



DEPARTMENT OF HEALTH AND HUMAN SERVICES
DIVISION OF HEALTH SERVICE REGULATION

ROY COOPER
GOVERNOR

MANDY COHEN, MD, MPH
SECRETARY

MARK PAYNE
DIRECTOR

April 27, 2017

Lee B. Syria
100 Leonard Avenue
Newton, NC 28658

Exempt from Review

Record #: 2243
Facility Name: Abernethy Laurels
FID #: 923287
Business Name: United Church Homes and Services
Business #: 1921
Project Description: Replace and expand existing nursing facility (Phase II)
County: Catawba

Dear Ms. Lee Syria:

The Healthcare Planning and Certificate of Need Section, Division of Health Service Regulation (Agency), determined that based on your letter of January 9, 2017, 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.

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

AN EQUAL OPPORTUNITY/ AFFIRMATIVE ACTION EMPLOYER



Lee B. Syria
April 27, 2017
Page 2

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

Sincerely,



Gregory F. Yakaboski
Project Analyst
Need



Martha J. Frisone
Assistant Chief Certificate of

cc: Construction Section, DHSR
Nursing Home Licensure and Certification Section, DHSR
Paige Bennett, Assistant Chief, Healthcare Planning, DHSR



UNITED
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SERVICES

January 9, 2017

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

Email: Martha.Frisone@dhhs.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: Abernethy Laurels
Facility ID: 923287
License Number: NH0191

Dear Ms. Frisone,

As you are aware, United Church Homes and Services d/b/a Abernethy Laurels is currently in the process of constructing a replacement for a portion of its existing nursing home facility on the same site of its continuing care retirement community (CCRC). Abernethy Laurels consists of 174 licensed skilled nursing facility beds and the current project which we call Phase I will accommodate ninety-six (96) of those beds. Construction of Phase I is scheduled for completion by the end of June 2017.

As we near the completion of construction on Phase I, we have been working with our project team to make plans for the replacing the remaining seventy-eight (78) beds. Just as with Phase I, the Phase II project will not result in a change in total bed capacity; however it will provide innovative, homelike residential dining spaces and other common areas which will improve the quality of life of the residents of the nursing home facility.

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 exempt replacement and expansion under the CON law's exemption provisions set forth under N.C. Gen. Stat. 131E-184 (e).

Portions of the nursing home facility at Abernethy Laurels were built more than forty-three (43) years ago. The design of the existing facility does not meet modern standards for comfort or energy efficiency, and the current building is made of cinderblock construction. The project team, including the organization's staff and the architectural firm of SFCS, has divided the replacement into two distinct phases. The purpose of this letter is to inform the CON Section pursuant to N.C. Gen. Stat. 131E-184(e) of the project for the next and final phase of this project, called Phase II, and to seek confirmation that Phase II of the project as I have described it is exempt from CON review.

This second phase includes a two story, steel framed building, with each 39-bed floor organized into two households. Each household serving either nineteen (19) or twenty (20) residents includes kitchen, living, dining and activity spaces in a home-like environment. The Phase II addition is linked to Phase I by a double-loaded corridor to the north with common spaces and administrative offices. To the south, Phase II is connected to the original building by a partially loaded corridor that serves Staff Support functions and new loading/storage/laundry complex to the west. Phase II will be constructed in multiple phases that will be sequenced with demolition. I have enclosed a copy of the schematic design floor plans of the new construction 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.

For your convenience, I have also attached my letter from January 2015 with details of Phase I and your confirmation sent on March 4, 2015 related to the Phase I project.

Based on the foregoing information, 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 (828) 465-8019.

