



NC DEPARTMENT OF
**HEALTH AND
HUMAN SERVICES**

ROY COOPER • Governor
MANDY COHEN, MD, MPH • Secretary
MARK PAYNE • Director, Division of Health Service Regulation

September 24, 2019

Brandon Hair, Executive Director
Springmoor Life Care Retirement Community
1500 Sawmill Road
Raleigh NC 27615

Exempt from Review

Record #: 3054
Facility Name: Dan E. and Mary Louise Stewart Health Center
FID #: 923132
Business Name: Springmoor Life Care Retirement Community
Business #: 1695
Project Description: Renovations toward a household layout with updated common areas
County: Wake

Dear Mr. Hair:

The Healthcare Planning and Certificate of Need Section, Division of Health Service Regulation (Agency), determined that based on your letter of August 29, 2019, 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; (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.

NC DEPARTMENT OF HEALTH AND HUMAN SERVICES • DIVISION OF HEALTH SERVICE REGULATION
HEALTHCARE PLANNING AND CERTIFICATE OF NEED SECTION

LOCATION: 809 Ruggles Drive, Edgerton Building, Raleigh, NC 27603
MAILING ADDRESS: 809 Ruggles Drive, 2704 Mail Service Center, Raleigh, NC 27699-2704
<https://info.ncdhhs.gov/dhsr/> • TEL: 919-855-3873

AN EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER

Sincerely,



Michael J. McKillip
Project Analyst



Martha J. Frisone
Chief

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

Waller, Martha K

From: Brandon Hair <Brandon.Hair@springmoor.org>
Sent: Friday, August 30, 2019 9:12 AM
To: Waller, Martha K; Mckillip, Mike
Subject: RE: [External] CON Exemption Letter and Supporting Documents
Attachments: DHSR Letter.docx

CAUTION: External email. Do not click links or open attachments unless you verify. Send all suspicious email as an attachment to report_spam@nc.gov

Mr. McKillip,

I wanted to send a revised copy of my letter I sent yesterday. I regret I spelled your name wrong twice in my letter. I realized this when I saw I spelled it write in my email to you. I should know by now to never send anything out without our business office manager proofreading first!

Again, my apologizes and hope you have a wonderful Labor Day weekend!

Brandon

From: Waller, Martha K [mailto:martha.waller@dhhs.nc.gov]
Sent: Friday, August 30, 2019 8:12 AM
To: Brandon Hair; Mckillip, Mike
Subject: RE: [External] CON Exemption Letter and Supporting Documents

Received for processing...

From: Brandon Hair <Brandon.Hair@springmoor.org>
Sent: Thursday, August 29, 2019 5:22 PM
To: Mckillip, Mike <mike.mckillip@dhhs.nc.gov>
Cc: Waller, Martha K <martha.waller@dhhs.nc.gov>
Subject: [External] CON Exemption Letter and Supporting Documents

CAUTION: External email. Do not click links or open attachments unless you verify. Send all suspicious email as an attachment to report_spam@nc.gov

Mr. McKillip,

I have attached a letter describing a planned expenditure for the Stewart Heath Center at Springmoor Lifecare Retirement Community, where we are asking for an exemption of a CON review. I have also attached a set of floor plans for your review as well. The architect firm we are working with will be submitting all other required documentation for approval as well.

If you have any question please feel free to email me back or call me directly at the number below.

Thank you,

Brandon Hair
Executive Director

Springmoor Life Care Retirement Community

1500 Sawmill Road

Raleigh, NC 27615

brandon.hair@springmoor.org

Office 919-848-7132

Fax 919-848-7501



SPRINGMOOR
LIFE CARE RETIREMENT COMMUNITY

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From: Brandon Hair <Brandon.Hair@springmoor.org>
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Executive Director
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1500 Sawmill Road
Raleigh, NC 27615
brandon.hair@springmoor.org

Office 919-848-7132

Fax 919-848-7501



SPRINGMOOR
LIFE CARE RETIREMENT COMMUNITY

August 29, 2019

Mr. Michael J. McKillip, Project Analyst
Certificate of Need Section
Division of Health Service Regulation
Department of Health and Human Services
809 Ruggles Drive
Raleigh, NC 27603

Dear Mr. McKillip

This letter shall serve as proper notification to DHSR of a planned capital expenditure of the Stewart Health Center of Springmoor Lifecare Retirement Community. The planned project will exceed the \$2,000,000 threshold but will meet the requirements under Article 9, **131E-184 Exemptions from review**, section (e). All required documentation will be submitted that will validate the exemption of a CON review.

