



NC DEPARTMENT OF
**HEALTH AND
HUMAN SERVICES**

ROY COOPER • Governor

KODY H. KINSLEY • Secretary

MARK PAYNE • Director, Division of Health Service Regulation

VIA EMAIL ONLY

September 8, 2023

Melissa K. Shearer

Melissa.Shearer@conehhealth.com

Exempt from Review

Record #: 4264
Date of Request: August 28, 2023
Facility Name: Cone Health
FID #: 943494
Business Name: The Moses H. Cone Memorial Hospital
Business #: 1811
Project Description: Main campus expansion to floors 2, 4 and 5 of building located at 200 E. Northwood Street in Greensboro
County: Guilford

Dear Ms. Shearer:

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

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

Micheala Mitchell
Chief

cc: Construction Section, DHSR
Acute and Home Care Licensure and Certification Section, DHSR

**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

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Greensboro, NC 27401-1020
336.832.8199
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August 28, 2023

Ms. Micheala Mitchell, Chief
Ms. Terris S. Riley, Project Analyst
Mr. Greg Yakabowski, Project Analyst
Healthcare Planning and Certificate of Need Section
Division of Health Service Regulation, NC DHHS
2704 Mail Service Center
Raleigh, NC 27699-2704

Re: Exemption Request for Main Campus expansion in Greensboro, NC (Guilford County)

Dear Ms. Mitchell, Ms. Riley and Mr. Yakabowski:

I am writing you pursuant to N.C.G.S. §131-184(f) and (g) to inform you of The Moses H. Cone Memorial Hospital d/b/a Cone Health's plan to construct and operate an extension of its main campus located at 1200 North Elm Street, Greensboro, NC 27401.

The planned main campus expansion will occupy floors two (2), four (4), and five (5) of a five (5) story building at 200 E. Northwood Street, Greensboro, NC 27401, located within 250 yards of the main building. These floors will include the provision of services currently provided by Cone Health and there will be no new institutional health services offered or developed in the new building without first obtaining the necessary certificate of need approval.

Under the provisions found at N.C.G.S. §131E-176(14n), the CON law states:

Main campus' means all of the following for the purposes of G.S. §131E-184(f) and (g) only:

- a. *The site of the main building from which a licensed health service facility provides clinical patient services and exercises financial and administrative control over the entire facility, including the buildings and grounds adjacent to that main building.*
- b. *Other areas and structures that are not strictly contiguous to the main building but are located within 250 yards of the main building.*

The Moses H. Cone Memorial Hospital's project to expand its main campus meets the applicable conditions set forth above. The estimated capital cost of the project exceeds \$4,000,000. As noted, the proposed building will be within 250 yards of 1200 North Elm Street Greensboro, NC 27401, which is the main campus from which The Moses H. Cone Memorial Hospital provides clinical patient services. Preston Hammock serves as the President of The Moses H. Cone Memorial Hospital and Senior Vice President of Cone Health. In his role, he exercises administrative and financial control of the hospital. Mr. Hammock's office is located in Suite 1M213 on the first floor of The Moses H. Cone Memorial Hospital. Please see a copy of

Ms. Micheala Mitchell
Ms. Terris Riley
Mr. Greg Yakabowski
Page 2

The Moses H. Cone Memorial Hospital 2023 license in Attachment A. Attachment B includes a map of The Moses H. Cone Memorial Hospital, with the expansion labeled as H&V BLDG. Attachment C includes a copy of the approved physician office exemption request.

Based upon the project as described above, this project is exempt from CON review. This letter serves as notification of our intent to proceed with this project. We would appreciate your written confirmation that this project is exempt from CON review. If you have any questions or require further information regarding this project, please contact me at 336.682-9742.

Sincerely,



Melissa K. Shearer
Executive Director
Strategy and Planning

Enclosures

cc: Preston Hammock, President, The Moses H. Cone Memorial Hospital
Ruth Fisher, Vice President, Heart & Vascular Center
Karin Henderson, Executive Director, Construction Management

Attachment A

The Moses H. Cone Memorial Hospital 2023 License

State of North Carolina

Department of Health and Human Services
Division of Health Service Regulation

Effective January 1, 2023, this license is issued to
The Moses H. Cone Memorial Hosp Operating Corporation
to operate a hospital known as
Cone Health

located at Greensboro, NC, Guilford County.

This license is issued subject to the statutes of the
State of North Carolina, is not transferable and shall remain
in effect until amended by the issuing agency.

