



North Carolina Department of Health and Human Services  
Division of Health Service Regulation  
Certificate of Need Section

2704 Mail Service Center • Raleigh, North Carolina 27699-2704  
<http://www.ncdhhs.gov/dhsr/>

Drexdal Pratt, Director

Beverly Eaves Perdue, Governor  
Albert A. Delia, Acting Secretary

Craig R. Smith, Section Chief  
Phone: (919) 855-3873  
Fax: (919) 733-8139

June 1, 2012

Mary Quinnt  
Brookdale Senior Living Inc.  
6737 W. Washington Street  
Milwaukee, WI 53214

RE: No Review / Horizon Bay Assisted Living at Concord / Establish 30-bed Special Care Unit  
Within 60-bed Complement (30 assisted living & 30 special care) / Cabarrus County

FID #: 960405

Dear Ms. Quinnt:

The Certificate of Need (CON) Section received your letter on May 24, 2012 regarding the above referenced proposal. Based on the CON law **in effect on the date of this response to your request**, the proposal described in your correspondence is not governed by, and therefore, does not currently require a certificate of need. However, please note that if the CON law is subsequently amended such that the above referenced proposal would require a certificate of need, this determination does not authorize you to proceed to develop the above referenced proposal when the new law becomes effective.

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.

In addition, you should contact the Adult Care Licensure Section, DHSR and Construction Section, DHSR at (919) 855-3765 and (919) 855-3893, respectively, to determine if they have any requirements for development of the proposed project. Please contact the CON Section if you have any questions. Also, in all future correspondence please reference the Facility I.D. # (FID) if the facility is licensed.

If you have any questions concerning this matter, please feel free to contact this office at (919) 855-3873.

Sincerely,

*Gloria C. Hale*

Gloria C. Hale, Project Analyst

*Craig R. Smith*

Craig R. Smith, Chief  
Certificate of Need Section

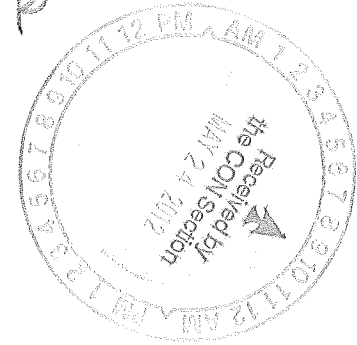
cc: Construction Section, DHSR  
Adult Care Licensure Section, DHSR

Location: 809 Ruggles Drive, Dorothea Dix Hospital Campus, Raleigh, N.C. 27603  
An Equal Opportunity/Affirmative Action Employer





**BROOKDALE®**  
**SENIOR LIVING**



May 21, 2012

**VIA FEDERAL EXPRESS**

Craig R. Smith  
Chief of CON Section  
2704 Mail Service Center  
Raleigh, NC 27699

Re: Horizon Bay Assisted Living at Concord

Dear Mr. Smith:

We have completed the construction at Horizon Bay Assisted Living at Concord located at 1501 Zion Church Road in Concord, NC 28025. Pursuant to the application, we are requesting that the community be licensed for 30 Adult Care Home beds and 30 Special Care Unit (SCU) beds.