Below is a brief product description. Please do not hesitate to reach out to me personally at (919) 848-7132 or brandon.hair@springmoor.org if you have any further questions.

Project description:

The project consists of approx. 30,884 square feet of interior renovations and 3,811 square feet of exterior additions to reorient nursing units towards a "household" layout, with updated common areas, finishes, and more defined visitor and staff circulation. Two new exterior dropoff canopies will be added. Construction is planned to be phased in order to mitigate impact to resident rooms and staff operations.

Sincerely,

Brandon Hair
Executive Director
Springmoor Life Care Retirement Community



August 29, 2019

Mr. Michael J. McKillop, Project Analyst
Certificate of Need Section
Division of Health Service Regulation
Department of Health and Human Services
809 Ruggles Drive
Raleigh, NC 27603

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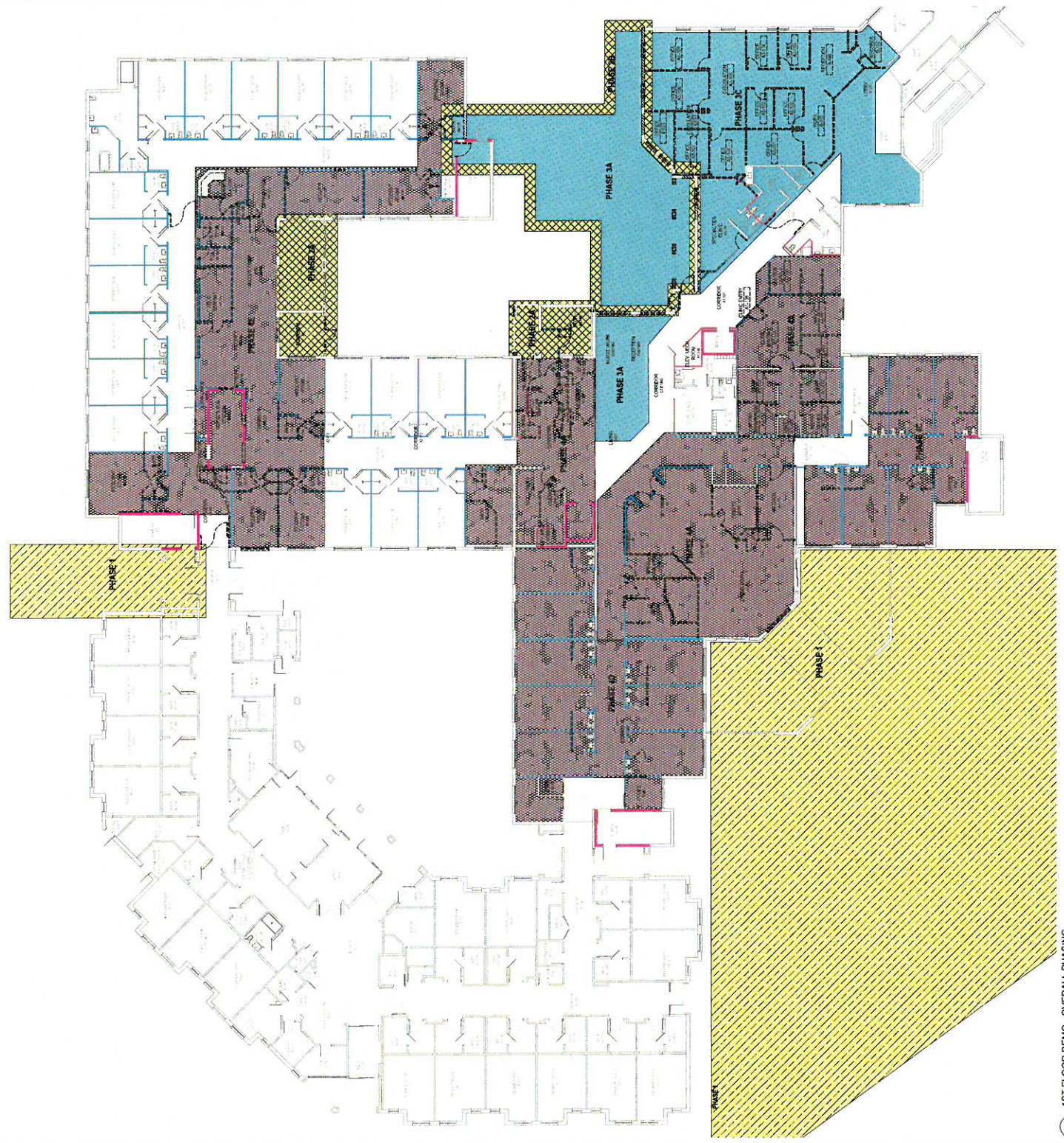
Sincerely,

