

**UMass Memorial Health Care, Inc.**

**Determination of Need Application # UMMH-25021208-HE**

**Substantial Change in Service**

**Substantial Capital Expenditure**

**Addition of Proton Therapy Service**

**March 4, 2025**

**Factor 4 form (F4.a.i and F4.a.ii) corrected for scrivener's errors 12/3/25**

**Submitted By  
UMass Memorial Health Care, Inc.  
One Biotech Park  
365 Plantation Street  
Worcester, Massachusetts 01605**

		Present Square Footage		Square Footage Involved in Project – New Construction		Square Footage Involved in Project – Renovation		Resulting Square Footage		Total Cost		Cost/Square Footage	
Add/Del Rows	Functional Areas	Net	Gross	Net	Gross	Net	Gross	Net	Gross	New Construction	Renovation	New Construction	Renovation
+/-	Proton Treatment Vault			3,628	5,758			3,628	5,758	\$39,495,099.00		\$6,859.60	
+/-	Staff Support			1,459	2,315			1,459	2,315	\$2,633,006.60		\$1,137.16	
+/-	Patient Care Spaces			839	1,331			839	1,331	\$2,633,006.60		\$1,977.48	
+/-	Mechanical/Electrical/Plumbing			1,229	1,950			1,229	1,950	\$7,899,019.80		\$4,049.90	
+/-	<del>CT Scan</del>					<del>613</del>	<del>766</del>	<del>613</del>	<del>766</del>		<del>\$2,331,709.00</del>		<del>\$3,043.01</del>
	Total: (calculated)												

F4.a.ii For each Category of Expenditure document New Construction and/or Renovation Costs.

	Category of Expenditure	New Construction	Renovation	Total (calculated)
	<b>Land Costs</b>			
	Land Acquisition Cost	\$0.	\$0.	\$0.
	Site Survey and Soil Investigation	\$0.	\$0.	\$0.
	Other Non-Depreciable Land Development	\$0.	\$0.	\$0.
	<b>Total Land Costs</b>	<b>\$0.</b>	<b>\$0.</b>	<b>\$0.</b>
	<b>Construction Contract (including bonding cost)</b>			
	Depreciable Land Development Cost	\$1060192.	\$0.	\$1060192.
	Building Acquisition Cost	\$0.	\$0.	\$0.
	Construction Contract (including bonding cost)	\$18852720	<del>\$309221.</del>	\$18852720.
	Fixed Equipment Not in Contract	\$19200000.	<del>\$1565000.</del>	\$1920000.
	Architectural Cost (Including fee, Printing, supervision etc.) and Engineering Cost	\$2337603.	<del>\$36896.</del>	\$2337603.
	Pre-filing Planning and Development Costs	\$3485969.	<del>\$124032.</del>	\$3485969.
	Post-filing Planning and Development Costs	\$7723648.	<del>\$296560.</del>	\$7723648.
Add/Del Rows	Other (specify)			
+/-				
	Net Interest Expensed During Construction	\$0	\$0	\$0
	Major Movable Equipment	\$0	\$0	\$0
	<b>Total Construction Costs</b>	<b>\$52660132.</b>	<b><del>\$2331709.</del></b>	<b>\$52660132.</b>
	Cost of Securing Financing (legal, administrative, feasibility studies, mortgage insurance, printing, etc	\$937911.	\$0.	\$937911.
	Bond Discount	\$0.	\$0.	\$0.
Add/Del Rows	Other (specify			
	<b>Total Financing Costs</b>	<b>\$937911.</b>	<b>\$0.</b>	<b>\$937911.</b>
	<b>Estimated Total Capital Expenditure</b>	<b>\$53598043.</b>	<b><del>\$2331709.</del></b>	<b>\$53598043.</b>