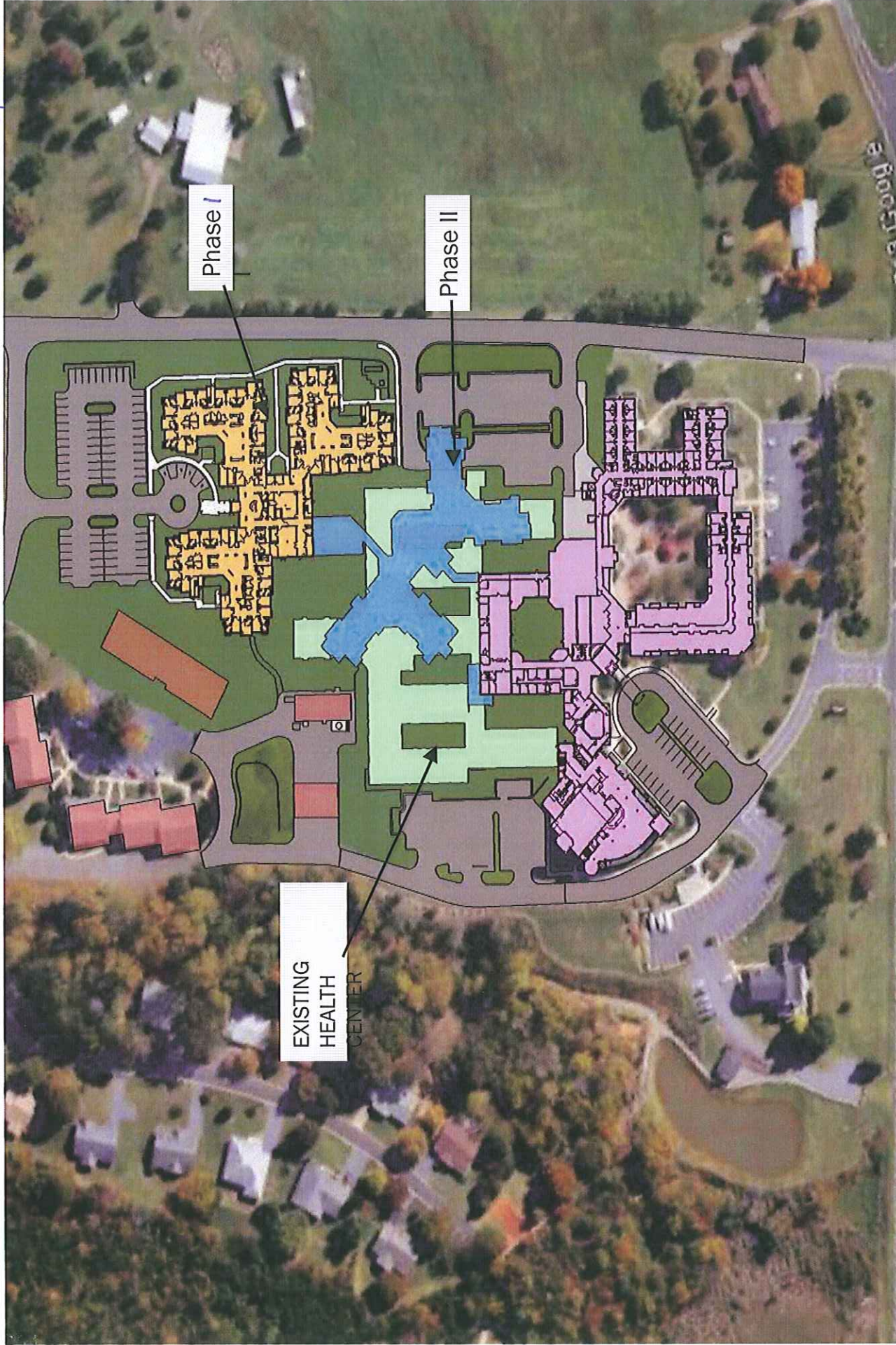
Sincerely,



Lee B. Syria
President and CEO

Cc: Steven Lewis, Construction Section Chief, DHSR - Steven.Lewis@dhhs.nc.gov
Amber McIntosh, Executive Director Abernethy Laurels
Kerry Buck, SFCS Architect

