

THE
University of Vermont
MEDICAL CENTER

Via Regular Mail & E-mail

March 19, 2019

Donna Jerry, Senior Health Policy Analyst
Green Mountain Care Board
144 State Street
Montpelier, Vermont 05602

**Re: Docket No. GMCB-001-19con, Construction of Replacement Building to
House Essex Adult Primary Care
Project Cost: \$8,615,297**

Dear Donna:

This letter responds to the questions from your letter dated March 12, 2019. The questions are bolded followed by our responses in un-bolded font.

RESPONSES

1. **Submit a letter signed by your architect certifying that all architect plans meet or exceed all applicable FGI Guidelines, 2014, for a facility of this type.**

RESPONSE: The letter from the architect is attached as Exhibit 1.

2. **Provide the actual/projected payer mix, number of patients, and revenue for the current and proposed Essex APC practice for years 2017 – 2022.**

RESPONSE: The tables below show the requested information for payer mix, number of patients, and revenue.

APC-Essex payer mix based on the number of arrived visits (FY17-FY22).

Payer	Actual*			Projected**		
	FY17	FY18	Annualized FY19	FY20	FY21	FY22
Medicare	37%	37%	38%	37%	37%	37%
Medicaid	6%	7%	6%	6%	6%	6%
Commercial	53%	52%	51%	53%	53%	53%
Other***	3%	4%	4%	3%	3%	3%
Total	100%	100%	100%	100%	100%	100%

*FY19 based on 5 months of actual data.

**Projections based on actual FY17 data. Assumed that the payer mix will not change in the next 5 years and will be similar to FY17 actuals.

***Other includes for example: Self Pay, Workers Compensation, Collection Agency and Public Agency

APC-Essex number of unique patients.

Number of Patients	Actual*			Projected**		
	FY17	FY18	Oct-Feb FY19	FY20	FY21	FY22
	5,461	5,718	3,585	6,196	7,051	7,165

*Number of unique patients seen at APC-Essex. Unique patient metric cannot be annualized.

**Projections based on actual FY17 data, capacity and additional provider assumptions.

APC-Essex net revenue.

Net Revenue	Actual*			Projected		
	FY17	FY18	Annualized FY19	FY20	FY21	FY22
	\$ 3,494,040	\$ 3,326,937	\$ 3,013,256	\$ 3,582,142	\$ 4,482,993	\$ 4,598,974

*FY19 based on 5 months of actual data.

- On page 24 of the application it is stated that UVMHC will not raise charges for primary care services as a result of this project. Confirm that no other charges will increase due to this project.**

RESPONSE: We confirm that no other charges will increase due to this project.

- Provide a more detailed timetable for the project.**

RESPONSE: The current timetable for the project anticipates CON approval by the end of March 2019 and construction beginning immediately thereafter on April 1, 2019. This timeline would allow for construction to be complete by mid-October, with the issuance of a certificate of occupancy. During the next four to six weeks, we would then: (a) install the IT equipment and related furniture, fixtures and equipment; (b) thoroughly clean the site; and (c) train and orient the staff to the new facility. This schedule would allow the new facility to be open for patient care by December 1, 2019.

5. **Provide more detailed information regarding service by Green Mountain Transit (GMT) to the new Essex Adult Primary Care location, including whether UVMHC has discussed a stop at the facility with GMT; the status of such a request; and mileage and walking time from the nearest existing bus stop.**

RESPONSE: Green Mountain Transit currently has a bus stop on Essex Way that is located immediately in front of where the new Essex APC facility will be constructed. The bus stop will be approximately 500 feet from the front entrance of Essex APC and UVM Medical Center will construct sidewalks to connect the bus stop to the entrance.

We hope that this letter answers any remaining questions that you have. If further information is needed, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'SK', followed by a long horizontal flourish.

Steven Klein, Esq.
Director of Legal Affairs
& Assistant General Counsel

Enclosures



7 CARMICHAEL ST. SUITE 102 ESSEX JUNCTION, VT 05452

P 802.879.5153

F 802.872.2764

SCOTTPARTNERS.COM

March 13, 2019

Mr. L. David Keelty

Director, Facilities Planning and Development

199 Main Street, Suite 150

Burlington, Vermont 05401

RE: Essex Primary Care Facility

Dear Dave;

This letter serves to confirm that the design for the proposed UVMHC Essex Primary Care Facility is in conformance with the requirements of the **2014 FGI Guidelines for the Design and Construction of Hospitals and Outpatient Facilities**, specifically, Chapter 3.2 Specific Requirements for Primary Care Facilities.

Should you have any questions, please don't hesitate to contact me.

Regards,

A handwritten signature in black ink, appearing to read "Tyler M. Scott".

Tyler M. Scott, AIA

Principal