



ST. MICHAEL'S HOME

Expansion Newsletter

Stavros Niarchos Foundation (SNF) Campus
1220 Front Street, Uniondale, NY 11553

March 2025

A blessed and spiritually uplifting Great Lent!

Kali Tessarakosti!

ANIMATED VIDEO TOUR OF THE FUTURE FACILITY

To assist the community to envision the future St. Michael's, an animated 3D video tour has been created featuring the primary spaces in the facility under construction. Truly, "a picture is worth a thousand words" and to view this short video click on this link.



It can also be accessed on the expansion webpage under the [Project Gallery Page](#) which also includes a video showcasing the work completed on the exterior of the structure.

LICENSED HOME CARE SERVICES AGENCY

On February 6, 2025, the expansion project achieved an important milestone: Approval of a licensed home care services agency from the New York State Public Health and Health Planning Council. The Council must approve the establishment of any home care agency in the State of New York. After "recommendations of approval" from the New York State Department of Health and the Council's Establishment Committee, the Council voted UNANIMOUSLY to approve the Home's application for the agency. The establishment of a home care agency is a necessary component that allows St. Michael's to establish the Assisted Living Program or "ALP" it was awarded in connection with the expansion project. By offering ALP beds, the new

facility will be able to serve its residents regardless of diminished assets and income by providing Medicaid covered services in the adult care facility. The agency's sole purpose will be to serve the residents in the Assisted Living Program. Thank you to Board Members: Dean Mihaltses, Peter Lambros and Nicholas Tjartjalis for attending the Council meetings to represent our project.

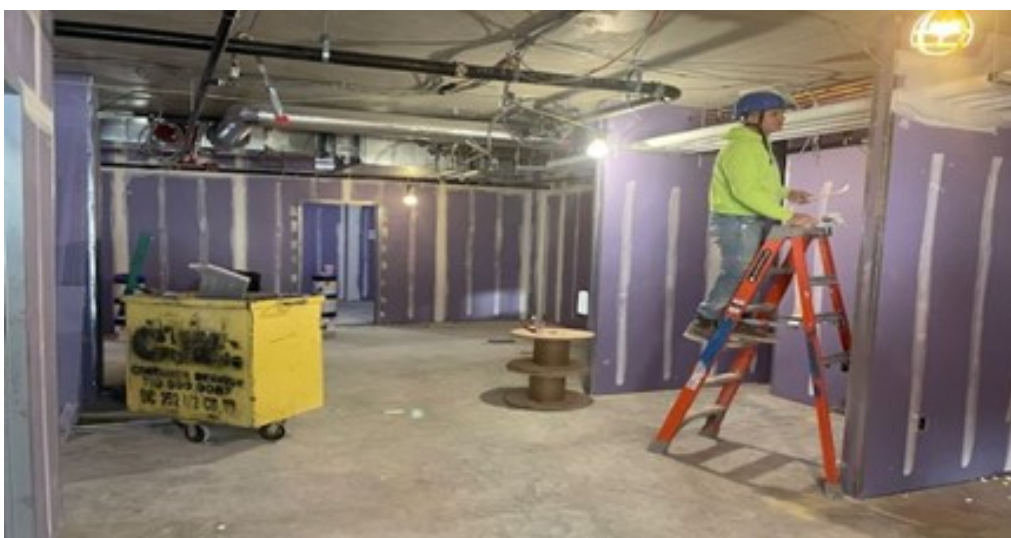
Memory Care Terrace Garden Completed



DOUBLE YOUR DONATION!

As announced in the January newsletter, the Nicholas J. & Anna K. Bouras Foundation has awarded the expansion project a very generous \$1,000,000 Matching Gift Grant. Accordingly, *the grant will match up to a million dollars of new donor donations and increased donations above current pledges from existing donors received during the calendar year of 2025.* This is a unique opportunity for those who have not yet participated in the Capital Campaign to NOW “double” their donation through this matching gift grant. This grant also applies to increased donations to pledges already fulfilled, so a new additional donation from those who have already participated in the Capital Campaign will be matched by the Foundation. For more information or to discuss this matching gift program please reach out to the [Development Office](#).

Sheetrock Installation Underway in West Wing





THE COST OF THE PROJECT???

