$1,622,019	\$486,606	\$648,808	\$324,404	\$3,081,836

SECTION V**FINANCIAL DATA**

- A. Specify the per diem rate for all existing negotiated reimbursement contracts and proposed contracts for patient care with state and federal governmental agencies, Blue Cross/Blue Shield plans, labor organizations such as health and welfare funds and membership associates:**

CRMC participates in multiple health plans including Medicare, Medicaid, HMOs and PPOs, commercial insurance, and various governmental plans. Each of these payors has a different payment methodology. CRMC also serves self-pay patients and offers free or discounted services to patients who qualify for charity care or financial assistance. Although a comprehensive listing of all payment methods and contracts is not available, aggregate information on charges and contractual amounts is available in the hospital's annual filings to VHI. Also see audited financials, Attachment V.H.2. For purposes of this project, CRMC anticipates per diem payment of \$727 in year one and two.

- B. Does the facility participate in a regional program which provides a means for facilities to compare its costs and operations with similar institutions? If yes, specify program and provide a copy of report/s which provide/s the basis for comparison.**

Yes. CRMC's Annual Licensure Survey Data and quality data is publicly available through VHI. Additionally, CRMC submits its UB04 inpatient data on a quarterly basis to the Virginia Hospital and Healthcare Association (VHHA). CRMC and other hospitals access the VHHA data via Truven.

C. Estimated Capital Costs**Part I – Direct Construction Costs**

C.1. Cost of materials	\$ 1,520,494
C.2. Cost of labor	\$ 1,714,600
C.3. Equipment included in construction contract	\$ 100,000
C.4. Builder's overhead	\$ 465,000
C.5. Builder's profit	\$ 66,421
C.6. Allocation for contingencies	\$ 390,710
C.7. Subtotal (add lines 1 through 6)	\$ 4,257,225

Part II – Equipment Not Included in Construction Contract

C.8. Equipment	
a. IT equipment	\$ 371,450
b. Equipment for cysto rooms	\$
c. Equipment for ambulatory surgery OR	\$
d. Sterile Processing & decontamination	\$
e. Furniture	\$ 917,044
C.9. Subtotal (add lines 8a through 8e)	\$ 1,288,494

Part III – Site Acquisition Costs

C.10. Full purchase price	N/A
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C.11. For sites with standing structures		
a. purchase price allocable to structures		N/A
b. purchase price allocable to land		N/A
C.12. Closing costs		N/A
C.13. If leasehold, lease expense over entire term of lease	\$	N/A
C.14. Additional expenses paid or accrued:		
a.	\$	N/A
b.	\$	N/A
c.	\$	N/A
C.15. Subtotal (add lines 10 through 14c)	\$	N/A
 PART IV – Site Preparation Costs		
C.16. Earth work	\$	N/A
C.17. Site utilities	\$	N/A
C.18. Roads and walks	\$	N/A
C.19. Lawns and planting	\$	N/A
C.20. Unusual site conditions:		
a.	\$	N/A
b.	\$	N/A
C.21. Accessory structures	\$	N/A
C.22. Demolition costs	\$	107,000
C.23. Subtotal (add lines 16 through 22)	\$	107,000
 PART V – Off-site Costs:		
C.24.	\$	N/A
C.25.	\$	N/A
C.26.	\$	N/A
C.27.	\$	N/A
C.28. Subtotal (add lines 24 through 27)	\$	N/A
 PART VI – Architectural and Engineering Fees.		
C.29. Architect's design fee	\$	152,748
C.30. Architect's supervision fee	\$	87,285
C.31. Engineering fees	\$	196,390
C.32. Consultant's fees	\$	0
C.33. Subtotal (add lines 29 through 32)	\$	436,423
 PART VII – Other Costs		
C.34. Other Costs		
a. Consultants	\$	50,000
b.	\$	N/A

c.	\$	N/A
C.35. Subtotal (add lines 34a through 34c)	\$	50,000

PART VIII – Taxes During Construction

C.36. Property taxes during construction	\$	N/A
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C.37. List other taxes:

a.	\$	N/A
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b.	\$	N/A
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C.38. Subtotal (add lines 36 through 37b)	\$	N/A
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PART IX-A – HUD Section 232 Financing

