



# Rio Arriba Skilled Nursing & Rehabilitation Center

Coming Summer 2026

Attachment B

## **Growing Demand:**

New Mexico's population aged 65 and over, which is currently one in five New Mexicans, is projected to grow by more than 80,000 individuals between 2020 and 2040.

- **Skilled Nursing Facility Statistics:**

- About 4.5% of older adults in the United States live in skilled nursing facilities (SNFs), which equates to approximately 1.5 million individuals residing in these care facilities.

- **Workforce Needs:**

- The long-term services workforce is projected to grow by 42% between 2021 and 2036, resulting in a need for over 800,000 additional people.

- **Current Care:**

- Today, New Mexico's nursing homes care for nearly 5,200 people.

### **Nursing Home Occupancy in Los Alamos, NM**

The average occupancy for nursing homes in Los Alamos, NM is **83.5%**, with 55 resident days occupying 66 available monthly beds. (The occupancy hit a peak of 92.1% in 2019 when the Espanola Nursing Home was closed.)

### **Nursing Home Occupancy in Santa Fe, NM**

The average occupancy for nursing homes in Santa Fe, NM is **70.9%**, with 169 resident days occupying 238 available monthly beds. (The occupancy hit a peak of 95% in 2019 when the Espanola Nursing Home was closed.)

### **Nursing Home Occupancy in Taos, NM**

The average occupancy for nursing homes in Taos, NM is **71.3%**, with 73 resident days occupying 102 available monthly beds. (The occupancy hit a peak of 100% in 2019 when the Espanola Nursing Home was closed.)

# Timeline

## ► In Fall 2019

A Bond Issue was approved by Rio Arriba County Residents in the amount of 30 million Dollars with 12 million of that amount to be used for a new Nursing & Rehabilitation Facility.

- Contracts were initiated and signed with Formative Architecture and Franken Construction for the Design/Build of the Facility. The first meeting was held on August 10, 2023.
- A preliminary schematic for the facility was presented in September 2023 with square footage of approximately 34,000 square feet.
- The Facility would have 60 Nursing Home Beds and 12 Rehabilitation Beds in Phase 1. Phase 2 would add another 60 beds in the Nursing Home.
- The cost of the Facility rose from the approximate 14 million to over 30 million after the pandemic.

# Project Budget Worksheet

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## Rio Arriba County Skilled Nursing & Rehabilitation Facility

### Project Budget Worksheet

printed 3/7/2025

#### Construction Costs

Construction Cost estimate	(03/06/2025)	\$22,578,085.00
NMGR	8.6875%	\$ 1,961,471.13
Subtotal		\$24,539,556.13

#### Project Costs

Owner Consultant Fees	(Alivia: 60k, MCMG: 200k, Northstar: 133K)	\$ 393,007.00
Contractor Design Team Fees	(Architectural and Engineering)	\$ 1,347,734.38
Material Testing/Special Inspections	estimated	\$ 75,000.00
Commissioning	estimated	\$ 20,000.00
Furniture Fixtures and Equipment	estimated	\$ 1,500,000.00
City Utility Tapping Fees	estimated	\$ 15,000.00
Buy America	tbd	\$ -
EV Chargers	estimated	\$ 25,000.00
Access Control at gates	estimated	\$ 10,000.00
Communications	estimated	\$ 50,000.00
Security	estimated	\$ 75,000.00
Data, Technology and Cabeling	estimated	\$ 125,000.00
City/County Impact Fees	estimated	\$ 25,000.00
Utility Connection fees	estimated	\$ 25,000.00
CID Plan Review Fees	estimated	\$ 25,000.00
NMGR	8.6875%	\$ 322,370.66
Subtotal		\$ 4,033,112.04

#### Contingency

Owner contingency	5% of MACC	\$ 1,226,977.81
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#### Estimated Project Cost