Brandon Hair
Executive Director
Springmoor Life Care Retirement Community

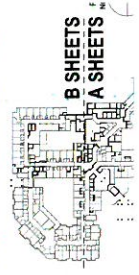
PHASING LEGEND - OVERALL PLAN

NOTE: COLORED MATCHES IMMEDIATELY BELOW INDICATE WORK PHASES ON OVERALL 1ST FLOOR PLANS. THEY ARE NOT TO BE COMPARED WITH COLOR TO AREA HOUSING LABELS. MATCHES ON UP SCALE FLOOR PLANS REFER TO AREA HOUSING LABELS.

- PHASE 1: SOUTHWEST PORTICO AND BREVETRY NORTH PORTICO
- PHASE 2A: MC SPARROW ADDITION SHELL, TRASH CHUTE ADDITION
- PHASE 2B: #17 ADINA ADDITION SHELL, CLM MC NORTH ADDITION SH
- PHASE 3A: 1ST FLOOR INTERIOR TRIP UP AND DOWN STAIRS
- PHASE 3B: 2ND FLOOR INTERIOR TRIP UP AND DOWN STAIRS
- PHASE 3C: 1ST FLOOR INTERIOR TRIP UP AND DOWN STAIRS
- PHASE 4A: ALL 2ND FLOOR DINING
- PHASE 4B: ALL 2ND FLOOR DINING
- PHASE 4C: ALL HALL ROOMS
- PHASE 4D: MC 1ST FLOOR PUBLIC AREA, ANGEL ROOM
- PHASE 4E: 2ND FLOOR NORTH WING PUBLIC AREA



