

Green Mountain Care Board
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DELIVERED ELECTRONICALLY

June 28, 2016

Ms. Melissa Jackson
Vermont Veteran's Home
325 North Street
Bennington, VT 05201

RE: Docket No. GMCB-008-15con, Renovation of Main Kitchen and Creation of Four Country Kitchens, Project Cost: \$1,779,200

Dear Melissa:

Thank you for the Certificate of Need application for the above referenced project. The information requested below is needed to complete our review. Please respond to the following:

Architectural

1. Provide a chart prepared by the architect identifying each requirement of section 2.3-4.5 of the Guidelines for Design and Construction of Residential Health, Care and Support Facilities, 2014 Edition, and provide an explanation how each requirement will be met.
2. Provide a detailed cost estimate based on the CSI division format.
3. Respond to CON Standard 1.12.

Financial

4. Update and resubmit the information on page 5 of the summary and page 2 under statutory criteria 2a to reflect the total project cost, the amount of the grant from the Veteran's Administration, and the funds from the State of Vermont. If these changes affect any of the financial tables, revise and resubmit any financial tables affected by the updated information.
5. Revise and resubmit Table 2 to reflect the sources of financing. If these changes affect any of the financial tables, revise and resubmit any tables affected.
6. List the associated costs of all fixed (\$546,000) and major moveable (\$400,000) equipment reflected in Table 1.



7. Table 4C shows that the change in accumulated depreciation between years 1 and 2 is \$667,480 (\$21,606,323 less than \$20,938,843), which differs from the depreciation expense included in Table 3C (\$1,212,480) by \$545,000. Correct and resubmit Tables 4 A, B and C and all other financial tables affected by the change.
8. Explain why Tables 3A, B, and C show no change in income projections for years 1 through 3.
9. Explain why Table 3C does not include increases in staff salaries or operating expenses for years 1 through 3.
10. On Table 3C, provide the detail for what is included in “Other Operating Expense” (\$6,251,018) in proposed year 1, 2 and 3.
11. Explain the amounts “due from third parties” of \$1,090,984 included in Tables 4A-4C for 2015-2019.
12. Provide the detail or explain the “change in fund balance” included in Table 5C of \$305,783 in 2016 and 2017, \$2,629,983 in 2018, and \$350,263 in 2019. Revise and resubmit any other financial tables affected by any changes.
13. Explain the decrease in Medicare revenue from 2015 through 2017 shown on Table 6A.
14. Explain the add-back for Medicare revenue shown on Table 6A.
15. Identify the staff positions and number of FTEs that will be reduced in 2016 and 2017. Explain why staffing will be decreased.
16. Identify the itemized costs for the following project expenses in Table 1:
 - a) Kitchen consultant hired to ensure FGI compliance;
 - b) Temporary kitchen “in the form of several tractor trailer size trucks”;
 - c) Development of the four country kitchens; and
 - d) Lighting and HVAC equipment.
17. If available, provide the letter from Efficiency Vermont or organization with similar expertise.

In responding, restate the question in bold font and respond in unbolded font. Send the original and two hard copies with a Verification Under Oath to my attention at the Green Mountain Care



Board, 89 Main Street, Montpelier, Vermont 05620, and an electronic copy to me at donna.jerry@vermont.gov.

If you have any questions, please do not hesitate to contact me at (802) 828-2918.

Sincerely,

s/ Donna Jerry

Donna Jerry
Senior Health Policy Analyst

