



DEPARTMENT OF HEALTH AND HUMAN SERVICES
DIVISION OF HEALTH SERVICE REGULATION

ROY COOPER
GOVERNOR

MANDY COHEN, MD, MPH
SECRETARY

MARK PAYNE
DIRECTOR

March 2, 2018

Pamela S. Fox
Twin Lakes Community
3701 Wade Coble Drive
Burlington, NC 27215

Exempt from Review

Record #: 2531
Facility Name: Twin Lakes Community
FID #: 923513
Business Name: Lutheran Retirement Ministries of Alamance County, North Carolina
Business #: 1163
Project Description: Replacement and Expansion of Existing Nursing Facility
County: Alamance

Dear Ms. Fox:

The Healthcare Planning and Certificate of Need Section, Division of Health Service Regulation (Agency), determined that based on your letter of February 19, 2018, the above referenced proposal is exempt from certificate of need review in accordance with N.C. Gen. Stat. §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;

HEALTHCARE PLANNING AND CERTIFICATE OF NEED SECTION
WWW.NCDHHS.GOV
TELEPHONE 919-855-3873
LOCATION: EDGERTON BUILDING • 809 RUGGLES DRIVE • RALEIGH, NC 27603
MAILING ADDRESS: 2704 MAIL SERVICE CENTER • RALEIGH, NC 27699-2704

Ms. Fox
March 2, 2018
Page 2

(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,



Celia C. Inman
Project Analyst



Martha J. Frisone
Chief, Healthcare Planning and
Certificate of Need Section

cc: Construction Section, DHSR
Nursing Home Licensure and Certification Section, DHSR
Sharetta Blackwell, Program Assistant Healthcare Planning, DHSR



Twin Lakes COMMUNITY

February 19, 2018



Martha Frisone, Chief
Healthcare Planning and Certificate of Need
Division of Health Service Regulation
2704 Mail Service Center
Raleigh, NC 27699-2704

Email: Martha.Frisone@ddhs.nc.gov

Re: Exemption from Review Notification for Replacement and Expansion of Existing Nursing Home Facility Pursuant to NC Gen. Stat. 131E-184(e)

Facility Name: Twin Lakes Community – Coble Creek Healthcare and Rehabilitation
Facility ID: 923513
License Number: NH0351

Dear Ms. Frisone:

Lutheran Retirement Ministries of Alamance County, North Carolina d.b.a Twin Lakes Community, a continuing care retirement community (CCRC), is currently in the design and planning phase of a replacement for its existing nursing home facility to be located near our current facility on Twin Lakes Community campus. Coble Creek Healthcare and Rehabilitation at Twin Lakes Community consists of 65 open dually certified MCR/MCD skilled nursing beds, 35 closed Medicare only skilled nursing beds, and 4 ACH beds. The construction of the new healthcare facility will not result in a change in total bed capacity which will remain as listed above.

The purpose of this letter is to provide formal notification to the North Carolina Department of Health and Human Services, Division of Health Service Regulation, CON Section of this replacement and expansion under the CON law's exemption provisions set forth under NC General Statute 131 E-184(e).

Twin Lakes Community's Skilled Healthcare Building project is to construct a new up-to-date Skilled Healthcare Residence to replace the existing aging Coble Creek Healthcare and Rehabilitation Building. The Coble Creek Healthcare Building was the first building that was constructed in the Twin Lakes Community in the early 1980's. Over the past 35 years it has met the skilled healthcare needs of the community and is currently out-of-date and inadequate on many levels to meet the demands and needs of the Twin Lakes Community residents.

During the Pre-Design phase of this project, an assessment of the existing Coble Creek Healthcare Building was performed and it was concluded that renovation for the building would be as costly if not more costly than new construction. This reaffirmed the justification to proceed with the design and construction of a replacement residence.

The new Skilled Healthcare Building is programmed to be approximately 125,000 to 130,000 gross square feet. It will be built on an approximately thirteen-acre site that borders Church Street to the south and Wade Coble Drive on the north. The site is directly across Wade Coble Drive from the existing skilled care facility. The main entrance to the community is at the southwest corner of the site.

The building will be a one-story building with a smaller basement level to accommodate service functions in the building. The goal of the project is to provide a skilled healthcare building that facilitates quality caregiving for the residents in a "home like" setting. The organizational concept establishes five "neighborhoods" of 20 to 21 private resident rooms. The site and building construction budget has been preliminarily set to be \$33 million to \$35 million.

