



NC DEPARTMENT OF  
**HEALTH AND  
HUMAN SERVICES**  
Division of Health Service Regulation

ROY COOPER • Governor  
MANDY COHEN, MD, MPH • Secretary  
MARK PAYNE • Director

May 30, 2018

Emily Cromer  
6320 Quadrangle Drive, Suite 180  
Chapel Hill, NC 27517

**Exempt from Review**

**Record #:** 2592  
**Facility Name:** The Arbor  
**FID #:** 020376  
**Business Name:** Galloway Ridge, Inc.  
**Business #:** 786  
**Project Description:** Reclassification of five double occupancy adult care home (ACH) rooms to single occupancy rooms to serve memory care patients to include new construction of five bed rooms, a sunroom, skylight and finish upgrades to exceed \$2 million with no change in the total number of licensed ACH beds in the facility  
**County:** Chatham

Dear Ms. Cromer:

The Healthcare Planning and Certificate of Need Section, Division of Health Service Regulation (Agency), determined that based on your letter of May 9, 2018 and received on May 23, 2018, 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 Adult Care Licensure 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,

Bernetta Thorne-Williams  
Project Analyst

Martha J. Frisone  
Chief, Healthcare Planning and  
Certificate of Need Section

cc: Construction Section, DHSR  
Adult Care Licensure Section, DHSR  
Amy Craddock, Assistant Chief, Healthcare Planning, 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: 2704 Mail Service Center, Raleigh, NC 27699-2704  
www.ncdhhs.gov/dhsr • TEL: 919-855-3873



FID# 020376  
Record# 2592



May 9, 2018

Ms. Bernetta Thorne Williams, Analyst  
Healthcare Planning and Certificate of Need Section  
Division of Health Service Regulation  
2701 Mail Service Center  
Raleigh, NC 27699 2701



**RE: Exemption from Review Notification for Renovation of Existing Adult Care Home Facility Pursuant to N.C. GEN. STAT. § 131E-184(e)**

Dear Ms. Thorne-Williams:

I am writing on behalf of Galloway Ridge, Inc., an existing continuing care retirement community (CCRC), d/b/a The Arbor ("The Arbor"), located at 3000 Galloway Ridge Road in Pittsboro, which is licensed for 40 skilled nursing facility beds and 51 adult care home beds. The Arbor's existing licensed beds were developed under *State Medical Facilities Plan (SMFP)* policies NH-2 and LTC-1, which allow plan exemptions for CCRCs for the development of skilled nursing and adult care home beds. Of The Arbor's 51 existing adult care home beds, 15 are designated for memory care and the remaining 36 general adult care home beds are distributed among eight single occupancy rooms and 14 double occupancy rooms.

In a letter addressed to you dated December 19, 2017 (Attachment A), The Arbor requested confirmation that a project to designate an additional five of its existing adult care home beds as memory care beds by converting five double occupancy rooms to single occupancy rooms and constructing new space for the five adult care home beds that would be removed from double occupancy rooms – which was estimated at the time to cost less than \$2 million – was not subject to CON review. By way of letter dated December 21, 2017 (Attachment B), The Arbor received written confirmation that the project to reclassify five double occupancy adult care home rooms to single occupancy rooms to serve memory care patients with no change in the total number of licensed adult care home beds in the facility is not governed by, and therefore does not require a, certificate of need.

Following receipt of this written confirmation, The Arbor proceeded with development of the non-reviewable project. The Arbor is now in the process of obtaining final approval from the Division of Health Service Regulation, Construction Section and expects to do so imminently. As there has been a considerable delay in development since the project was first priced in July 2017, the capital costs required for the project have increased and now exceed \$2 million in total. While not specifically identified in distinct line items, the construction costs in the capital cost form provided with the original letter of no review dated December 17, 2017 included not only the conversion of the five double occupancy rooms to single occupancy rooms and the construction of new space for the five displaced beds, but also the addition of a sunroom, a skylight, and completion of finish upgrades to the existing memory care space. As demonstrated on the revised capital cost form (Attachment C) – which identifies the cost associated with the base project excluding the additional renovation – the cost of converting the double occupancy rooms

to single occupancy and constructing new space for the five displaced beds remains under \$2 million even with the cost escalation experienced since July 2017. However, with the planned addition of the sunroom, skylight, and finish upgrades – which total \$186,020 combined – the total capital cost of the project is now estimated to be \$2,175,277. As such, the only component of the project that contributes to the total cost exceeding \$2 million is related to renovations to the existing adult care home facility that will provide innovative, homelike residential upgrades to the facility that will improve the quality of life for The Arbor's residents.