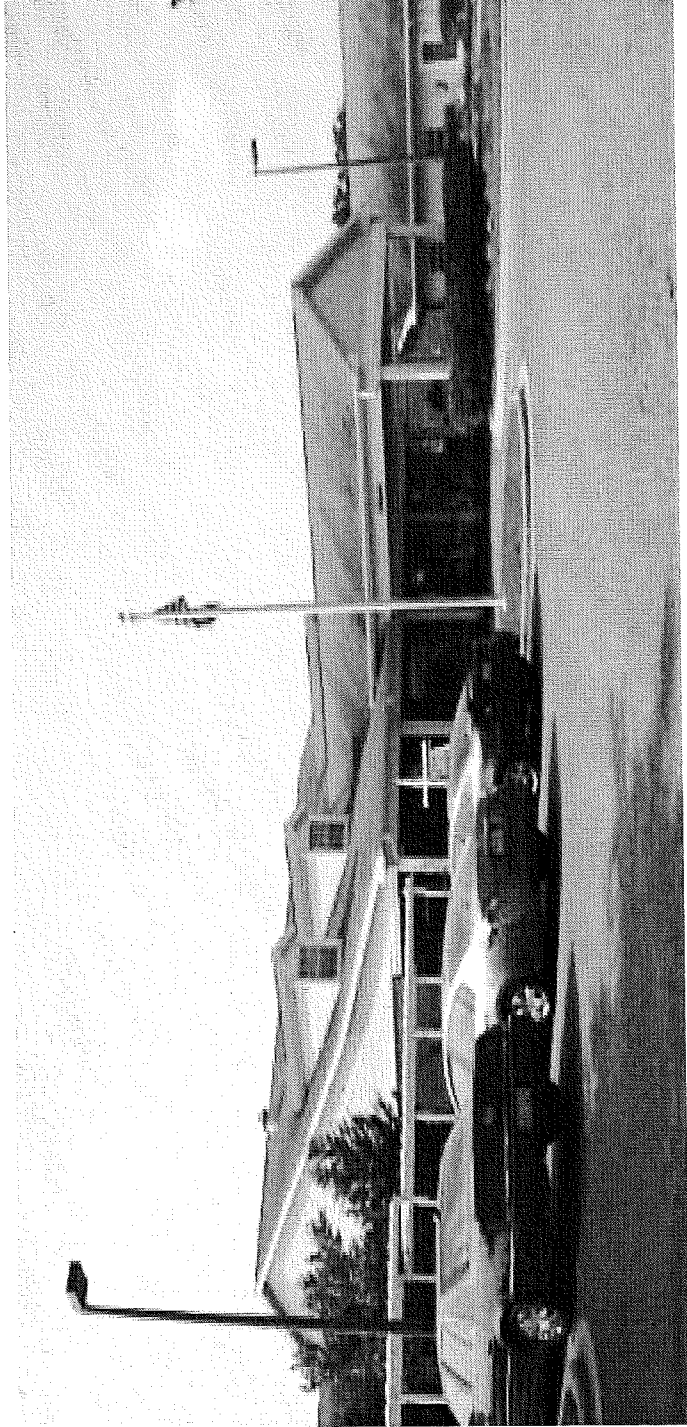
The project overview and cost for this project was completed and recommended for use as of April 30, 2012. Therefore, please let us know if a review will be necessary or if you need any additional paperwork from us to complete the process.

Please feel free to contact me at (414) 918-5441 or via e-mail at [mquinnt@brookdaleliving.com](mailto:mquinnt@brookdaleliving.com) to discuss the next steps, if any, to complete this process. I look forward to hearing from you.

Sincerely,

Mary Quinn  
Regulatory Affairs Assistant

# Eden 8 Renovation - Concord



# Project Overview

The high light of this project is the conversion of AL space into Memory Care space. We have secured half the building and are converting it into licensed memory care space with its own dining room, activity space and implementation of the Clarbridge standard. The AL portion of the building will get a new look, with common space being reworked to better meet the resident's needs. New paint colors, focal point entry counter, carpet, lighting, FFE and locally themed art throughout.