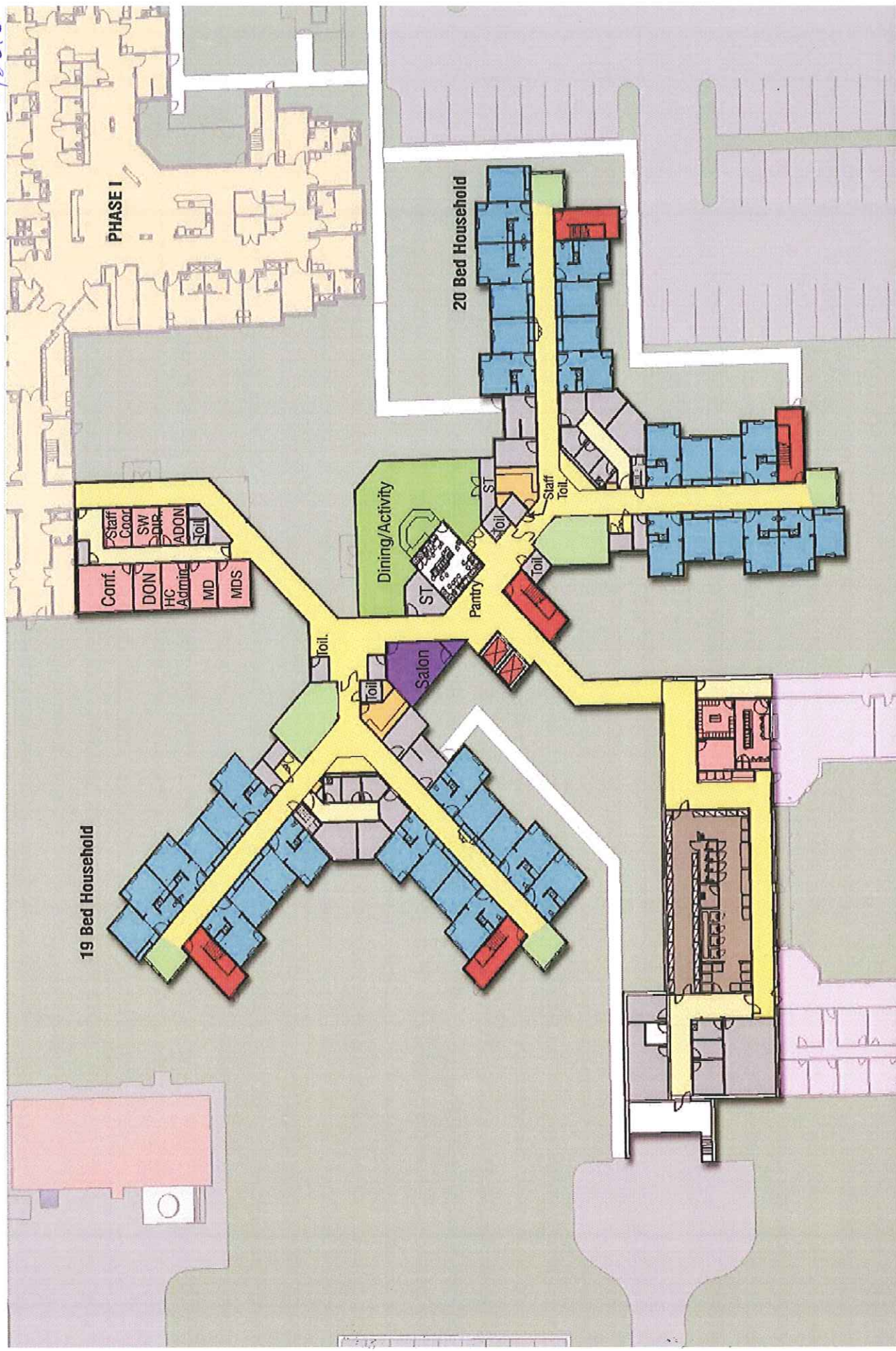
Phase II schematic
8/2016



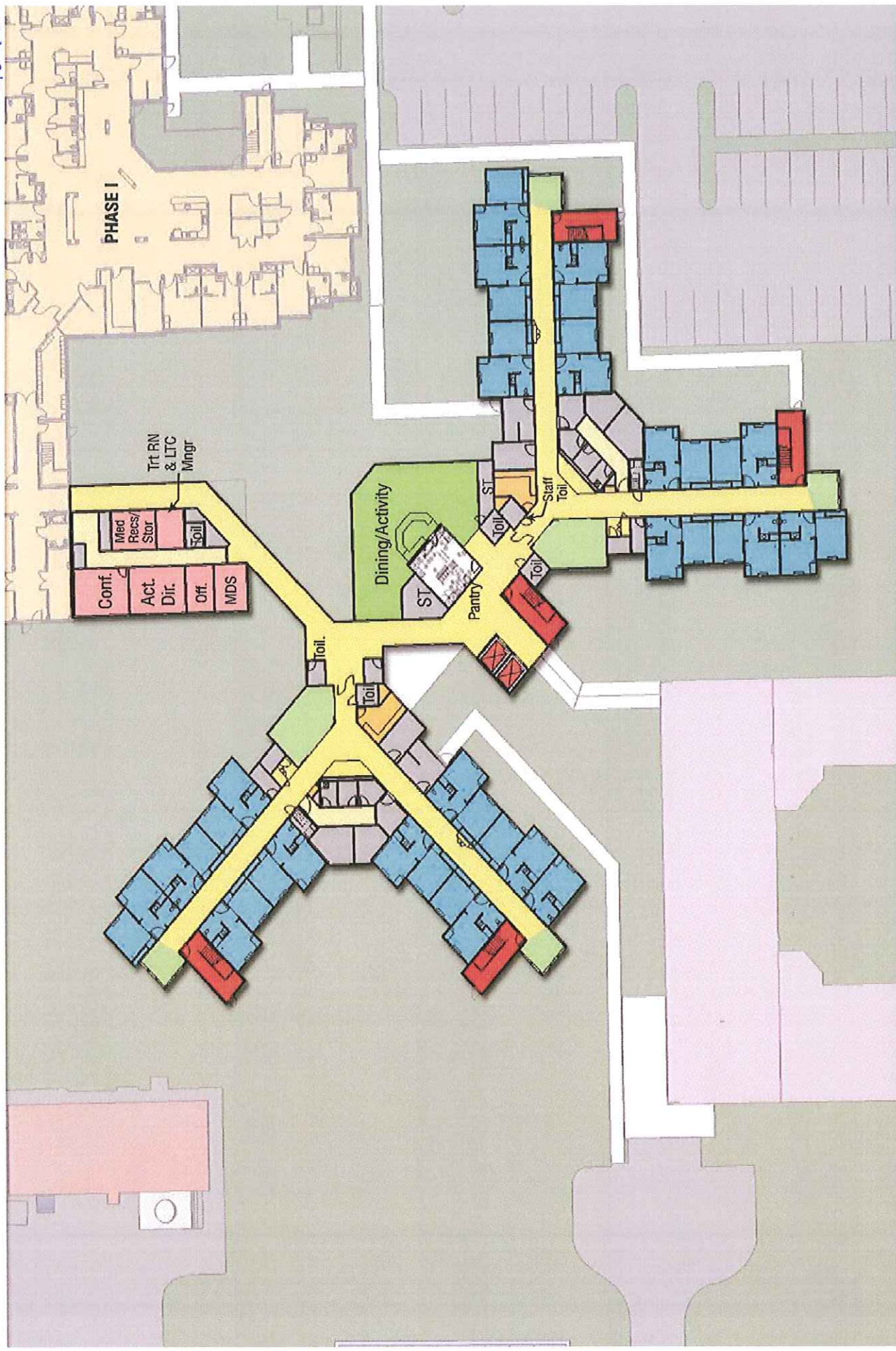
SFCS

PHASE II OVERLAY

Phase II schematic
8/2016



phase II schematic
8/2016



SFC S

PHASE II- SECOND FLOOR



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

March 4, 2015

Lee B. Syria
100 Leonard Avenue
Newton, NC 28658

Exempt from Review

Facility: Abernethy Laurels
Project Description: Renovate and expand the existing facility (Phase I)
County: Catawba
FID #: 923287