The purpose of this letter is to notify the North Carolina Department of Health and Human Services, Division of Health Service Regulation, CON Section (the Agency) of this exempt renovation under the CON law's exemption provisions set forth under N.C. GEN. STAT. § 131E 184, and to request the Agency's confirmation of this project's exempt status. As discussed below, we believe that the renovation included in this project is exempt from CON review under N.C. GEN. STAT. § 131E-184. In particular, under subpart (e), the General Assembly has chosen to exempt the following, otherwise reviewable, events from CON review:

- (e) The Department shall exempt from certificate of need review a capital expenditure that exceeds the two million (\$2,000,000) threshold set forth in G.S. 131E-176(16)b. if all of the following conditions are met:
  - (1) The proposed capital expenditure would:
    - a. Be used solely for the purpose of renovating, replacing on the same site, or expanding an existing:
      - 1. Nursing home facility,
      - 2. Adult care home facility, or
      - 3. Intermediate care facility for the mentally retarded; and
    - b. Not result in any change in bed capacity, as defined in G.S. 131E 176(5), or the addition of a health service facility or any other new institutional health service other than that allowed in G.S. 131E 176(16)b.
  - (2) The entity proposing to incur the capital expenditure provides prior written notice to the Department, which notice includes documentation that demonstrates that the proposed capital expenditure would be used for one or more of the following purposes:
    - a. Conversion of semiprivate resident rooms to private rooms.
    - b. Providing innovative, homelike residential dining spaces, such as cafes, kitchenettes, or private dining areas to accommodate residents and their families or visitors.
    - c. Renovating, replacing, or expanding residential living or common areas to improve the quality of life of residents.

See N.C. GEN. STAT. § 131E 184(e).

The renovation proposed as part of The Arbor's project that was previously confirmed to be non-reviewable falls within the scope of subpart (e)(1) because the proposed capital expenditure will

be used solely for the purpose of renovating, expanding, or replacing (on the same site) an existing adult care home facility and it will not result in any change in bed capacity, or the addition of a health service facility or any other new institutional health services. The Arbor is currently licensed for 51 adult care home beds and it will continue to be licensed for 51 adult care home beds upon completion of the project. Moreover, the project does not involve the construction, development, or other establishment of a new health service facility; the purchase or transfer of any major medical equipment, or any *per se* reviewable equipment as defined under N.C. GEN. STAT. §§ 131E-176(14o) and (16)(f); or the offering of any *per se* reviewable services. Further, under subpart (e)(2), the proposed capital expenditure will be used to renovate residential living and common areas to improve the quality of life of the residents.

Based on the foregoing information, we respectfully request that the Agency confirm that the renovation described herein is exempt from Certificate of Need review under N.C. GEN. STAT. § 131E-184(e).

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 (919) 226-1707.

Sincerely,

*Emily Cromer*

Emily Cromer  
Principal  
Ascendient Healthcare Advisors, Inc.

## ATTACHMENT A



Chapel Hill, NC • Washington, DC  
6320 Quadrangle Drive  
Suite 180  
Chapel Hill, NC 27517  
919.403.3300  
fax 919.403.3302

December 19, 2017

Ms. Bernetta Williams, Analyst  
Healthcare Planning and Certificate of Need Section  
Division of Health Service Regulation  
2701 Mail Service Center  
Raleigh, NC 27699 2704

RE: No Review Request

Dear Ms. Williams:

I am writing on behalf of Galloway Ridge, Inc., an existing continuing care retirement community (CCRC), d/b/a The Arbor ("The Arbor"), located at 3000 Galloway Ridge Road in Pittsboro, which is licensed for 40 skilled nursing facility beds and 51 adult care home beds. The Arbor's existing licensed beds were developed under *State Medical Facilities Plan (SMFP)* policies NH-2 and LTC-1, which allow plan exemptions for CCRCs for the development of skilled nursing and adult care home beds. Of The Arbor's 51 existing adult care home beds, 15 are designated for memory care and the remaining 36 general adult care home beds are distributed among eight single occupancy rooms and 14 double occupancy rooms.