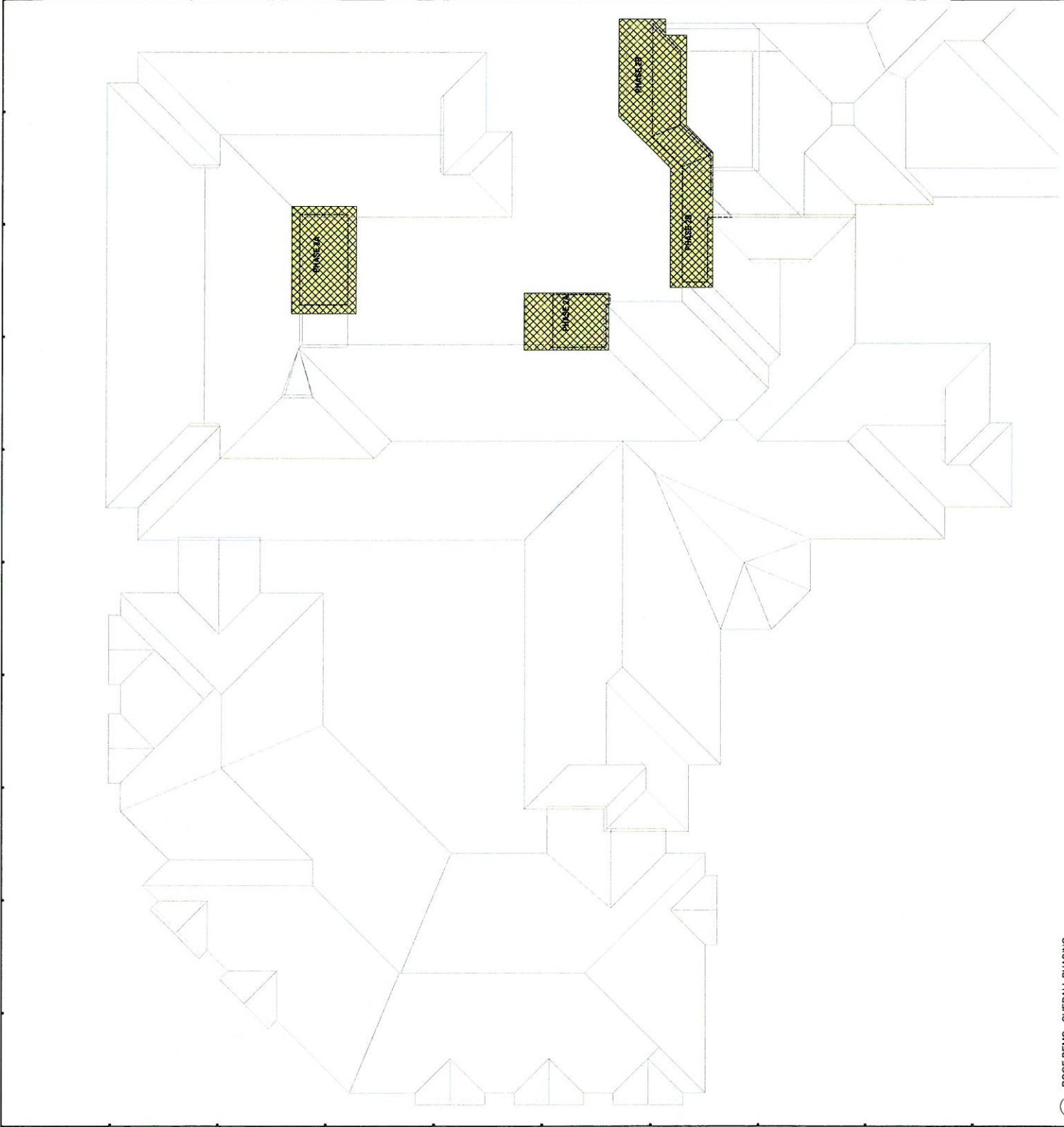
KEY PLAN



PHASING LEGEND - OVERALL PLAN

NOTE: COLORED MATCHES IMMEDIATELY BELOW EACH WORK PHASE ON OVERALL SITE SCALE PLANS. THESE ARE NOT TO BE COMPARED WITH COLOR TO AREA MATCHES ON 1/4" SCALE PARTIAL PLANS. WIDTH TO AREA MATCHES ON 1/4" SCALE PARTIAL PLANS.