Dear Ms. Syria:

The Healthcare Planning and Certificate of Need Section, Division of Health Service Regulation (Agency), determined that based on your letter of January 23, 2015, the above referenced proposal is exempt from certificate of need review in accordance with G.S 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.

Sincerely,

Julie Halatek
Project Analyst

Martha J. Frisone, Assistant Chief
Certificate of Need

cc: Construction Section, DHSR
Nursing Home Licensure and Certification Section, DHSR
Assistant Chief, Healthcare Planning



Healthcare Planning and 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

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UNITED
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January 23, 2015

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

Email: Martha.Frisone@dhhs.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: Abernethy Laurels
Facility ID: 923287
License Number: NH0191

Dear Ms. Frisone,

United Church Homes and Services d/b/a Abernethy Laurels intends to replace a portion of its existing nursing home facility on the same site of its continuing care retirement community (CCRC). As you know, Abernethy Laurels consists of 174 licensed skilled nursing facility beds. The replacement and expansion will not result in a change in bed capacity; however it will provide innovative, homelike residential dining spaces and other common areas which will improve the quality of life of the residents of the nursing home facility. The project will also allow for the conversion of ninety-six (96) of the resident beds from semi-private room accommodations to private rooms.

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, Certificate of Need (CON) Section of this exempt replacement and expansion under the CON law's exemption provisions set forth under N.C. Gen. Stat. 131E-184 (e).

Portions of the nursing home facility at Abernethy Laurels were built more than forty-three (43) years ago. The design of the existing facility does not meet modern standards for comfort or energy efficiency, and the current building is made of cinderblock construction.

The project team, including the organization's staff and the architectural firm of SFCS, has divided the replacement into two distinct phases. The purpose of this letter is to inform the CON Section pursuant to N.C. Gen. Stat. 131E-184(e) of the expansion and renovation included in this first phase only, and to seek confirmation that the project as I have described it is exempt from CON review.

This first phase includes a two story, steel framed building, with each 48-bed floor organized into three households. Each household serves sixteen (16) residents with living and dining spaces, designed in a residential vernacular to evoke a feeling of "home." The new building will be linked to the existing building via an enclosed connecting corridor. The new building household kitchens are served from the existing main kitchen via the connector to the new building's finishing kitchen. I have enclosed a copy of the schematic design floor plans of the new construction 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.

The existing healthcare building will remain until we are ready to begin phase two of the project and we will continue to maintain licensure for seventy-eight (78) beds there. To date, only preliminary conceptual plans of this phase have been developed to test the feasibility based on space available and connections which would be needed in order to replace the remaining 78 beds. When the plans and timeline for this project are fully developed, we will submit another request to the Division seeking exemption from CON review with the corresponding details of Phase 2 of the project.

Based on the foregoing information, 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 (828) 465-8019.