In response to growing demand for memory care beds within its community, The Arbor intends to designate an additional five of its existing adult care home beds as memory care beds by converting five double occupancy rooms to single occupancy rooms and constructing new space for the five adult care home beds that will be removed from double occupancy rooms. As noted above, The Arbor was developed under *SMFP* policies NH 2 and LTC 1; as such, the current moratorium on development of new special care units should have no impact on this proposed project. This project will not result in any change to The Arbor's inventory of licensed adult care home beds nor a change to the licensure category of any beds. Following completion of this project, The Arbor will continue to be licensed for 51 adult care home beds, 20 of which will be designated for memory care with the remaining 31 general adult care home beds distributed among 13 single occupancy rooms and nine double occupancy rooms.

The purpose of this letter is to request confirmation that the project described herein is not subject to CON review, as it does not involve the development of a "new institutional health service" as defined by NCGS 131F-176(16) nor does the total project cost exceed \$2 million, inclusive of site costs, construction costs, architect and engineering fees, furniture and

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HIGHER THINKING FOR HEALTHCARE MANAGEMENT

equipment, and contingencies. Please see Attachment 1 for line drawings demonstrating that The Arbor will continue to operate a total of 51 licensed adult care home beds following completion of the project. Please see Attachment 2 for a letter from the project architect certifying that the total project costs are estimated to be \$1,986,658.50 as well as a detailed breakdown of included costs.

Based on the foregoing discussion, The Arbor requests that the Healthcare Planning and Certificate of Need Section confirm that the project outlined in this letter does not constitute a "new institutional health service" and therefore does not require a Certificate of Need.

We would appreciate your response to this request as quickly as possible. If you have any questions, please contact me at 919.226.1707.

Best regards,

*Emily Cromer*

Emily Cromer  
Consultant to Galloway Ridge, Inc. d/b/a The Arbor

Attachments



## ATTACHMENT 1

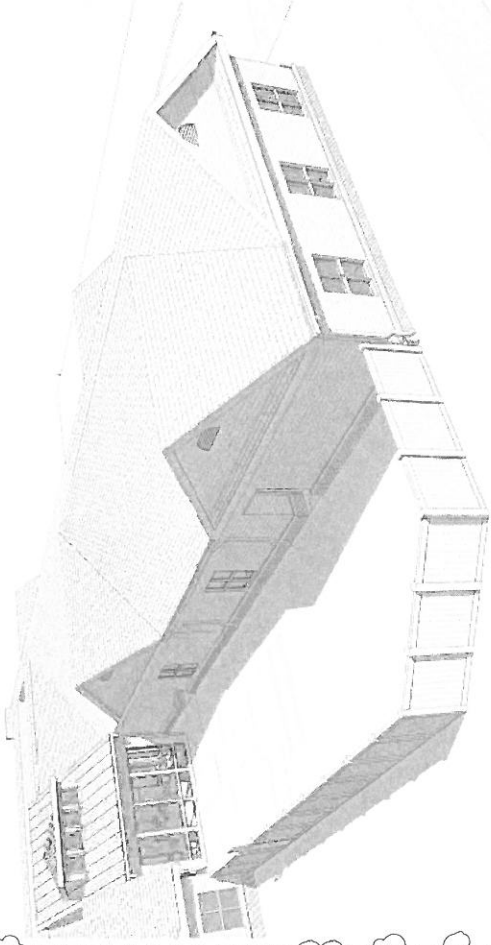
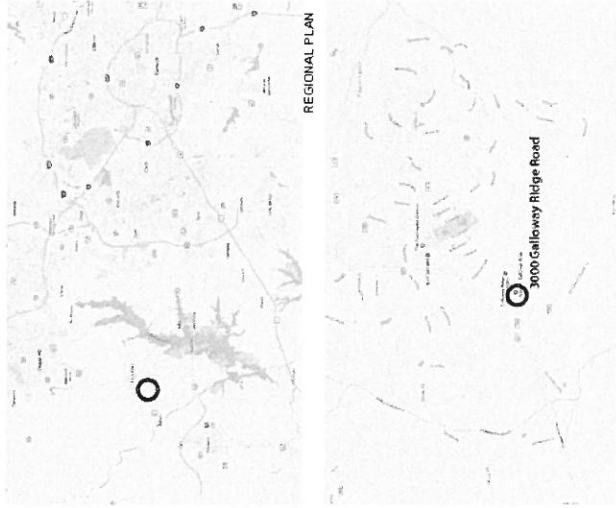
# GALLOWAY RIDGE THE ARBORS - PAMLICO COVE MC EXPANSION