C.39. Estimated construction time (in months)	\$	N/A
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C.40. Dollar amount of construction loan	\$	N/A
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C.41. Construction loan interest rate	\$	N/A
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C.42. Estimated construction loan interest costs	\$	N/A
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C.43. Term of financing (in years)	\$	N/A
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C.44. Interest rate on permanent loan	\$	N/A
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C.45. FHA mortgage insurance premium	\$	N/A
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C.46. FHA mortgage fees	\$	N/A
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C.47. Financing fees	\$	N/A
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C.48. Placement fees	\$	N/A
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C.49. AMPO (non-profit only)	\$	N/A
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C.50. Title and recording fees	\$	N/A
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C.51. Legal fees	\$	N/A
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C.52. Total interest expense on permanent mortgage loan	\$	N/A
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C.53. Subtotal (add lines 42, and 45 through 51)	\$	N/A
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PART IX-B – Industrial Development Authority Revenue and General Obligation Bond Financing

C.54. Method of construction financing (construction loan, proceeds of bond sales, or other: N/A). If construction is to be financed from any source other than bond sale proceeds, answer questions 56 through 58. Otherwise, proceed to question 59.

C.55. Estimated construction time (in months)	N/A
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C.56. Dollar amount of construction loan	N/A
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C.57. Construction loan interest rate	N/A
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C.58. Estimated construction loan interest cost	N/A
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C.59. Nature of bond placement (direct, underwriter, other: _____)	N/A
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C.60. Will bonds be issued prior to the beginning of construction?	N/A
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C.61. If the answer to question 60 is yes, how long before (in months)?	N/A
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C.62. Dollar amount of bonds expected to be sold prior to the beginning of construction	N/A
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C.63. Will principal and interest be paid during construction or only interest?	N/A
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C.64. Bond interest expense prior to the beginning of construction (in dollars)	N/A
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C.65. How many months after construction begins will last bond be sold?	N/A	
C.66. Bond interest expense during construction	N/A	
C.67. What percent of total construction will be financed from bond issue?	N/A	
C.68. Expected bond interest rate	N/A	
C.69. Anticipated term of bond issued (in years)	N/A	
C.70. Anticipated bond discount (in dollars)	N/A	
C.71. Legal costs	N/A	
C.72. Printing costs	N/A	
C.73. Placement fee	N/A	
C.74. Feasibility study	N/A	
C.75. Insurance	N/A	
C.76. Title and recording fees	N/A	
C.77. Other fees:		
a.	N/A	
b.	N/A	
c.	N/A	
C.78. Sinking fund reserve account (debt service reserve)	N/A	
C.79. Total bond interest expenses (in dollars)	N/A	
C.80. Subtotal (add lines 58, 64, 66, and 71 through 78)		N/A

PART IX-C – Conventional Mortgage Loan Financing

C.81. Estimated construction time (in months)	N/A	
C.82. Dollar amount of construction loan	N/A	
C.83. Construction loan interest rate	N/A	
C.84. Estimated construction loan interest cost (in dollars)	N/A	
C.85. Term of long-term financing (in years)	N/A	
C.86. Interest rate on long term loan	N/A	
C.87. Anticipated mortgage discount (in dollars)	N/A	
C.88. Feasibility study	N/A	
C.89. Finder's fee	N/A	
C.90. Legal fees	N/A	
C.91. Insurance	N/A	
C.92. Other fees:		
a.	N/A	
b.	N/A	
C.93. Total permanent mortgage loan interest expense (in dollars)	N/A	
C.94. Subtotal (add lines 84 and 88 through 92b)		N/A