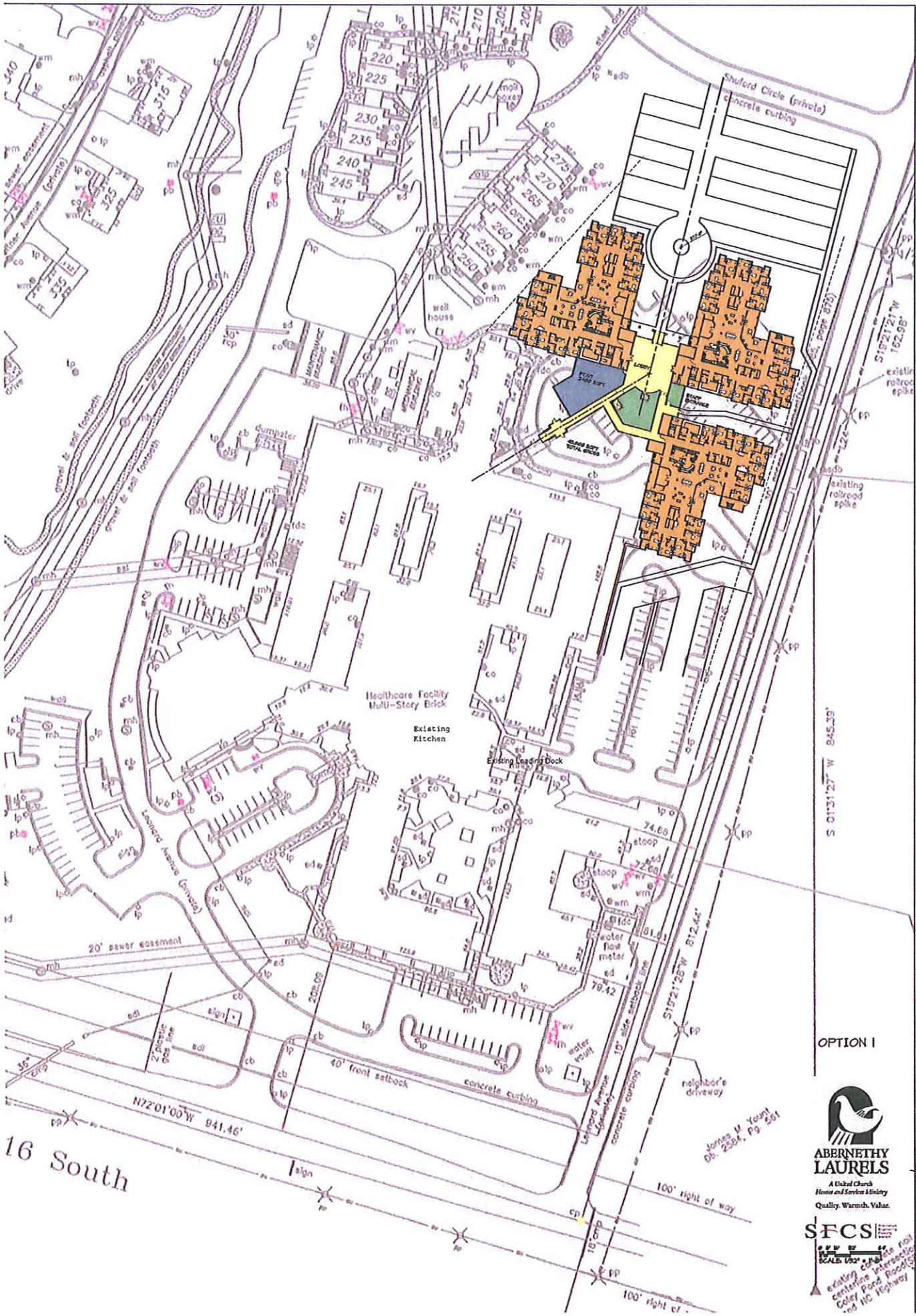
Sincerely,



Lee B. Syria
President and CEO

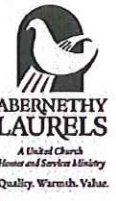
Enclosures

cc: Steven Lewis, Construction Section Chief, DHSR - Steven.Lewis@dhhs.nc.gov
Amber McIntosh, Executive Director, Abernethy Laurels