3000 GALLOWAY RIDGE RD P111 SEBORI NC 27312

Owner: Construction Manager: Civil / Site / Landscape: Mechanical / Electrical / Plumbing:  
 Pamlico Properties, LLC 6000 Highway 101, Suite 100, Pamlico, NC 28581  
 919.755.1111  
 919.755.1111  
 919.755.1111  
 919.755.1111

## DRAWING SCHEDULE

1.0 - GENERAL	COVER & DRAWING LIST
2.00 - FOUNDATION	FOUNDATION GENERAL NOTES
3.00 - FLOOR PLAN	FLOOR PLAN GENERAL NOTES
4.00 - ROOF PLAN	ROOF PLAN GENERAL NOTES
5.00 - MECHANICAL	Mechanical Schedules and Notes
6.00 - ELECTRICAL	Electrical Schedules and Notes
7.00 - PLUMBING	Plumbing Schedules and Notes
8.00 - INTERIORS	Interior Schedules and Notes
9.00 - EXTERIORS	Exterior Schedules and Notes
10.00 - FINISHES	Finish Schedules and Notes
11.00 - SPECIALTIES	Specialty Schedules and Notes
12.00 - ELEVATIONS	Elevation Schedules and Notes
13.00 - SECTION	Section Schedules and Notes
14.00 - DETAIL	Detail Schedules and Notes
15.00 - SCHEDULES	Schedule Schedules and Notes
16.00 - NOTES	Notes Schedules and Notes
17.00 - INDEX	Index Schedules and Notes
18.00 - APPENDICES	Appendix Schedules and Notes
19.00 - GENERAL NOTES	General Notes Schedules and Notes
20.00 - MATERIALS	Materials Schedules and Notes
21.00 - FINISHES	Finishes Schedules and Notes
22.00 - INTERIORS	Interiors Schedules and Notes
23.00 - EXTERIORS	Exteriors Schedules and Notes
24.00 - ELEVATIONS	Elevations Schedules and Notes
25.00 - SECTION	Section Schedules and Notes
26.00 - DETAIL	Detail Schedules and Notes
27.00 - SCHEDULES	Schedule Schedules and Notes
28.00 - NOTES	Notes Schedules and Notes
29.00 - INDEX	Index Schedules and Notes
30.00 - APPENDICES	Appendix Schedules and Notes



Polkins Eastman  
 6000 Highway 101, Suite 100  
 Pamlico, NC 28581  
 919.755.1111

