

**Request for Proposals**  
**(RFP)**  
**For**  
**Architectural and Engineering Services for Construction of a Community Based Residential Facility (CBRF)**  
**For**  
**the Lasata Senior Living Campus of**



Proposals will be received by Ozaukee County at its office at 121 W Main Street, Port Washington, WI until 4:00 PM, CDT, on Thursday, May 9, 2024, and shall be addressed and marked as follows:

Ozaukee County  
**Attn: Lasata CBRF – A/E**  
PO Box 994  
121 W Main Street  
Port Washington, WI 53074

**Issued April 18, 2024**  
**By: Ozaukee County**

## **Architectural and Engineering Services for Construction of a Community Based Residential Facility (CBRF)**

### **Official Public Notice**

Proposals will be received by Ozaukee County at the County Clerk's Office at 121 W Main Street, Port Washington, WI 53074 until 4:00 PM, CDT, on Thursday, May 9, 2024, for professional architect and engineering services for the construction of a Community Based Residential Facility at our Lasata Senior Living Campus. The building will be constructed adjacent and attached to our existing Lasata Care Center nursing home, located at W76 N677, N Wauwatosa Rd, Cedarburg, WI 53012. The proposed CBRF is to be approximately 18,000 sf, housing 24 residents split into two households, with residential and services spaces. The construction of a CBRF will close the loop in providing a continuum of care to our seniors, and current residents, who desire to transition to assisted living and memory care assisted living, all within the Lasata Senior Living Campus. Design should incorporate ADA standards for all rooms as well as a ramp for wheelchair access from the exterior.

The award to be let under this solicitation is subject to federal financial assistance guidelines under the American Rescue Plan Act (ARPA). The successful consultant will be required to comply with all applicable federal and state regulations related to the ARPA assistance funds. Although this is a federal project, no Davis-Bacon Prevailing Wages Determination requirements or Buy America requirements are in effect. Architect and Engineering firm selected will be required to work with our Construction Management as Adviser (CMaA) firm, already selected. Please refer to Lasata CBRF – A/E for all correspondence relating to this project.

The Request for Proposals is available on our website at <https://www.co.ozaukee.wi.us/> or at the Ozaukee County office at 121 W Main Street, Port Washington, WI 53074. Copies of the Request for Proposals may also be obtained from Ozaukee County, by calling (262) 284-8324 between 8:30 and 4:30 or by email: [jwittek@ozaukeecounty.gov](mailto:jwittek@ozaukeecounty.gov) .

**Request for Proposals**  
**(RFP)**  
**For**  
**Architectural and Engineering Services for Construction of a Community Based Residential Facility (CBRF)**

**For**  
**Ozaukee**  
**County**

April 18, 2024

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**RFP Attachments**

- Lasata CBRF Concept Design – AG Architecture
- Lasata CBRF Strategic Planning (Financial/Market Assessment, Project Cost Estimate) - CLA

## **1.0 Introduction**

Ozaukee County, Wisconsin has been awarded federal funding from the American Rescue Plan Act (ARPA). Ozaukee County invites interested and qualified firms to submit written Proposals for Architectural and Engineering services (A/E). Ozaukee County intends to use the results of this RFP to evaluate and select a firm in order to award a fixed price contract for the below listed A/E Services.

A/E services relating to construction of an approximately 18,000 sf CBRF, housing 24 residents split into two households, with residential and services spaces. A/E firm will prepare all bid documents for conceptual design, final design, and construction specifications in preparation of complete documents of contract, assistance and recommendation in construction advertisement and contract award which includes all pre-design services, conceptual and final design and project budgeting and construction engineering of the Lasata CBRF with the consultation of Ozaukee County and our CMAA.

Ozaukee County has budgeted \$4.5 million to complete construction of this project. Federal funding is provided by American Rescue Plan Act (ARPA). No Davis-Bacon prevailing wages or Buy American provisions are required.

Ozaukee County is seeking proposals from firms with experience with at least one Community Based Residential Facility. Construction is expected to begin by approximately by Fall of 2024, and the ability to complete the project in 2025. The proposal must comply with the requirements and conditions of employment and contracting with Federal regulations.

These services will be conducted under a contract with Ozaukee County.

The contract will be regulated according to the provisions of all Federal, State, and local laws and ordinances that are applicable.

## **2.0 Project Description**

### **(1) Construction of a Community Based Residential Facility**

With the support of American Rescue Plan Act (ARPA), Ozaukee County will expand its current Lasata Senior Living Campus, Cedarburg, WI that provides residential living to senior residents in Ozaukee County. The proposed construction is on a vacant piece of land located on our Lasata Senior Living Campus and attached to the existing building.

The focus of the Design and Engineering project will be to design an addition to an already existing nursing home. The addition will be only one story, and approximately 18,000 sf, housing 24 residents split into two households, with residential and service spaces. Residential and service spaces include a kitchen and common areas for CBRF residents.

CBRF project will close the loop in providing a continuum of care to our seniors, and current residents, who desire to transition to assisted living and memory care assisted living, all within the Lasata Senior Living Campus

In addition to the above stated, the A/E firm will provide for the following in each component of the project:

- Site preparation
- Utilities

### 3.0 Scope of Services

The selected company will serve as and perform the functions of architect and engineering, including the following:

- Conduct necessary work to produce the technical documentation including final design criteria, preliminary and final drawings, outline specifications, written description of the project and value-engineering activities.
- Complete the final design contract documents. We would defer to the Architects recommendations for proper code requirements/products for all areas.

Ozaukee County anticipates that the selected firm will provide the following A/E services, but is not limited to (*Responses to this RFP are encouraged to suggest other tasks and duties that may be applicable and useful to the Ozaukee County*):

1. **Attend Project Kick-Off Meeting** – A/E firm will be required to meet with County staff, and our CMaA. Detailed schedule and team members will be finalized.
2. **Review Existing Documentation** – A/E firm shall familiarize themselves with:
  - The project site
  - Preliminary designs
  - Municipal and County zoning codes
  - Review any applicable CBRF design requirements
3. **Attend Periodic Progress Meetings** – Attendance at periodic meetings to update progress may be required.
4. **Prepare Conceptual Design Plans for CBRF Addition (30%)** – The A/E firm shall submit conceptual design plans that include a conceptual estimate of probable construction costs. Conceptual design plans shall include space requirements and room layouts for all programmed spaces by function to include space requirements for major equipment.
5. **Preparation of Design Plans (60%)** – A/E firm shall submit the 60% design plans, specification, and estimate. Meet with Ozaukee County staff and CMaA to discuss the designs and identify changes made to the plans since the Conceptual Design plans.
6. **Preparation of Final Plans (100%)** – Following approval of the 60% plans, specifications, and estimate by Ozaukee County, A/E firm shall prepare final construction plans for the project.

- 7. Prepare Bid Documents in Consultation with CMaA for Construction of CBRF –**  
Develop construction bid ready plans and specifications for contractors. The A/E firm will be required to participate in the pre-bid meeting and bid opening. The A/E firm will provide recommendations of award to Ozaukee County.

- **Construction Management Services will be provided by our already selected contractor, Altius Construction.**

#### **4.0 Proposal Contents and Selection**

1. Proposal Cover Letter
2. Project scope statement describing the work to be undertaken, include the services outlined in the Solicitation, any modifications or expansion of the scope provided to deliver the Architect and Engineering /cost effective components.
3. Project work plan indicating mechanisms proposed to coordinate the work effort with Ozaukee County.
4. Proposer's profile and a clear concise statement with:
  - a. Examples indicating past performance and familiarity with the type of work detailed in the solicitation.
  - b. Provide 3 written references from previous clients with similar projects and all references give excellent response on quality of service. (Attach references and contact information)
  - c. A list of client references for which Proposer provided similar services as described in the RFP.
5. Project team statement indicating the professional and technical qualifications of the key people who will be assigned to the project and their responsibilities within the Scope of Services including the team leader.
  - a. Firm/team's experience with similar or related project of this size and scope, including reference
  - b. Specific work assignments of each individual that included CBRF construction or other public sector projects and references that could comment on the quality of the work performed
  - c. For each individual note years of experience and number of years that the individual has been with the firm under its current name and ownership.
  - d. Indicate primary work location for these individuals.
  - e. Identify any proposed sub-contractor(s) and include a description of the arrangement and their role in the project.
  - f. Provide written assurance that the key individuals listed and identified will be performing the work and not be substituted with other personnel or reassigned to another project without the County's approval.

