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August 14, 2024

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

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

**Re: Letter of Intent to File Application Seeking Certificate of Need  
The Pines at Brattleboro Center for Nursing and Rehabilitation**

Dear Ms. Jerry:

This firm represents Brattleboro Crossings LLC (the "Applicant") d/b/a Pine Heights at Brattleboro Center for Nursing and Rehabilitation ("Pine Heights"). This is a Letter of Intent for a renovation project of Pine Heights, in accordance with Chapter 221 of Title 18 V.S.A. The Applicant will be filing an application for a Certificate of Need ("CON") for a proposed project to make significant renovations at Pine Heights at Brattleboro Center for Nursing and Rehabilitation.

Pine Heights is an existing, fully occupied, 4-story skilled nursing facility located in Brattleboro, Vermont. The proposed project involves interior renovations to the first floor, third floor, and fourth floor nursing units and includes all new finishes (floors and walls), painting of existing hung acoustical ceiling grids and panels, new ceiling grid and panels in certain locations, new lighting and new millwork. Areas of minor construction will involve replacing ceramic tile wall and floors within the existing shower suites. Other areas of construction will include the creation of a med room behind each nurse's station, relocation of the clean work rooms, refresh of the nourishment areas, refresh of existing recreation / dining rooms and the creation of a new oxygen closet. Work will also include replacement of existing lighting fixtures, existing electrical devices and plates to hospital grade devices, a new nurse call system (4<sup>th</sup> floor only), various HVAC and plumbing upgrades and repairs. New resident furniture will also be provided.

In summary, the majority of the work involves finish upgrades within the existing nursing units, with some construction taking place in a few areas to better suit the needs of the residents and the staff within the nursing home.

The Applicant 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  
187 Oak Grove Avenue  
Brattleboro, VT 05301

**Capacity:**

80 beds

**Facility Administrator:**

David Beauregard, Administrator

**Principal Contact Person:**

Joseph Uanino, Director of Construction  
National Health Care Associates  
Cell: (516) 779-5993

**Ownership:**

For profit corporation.

**Services:**

No services will be expanded, added, replaced or reduced

**Renovations:**

30,250 square feet.

**Project Estimate:**

Approximate project cost (to be finalized and detailed in the application): \$4,978,837.00

**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

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residents will be relocated within the facility while their rooms undergo upgrades. Subject to adjustment, the Applicant plans on performing the renovations in ten (10) phases, 4 phases for the 3<sup>rd</sup> floor, 4 phases for the 4th floor, and 2 phases for the 1st floor.

The Applicant previously submitted a CON application for this project, but the pandemic put that application on hold. This would be a new application for the same project, with updated information.

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,

*/s/ Shireen T. Hart*

Shireen Hart