Our project team includes Twin Lakes Community staff and TFF Architects & Planners, LLP. We have sent the schematic plans to you to illustrate the proposed design, realizing that the final design and plans are subject to a full review and approval by the Construction Section of the Division of Health Service Regulation.

We respectfully request that the Division confirm that the replacement and expansion described herein is exempt from the Certificate of Need review.

Thank you for your attention to this matter. If you have any questions or require any additional information to consider this request, please do not hesitate to contact me at (336) 538-1500.

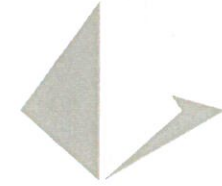
Sincerely,

A handwritten signature in black ink, appearing to read 'Pamela S. Fox', written in a cursive style.

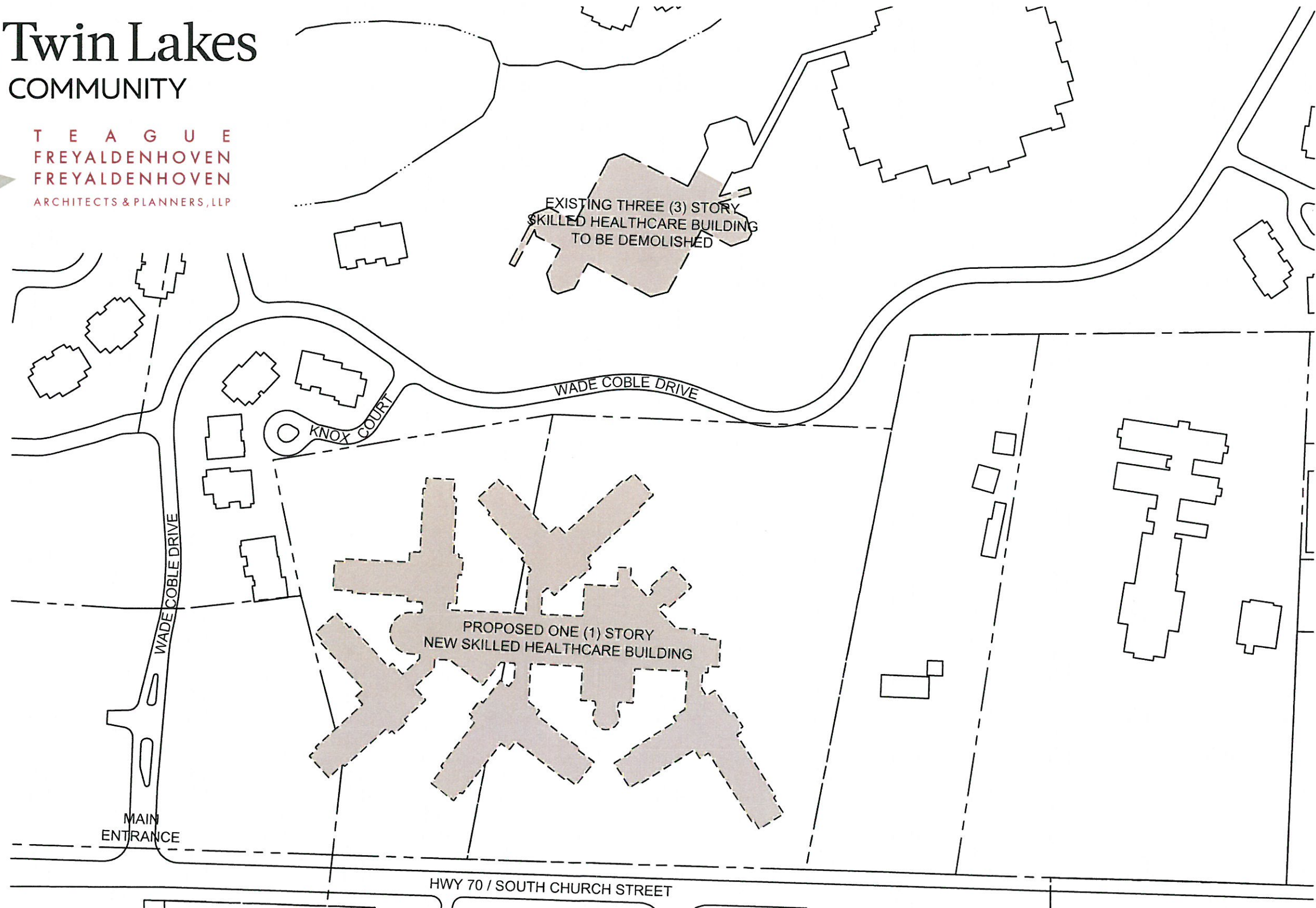
Pamela S. Fox
President /CEO



Twin Lakes
COMMUNITY



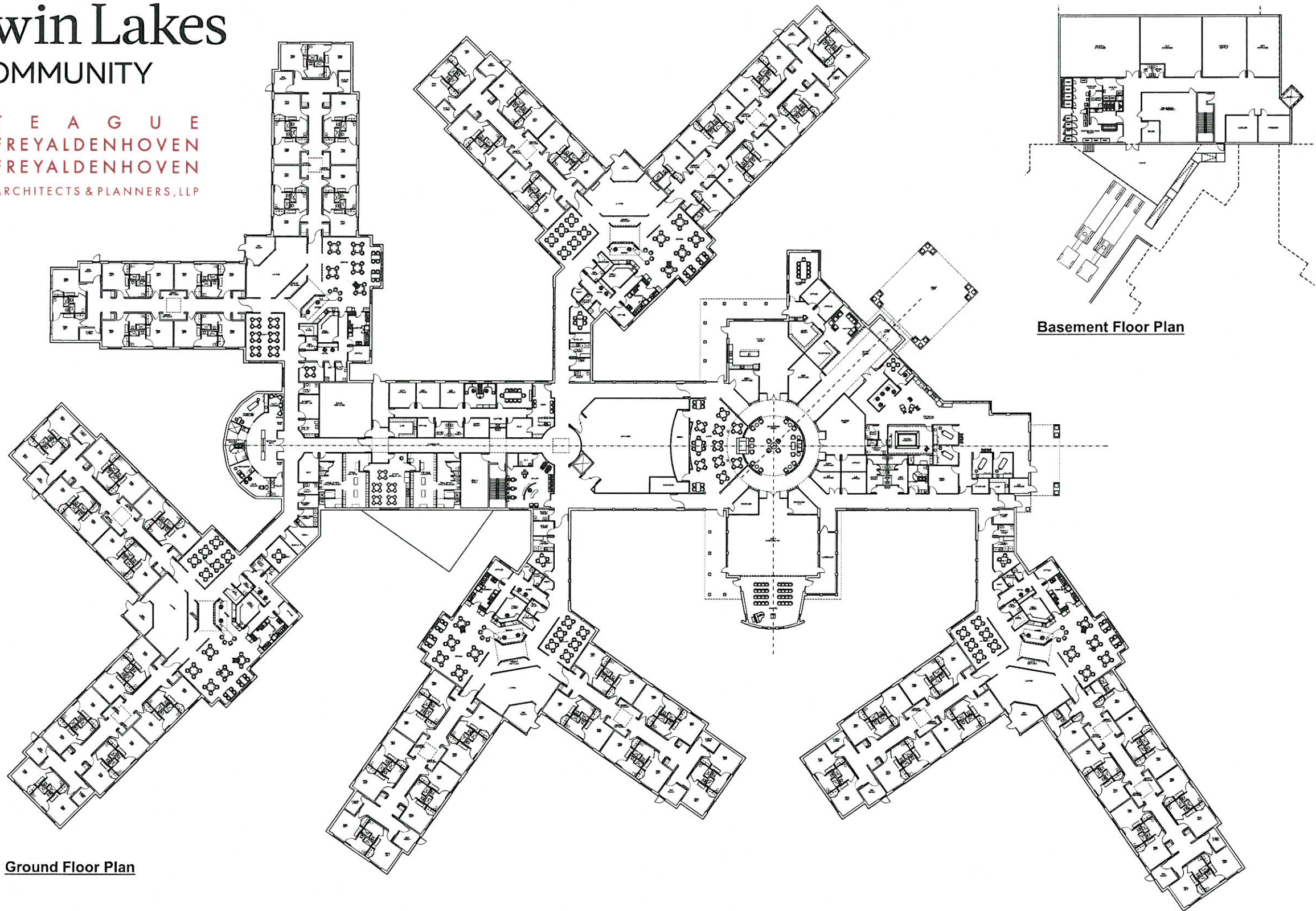
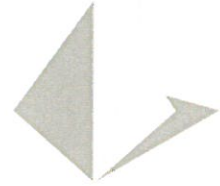
T E A G U E
FREYALDENHOVEN
FREYALDENHOVEN
ARCHITECTS & PLANNERS, LLP





Twin Lakes COMMUNITY

T E A G U E
FREYALDENHOVEN
FREYALDENHOVEN
ARCHITECTS & PLANNERS, LLP



Ground Floor Plan

Basement Floor Plan