Facility ID: 943494

License Number: H0159

Bed Capacity: 883

General Acute: 754 Rehabilitation: 49 Psych: 80

Dedicated Inpatient Surgical Operating Rooms: 4

Shared Surgical Operating Rooms: 29

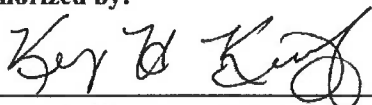
Dedicated Ambulatory Surgical Operating Rooms: 13

Dedicated Endoscopy Rooms: 6

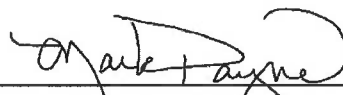
License Categories:

.5200 Dedicated Inpatient Unit for mental disorders

Authorized by:



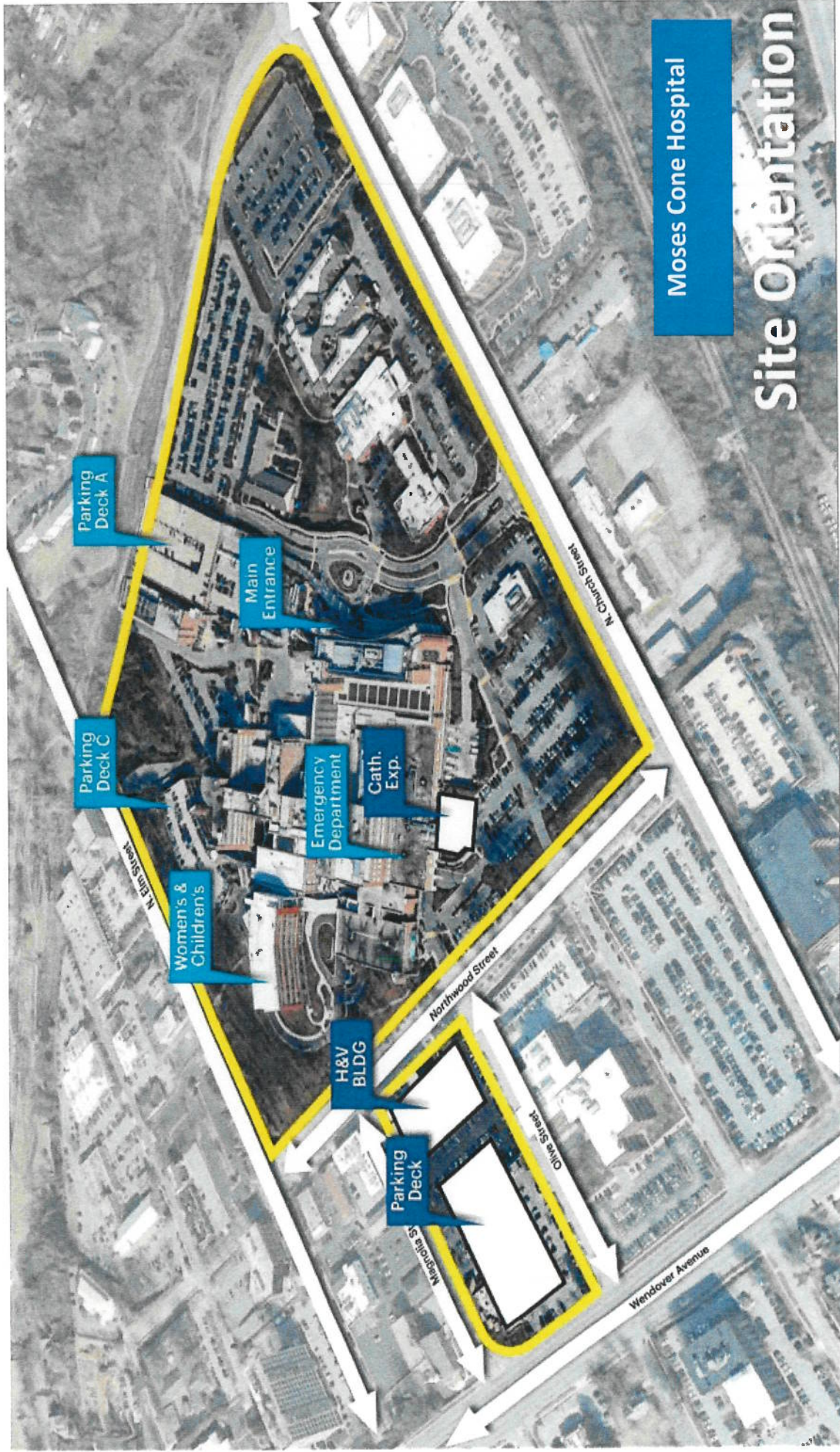
Secretary, N.C. Department of Health and
Human Services



Director, Division of Health Service Regulation

Attachment B

The Moses H. Cone Memorial Hospital Map



Moses Cone Hospital

Site Orientation

Attachment C
Approved Physician Office Exemption Request



NC DEPARTMENT OF
**HEALTH AND
HUMAN SERVICES**

ROY COOPER • Governor
KODY H. KINSLEY • Secretary
MARK PAYNE • Director, Division of Health Service Regulation

VIA EMAIL ONLY

May 23, 2023

Melissa K. Shearer
Melissa.Shearer@conehealth.com

Exempt from Review – Physician Office or Medical Office Building

Record #: 4197
Date of Request: May 2, 2023
Business Name: The Moses H. Cone Memorial Hospital
Business #: 1811
Project Description: Develop a medical office building with a parking deck
County: Guilford

Dear Ms. Shearer:

The Healthcare Planning and Certificate of Need Section, Division of Health Service Regulation (Agency), determined that the project described above is exempt from certificate of need review in accordance with G.S. 131E-184(a)(9). Therefore, you may proceed to offer, develop or establish the project described above without a certificate of need.