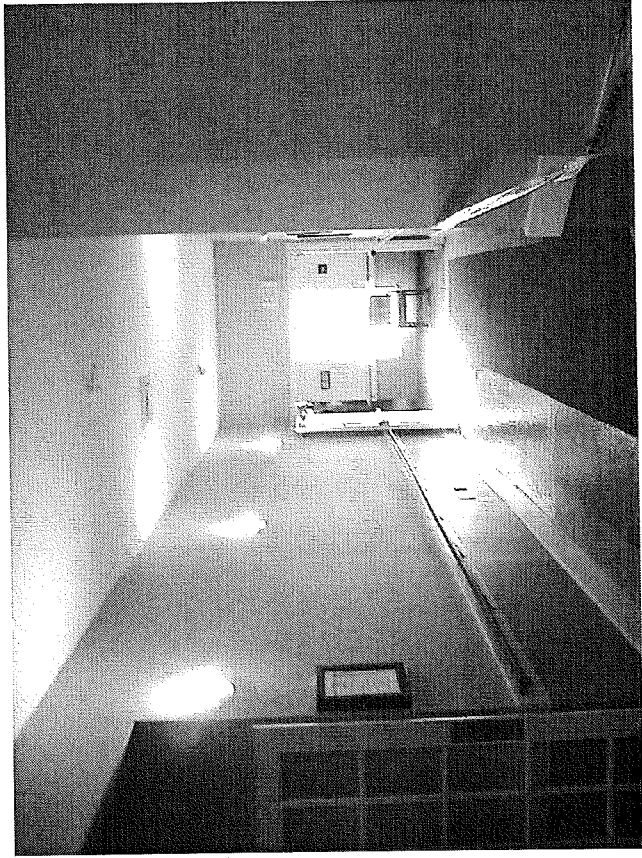
# Project Schedule

- Pre-Construction Call Jan 18<sup>th</sup>
- On Site Kick off Jan 24<sup>th</sup>
- Construction Start Jan 24<sup>th</sup>
- Furniture Installation May 8<sup>th</sup>
- Project Completion June 31<sup>st</sup>
  
- ISC Build Out – Drawing Attached
  - Build out 10,302
  - Design, 5,000
  - Contingency 3,000
  - Total: 18,302

