



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

Pat McCrory  
Governor

Richard O. Brajer  
Secretary DHHS

Mark Payne  
Assistant Secretary for Audit and  
Health Service Regulation

July 25, 2016

Max Mason  
P.O. Box 1010  
Garner, NC 27529

**Exempt from Review**

**Record #:** 1998  
**Facility Name:** Lake Park Nursing and Rehabilitation Center  
**FID #:** 970828  
**Business Name:** Britthaven, Inc.  
**Business #:** 287  
**Project Description:** Renovation of existing nursing home in excess of \$2,000,000  
**County:** Union

Dear Mr. Mason:


The Healthcare Planning and Certificate of Need Section, Division of Health Service Regulation (Agency), determined that based on your letter of April 22, 2016, the above referenced proposal is exempt from certificate of need review in accordance with G.S 131E-184(e). Therefore, you may proceed to offer, develop or establish the above referenced project without a certificate of need.

However, you need to contact the Agency's Construction and Nursing Home Licensure and Certification Sections 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 Agency. 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,

  
Gregory F. Yakaboski  
Project Analyst

  
Martha J. Frisone, Assistant Chief  
Certificate of Need



**Healthcare Planning and Certificate of Need Section**

www.ncdhhs.gov

Telephone: 919-855-3873 • Fax: 919-715-4413

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



cc: Construction Section, DHSR  
Nursing Home Licensure and Certification Section, DHSR  
Paige Bennett, Assistant Chief, Healthcare Planning, DHSR

# Neuse River Corporation

P.O. Box 1010  
Garner, North Carolina 27529  
P: 919-779-5095  
F: 919-779-9587

April 22, 2016



## Via Hand-Delivery

Martha J. Frisone, Assistant Chief  
Healthcare Planning & Certificate of Need Section  
North Carolina Department of Health & Human Services  
Division of Health Service Regulation

Re: Exemption Request / Renovation to Lake Park Nursing & Rehabilitation Center (Union County)

Dear Ms. Frisone,

This letter is sent to inform you that Neuse River Corporation intends to incur a capital expense in excess of \$2,000,000 at its Lake Park Nursing & Rehabilitation Center in Union County. We are specifically requesting confirmation that this project is exempt from CON review pursuant to NCGS 131E-184(e), which provides that:

*(e) The Department shall exempt from certificate of need review a capital expenditure that exceeds the two million dollar (\$2,000,000) threshold set forth in G.S. 131E-176(16)b. if all of the following conditions are met:*

*(1) The proposed capital expenditure would:*

*a. Be used solely for the purpose of renovating, replacing on the same site, or expanding an existing:*

- 1. Nursing home facility,*
- 2. Adult care home facility, or*
- 3. Intermediate care facility for the mentally retarded; and*

*b. Not result in a change in bed capacity, as defined in G.S. 131E-176(5), or the addition of a health service facility or any other new institutional health service other than that allowed in G.S. 131E-176(16)b.*

*(2) The entity proposing to incur the capital expenditure provides prior written notice to the Department, which notice includes documentation that demonstrates that the proposed capital expenditure would be used for one or more of the following purposes:*

- a. Conversion of semiprivate resident rooms to private rooms.*

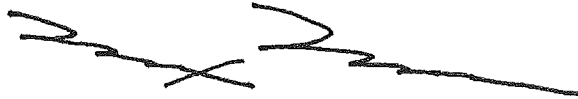
*b. Providing innovative, homelike residential dining spaces, such as cafes, kitchenettes, or private dining areas to accommodate residents and their families or visitors.*

*c. Renovating, replacing, or expanding residential living or common areas to improve the quality of life of residents*

The purpose of this expenditure is for extensive renovations to the physical plant of an existing nursing home facility to improve the resident experience and quality of life. The focus of the renovations is creating a homelike environment, to include: the removal of institutional staffing stations (opening up space for additional common areas), updated and refreshed floor coverings and paint, new furniture, a new porte-cochère, relocated staff parking (to the rear of the building), and upgrades to five (5) interior courtyards.

In summary, this project does not include any planned change in bed capacity or the addition of any health service facility or new institutional health services. We would appreciate your confirmation of CON exemption at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'Max Mason', with a long horizontal flourish extending to the right.

Max Mason  
Director of Planning & Development