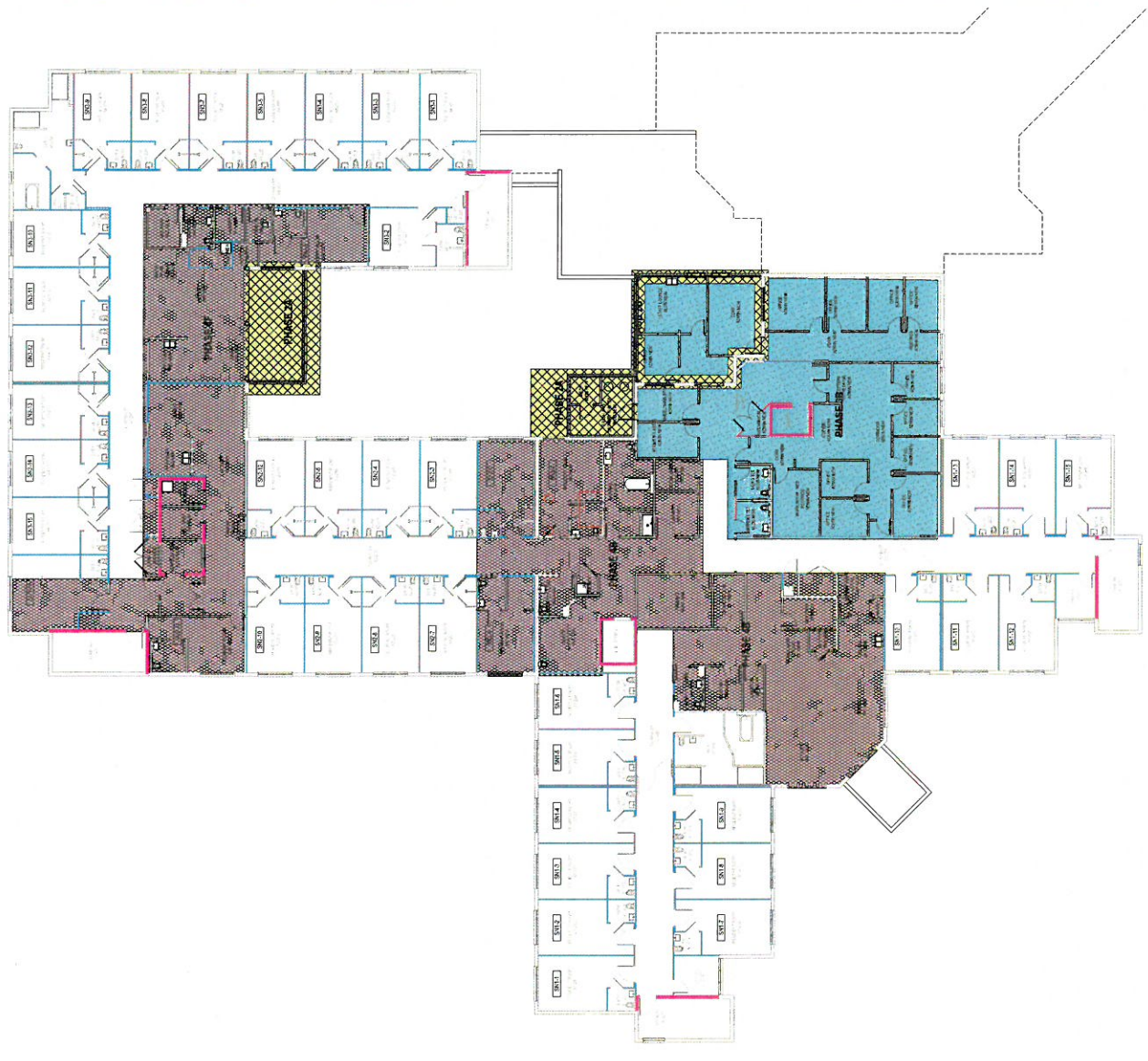
- PHASE 1: SOUTHWEST PORTICO AND RECEPTION NORTH PORTICO
- PHASE 2A: N.W. SURROUND ADDITION SHELL, TRAMA CHUTE ADDITION
- PHASE 2B: RTI ADMIN ADDITION SHELL, CLINIC NORTH ADDITION SHELL
- PHASE 3: EAST WING RECEPTION CONNECTION
- PHASE 3A: 1ST FLOOR INTERIOR TRIP OF NEW ADMIN SPACE
- PHASE 3B: 2ND FLOOR INTERIOR TRIP OF NEW ADMIN SPACE
- PHASE 3C: 1ST FLOOR INTERIOR TRIP OF NEW CLINIC SPACE
- PHASE 4A: ALL INT FLOOR FINISHING
- PHASE 4B: ALL INT FLOOR FINISHING
- PHASE 4C: ALL HALL ROOMS
- PHASE 4D: ALL HALL ROOMS
- PHASE 4E: 1ST FLOOR PUBLIC AREAS, ANGE, ROOM
- PHASE 4F: 2ND FLOOR NORTH WING PUBLIC AREAS



KEY PLAN

PHASING LEGEND - OVERALL PLAN

- NOTE: COLORED HATCHES INDICATE THE PHASES OF CONSTRUCTION. PHASES ON THE OVERALL 1/4" SCALE PLAN. THEY ARE NOT TO BE COMPARED WITH COLORS TO AREA HATCHED LABELS.
- PHASE 1: SOUTHWEST PORTICO AND DELIVERY NORTH PORTICO
 - PHASE 2A: MC SHIMKOW ADDITION SHELL THROUGH DATE ADDITION
 - PHASE 2B: P1 ADMIN ADDITION SHELL CLINIC NORTH ADDITION SH
 - PHASE 3A: 1ST FLOOR INTERIOR FINISH OF NEW ADMIN SPACE
 - PHASE 3B: 2ND FLOOR INTERIOR FINISH OF NEW ADMIN SPACE
 - PHASE 3C: 1ST FLOOR INTERIOR FINISH OF NEW CLINIC SPACE
 - PHASE 3D: 2ND FLOOR INTERIOR FINISH OF NEW CLINIC SPACE
 - PHASE 4A: ALL NEW LOADING
 - PHASE 4B: ALL SMALL ROOMS
 - PHASE 4C: ALL PUBLIC AREAS
 - PHASE 4E: 1ST FLOOR PUBLIC AREAS, PAVEL ROOM
 - PHASE 4F: 2ND FLOOR NORTH WING PUBLIC AREAS



