
DELIVERED ELECTRONICALLY

November 20, 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:

Please respond to the following questions relative to the above-referenced project. Depending on your responses to the questions below, it may be necessary for you to revise and resubmit all affected financial tables.

1. In your response to question 2ii dated June 16, 2023, it is stated that storage and an employee training center will to be incorporated into the preliminary plans for the new addition proposed at Franklin County Rehab Center. Please provide a copy of the preliminary floor plan that shows the storage and employee training center areas and the approximate square footage.
2. In your response to questions 3ii dated June 16, 2023, it is stated that the loan is for \$6,229,000 at 6.25% however Table 2 shows the loan value at \$7,166,500 at 6% interest. Please explain the discrepancy, confirm the correct amount of the loan and percent interest, and confirm whether the \$7,166,500 recorded on Table 2 is correct.
3. Table 4C shows increases in Land/Building by \$7.4 million. However, Table 1 records an amount closer to \$7.9 million. Please explain the discrepancy and specify the correct amount that should be reflected on Table 1 and Table 4C.
4. Table 4C increases the loan by \$6.745 million. This amount does not agree with the loan amounts represented in question 2 above. Please explain the discrepancies and specify the correct amount that should be reflected in Table 4C and Table 2.



5. Please contact the Division of Rate Setting regarding the completion of a first-year budget cost report so that they may determine the increase in the Medicaid per diem rate based on the project you are proposing.

In responding, restate the question in bold font and respond in unbolded font. Send an electronic copy to me at 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, 1 National Life-Davis 3. 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