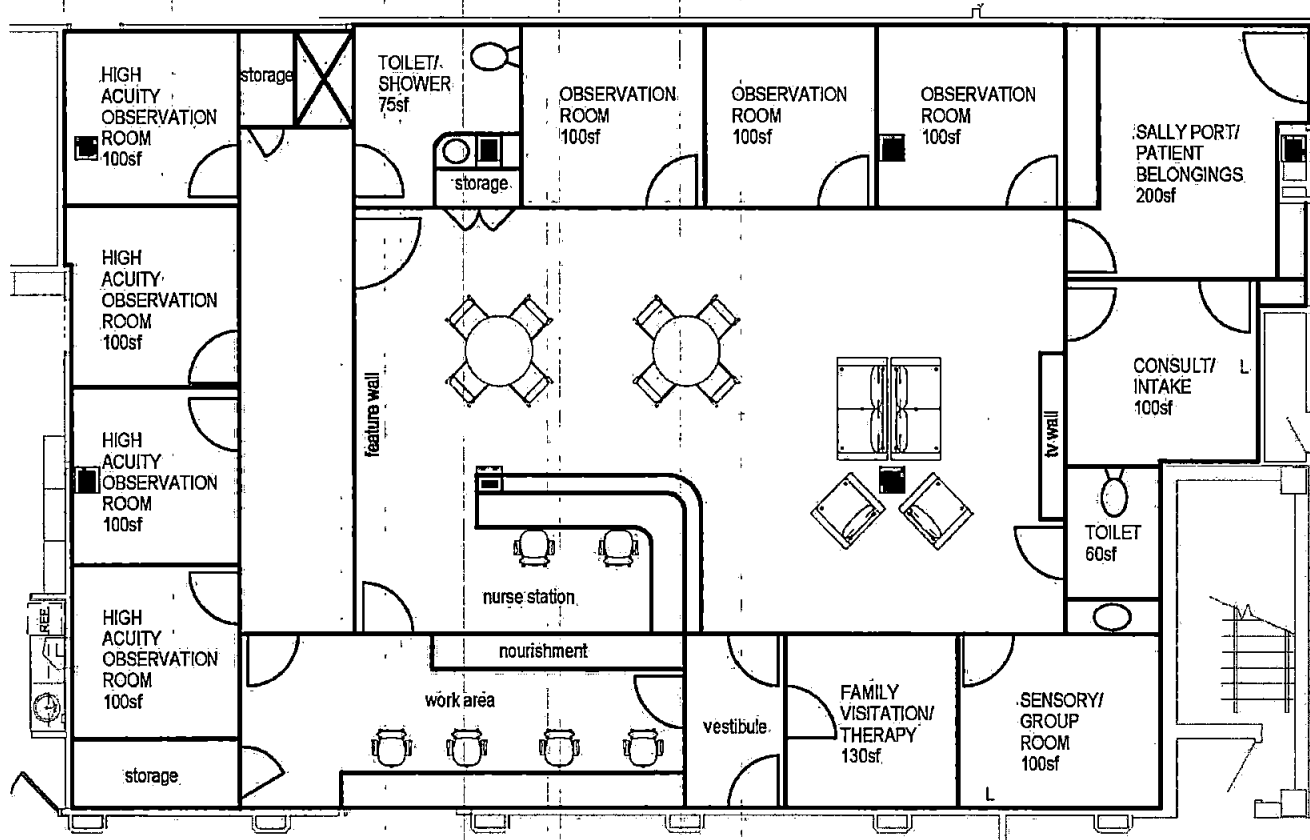
FINANCIAL DATA SUMMARY

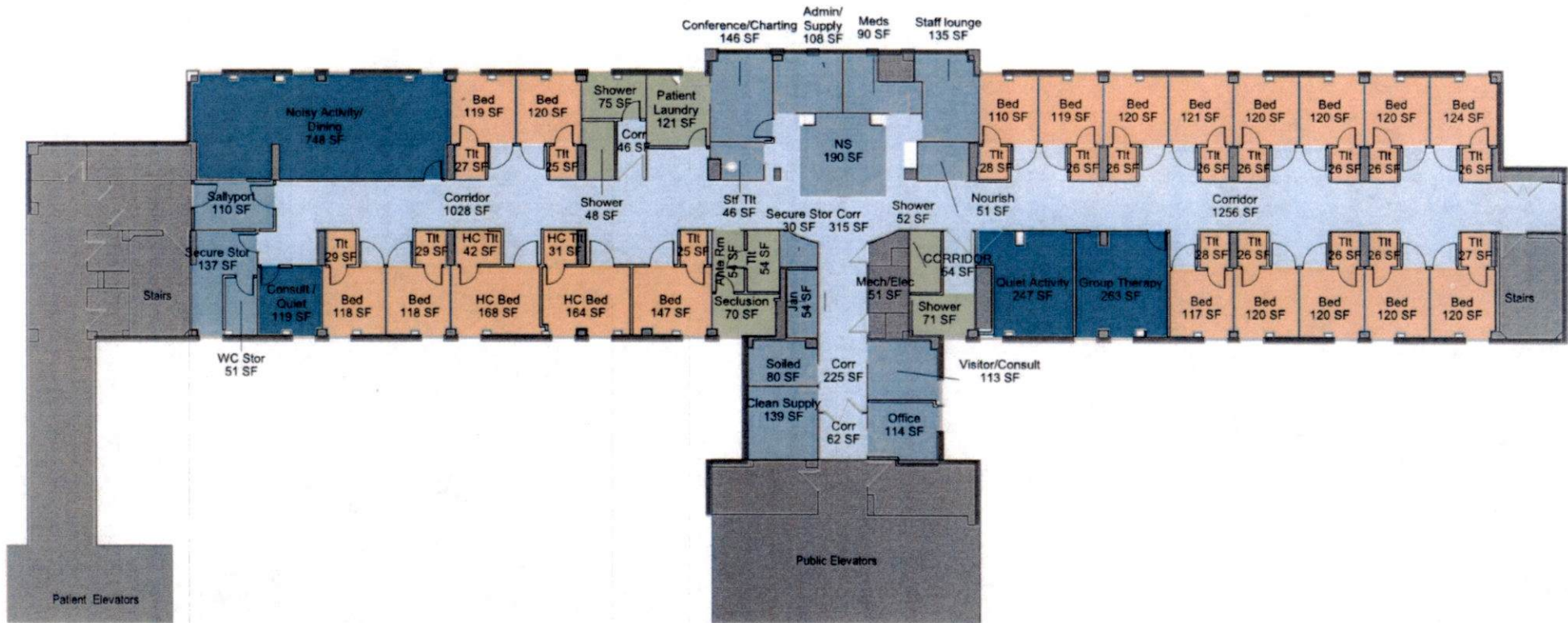
C.95. Subtotal Part I	Direct construction (line 7)	\$ 4,257,225
C.96. Subtotal Part II	Equipment not included in construction contract (line 9)	\$ 1,288,494
C.97. Subtotal Part III	Site acquisition costs (line 15)	\$ 0

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C.98. Subtotal Part IV	Site preparation cost (line 23)	\$ 107,000
C.99. Subtotal Part V	Off-site costs (line 28)	\$ 0
C.100. Subtotal Part VI	Architectural and engineering fees (line 33)	\$ 436,423
C.101. Subtotal Part VII	Other consultant fees (line 35)	\$ 50,000
C.102. Subtotal Part VIII	Taxes during construction (line 38)	N/A
C.103. Subtotal Part IX-A	HUD-232 financing (line 53)	N/A
C.104. Subtotal Part IX-B	Industrial Development Authority revenue and general revenue bond financing (line 80)	N/A
C.105. Subtotal Part IX-C	Conventional loan financing (line 94)	N/A
C.106. TOTAL CAPITAL COST (lines 95 through 105)		\$ 6,139,142