- g. Identify the function/responsibility of each individual assigned to work on this project (e.g., project manager, technician, etc.) along with their role/responsibilities on this project. Experience summaries of these key individuals shall be provided and the amount of time to be allocated to this project. If applicable, include a description of sub-consultants, indicating what portion of the work is to be done by them. Include in your proposal a chart of personnel similar to the following:

Personnel	Project Function	% of Involvement	Experience Related to this Project

6. Detailed proposal fee for architectural and engineering services for this project.
- In a separate sealed envelope marked "A/E Service Fees", provide a table identifying your staffing requirements, estimated hours, associated costs and reimbursables for a total not to exceed fee for the architectural and engineering services described in this RFP. The envelope should be identified with the name of this project and the name of your company.
  - The table should include the following columns: phase, task, staff member (hourly rates), total staff costs, and reimbursable expenses. Include estimated hours for staff members based on each phase and task.
  - Identify total time & material not to exceed cost for each phase. Provide a separate "Professional Service Fees" table for recommended additional scope items not included in Section 3.0 Scope of Services.
  - The total proposal cost, indicated as a not to exceed fixed fee, shall delineate the cost for services as detailed under Section 3.0 Scope of Services. Fees for each phase to include costs for all personnel whether on the job site, in the home office, or as a consultant hired by the architectural and engineering firm.
  - The fee proposal shall include description and listing of any anticipated reimbursable expenses.
  - All costs associated with site surveying, inspection, utilities shall be paid by Ozaukee County
  - The total of all charges for scope of services, including reimbursable costs, will be used in evaluating the cost portion of this proposal.
  - Any additional work beyond the scope of services must be authorized in writing by the Ozaukee County before additional costs may be incurred. These fees will be determined prior to commencement of work and will be based on the hourly rates as shown in the following table.

Personnel	Hourly Rate	Estimated Hours for this Project	Project Function	Experience Related to this Project



Proposal placed in the same order as described above. The Proposal Cover Sheet must be signed by the submitter or authorized representative and dated. The pages of the Proposal must be numbered in consecutive order and should not exceed the maximum sheet size of 8.5" x 11."

- Ozaukee County will consider proposals from contractors with experience completing projects in public construction.
- Ozaukee County will consider proposals with experience in architectural and engineering service for completed CBRFs.
- Responsible proposal will demonstrate the ability to complete the architect and engineering services, and work as part of team.

If awarded, a firm fixed-price contract award shall be made in writing. Ozaukee County can, however, decide not to make the award to any of the proposers. Ozaukee County may reissue the project under certain conditions (i.e., proposals are not responsible, or the proposals do not contain information necessary to evaluate the proposals).

If you have any questions regarding this Request for Proposals, please contact: Jason Wittek, [jwittek@ozaukeecounty.gov](mailto:jwittek@ozaukeecounty.gov) or 262-284-8324.

### **Other Conditions of Proposal Submittal**

1. Only one Proposal will be accepted from any person, firm, or entity.
2. No proposal will be accepted from any person, firm or entity that is in arrears for any obligation to Ozaukee County, is debarred from contracting for federally funded projects, or that otherwise may be deemed irresponsible or unresponsive by Ozaukee County or the elected officials of Ozaukee County, Wisconsin.
3. All proposals submitted become public information and may be reviewed by anyone requesting to do so at the conclusion of the evaluation process.
4. Requirements and conditions of employment and contracting to be observed for compliance with the American Rescue Plan Act (ARPA).

### **Directions for Proposal Submission**

**Complete proposals must be delivered to Ozaukee County Clerk's Office, office in a sealed envelope on or before 4:00 pm Thursday, May 9, 2024.** Proposals that arrive in the office after 4:00 pm Thursday, May 9, 2024 will be rejected.

Proposers must submit the following:

- One (1) original plus five (5) hard copies of the RFP
- One (1) copy of "professional service fees" in a separate sealed envelope
- One (1) electronic copy (via usb drive) of all materials required for acceptance of their proposals on or before 4:00 pm CST on May 9, 2024.

### **Direct submissions to:**

Ozaukee County  
County Administrator's Office  
Attn: Lasata CBRF A/E Services

PO Box 994  
121 W Main Street  
Port Washington, WI 53074

Ozaukee County reserves the right to reject any and all Proposals not meeting the requirements of this Request for Proposals for architect and engineering services.

Persons requesting ADA assistance accommodations for hearing and speech impaired may contact Jason Wittek, Policy & Budget Analyst at 262-284-3577 or [jwittek@ozaukeecounty.gov](mailto:jwittek@ozaukeecounty.gov). Individuals/firms interested in being considered for this project must submit a Proposal detailing qualifications, technical expertise, management, and staff capabilities, related prior experience, and a detailed cost estimate for the Scope of Services described above. The objective of the sealed Proposal process is to objectively select the most responsive and responsible Proposal.

### Contact Information

For Request for Proposal packages, all interested persons and firms should go to: <https://www.ozaukeecounty.gov/>. Contact Jason Wittek, Policy & Budget Analyst, between the hours of 8:30 am to 4:30 pm, Monday-Friday, at 262-284-8324 or [jwittek@ozaukeecounty.gov](mailto:jwittek@ozaukeecounty.gov), to ask questions or request additional information, as needed.

Companies that intend to submit a Proposal should send notification of intent to Ozaukee County with the person's/firm's name and contact information in case of addenda or other changes. Additionally, the Request for Proposals may be sent to those companies that are included on the Ozaukee County contact list specifically created for this solicitation. Those who Ozaukee County has sent a Request for Proposal and those who have provided contact information through a request for a copy of the Request for Proposals or through a notification of intent will receive all information regarding the Request for Proposals. The information may include, but is not limited to, any Addendums to the Request for Proposals, answers to inquiries received regarding the Solicitation, or changes to the schedule.

Interested proposers have the responsibility of understanding what is required by this Request for Proposals. During the review of the solicitation, if the proposer discovers any errors, omissions, or ambiguities within the solicitation, they should identify them in writing and call them to the immediate attention of Ozaukee County prior to the Request for Proposals submission deadline. Ozaukee County shall not be held responsible for any person's/firm's lack of understanding of the project.

Questions for clarification concerning this Solicitation must be in writing via email to Jason Wittek, Policy & Budget Analyst on or before 4:00 pm, April 30th, 2024. After this date, questions involving the content or intent of the proposal will not be answered. All questions will be responded to by Jason Wittek, Policy & Budget Analyst, in writing via email by May 2nd, and provided to all parties requesting a Request for Proposals packet for which Ozaukee County has the contact information and treated as an addendum to the Request for Proposals packet.

**No pre-submittal conference will be held.** Ozaukee County makes no representations as to the conditions of the project other than those representations made herein, and no employee or any other representative of Ozaukee County has the authority to make any oral or written representations as to the conditions of the project. Companies should only contact the person designated above regarding this Solicitation and should not contact Ozaukee County's staff or Board members, County Administrator, Ozaukee County, City of Cedarburg members, any

committee members, or any other government staff for clarification on this Request for Proposals.

**Addenda Interpretations**

If it becomes necessary to revise any part of this Request for Proposals, a written addendum will be provided. Ozaukee County is not bound by any oral clarifications changing the scope of the work for this project. All addenda issued by Ozaukee County will become part of the official Request for Proposals and will be emailed to all Proposers of record based upon contact information on record at the original time of issuance or subsequently provided.

## 5.0 Selection Criteria

A committee selected by Ozaukee County will evaluate the submitted Proposals and award to the most responsive and responsible proposal when all evaluation criteria are considered.

### Right to Reject Proposals

The evaluation committee reserves the right to reject any and all proposals.

