



**PRIMMER PIPER  
EGGLESTON &  
CRAMER PC**

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September 30, 2019

**VIA EMAIL** ([donna.jerry@vermont.gov](mailto:donna.jerry@vermont.gov)) and  
**FIRST CLASS MAIL** (original and one copy)

Donna Jerry  
Health Care Senior Administrator  
Green Mountain Care Board  
144 State Street  
Montpelier, VT 05620

**Certificate of Need  
The Pines at Brattleboro 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 (CON) for a proposed expenditure to undertake renovations at Pine Heights at Brattleboro 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.

**Facility:**

Pine Heights at Brattleboro Center for Nursing and Rehabilitation

**Facility Administrator:**

Diane Sullivan, Administrator  
187 Oak Grove Avenue  
Brattleboro, VT 05301  
Telephone: 802-257-0307  
Fax: 802-257-0309

**Capacity:**

80 beds

**Principal Contact Person:**

Tyler Gillespie, Director of Construction

September 30, 2019

20 E Sunrise Highway  
Valley Stream, NY 11581  
Telephone: (516) 705-4800

**Ownership:** For profit corporation

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

**Equipment to be purchased and/or replaced:** NHCA will be purchasing furnishings, such as chairs and tables for the dining and recreation rooms and new mattresses and furniture for resident rooms. There will also be purchases for the lobby and nurse's station.

**Approximate square feet of construction/renovation:**

29,500 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):** \$3.7 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 8 phases, 4 per floor. Resident 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.

I look forward to working with you on this matter.

Sincerely yours,



Shireen T. Hart