



PRIMMER PIPER EGGLESTON & CRAMER PC
150 So. CHAMPLAIN St. | P.O. BOX 1489 | BURLINGTON, VT 05402-1489

SHIREEN T. HART
ADMITTED IN VT AND NH
shart@primmer.com
TEL: 802-864-0880
FAX: 802-864-0328

July 12, 2016

VIA EMAIL (donna.jerry@vermont.gov)

Donna Jerry
Senior Health Policy Analyst
Green Mountain Care Board
Third Floor, City Center
89 Main Street
Montpelier, VT 05620

**Certificate of Need
The Pines at Rutland Center for Nursing and Rehabilitation**

Dear Ms. Jerry:

This firm represents National Health Care Associates, Inc. (NHCA). NHCA will be filing an application for a Certificate of Need for a proposed expenditure to undertake renovations at The Pines at Rutland Center for Nursing and Rehabilitation. NHCA acknowledges that the Green Mountain Care Board has statutory jurisdiction over this project, under 18 V.S.A. § 9434. We are writing to provide the Board with preliminary information to commence the CON process. We anticipate that this will be a standard CON application.

Facility:

The Pines at Rutland Center for Nursing and Rehabilitation

Facility Administrator:

Timothy Urich, Administrator
99 Allen Street
Rutland, VT 05701
Telephone: 802-775-2331
Fax: 802-774-1102

Capacity:

125 beds

Principal Contact Person:

David Ostreicher, Finance
20 E Sunrise Highway
Valley Stream, NY 11581
Telephone: (516) 705-4810

Ownership: For profit corporation

Services: No services will be expanded, added, replaced or reduced

Equipment to be purchased and/or replaced: Other than the possibility of installing a new emergency generator (which is included in the project costs), NHCA will not be purchasing equipment. Instead, NHCA will be purchasing furnishings, such as chairs and tables for the dining and recreation rooms and new mattresses and furniture for resident rooms.

Approximate square feet of construction/renovation:

23,384 square feet to be renovated. Renovations will consist of replacing wall coverings, floors, etc. Nurses stations will be replaced and storage closets for oxygen tanks will be created. Some partitions will be created in resident bedrooms to offer more privacy to individual residents.

Approximate project cost (to be finalized and detailed in the application): \$3.5 Million Dollars

Financing: Banking institution to be determined and disclosed in application

Objective to be achieved: Modernize the facility for improved resident experience and quality of care

Anticipated impact on health care costs, access and quality: There will be no impact on costs and access, but this project is intended to improve quality.

Estimated beginning and completion dates: The beginning date is contingent upon the receipt of a Certificate of Need. It is anticipated that construction would take approximately one-year from start to finish. With proper notice, the residents will be relocated within the facility while their rooms undergo upgrades. Subject to adjustment, NCHA plans on performing the renovations in 10 phases, 5 per floor. Patient safety is paramount.

Please let me know if there is anything more the board needs to determine what NHCA should provide and address in its application.

Thank you for your ongoing assistance with this matter.

Sincerely yours,



Shireen T. Hart