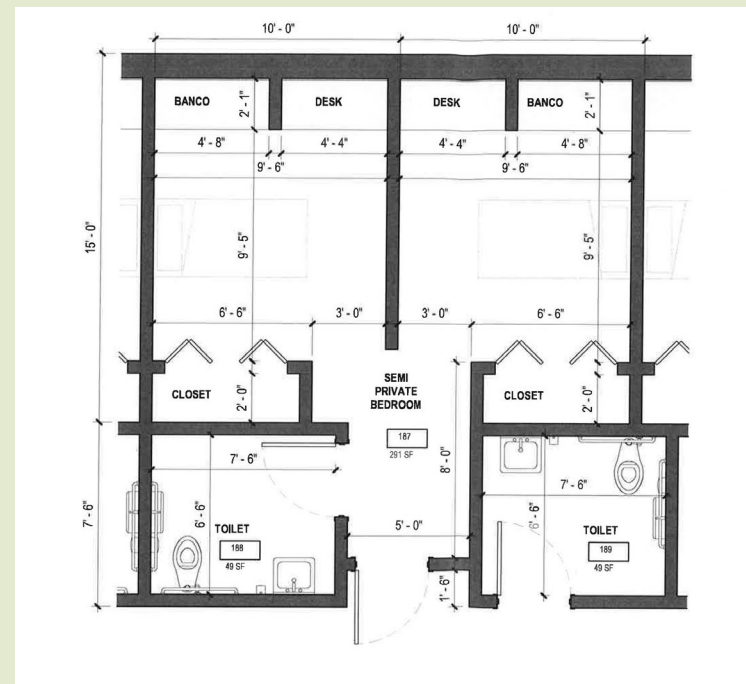
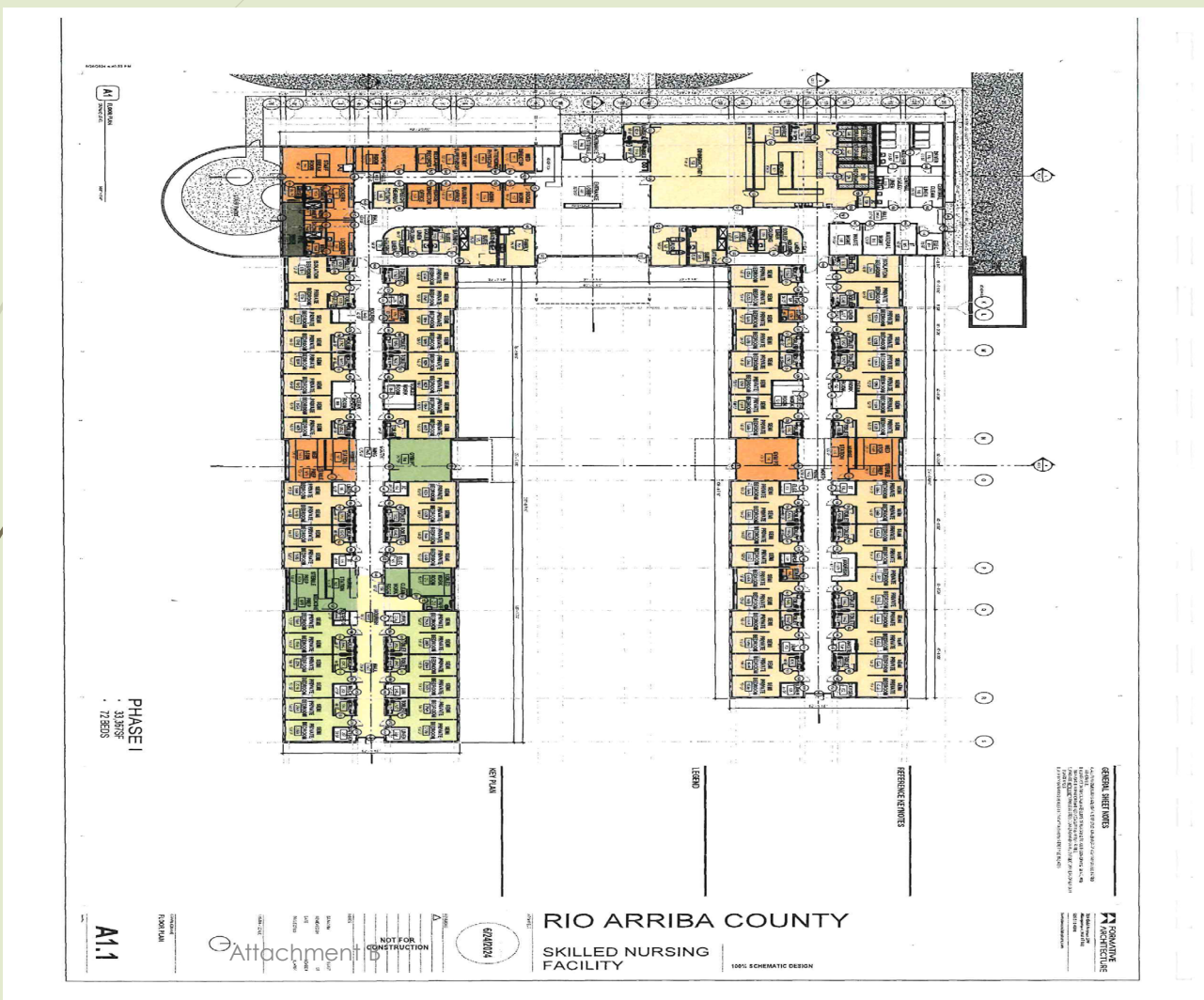
\$29,799,645.98

# Financing

Monies acquired by Rio Arriba County			Costs associated with Construction		
Description	Amount	Source	Description	Amount	Cost Source
2019 GO Bond	\$12,000,000	Bond Election	Land Acquisition	\$609,995.36	Spent
Land Acquisition	\$990,000	Governor	Construction	\$24,539,556.13	Franken
Capital Outlay	\$495,000	Sen. Jaramillo	Project Costs	\$4,033,112.04	Formative Architecture
Neighbor Fund	\$1,300,000	Los Alamos County	Contingency	\$1,226,977.81	Rio Arriba County
Pilt	\$2,000,000	RA County	GEO Study & Land Prep	\$70,998.04	Spent
Nursing Home Bond	\$1,620,000		Expenses	\$686,417.18	Spent
Intuition Funds	\$2,000,000	RA County	Nursing Home Bond	\$1,620,000.00	Spent
Total Funds	\$20,405,000				
2026 Capital Outlay	\$6,800,000	Legislature	Total Expenses	\$32,787,056.56	
	\$27,205,000				
Spent	\$2,987,410.58				
Balance	\$24,217,589.42				
			Shortfall = \$8,569,467.14		



# Floor Plan







**FRANKEN**  
CONSTRUCTION



**LOS ALAMOS**  
where discoveries are made





# *Thank you*

- Rio Arriba County, its Commissioners, County Manager and staff sincerely thank Los Alamos County for being neighbors who consider the needs and help to achieve the betterment of the region.