

**Health Services Planning and Review
FORM 301W
Worksheet for Determining Leases**

I. Cost of Leased Space:

The applicant may elect either of the following 2 methodologies to value a lease:

A. Construction Costs for Building (or Portion Thereof) Built to Suit:

Land Cost:	\$ _____
Building Cost:	\$ _____
Renovation/Fit-up Costs:	\$ _____
Total Costs:	\$ _____

- Land: Attach a purchase and sales agreement, or documentation of the original transaction if it has already occurred.
- Building: Attach a construction contract.
- Renovation/Fit-up: Attach a construction contract.
- If only a portion of the building is being used for the project, specify the cost allocation methodology used to determine the portion of the land and building costs applicable to this project, with consideration given to square footage, building use and common space utilized.

B. Present Value of Lease Payments for Building (or Portion Thereof):

Present Value of Lease Payments*	\$ _____
Renovation/Fit-up Costs:	\$ _____
Total Cost:	\$ _____

- Renovation/Fit-up: Attach a construction contract.
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II. Cost of Leased Equipment:

Present Value of Lease Payments*	\$ _____
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- Attach a description of the services covered by any service contract for the equipment, a statement of the cost, and an attestation that the cost is reasonable for such services to be provided.
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* The present value of the lease payments shall be calculated based on the term of the lease plus any options to renew using the borrowing rate the lessee would pay a bank if borrowing the funds to purchase the asset. Documentation of this rate shall be provided with this form.