C.107. Percent of total capital costs to be financed		N/A
C.108. Dollar amount of long-term mortgage (line 106 x line 107)		N/A
C.109. Total interest cost on long term financing		
a. HUD-232 Financing (line 53)		N/A
b. Industrial Development Authority revenue and general revenue bond financing (line 79)		N/A
c. Conventional loan financing (line 93)		N/A
C.110. Anticipated Bond Discount		
a. HUD-232 Financing (line 53)		N/A
b. Industrial Development Authority revenue and general revenue bond financing (line 70)		N/A
c. Conventional loan financing (line 87)		N/A
C.111. TOTAL CAPITAL AND FINANCING COST (add lines 106, 109a, b, or c, and 110a, b, or c)		\$ 6,139,142

Proposed Comprehensive Psychiatric Emergency Program Chesapeake 2023





NEW WORK - SIXTH FLOOR WEST PLAN

1/16" = 1'-0"

LEGEND

 HORIZONTAL CIRCULATION	2,987 NSF
 PATIENT ROOM	3,061 NSF
 PATIENT SUPPORT	545 NSF
 PATIENT TREATMENT	1,376 NSF
 SUPPORT SPACES	1,593 NSF
TOTAL NET SQUARE FEET	9,562 NSF
TOTAL GROSS SQUARE FEET	12,300 GSF



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