It should be noted that this Agency’s position is based solely on the facts represented by you and that any change in facts as represented would require further consideration by the Agency and a separate determination. If you have any questions concerning this matter, please feel free to contact this office.

Sincerely,

Gregory F. Yakaboski
Project Analyst

Micheala Mitchell
Chief

NC DEPARTMENT OF HEALTH AND HUMAN SERVICES • DIVISION OF HEALTH SERVICE REGULATION
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May 1, 2023

Ms. Micheala Mitchell, Chief
Mr. Greg Yakabowski, Project Analyst
Healthcare Planning and Certificate of Need Section
Division of Health Service Regulation, NC DHHS
2704 Mail Service Center
Raleigh, NC 27699-2704

Re: Exemption Request for Physician Office Building and Parking Deck in Greensboro, North Carolina
(Guilford County)

Dear Ms. Mitchell and Mr. Yakabowski:

The purpose of this letter is to notify you of the intent of The Moses H. Cone Memorial Hospital (dba Cone Health) to construct a physician office building with a parking deck in Greensboro, North Carolina, and to request the Agency confirm that the project is exempt from certificate of need review. North Carolina G. S. Section 131E- 184 "Exemption from Review" identifies certain projects as exempt from Certificate of Need review upon prior written notice. Included among these designated projects are the following:

- (a)(4) *To provide parking, heating or cooling systems, elevators, or other basic plant or mechanical improvements, unless these activities are integral portions of a project that involves the construction of a new health service facility or portion thereof and that is subject to certificate of need review.*
- (a)(9) *To develop or acquire a physician office building regardless of cost, unless a new institutional health service other than defined in G.S. 131E-176(16)b. is offered or developed in the building.*

The planned 78,000 square foot physician office building and the parking deck will be located at 200 E Northwood Street, Greensboro, NC 27401. The estimated cost is greater than \$4,000,000 for each component.

Cone Health will not offer any new institutional health services in the physician office building without first seeking any necessary approvals from the Agency.

Please let me know if you have any questions regarding this project. This letter serves as notification of our intent to proceed with this exempt project. I look forward to the Healthcare Planning and CON Section's confirmation that this project is exempt from review.

Sincerely,

Melissa K. Shearer
Executive Director
Strategy and Planning

cc: Preston Hammock, SVP, President, Cone Health Central Region
Ruth Fisher, Vice President, Heart & Vascular Center
Karin Henderson, Executive Director, Construction Management

From: [Mitchell, Micheala L](#)
To: [Stancil, Tiffany C](#)
Cc: [Hale, Gloria](#)
Subject: FW: [External] Cone Health Main Campus Expansion Exemption Request
Date: Monday, August 28, 2023 2:15:39 PM
Attachments: [image001.png](#)
[Cone Health Main Campus Exemption Request 8.28.23.pdf](#)

Tiffany-

Would you mind logging this as an exemption and assigning to Greg? It's Terris' area, but I believe she is behind. Copying Gloria for awareness.

Thanks,

Micheala Mitchell, JD
[NC Department of Health and Human Services](#)
[Division of Health Service Regulation](#)
Section Chief, Healthcare Planning and CON Section
809 Ruggles Drive, Edgerton Building
2704 Mail Service Center
Raleigh, NC 27699-2704
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Micheala.Mitchell@dhhs.nc.gov

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From: Shearer, Melissa <Melissa.Shearer@conehealth.com>
Sent: Monday, August 28, 2023 12:24 PM
To: Mitchell, Micheala L <Micheala.Mitchell@dhhs.nc.gov>; Riley, Terris S <terris.riley@dhhs.nc.gov>; Yakaboski, Greg <greg.yakaboski@dhhs.nc.gov>
Cc: Allen, Amanda <amanda.allen@conehealth.com>
Subject: [External] Cone Health Main Campus Expansion Exemption Request

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Hello Ms. Mitchell, Ms. Riley, and Mr. Yakabowski,

Attached, please find an exemption request letter from Cone Health for an expansion of The Moses

H. Cone Memorial Hospital, a main campus, to accommodate expansion of existing services. I've included Mr. Yakabowski because we spoke with him, when he was covering Guilford County several months ago, about this expansion project and its location on the campus. Please let me know if you have any questions, and we look forward to your response.

Thank you,

Melissa K. Shearer

Cone Health | Strategic Development
Executive Director, Strategy and Planning
Cell: 336.682.9742
Email: Melissa.shearer@conehealth.com
Website: conehealth.com



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