



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

Pat McCrory
Governor

Richard O. Brajer
Secretary DHHS

Drexdal Pratt
Division Director

November 19, 2015

Catharine W. Cummer
3100 Tower Blvd
Suite 1300
Durham, NC 27707

Exempt from Review – Physician Office

Record #: 1795
Business Name: Duke University Health System
Business #: 639
Project Description: Develop a physician office building
County: Granville

Dear Ms. Cummer:

The Healthcare Planning and Certificate of Need Section, Division of Health Service Regulation (Agency), determined that based on your letter of November 12, 2015, the above referenced proposal 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 above referenced project without a certificate of need.

However, you need to contact the Agency’s Construction and the Acute and Home Care Licensure and Certification Sections to determine if they have any requirements for development of the proposed physician office.

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,

Bernetta Thorne-Williams
Project Analyst

Martha J. Frisone
Assistant Chief, Certificate of Need

cc: Acute and Home Care Licensure and Certification Section, DHSR
Kelli Fisk, Program Assistant, Healthcare Planning



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

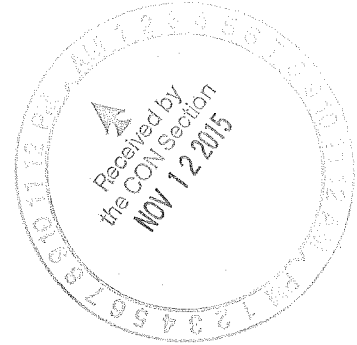
An Equal Opportunity/ Affirmative Action Employer





Duke University Health System

Catharine W. Cummer
Regulatory Counsel, Strategic Planning



November 12, 2015

Via Electronic Mail

Martha Frisone
Certificate of Need Section
Division of Health Service Regulation
2704 Mail Service Center
Raleigh, NC 27699-2704

Re: Duke Primary Care/notice of physician office building

Dear Mr. McKillip:

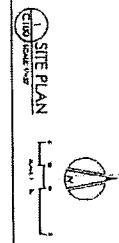
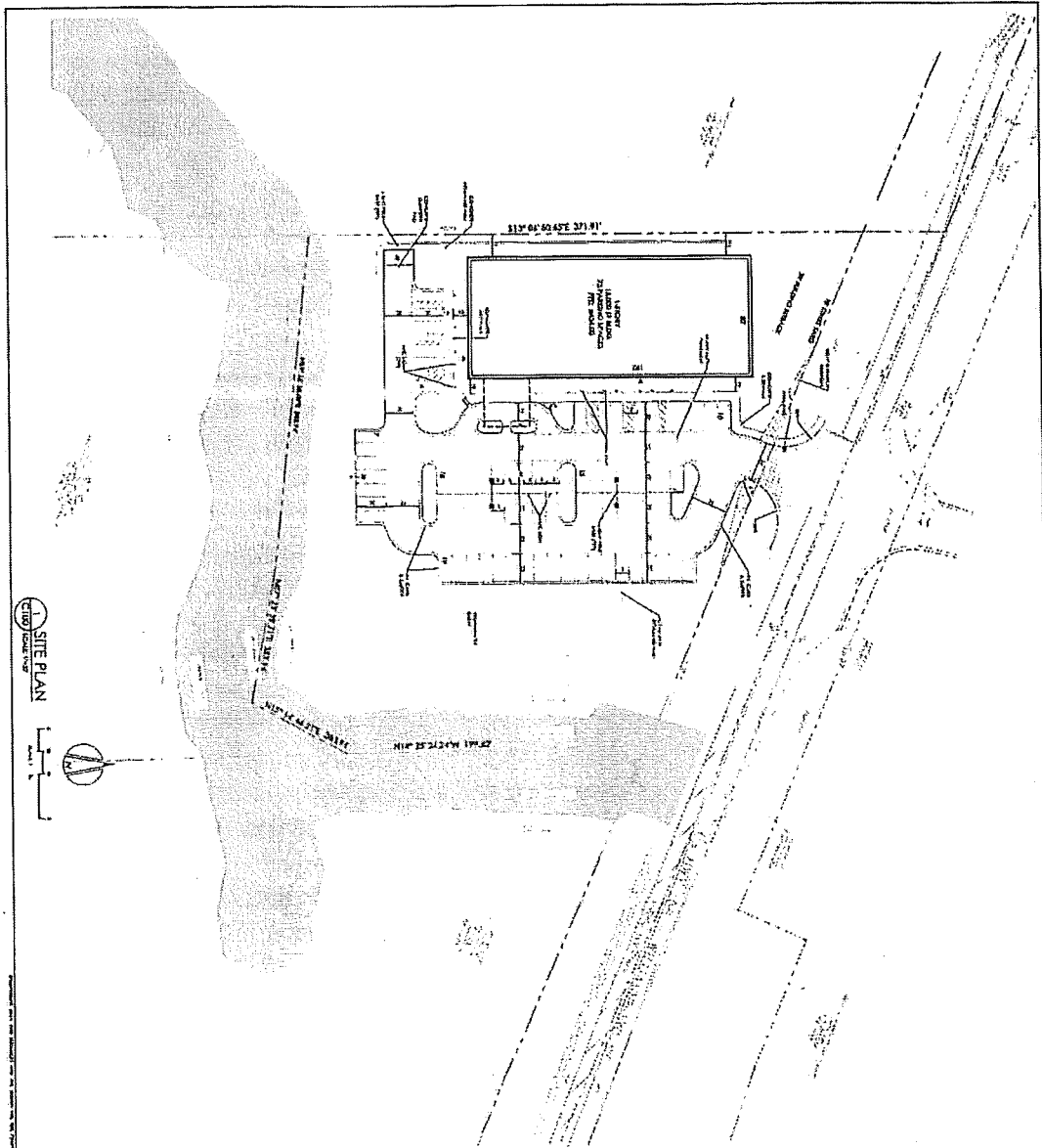
I am writing to inform you of the development of a physician office building in Oxford, North Carolina, to house a Duke Primary Care clinic. Duke University Health System will be leasing a building to be developed by TKC CCIII, LLC. The building will be located at the site identified on the enclosed map located at 1490 Williamsboro St/US 158, Oxford, NC. As the projected total capital cost for the upfit of the leased space, including both Duke's capital cost and the landlord's upfit allowance, exceeds \$2 million, we wanted to give notice of this project as required for an exempt development under N.C.G.S. 131E-184(a)(9).

Duke's leased space will not house any new institutional health services that would otherwise require certificate of need review. Please let me know if you have any questions. Thank you very much.

Very truly yours,

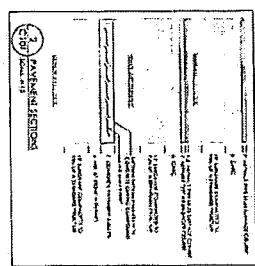
Catharine W. Cummer

Enclosure



SITE PLAN
 1703044v4

3. AVENUE SECTION
 1. The proposed building is shown in the attached site plan.
 2. The proposed parking area is shown in the attached site plan.
 3. The proposed driveway is shown in the attached site plan.
 4. The proposed site boundaries are shown in the attached site plan.
 5. The proposed site is shown in the attached site plan.
 6. The proposed site is shown in the attached site plan.
 7. The proposed site is shown in the attached site plan.
 8. The proposed site is shown in the attached site plan.
 9. The proposed site is shown in the attached site plan.
 10. The proposed site is shown in the attached site plan.



DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
Site Preparation	1	Lot	100,000	100,000
Foundation	1	Lot	200,000	200,000
Structure	1	Lot	500,000	500,000
Interior Finishes	1	Lot	300,000	300,000
Exterior Finishes	1	Lot	100,000	100,000
Site Work	1	Lot	50,000	50,000
Professional Fees	1	Lot	20,000	20,000
Contingency	1	Lot	100,000	100,000
Total				1,370,000

PRELIMINARY
 NOT FOR
 CONSTRUCTION

C100
 2/27/2014

SITE PLAN

DUKE CLINIC
 1490 WILLIAMSBORO STREET/US 158
 OXFORD, NC

HORVATH ASSOCIATES