16 South

OPTION I



initial site plan 8/2014

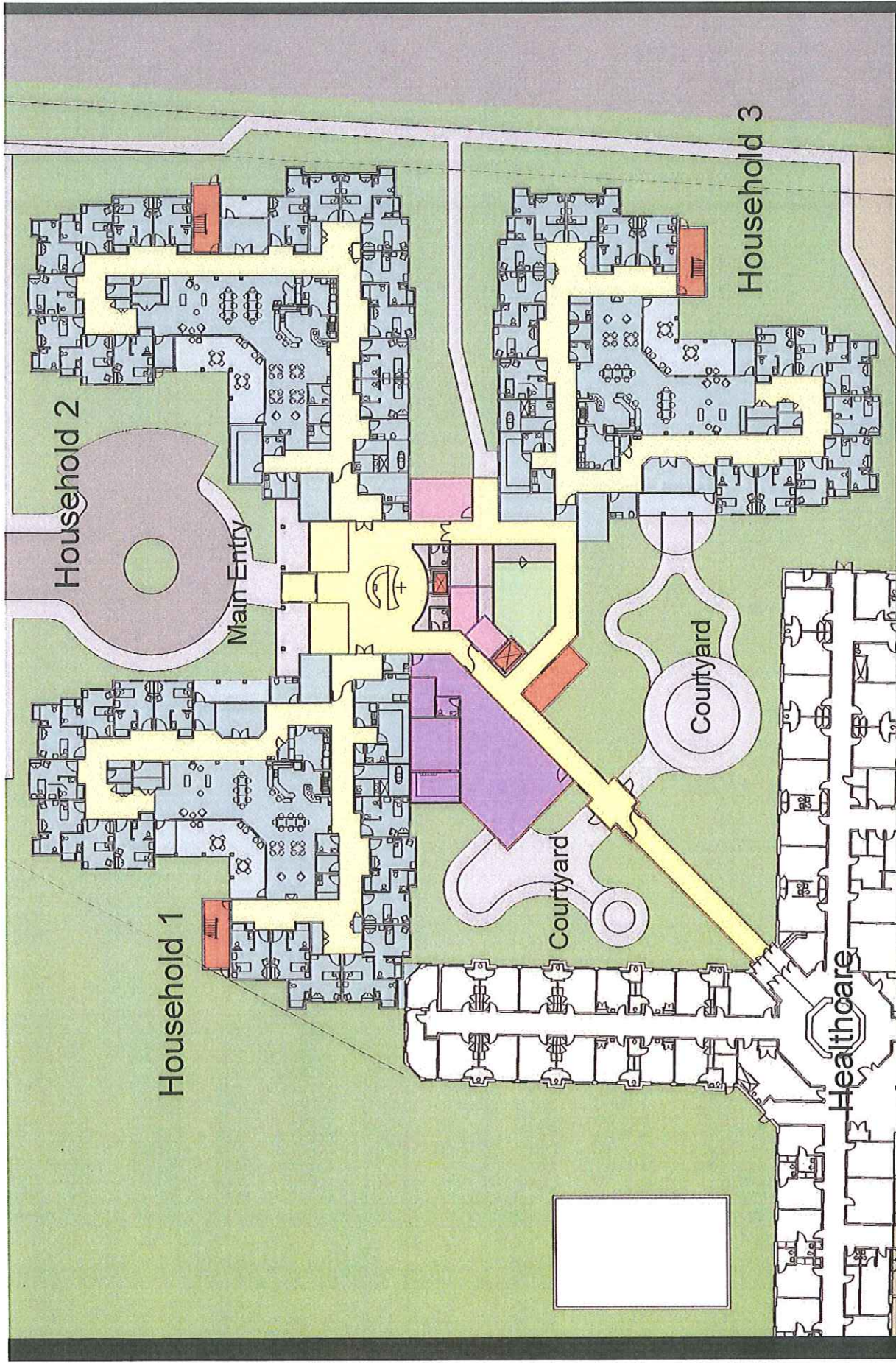
James M. Young
DB: 2334, Pg. 261

100' right of way

10' strip