KEY PLAN

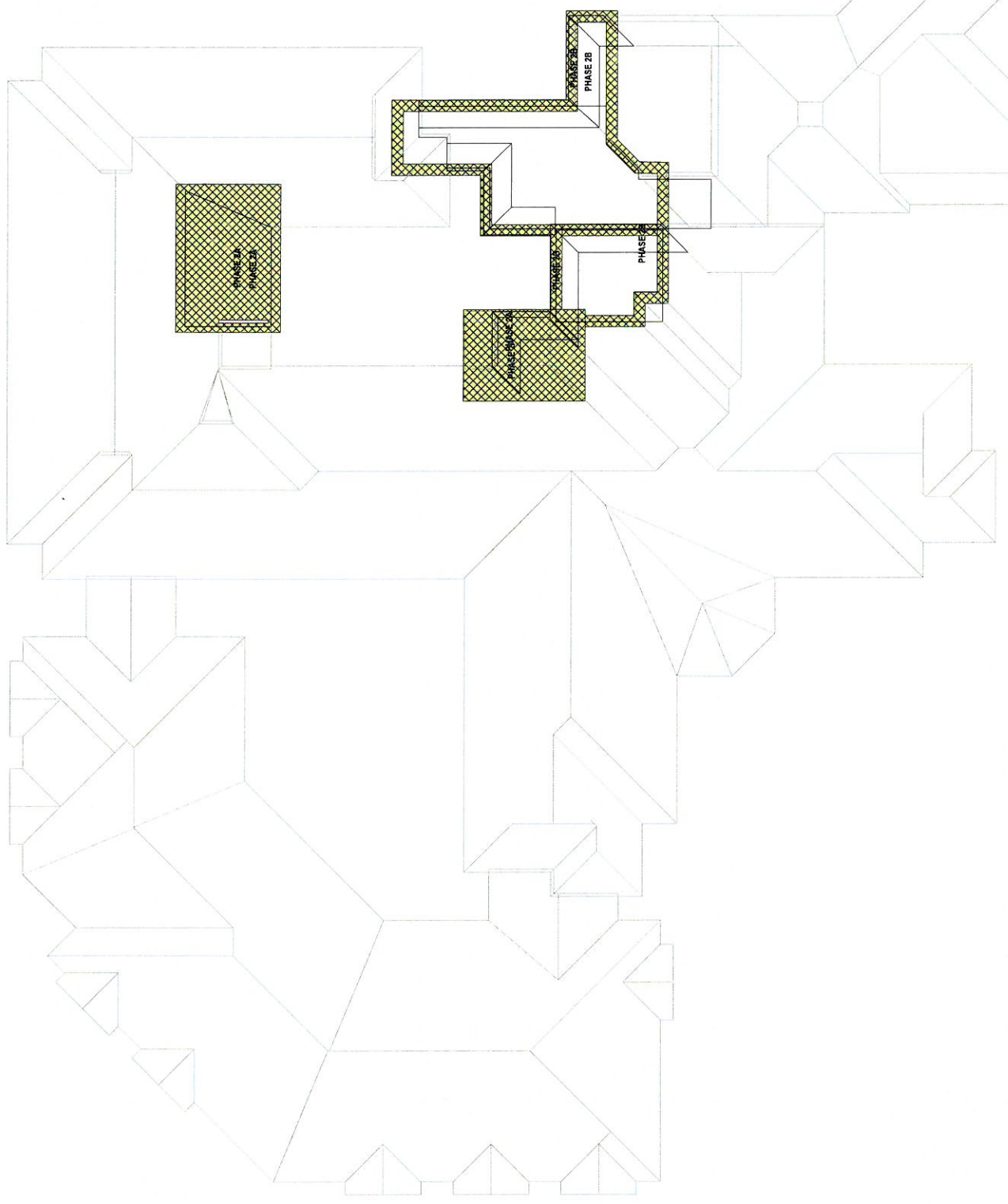


B SHEETS
A SHEETS

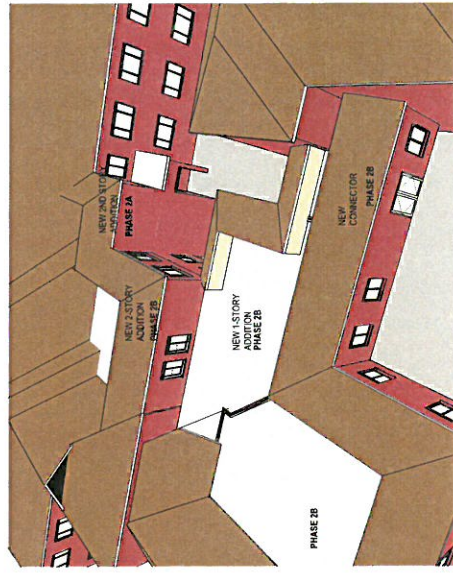
PHASING LEGEND - OVERALL PLAN

NOTE: COLORED HATCHES INDICATE AREAS TO BE CONSIDERED FOR PHASING. OVERALL SITE SCALE PLANS ARE INTENT TO BE COMPARED WITH COLOR HATCHES TO DETERMINE PHASING. PHASES ARE IDENTIFIED BY COLOR TO AREA NUMBERED LABELS.