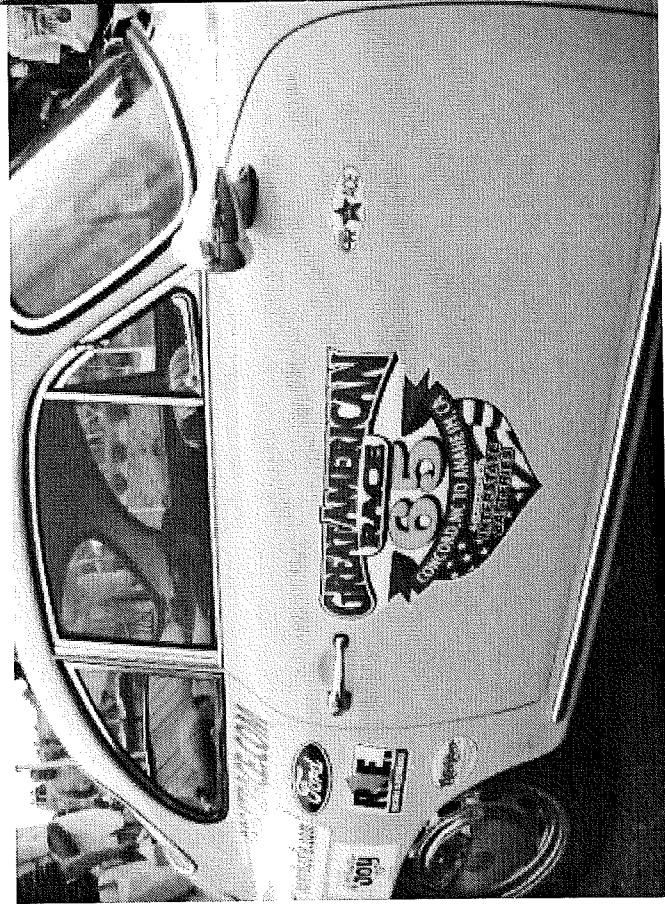
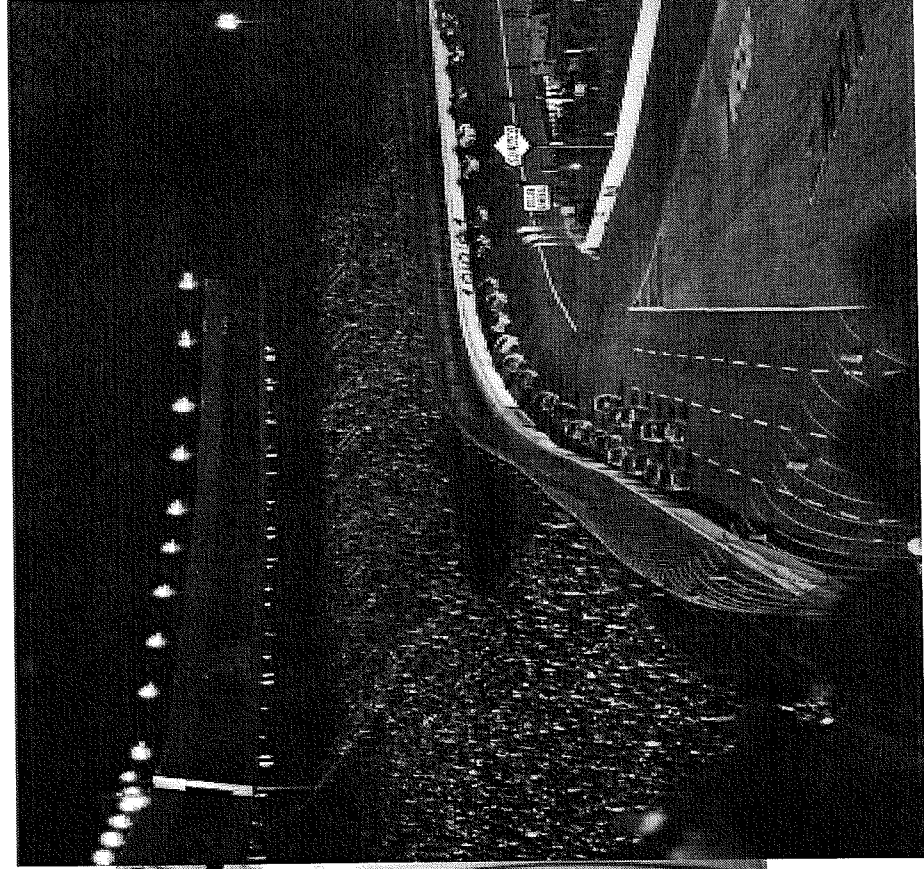
# Project Budget

Concord	January	February	March	April	May	June	Actual Cost	Funds Spent	Funds Left	Budget
FFE					103,000		103,000	0	103,000	103,000
Construction Windsor	152,041				152,041		304,082	152,041	152,041	261,888
Window Treatment - Encompass						16,000	16,000	0	16,000	16,000
Art - Peterson	10,000				10,000		20,000	10,000	10,000	20,000
CMMI Design			292		15,000		15,292	292	15,000	25,000
CMMI Accessorizing						5,000	5,000	0	5,000	5,000
TAFR		1,292					1,292	1,292	0	1,292
Window Locks					2,000		2,000	0	2,000	2,000
Lighting Retro Fit					4,696		4,696	0	4,696	4,696
PM Labor and Travel	2,000		2,000			2,000	10,000	4,000	6,000	10,000
ALZ Life Stations						15,000	15,000	0	15,000	15,000
Contingency							0	0	0	0
Monthly Draw	164,041	1,292	2,292	8,696	282,041	38,000	496,362	167,625	328,737	463,876