*Responses will be reviewed based on the following criteria:*

- |   |                          |
|---|--------------------------|
| 1. Project Coordinator/Lead's Experience  | <u>Maximum 20 Points</u> |
| A. 3 or more years' experience with CBRF or public construction   | 20 Points                |
| B. 2 years' experience  | 15 Points                |
| C. 1 years' experience  | 10 Points                |
| D. Less than 1 year experience  | 5 Points                 |
| E. No experience  | 0 Points                 |
| 2. Firm's Project Completion Background   | <u>Maximum 20 Points</u> |
| A. Completion of 3 or more previous, similar type projects within proposed time frame & budget                                | 20 Points                |
| B. Completion of 2 similar projects   | 15 Points                |
| C. Completion of 1 similar project  | 10 Points                |
| D. Working on 1 similar project; not completed  | 5 Points                 |
| E. No work on a similar project   | 0 Points                 |
| 3. References from Similar Projects   | <u>Maximum 20 Points</u> |
| A. Respondent lists 3 previous clients with similar projects and all references give excellent response on quality of service | 20 Points                |
| B. Respondent lists 2 previous clients  | 15 Points                |
| C. Respondent lists 1 previous client   | 10 Points                |
| D. Respondent lists no previous references  | 0 Points                 |
| 4. Responsiveness to Specifications of Project/RFP  | <u>Maximum 20 Points</u> |
| A. Needs of project are fully addressed in Proposal   | 20 Points                |
| B. Needs of project are somewhat addressed in Proposal  | 10 Points                |
| C. Needs of project are not addressed/resolved in Proposal  | 0 Points                 |
| 5. Budget   | <u>Maximum 20 Points</u> |
| A. Budget within Ozaukee County's capacity as proposed  | 10 Points                |
| B. Budget slightly above Ozaukee County's capacity as proposed; potentially feasible with modest adjustment                   | 5 Points                 |
| C. Budget not reasonably within Ozaukee County's capacity as proposed; would require extensive adjustment to be feasible      | 0 Points                 |

## Selection Process Schedule

Ozaukee County anticipates authorizing a contract for this work and issuing a notice of award, no later than May 31, 2024. The scope of services will take place over a nine-month period. Ozaukee County's goal is to have the Lasata CBRF project completed no later than the Summer of 2025, if possible. Responding persons/firms should comment on the above schedule as part of their proposal and state how realistic it is to achieve substantial completion of the work by August 30, 2025.

### 6.0Timeline

RFP Issuance Date	April 18, 2024
Last Day for Submitting Written Questions	April 30, 2024
E-mail and post addenda to firms, which Include answers to questions, supplements, and/or revisions to RFP	May 2, 2024
Proposals due by 4:00 pm	May 9, 2024
Evaluate Proposals/Interview Firms if needed	May 13-17, 2024
Notice of Intent to Award	May 17, 2024
Notice of Award (HHS Committee)	May 28, 2024
A/E Firm under Contract by	June 15, 2024



# Lasata Care Center Concept Design Proposed CBRF

PRESENTED BY: Andrew Lee Alden, Senior Associate

September 2023



# FUNCTIONAL PROGRAM & SPACE ALLOCATION



**AG ARCHITECTURE**  
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<b>DEPARTMENT NAME</b>	Name of the department – this form may be duplicated as needed to cover all areas – for campus communities, consider the impact of location on a campus setting.		
<b>SCOPE OF SERVICE</b>	What services does this department provide, when, and who receives the services?		
<b>KEY INTER &amp; INTRA DEPARTMENTAL RELATIONSHIPS</b>	When considering your department, what are the important connections within your department and with other departments that are necessary for its daily function?		
<b>CRITICAL DESIGN CONSIDERATIONS</b>	When considering your department – what are the critical “physical environment” elements we should know about? This category covers the “bricks & mortar of the space”.		
<b>SERVICE VOLUMES &amp; PERFORMANCE INDICATORS</b>	What is the capacity of the services you provide? A typical day/week comparison.		
<b>STAFFING (FTE’S)</b>	Position title	Position title	add cells as needed
	[#] FTE’s	[#] FTE’s	add cells as needed
<b>OPERATIONAL OR SPACE PLANNING ISSUES</b>	When considering your space – what are the important operational processes we should know about and how do they <u>impact</u> the physical layout of the space. Please consider both internal processes and if appropriate, external relationships (on campus and beyond).		
<b>INFORMATION TECHNOLOGY</b>	Does this department have any “IT” needs as related to telephone, computer, internet, television, nurse call, wander guard, medical records, asset management systems, etc.?		
<b>COMMENTS/OTHER CONSIDERATIONS</b>	This space is reserved for additional information not covered in the categories above. We prefer to err on the side of too much information, as opposed to not enough. Feel free to <u>continue</u> on the back side of the form		



**Lasata Senior Living Campus**  
Cedarburg, WI

February 2020  
Revised: 02/11/2020

**DRAFT**

**SPACE PROGRAM (24 Residents - 2 Households of 12 Each)**  
Community Based Residential Facility (CBRF) Class CNA

**1.0 SUPPORT SPACES**

	Support Spaces	Quantity	Units S.F.	Area S.F.	Notes
0.1	Vestibule	1	166	166	walk off matt, seating, storage closet
0.2	Lobby / Small Reception Desk	0	0	0	possible volunteer greeter, sign in (COMBINED WITH LOBBY LOUNGE)
0.3	Copy / File / Work Room	1	90	90	cabinetry, counter, copy machine
0.4	Conference / Family Room	1	188	188	
0.5	Office - Director of CBRF	1	133	133	
0.6	Office - Director of Nursing	1	120	120	
0.7	Electrical Main Room	1	145	145	Independent service from SNF (E-Gen)
0.8	Electrical Closet	1	45	45	
0.9	IT Main Room	1	65	65	Independent service from SNF
0.10	IT Closet	1	56	56	
0.11	Boilers / Water Heater / Water Treatment	1	144	144	Independent service from SNF
0.12	General Storage	1	167	167	
0.13	Employee Break Room	1	179	179	Refrigerator, sink, microwave, cabinetry, 12 1/2 lockers, toilet
0.14	Public Toilet	1	56	56	
Subtotal				1,554	

**2.0 RESIDENT BEDROOMS**

	Resident Bedrooms	Quantity	Units S.F.	Area S.F.	Notes
0.1	Private Bedroom	24	300	7,200	3 Piece Bathrooms (toilet, sink, cabinetry, roll in shower), barnstyle bathroom door, nurse server, built in clothes closet, 3'-8" entry door, memory box at entry
Subtotal		24		7,200	





