



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

Pat McCrory
Governor

Aldona Z. Wos, M.D.
Ambassador (Ret.)
Secretary DHHS

Drexdal Pratt
Division Director

February 11, 2014

John Barber
White Oak Management, Inc.
P.O. Box 3347
Spartanburg, SC 29304

Exempt from Review – Renovation of Existing Facility

Facility: White Oak Manor - Shelby
Project Description: Convert semi-private rooms to private rooms, add therapy suite, and renovate existing facility
County: Cleveland
FID #: 943557

Dear Mr. Barber:

In response to your letter of January 17, 2014, and your email of January 28, 2014, the above referenced proposal is exempt from certificate of need review in accordance with N.C.G.S 131E-184(e). Therefore, you may proceed to renovate the existing facility as referenced above without a certificate of need.

However, you need to contact the Construction and Nursing Home Licensure and Certification Sections of the Division of Health Service Regulation 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 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.

If you have any questions concerning this matter, please feel free to contact this office.

Sincerely,

Julie Halatek
Julie Halatek
Project Analyst

Martha J. Frisone
Martha J. Frisone, Interim Chief
Certificate of Need Section

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

Certificate of Need Section

www.ncdhhs.gov

Telephone: 919-855-3873 • Fax: 919-733-8139

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



Halatek, Julie F**From:** John Barber [jbarber@WhiteOakManor.com]**Sent:** Friday, January 31, 2014 4:38 PM**To:** Halatek, Julie F**Subject:** Follow up to CON Exemption request- White Oak of Shelby

Please allow this email to serve as additional information to the above reference Exemption Request letter from me dated January 17, 2014:

The total bed capacity of 160 SNF beds will be unchanged after the construction of the new wing. Therefore, no additional beds will be added.

The bed capacity before and after construction is listed below:

	# BEDS BEFORE	# BEDS AFTER
Private Rooms	18	46 (24 are located in the newly constructed wing)
Semi Private Rooms	118	114
Four Bed Wards	24	0
TOTAL	----- 160	----- 160

Please let me know if you more questions or require anything further.

John

John P. Barber,
EVP-CFO
White Oak Management
130 East Main St. (29306)
P. O. Box 3347 (29304)
Spartanburg, S. C.
(864) 327-1132 (Business)



White Oak Management, Inc.

Providing Quality Long-Term Care

130 East Main Street (29306)
P.O. Box 3347
Spartanburg, SC 29304-3347
(864) 582-7503
Fax: (864) 573-9107

Received by
the CON Section
JAN 23 2014

file

January 17, 2014

Mr. Craig Smith, Chief
Division of Facility Services, Certificate of Need Section
NC Department of Health and Human Services
2704 Mail Service Center
Raleigh, NC 27699-2704

Re: Non Review Request – White Oak Manor – Shelby

Dear Mr. Smith,

This letter serves to notify you of our intent to construct an expansion/renovation with a proposed budget of approximately \$7,500,000.00. We will add 24 private nursing beds and convert existing semi-private beds to private rooms. In addition, a Therapy Suite will be added. The existing 160 bed nursing facility will be renovated.

Capital Cost:	\$7,500,000
Annual Operating Expense:	\$11,000,000
Completion Date:	12/31/15

This proposal should be exempt from CON review. No new beds will be added or relocated. Please confirm.

Forward all correspondences to: John Barber
White Oak Management, Inc.
P O Box 3347
Spartanburg, SC 29304

Should you have any questions, do not hesitate contacting me at 864-327-1132.

Sincerely,

John P. Barber
Executive Vice President & CFO
White Oak Management, Inc.



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

Pat McCrory
Governor

Aldona Z. Wos, M.D.
Ambassador (Ret.)
Secretary DHHS

Drexdal Pratt
Division Director

January 7, 2014

Mr. John Barber
White Oak Manor-Shelby
PO Box 3347
Spartanburg, SC 29304

Re: Project No. NH-2507-MAS/PJP
FID No. 943557
White Oak Manor-Shelby
Addition & Renovations
Shelby (Cleveland)

Dear Mr. Barber:

This letter will acknowledge receipt on December 27, 2013, of 3 sets of Design Development documents (Contract Set A&B) for the above-referenced project.

To expedite the review of this project, please reference the above project number on all correspondence and plans submitted to our office. Also, please include your email address, if available, on all correspondence.

Your cooperation in this matter is appreciated.

Sincerely,

Mark Saulnier

Mark Saulnier
Architect
DHSR Construction Section

/lek



Construction Section
www.ncdhhs.gov • www.ncdhhs.gov/dhsr
Tel 919-855-3893 • Fax 919-733-6592
Location: Williams Building, 1800 Umstead Drive • Raleigh, NC 27603
Mailing Address: 2705 Mail Service Center • Raleigh, NC 27699-2705
An Equal Opportunity / Affirmative Action Employer