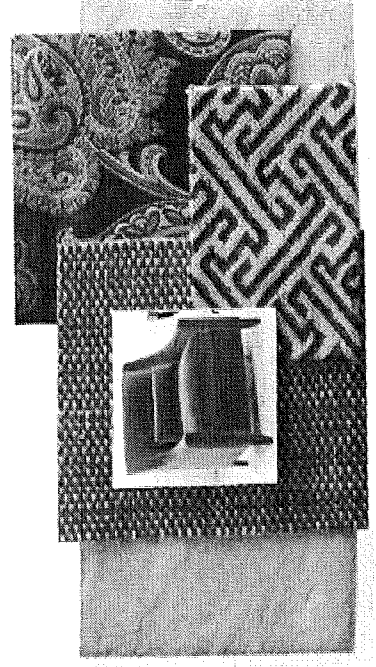
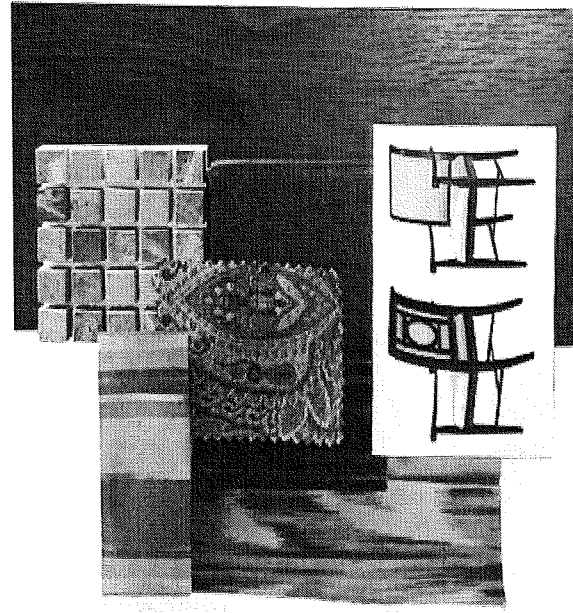
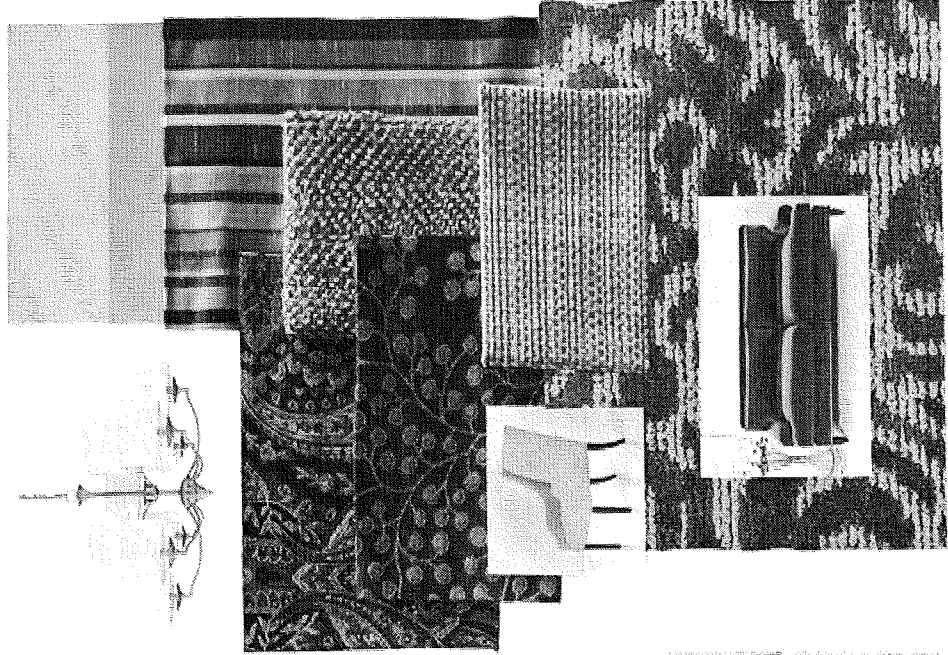
# Progress Pictures