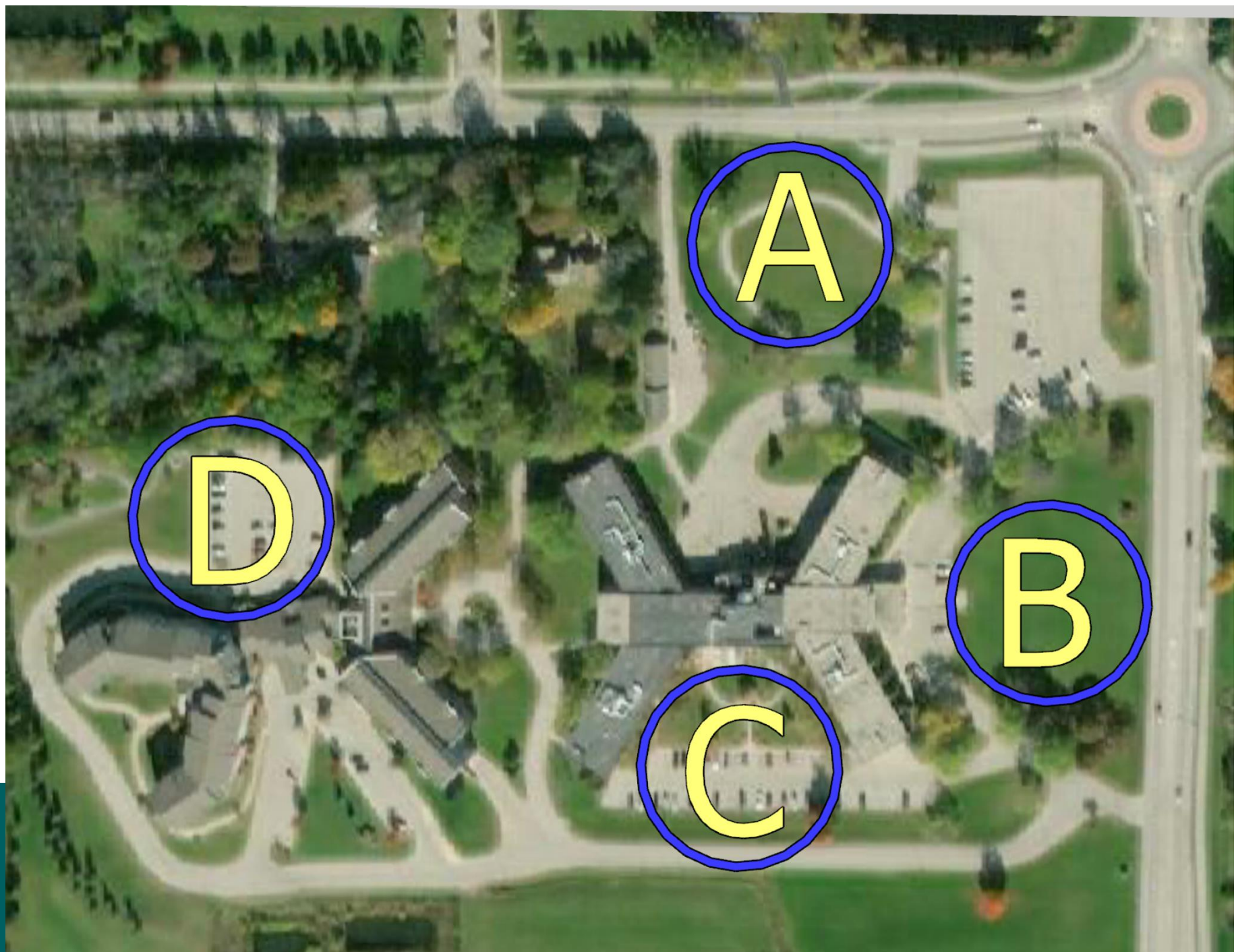
# SITE ANALYSIS



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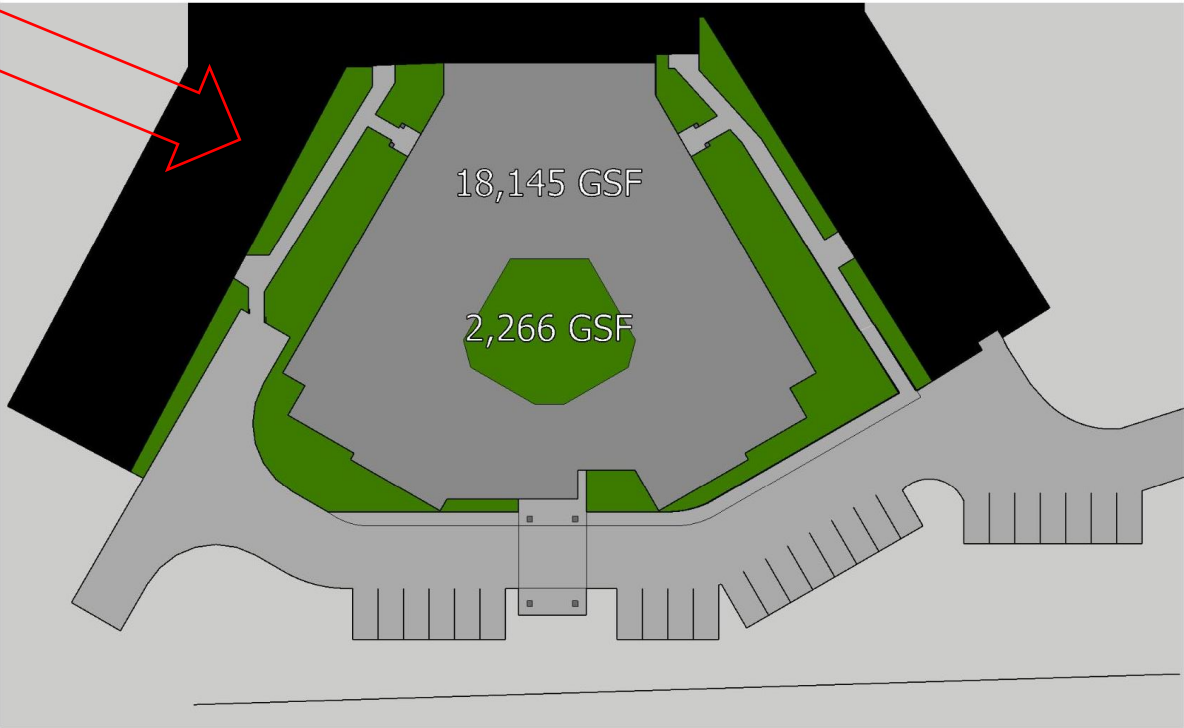


