



North Carolina Department of Health and Human Services
Division of Health Service Regulation

Pat McCrory
Governor

Aldona Z. Wos, M.D.
Ambassador (Ret.)
Secretary DHHS

Drexdal Pratt
Division Director

March 12, 2014

John Barber
White Oak Management, Inc.
P.O. Box 3347
Spartanburg, SC 29304

Exempt from Review – Renovation of Existing Facility

Facility: White Oak Manor - Tryon
Project Description: Convert semi-private rooms to private rooms, convert 4-bed rooms to semi-private rooms, add therapy suite, and add staff offices
County: Polk
FID #: 923558

Dear Mr. Barber:

In response to your letter of February 19, 2014, the above referenced proposal is exempt from certificate of need review in accordance with N.C.G.S 131E-184(e). Therefore, you may proceed to renovate the existing facility as referenced above without a certificate of need.

However, you need to contact the Construction and Nursing Home Licensure and Certification Sections of the Division of Health Service Regulation to determine if they have any requirements for development of the proposed project.

It should be noted that this determination is binding only for the facts represented by you. Consequently, if changes are made in the project or in the facts provided in your correspondence referenced above, a new determination as to whether a certificate of need is required would need to be made by the Certificate of Need Section. Changes in a project include, but are not limited to: (1) increases in the capital cost; (2) acquisition of medical equipment not included in the original cost estimate; (3) modifications in the design of the project; (4) change in location; and (5) any increase in the number of square feet to be constructed.

If you have any questions concerning this matter, please feel free to contact this office.

Sincerely,

Julie Halatek
Julie Halatek
Project Analyst

Martha J. Frisone
Martha J. Frisone, Interim Chief
Certificate of Need Section

cc: Construction Section, DHSR
Nursing Home Licensure and Certification Section, DHSR

Certificate of Need Section

www.ncdhhs.gov

Telephone: 919-855-3873 • Fax: 919-733-8139

Location: Edgerton Building • 809 Ruggles Drive • Raleigh, NC 27603

Mailing Address: 2704 Mail Service Center • Raleigh, NC 27699-2704

An Equal Opportunity/ Affirmative Action Employer





White Oak Management, Inc.

Providing Quality Long-Term Care

February 19, 2014

Julie

130 East Main Street (29306)
P.O. Box 3347
Spartanburg, SC 29304-3347
(864) 582-7503
Fax: (864) 573-9107



Julie Halatek, Project Analyst
Division of Facility Services, Certificate of Need Section
NC Department of Health and Human Services
2704 Mail Service Center
Raleigh, NC 27699-2704

Re: Non Review Request – White Oak Manor – Tryon

Dear Ms. Halatek,

Please allow this letter to serve as notification of our intent to construct an expansion/renovation with a proposed budget of approximately \$2,700,000.00.

Proposed changes to White Oak Manor – Tryon:

1. Convert (3) 4-bed skilled nursing ward rooms to semi private skilled nursing rooms (reduction of 6 skilled beds).
2. Convert 6 private assisted living rooms to 6 private skilled nursing rooms (addition of 6 skilled beds).
3. The total skilled nursing bed count will not be changed from the existing 70 beds.
4. A therapy suite will be added.
5. 3 staff offices will be added.

Capital Cost:	\$2,700,000
Annual Operating Expense:	\$5,800,000
Completion Date:	12/31/15

This proposal should be exempt from CON review. No new beds will be added or relocated. Please confirm.

Forward all correspondences to: John Barber
White Oak Management, Inc.
P O Box 3347
Spartanburg, SC 29304

Should you have any questions, do not hesitate contacting me at 864-327-1132.

Sincerely,

John P. Barber
Executive Vice President & CFO
White Oak Management, Inc.