

Health Center Expansion

Village of Hoosick Falls

The Hoosick Falls Health Center is a nonprofit 41 bed skilled nursing home. Its small size was costing the facility to operate at a loss each year. The Center wanted to expand at least 80 beds to promote greater operating efficiency and attract residents from a larger market area. The 23,600 square foot addition included an expanded dining room, space for physical and occupational therapy that was not provided before, and upgrades to bring the facility into compliance with the Americans with Disabilities Act.



Uses of funds:

Land Acquisition (for staff parking)	20,000
New Construction	2,326,050
Renovation and Demolition	941,235
Site Development	159,600
Temporary Utilities	8,085
Design Contingency	253,554
Construction Contingency	209,736
Architect / Engineering Fees	279,178
Planning and Consulting Fees	81,427
Other Fees	111,389
Moveable Equipment	284,465
Financing Fees	280,662
Interim Interest Expense	280,131
Total Project Cost	\$ 5,235,512

Sources of funds:

Key Bank first mortgage	4,500,000
25 year amortization schedule	
5 year Treasury Rate plus 3.00%, or	
Key Bank's Base Rate plus 1.00 % (floating daily)	
Health Center Equity - Land Purchase (completed)	20,000
Health Center Equity - Funded Depreciation Account (Reserve Fund controlled by Department of Health)	345,512
Village of Hoosick Falls CDBG Loan	370,000
20 Year Term, 3% interest, payments to coincide with availability of endowment income to cover debt service	
Total Funding Available	\$ 5,235,512

AVALON ASSOCIATES prepared the Small Cities CDBG application, designed the loan structure for the CDBG financing portion of the project, completed the necessary environmental review procedures, and monitored compliance with federal wage rates during construction.