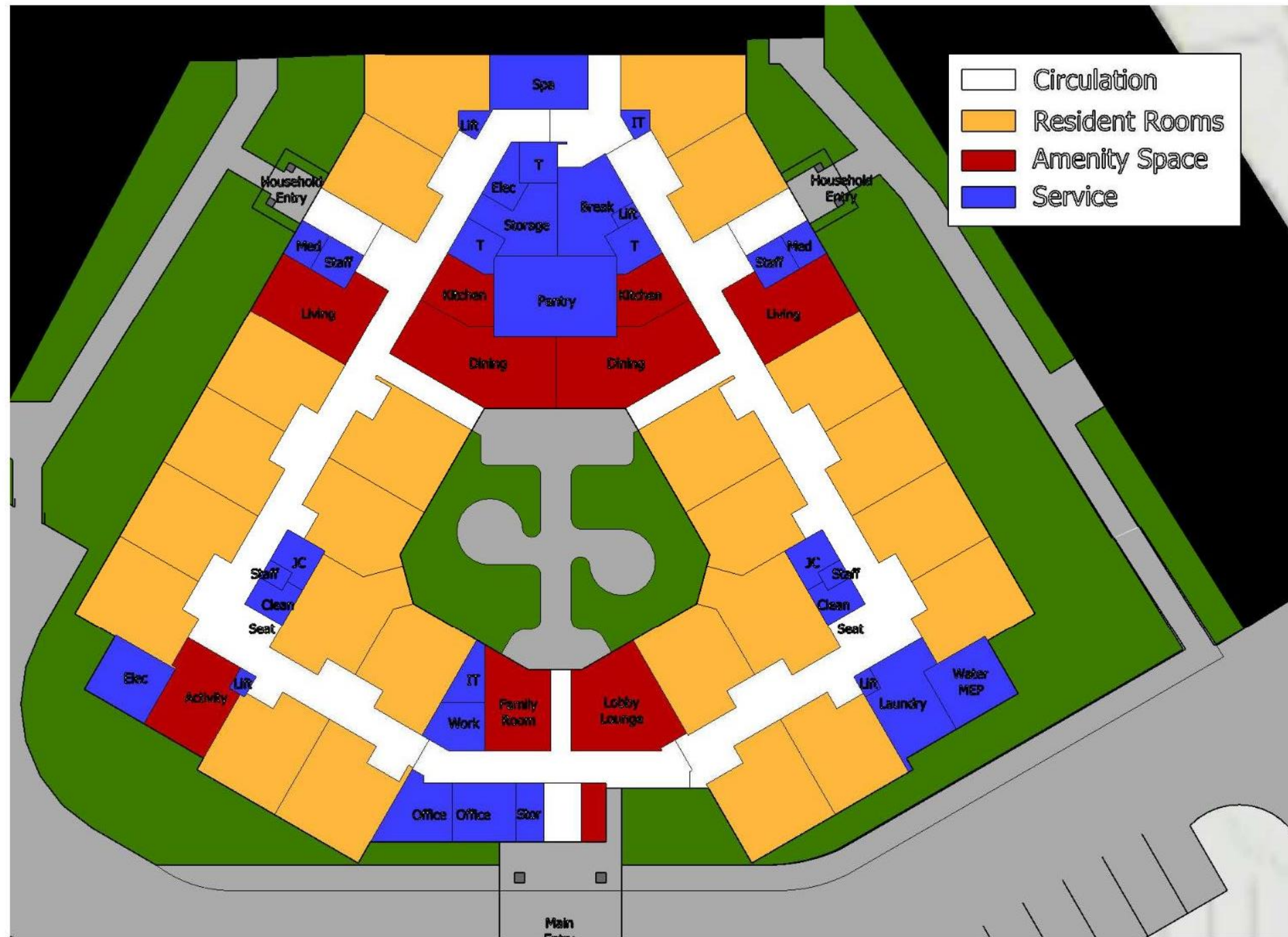
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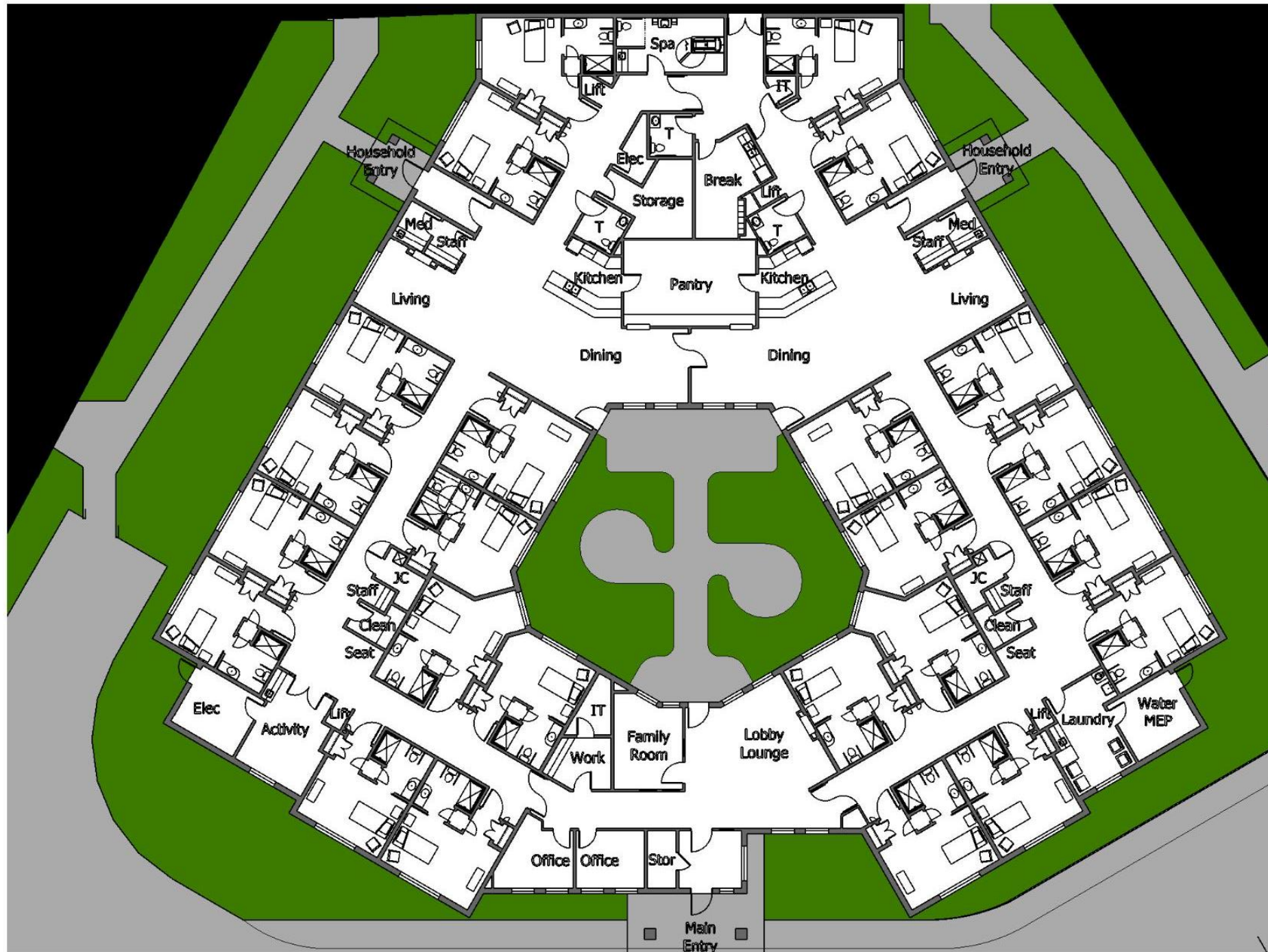
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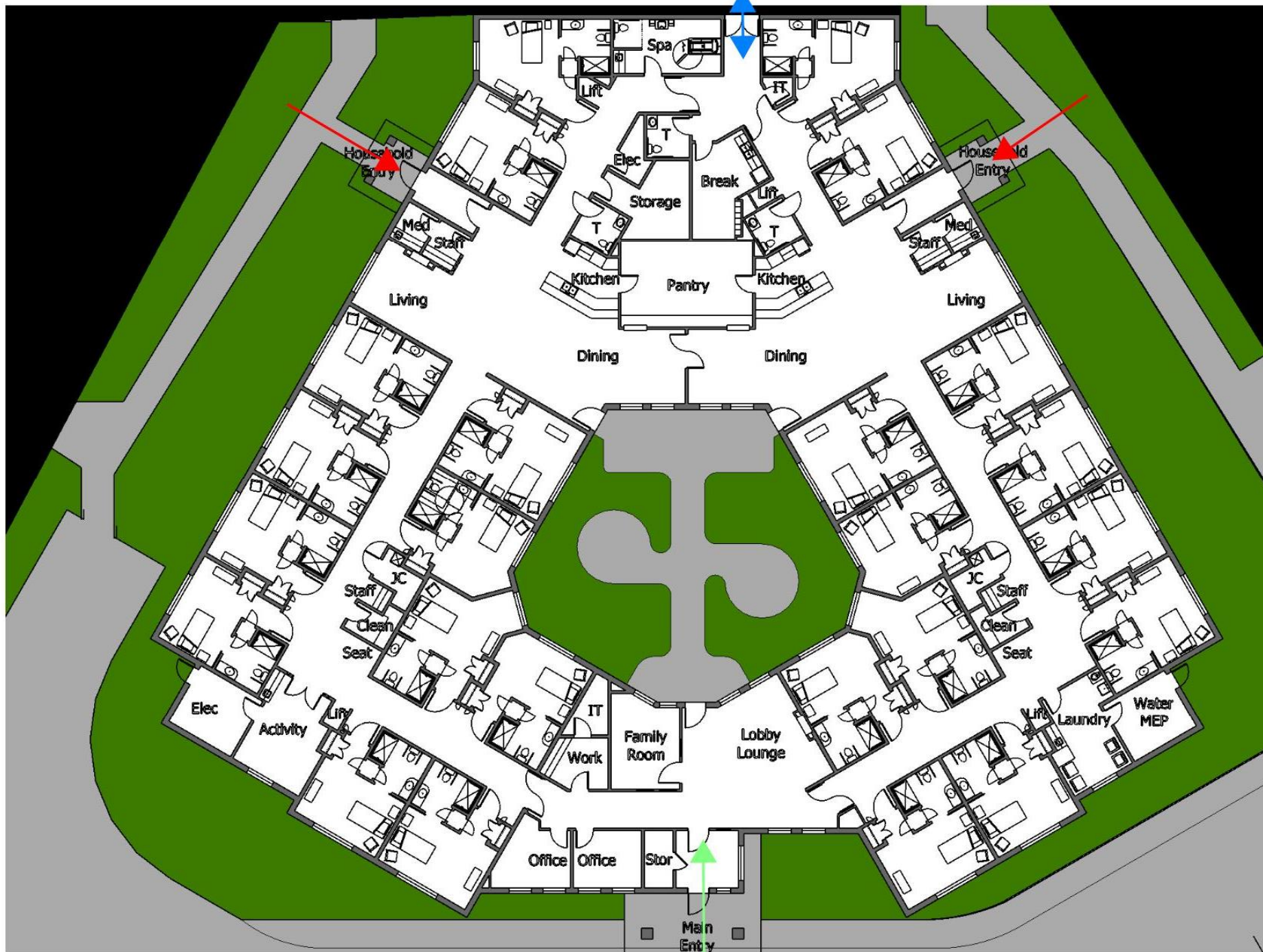