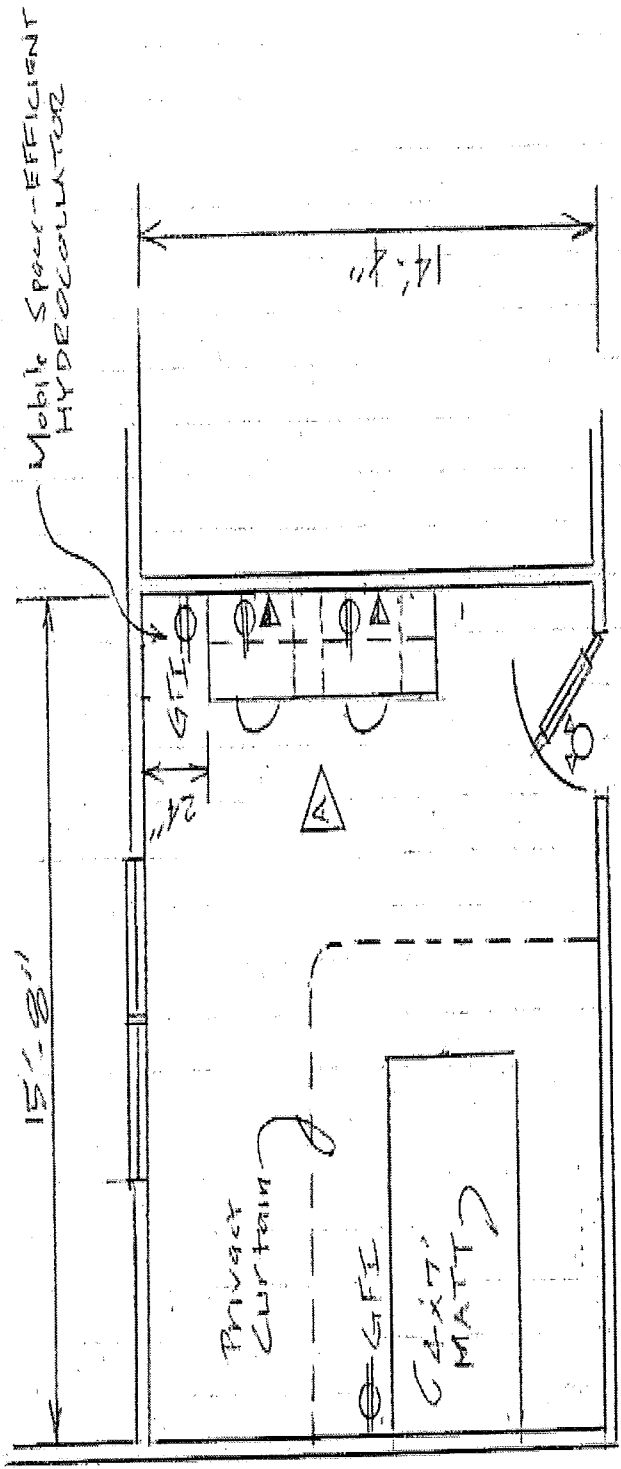
# Locally Themed Art



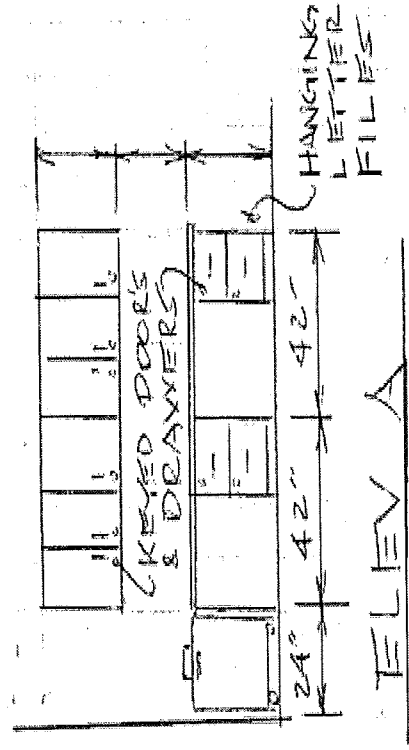




CONCORD  
CONCEPT FINISHES



FLOOR PLAN  
1/4" = 1'-0"



ELEV A

HIB CONCORD  
2/13/12