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**DELIVERED ELECTRONICALLY**

June 6, 2023

Ms. Coleen Condon  
Franklin County Rehab Center, LLC  
110 Fairfax Road  
St. Albans, VT 05478

**RE: Docket No. GMCB-007-23con, Transfer of 30 Skilled Nursing Facility Beds from The Villa Rehab Center to Franklin County Rehab Center, LLC and the Construction of an Addition to Accommodate 30 New Beds and Associated Space.**

Dear Ms. Condon:

Thank you for your letter received on May 18, 2023, requesting waiver from the Green Mountain Care Board of 18 V.S.A. § 9434(a)(1) and (2) regarding the above-referenced project. Please respond to the following:

1. Describe in detail the grounds for your request for waiver under Section 5 of Act 4, Act Relating to Extending COVID-19 Health Care Regulatory Flexibility.
2. Provide the total estimated cost of this project, including demolition and new construction costs.
3. Provide an explanation of how the project will be financed including debt financing and percent interest associated with the debt financing.
4. Provide the estimated total square footage and cost per square foot.
5. Provide a detailed timeline outlining each phase of the project, including engaging architects and engineers, developing schematic level plans, and complying with all regulatory requirements, including, but not limited to Act 250 and local zoning permits required and engaging a contractor to build the addition.
6. Identify the projected month and year when construction of the addition will begin.
7. Describe in more detail your concern regarding the impact of maintaining The Villa Rehab Center's (The Villa) thirty beds at its present location.



8. Explain your plans for The Villa if the thirty beds were to be transferred to the Franklin County Rehab Center (FCRC) location.
9. Please identify the distance between The Villa and FCRC.
10. Explain in detail how and when residents of The Villa will be notified of the potential change in location.
11. Provide the Centers for Medicare and Medicaid's (CMS) overall star ratings for The Villa and for FCRC for the most recent three-year period.
12. Provide copies of the two most recent surveys for The Villa and FCRC conducted on behalf of CMS by the Department of Disabilities, Aging and Independent Living and any Plans of Correction.
13. Provide copies of the annual Health and Safety Inspection results for the two most recent years for The Villa and FCRC.
14. Explain whether The Villa or FCRC has, in the past five years, been fined, had penalties imposed, or had payments denied or withheld by CMS or any other state or federal entity.

In responding, restate the question in bold font and respond in unbolded font. Send an electronic copy to me at [donna.jerry@vermont.gov](mailto:donna.jerry@vermont.gov) and one hard copy (three-hole punched) with a Verification Under Oath to my attention at the Green Mountain Care Board, 144 State Street, Montpelier, Vermont 05633.

If you have any questions, please do not hesitate to contact me at 802-760-8162.

Sincerely,

*s/ Donna Jerry*  
Senior Health Policy Analyst  
Green Mountain Care Board

cc. Laura Beliveau, Staff Attorney, GMCB