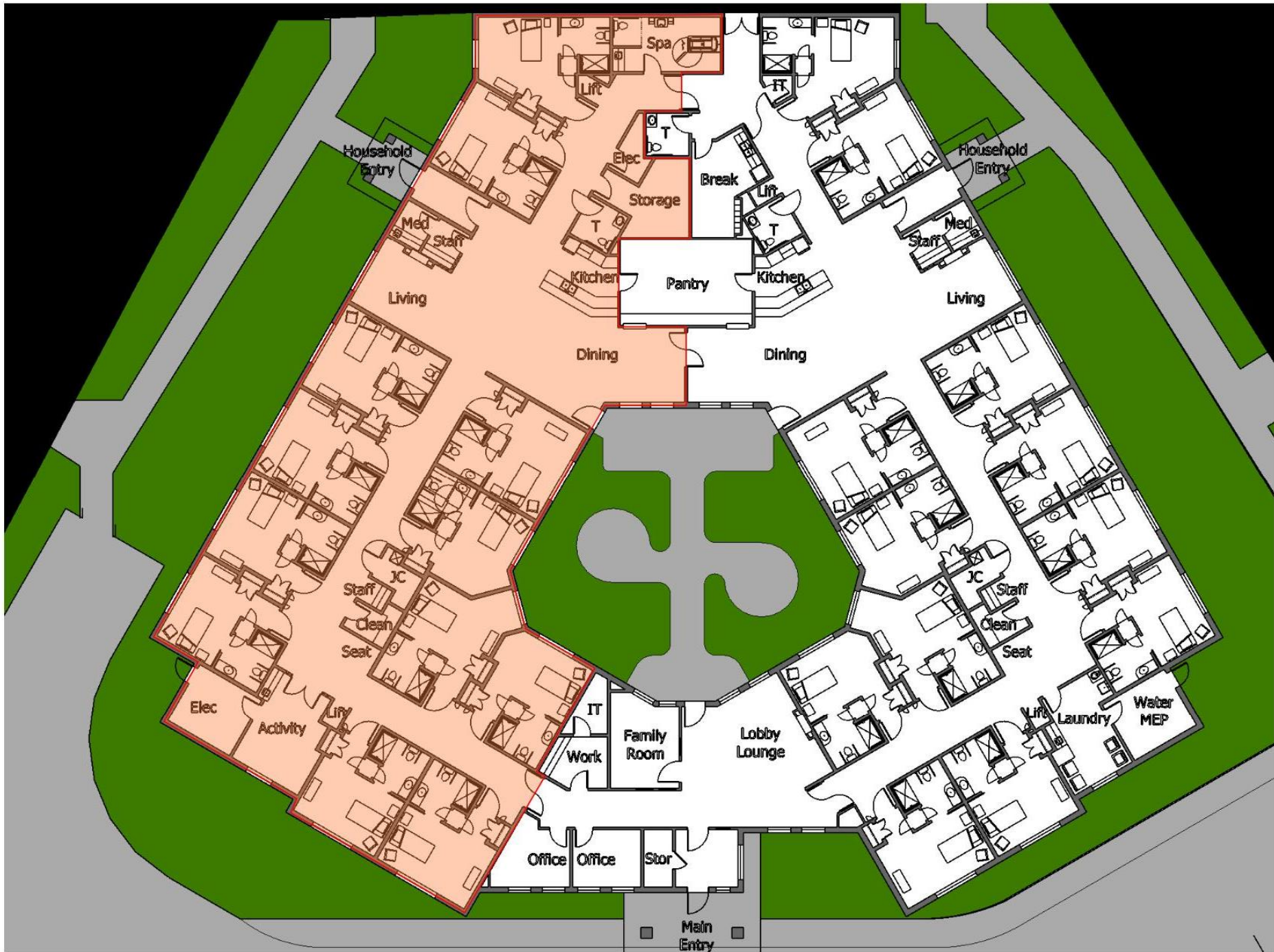








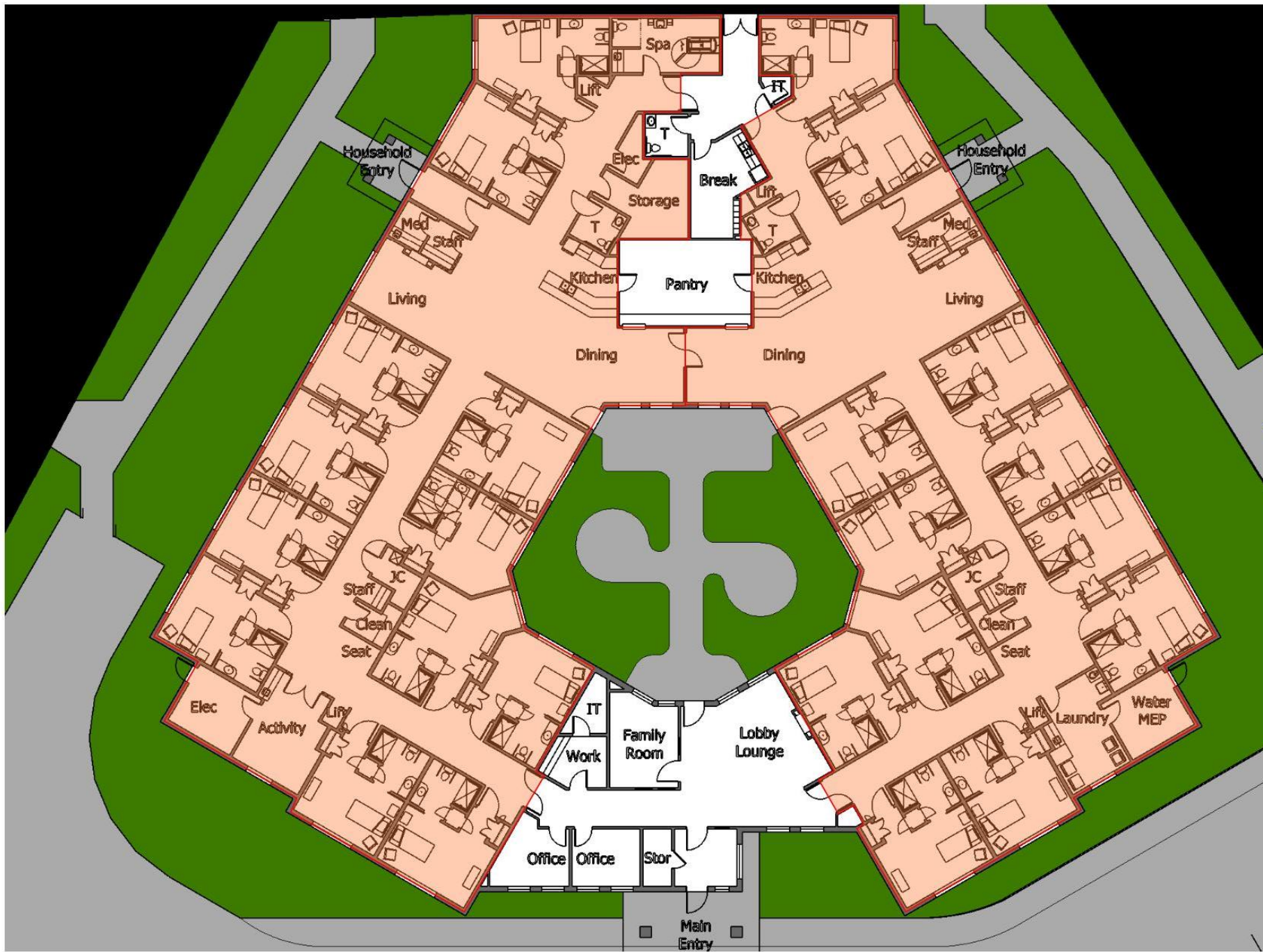


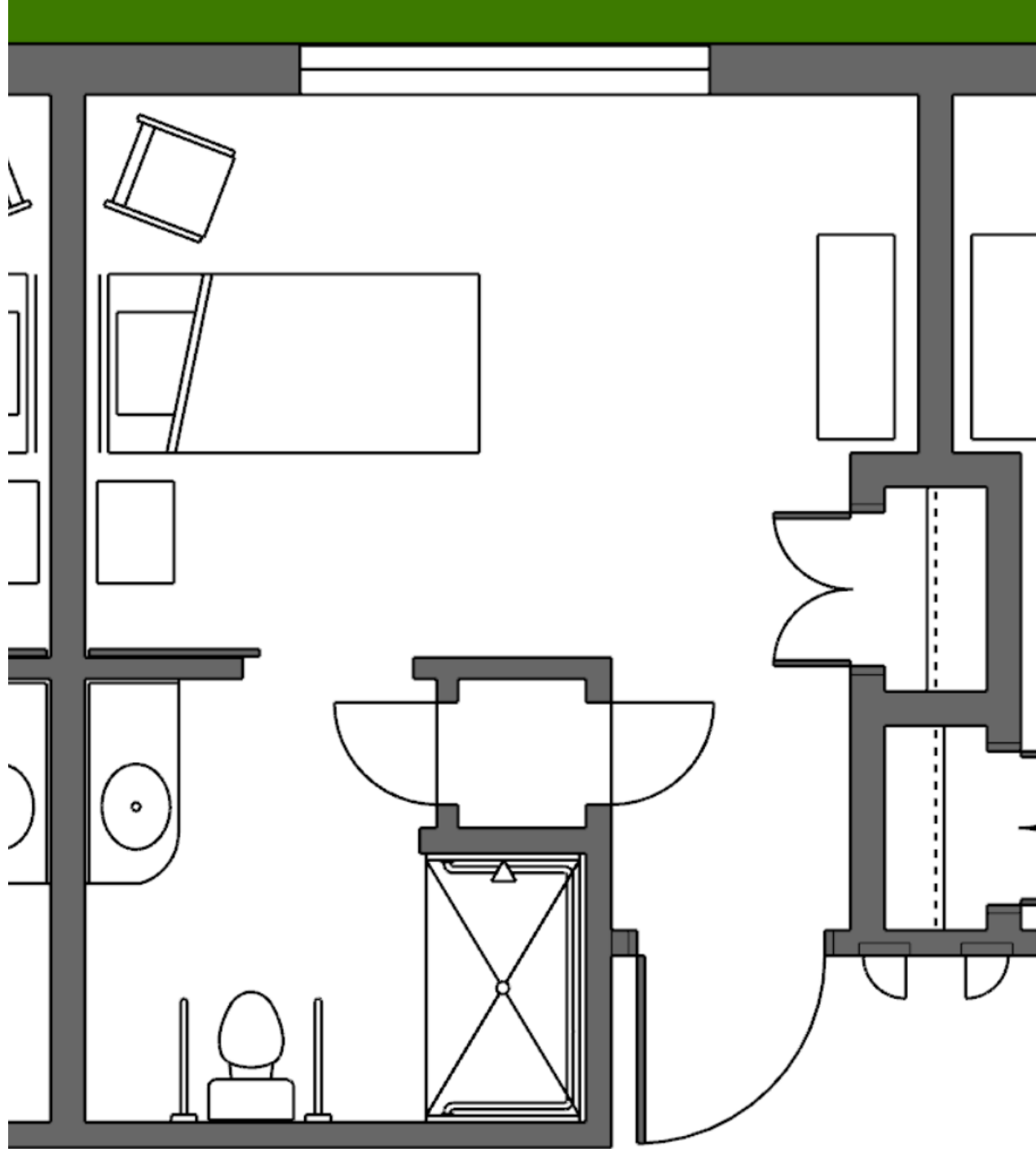














# RENDERINGS



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# Lasata Care Center

Potential CBRF Development

*We'll get you there.*



CPAs | CONSULTANTS | WEALTH ADVISORS

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# INTRODUCTION

Management ("Management") of Lasata Care Center (the "Organization" or "Lasata") is in the process of conducting the preliminary analysis of a variety of strategies that it may choose to explore further (along with understanding the effect of changes in key assumptions on the operations of the Organization).

The planning dashboards and analyses included herein have been assembled from information provided by and reviewed by Management and are intended to provide a framework and analysis of the anticipated financial performance of the Organization, including the estimated impact of a number of strategic options and or strategies. The scenarios and analyses included herein are not intended to be a complete analysis of all factors impacting the future financial performance of the Organization. **These analyses are intended for the internal use of the Organization and should not be read by or relied on by other third-party users for any purpose.**