There are some well-intended individuals who wonder about the cost of the project. To allay those queries, we share these insights into those factors that affect our costs. The details are based on an article published by SPRINGHILL “How Much to Build an Assisted Living Facility” which studies the costs of building a facility, including in the New York, Long Island area which is considered to cost 20–50% higher. This needs to be coupled with the impact of the Covid pandemic which as has been previously emphasized in all our updates, added inflation costs between 20–30%. Moreover, the significantly delayed construction timeline has affected costs as the project, which was projected to take 2 years, is now regrettably in its 5th year which was necessary so as to responsibly not outpace fund-raising.

The level of quality of the new facility also influences the final cost. It has always been the commitment of the Board as well as that of our largest donor that the new facility had to be the best the community has to offer our seniors. Additionally, it needs to be marketable in a competitive market.

We are constructing 91 units, which according to the article puts us in the range \$30,000,000 plus land cost of \$7,000,000 (a total of \$37,000,000). With all of the adjustments noted above and a top multi-variant factor of 50%, the final cost would be estimated at \$55,500,000. The other way to look at this is cost-per-square foot. Some commonly accepted estimates in healthcare (and by comparison) are as follows:

Residential: Routine: \$100–200 / sf
Luxury: \$200–500 / sf

Hospital: Routine / Ambulatory Care / Clinic: \$200–500 / sf
Patient Care / Room / Low Level: \$500–700 / sf
ICU / Dialysis / OR / High Level: \$700–1,200 / sf

Assisted Routine / Resident Rooms: \$200–300 / sf
Living: Specialty / Luxury / Medical: \$250–350 / sf

Again, these square foot rates are affected by the same mitigating factors cited above (with a potential impact of 20–50%). Our building square footage is as follows (operating expenses and land maintenance are not included here):

First Floor 79,250 sf Second Floor 33,052 sf TOTAL 112,302 sf

Using \$350 sf with a conservative factor of 40%, the calculated construction cost would be \$55,027,980. This is right in line with what has been our projected budget cost since the onset of the pandemic and historic inflation.

West Courtyard Garden



METROPOLIS OF NJ PHILOPTOCHOS TOUR

In 1998, the chapters of the Metropolis of NJ Philoptochos Society adopted the Home as one of their annual commitments. In years past, representatives from the various chapters would annually visit the Yonkers facility around Valentine's Day to express their agape and concern for our residents. This year it was decided to visit Uniondale so that they could witness for themselves the magnitude and significance of the expansion project.

Ladies from as far away as Maryland and the Philadelphia area traveled to Uniondale on Saturday, February 1st to tour the site after a presentation about the endeavor as well as viewing the animated video-tour of the future Home.

We thank the ladies for their on-going support of St. Michael's and convey heartfelt appreciation to the following for their donations to the Capital Campaign: Metropolis of NJ Board, St. Athanasios Chapter (Paramus), "Nausica" Chapter (Elkins Park, PA), St. Luke Chapter (Broomhall, PA), Holy Trinity Chapter (Westfield, NJ), Ascension Chapter (Fairview, NJ), St. Paraskevi Chapter (Clifton, NJ), St. Andrew's Chapter (Randolph, NJ), St. Philothea Chapter (Tenafly, NJ Maria & Antonios Emmanouilidis, Alexis Limberakis, Aspasia & Mark Melis, Arete & Menelaos Pavlou, Barbara Kostakis, Stella Palestis, Eleni & Haralambos Athanasakis, Mary Troianos, Catherine & John Avgiris, Diane & Alexander Saphos, Harriet Nikolaidis and Georgea Livendi,

To arrange a visit, please contact our [Development Office](#).





MARK YOUR CALENDAR

Sunday, November 9th, 2025

**Annual Name Day Gala
at the Metropolitan Club (NYC)**

Honorees and recipients of the *2025 Archangel Michael Award*.

Liby and Mike Angeliades

Co-Chairs

Steve Tenedios – Stavros Sousou



To sign up to receive our newsletter, please click on the link [here!](#)

All contributions to St. Michael's are deductible to the extent provided by the law as the Home is a tax exempt organization under section 501(c) (3) of the Internal Revenue Code.

This is the electronic news service of St. Michael's Home.
For more information, please visit our official website: www.stmichaelshome.org

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