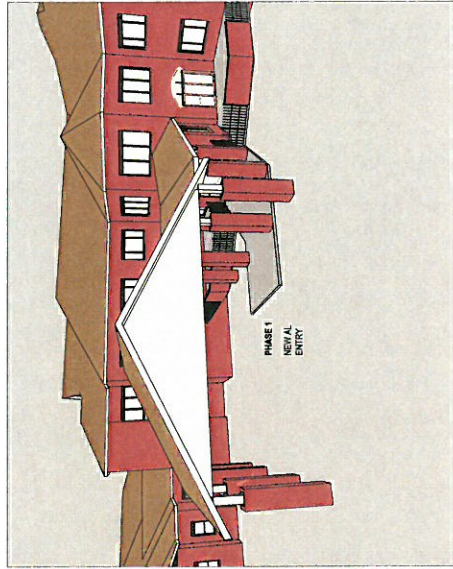
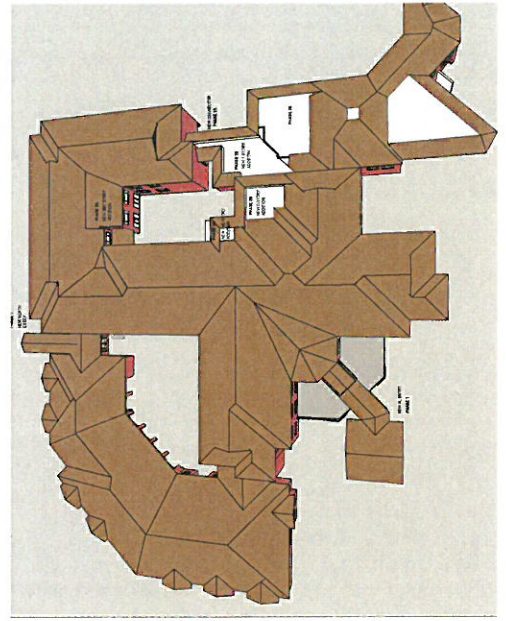
- PHASE 1: SOUTHWEST PORTICO AND DELIVERY NORTH PORTICO
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- PHASE 4D: 2ND FLOOR NORTH WING PUBLIC AREAS



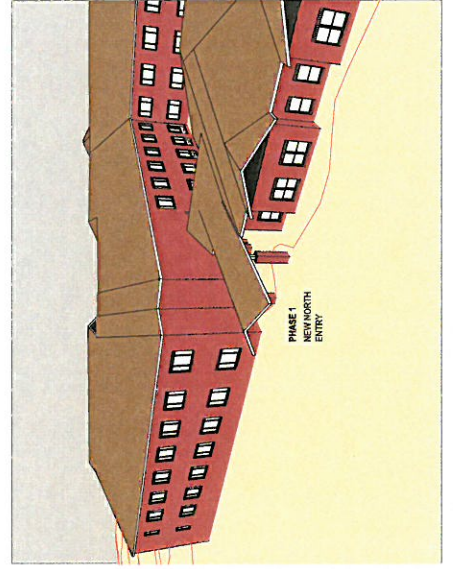
KEY PLAN



PHYSICAL THERAPY AND 2-STORY ADDITION



NEW AL ENTRY



PHASE 1 NEW NORTH ENTRY