The scenarios are based on assumptions concerning the impact of key assumptions and strategies on future financial performance. The assumptions disclosed herein, while not all-inclusive, are those that Management believes are significant to assess the anticipated financial performance of strategies and are key factors upon which the future financial results depend. In our presentation we may include prepared projected financial statements or the partial presentation of prepared financial projections (the "Prepared Projections"). The Prepared Projections omit the summary of significant accounting policies and may be in the form of a partial presentation that may omit balance sheets or statements of cash flows, and do not purport to be presented in accordance with Generally Accepted Accounting Principles. We have not compiled or examined any of the financial data utilized in the analyses and the Prepared Projections and express no assurance of any kind on it. Furthermore, even if the assumptions disclosed herein were to materialize, there will be differences between projected and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.





# Master Planning Project Assumptions

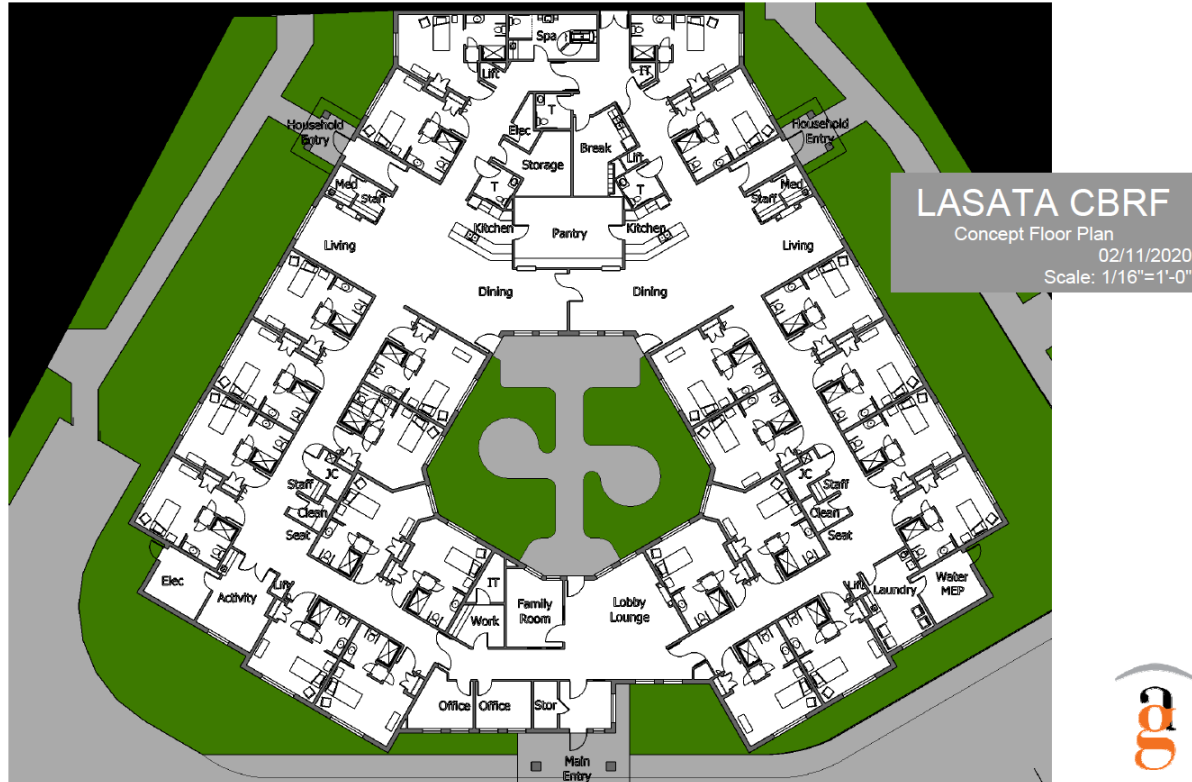
*We'll get you there.*

CPAs | CONSULTANTS | WEALTH ADVISORS

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# Concept Design



The diagram illustrates the functional layout of the LASATA CBRF, a triangular building with a central courtyard. The layout is color-coded as follows:

- Circulation:** White areas representing hallways and entryways.
- Resident Rooms:** Orange areas representing individual resident units.
- Amenity Space:** Red areas including a central dining area, kitchen, and lounge.
- Service:** Blue areas including storage, laundry, and staff quarters.