100' right of way

initial schematic 8/2014

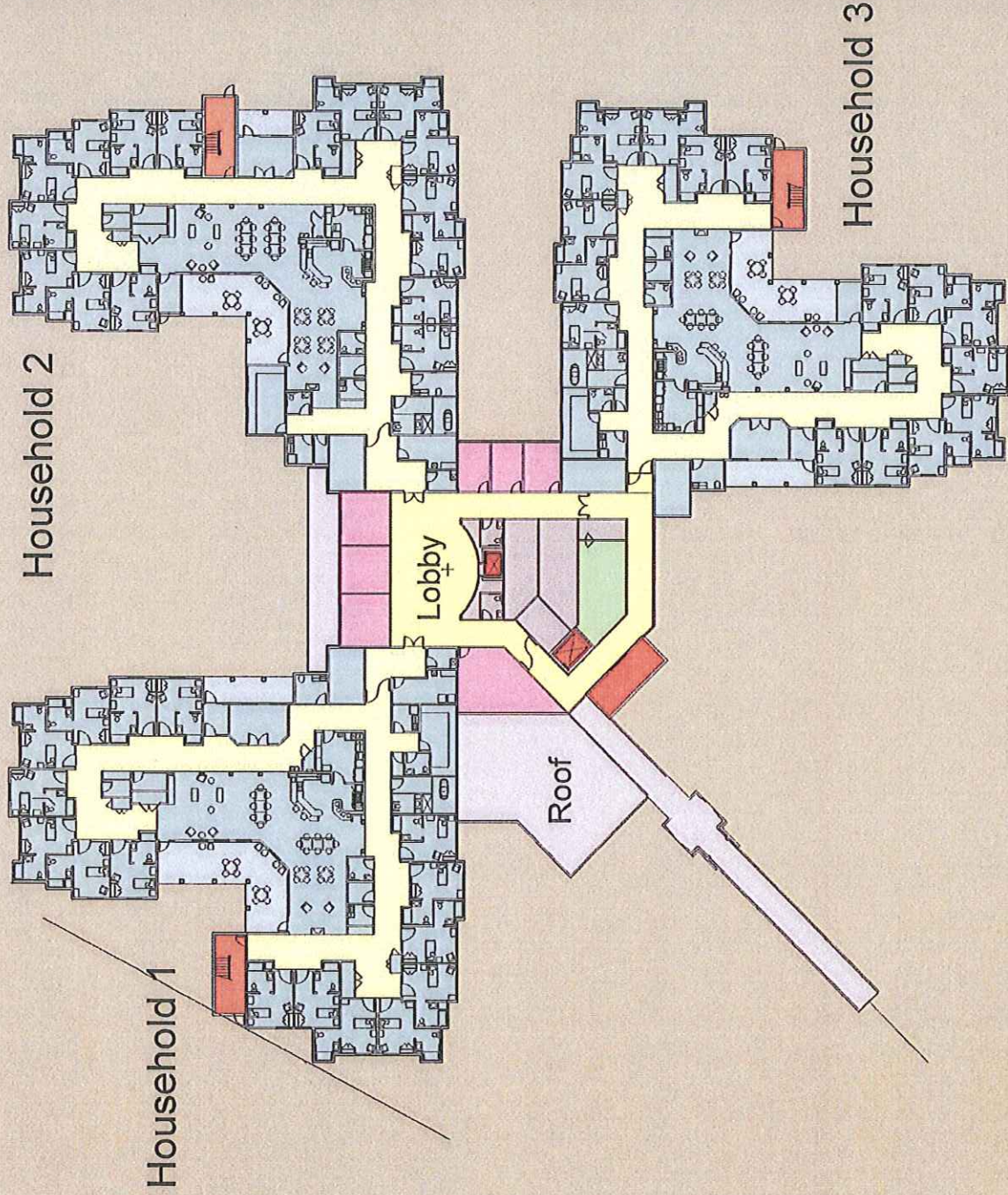


UCHS

1st Floor Plan

STCS

initial schematz 9/2014



UCHS

2nd Floor

SFCS