Key areas and rooms labeled include:

- Central Core:** Dining, Kitchen, Pantry, Break, and Lounge.
- Resident Units:** Multiple orange-colored units arranged around the perimeter.
- Amenity Spaces:** Kitchen, Dining, Lounge, and a central courtyard area.
- Service Areas:** Storage, Laundry, and Staff quarters.
- Entrances:** Household Entry, Main, and various service entrances.
- Other Rooms:** Office, Work, Family Room, and various utility spaces.


**Legend:**

- Circulation
- Resident Rooms
- Amenity Space
- Service

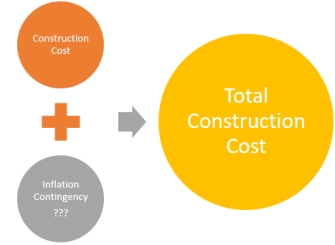
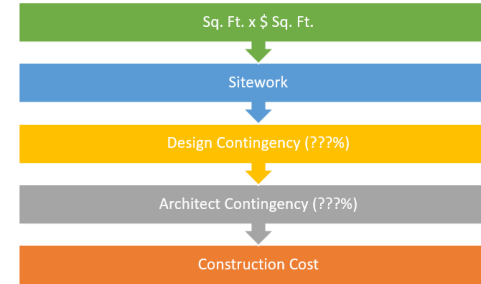
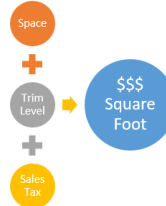
**LASATA CBRF**  
Functional Diagram  
02/11/2020  
Scale: 1"=20'

- 

# Project Cost Summary

 <b>Lasata CBRF Budget 2.14.2020</b>	
DESCRIPTION	CBRF
Sitework	\$ 358,294
Concrete	\$ 254,053
Masonry	\$ 104,720
Metals	\$ 47,218
Wood & Plastics	\$ 623,060
Moisture & Thermal Protection	\$ 196,260
Doors & Windows	\$ 237,100
Drywall	\$ 145,160
Acoustical Ceiling	\$ 35,200
Flooring Allowance	\$ 111,345
Painting	\$ 54,435
Miscellaneous & Appliances	\$ 136,205
Conveying Systems	NOT INCLUDED
Fire Protection	\$ 77,116
Plumbing	\$ 181,450
HVAC	\$ 453,625
Electrical	\$ 221,450
Construction Surveying Allowance	\$ 10,000
Construction Materials Testing Allowance	\$ 10,000
Winter Conditions Allowance	\$ 25,000
Temporary Electrical Consumption Allowance	\$ 25,000
Temporary Heat & Equipment Allowance	\$ 50,000
Dehumidification Allowance	\$ 5,000
Permit Allowance	\$ 11,738
General Requirements	\$ 269,874
<b>SUBTOTAL</b>	<b>\$ 3,643,302</b>
Impact Fees	
Construction Management Fee 3.00%	\$ 109,299
Preconstruction Fee	\$ 10,000
Payment and Performance Bond 0.95%	\$ 34,611
	<b>\$ 3,797,212</b>
Contingency (5%)	\$ 189,861
<b>TOTAL COST</b>	<b>\$ 3,987,073</b>
Gross Area (GSF)	18,145
Cost Per GSF	\$219.73

Standardize the defined process to arrive at "Total Construction Cost"



The construction cost was verbally updated in December 2022 to add \$350,000 without impact to project contingencies.

Project to be funded with cash.

Total construction cost \$4,337,073



# Project Modeling Assumptions

Assisted Living Addition		24	<< Units	Debt Issued (incl. cap int)		\$	-
					Cost of Capital		4.50%
Starting Date	4/1/2023	Occupancy	95%	Equity	\$	4,337	
Const. Mo.	18	Months to Fill	12	Term		40	
Escalation Factor	0.00%	Monthly Service Fee - AL	6,400	Financing Costs		1.00%	
Const. Cost Adj.	0.0%   \$	Profit Margin - AL	40%				

## Operating expense assumptions:

- Operating expenses are estimated to be 60% of revenue.
- In the initial model these are illustrated as wages, however a full staffing model will be developed in the next phases.
- It is expected that a portion of the operating expenses will be classified as dietary, supplies and other operating expenses.





# Project Operating Margin

Income Statement						
Years Ending December 31						
(\$ in Thousands)	2025	2026	2027	2028	2029	2030
<b>OPERATING REVENUES</b>						
Independent Living	-	-	-	-	-	-
Assisted Living	1,036	1,971	2,030	2,091	2,154	2,218
Skilled Nursing	-	-	-	-	-	-
Home Health	-	-	-	-	-	-
Amortization of Entrance Fees	-	-	-	-	-	-
Other Income	-	-	-	-	-	-
Adult Day Health	-	-	-	-	-	-
Not Used	-	-	-	-	-	-
0	-	-	-	-	-	-
Total Operating Revenues	1,036	1,971	2,030	2,091	2,154	2,218
Operating Revenue % Change						
Dues - Membership % of Revenue						
<b>OPERATING EXPENSES</b>						
Labor and Benefit Expense	622	1,182	1,218	1,254	1,292	1,331
Non Labor Expense	-	-	-	-	-	-
Real Estate Taxes	-	-	-	-	-	-
Management Fee	-	-	-	-	-	-
Lease Expense	-	-	-	-	-	-
Allocated Corporate Expenses	-	-	-	-	-	-
Other Expense	-	-	-	-	-	-
Total Non Capital Expenses	622	1,182	1,218	1,254	1,292	1,331
Operating EBIDA	415	788	812	836	861	887
Depreciation	157	161	165	169	173	177
Amortization of Issuance Costs	-	-	-	-	-	-
Amortization of Bond (Premium) Discount	-	-	-	-	-	-
Interest Expense	-	-	-	-	-	-
Total Operating Expenses	778	1,343	1,383	1,423	1,465	1,507
Operating Margin	258	628	647	668	689	711
Operating Margin %						



# Project Cash Flow

(\$ in Thousands)	2025	2026	2027	2028	2029	2030
<b>CASH FLOWS FROM OPERATIONS</b>						
Change in Unrestricted Net Assets	74	450	491	535	582	631
Add: Depreciation	157	161	165	169	173	177
Bond Issuance Amortization	-	-	-	-	-	-
Amortization of Premium (Discount)	-	-	-	-	-	-
Net Working Capital Needs (Sources)	(11)	(10)	(1)	(1)	(1)	(1)
Amortization of Entrance Fees	-	-	-	-	-	-
Net Cash Received Entrance Fees	-	-	-	-	-	-
Initial Cash Received Entrance Fees	-	-	-	-	-	-
Adjustments to Net Cash Flows: Strategies	-	-	-	-	-	-
<b>Net Cash Flows from Operations</b>	<b>220</b>	<b>601</b>	<b>655</b>	<b>703</b>	<b>754</b>	<b>807</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>						
Capitalized Property & Equipment	-	-	-	-	-	-
Routine	(61)	(63)	(65)	(67)	(69)	(69)
With Construction Funded in 2014 YE	-	-	-	-	-	-
Projects	-	-	-	-	-	-
Existing Construction Funds Used	-	-	-	-	-	-
Other Changes in Noncurrent Assets & Liabilities	-	-	-	-	-	-
<b>Net Cash Flows from Investing Activities</b>	<b>(61)</b>	<b>(63)</b>	<b>(65)</b>	<b>(67)</b>	<b>(69)</b>	<b>(69)</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>						
Existing Long Term Debt	-	-	-	-	-	-
Project Long Term Debt	-	-	-	-	-	-
Proceeds from New Long Term Debt	-	-	-	-	-	-
Net Transfers (to) from Project Funds	-	-	-	-	-	-
Payment of Financing Costs	-	-	-	-	-	-
Funds Transferred to Debt Reserve Funds	-	-	-	-	-	-
<b>Net Cash Flows from Financing Activities</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Net Change in Cash and Reserves</b>	<b>159</b>	<b>538</b>	<b>591</b>	<b>637</b>	<b>685</b>	<b>738</b>





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