# FOR CONSTRUCTION

PROJECT NO. 69700  
 12.05.2017







## ATTACHMENT 2

**PROPOSED CAPITAL COSTS**

**Project Name:** Double Occupancy to Single Occupancy Memory Care Adult Care Home Beds

**Proponent:** Galloway Ridge, Inc. d/b/a The Arbor

**A. Site Costs**

(1)	Full purchase price of land	\$N/A
	Acres _____ Price per Acre	\$N/A
(2)	Closing costs	\$N/A
(3)	Site Inspection and Survey	\$ 6,000
(4)	Legal fees and subsoil investigation.	\$ N/A
(5)	Site Preparation Costs (Sitework)	
	Soil Borings	\$ N/A
	Clearing-Earthwork/Demo	\$ 45,000
	Earthwork	
	Sediment and erosion control, grading and clearing	\$ 42,000
	Site Utilities	
	Fine Grade For Slab	
	Roads-Paving	
	Concrete Sidewalks	
	Water and Sewer	
	Footing Excavation	
	Footing Backfill	
	Termite Treatment	\$46,600
	Sub-Total Site Preparation Costs	
(6)	Exterior Improvements	
	Site Concrete, Landscaping, seed, sod	
	Irrigation, gravel border, site fencing,	
	Landscape and pedestrian lighting	
	Building Concrete (slab on grade,	
	Perimeter insulation, patch slabs,	
	Level porch slab, Site Fencing, Sea Walls,	
	44" planters, mailboxes	
		<u>\$86,334</u>
(7)	Sub-Total Site work costs	\$226,434

**B. Construction Contract**

(8)	Cost of Materials/Sub-contract	
	General Requirements	\$ 152,465
	Concrete/Masonry/Precast	\$ 54,200
	Metals	\$ 2,300
	Carpentry, Millwork & Trim	\$ 127,162
	Finishes/Insulation/Drywall	\$ 423,802
	Woods/Doors & Windows/Finishes	\$ 62,807

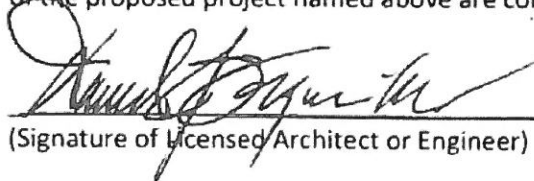
Thermal & Moisture Protection	\$ 55,586
Equipment/Specialty Items	\$ 15,535
Mechanical/Electrical/Plumbing	\$ 479,472
Fire Protection	\$ 23,850
<b>Sub-Total Cost of Materials/sub-cont.</b>	<b>\$1,397,179</b>

(9) Cost of Labor	\$Included in the above
(10) Special Inspection	\$5000
(11) GC Contingency	\$33,375
(12) Builders Risk insurance	\$7,200
(13) GC general liability insurance	\$7,142
(14) Building and Grading Permits	\$10,600
(15) Contractor Fee	\$116,811
(16) <b>Sub-Total Construction Contract</b>	<b>\$ 180,128</b>

C. **Miscellaneous Project Costs**

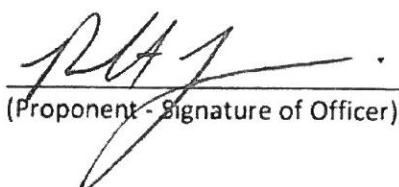
(12) Building Purchase	N/A
(13) Fixed Equipment Purchase/Lease	N/A
(14) Movable Equipment Purchase/Lease	N/A
(15) Furniture and Fixtures	\$19,451.5
(16) Landscaping (included in Sitework Scope )	\$N/A
(17) Consultant Fees	
Architect and Engineering Fees	\$ 163,466
Legal Fees	\$ N/A
Market Analysis	\$ N/A
Other	\$ N/A
(18) Financing Costs (e.g. Bond, Loan, etc.)	\$ N/A
(19) Interest During Construction	\$ N/A
(20) Other (Specify) _____	\$ N/A
(21) <b>Sub-Total Miscellaneous</b>	<b>\$ 182,917.50</b>
(22) <b>Total Capital Cost of Project</b> (Sum A-C above)	<b>\$1,986,658.50</b>

I certify that to the best of my knowledge, and based on pricing drawings by Perkins Eastman dated June 6<sup>th</sup>, 2017 and base price probable cost estimate dated June 12<sup>th</sup>, 2017 by Weaver Cooke construction, the costs of the proposed project named above are complete and correct.

  
 \_\_\_\_\_  
 (Signature of Licensed Architect or Engineer)

Date Certified: December 15<sup>th</sup>, 2017

I assure that, to the best of my knowledge, the above costs for the proposed project are complete and correct and that it is my intent to carry out the proposed project as described.

  
 \_\_\_\_\_  
 (Proponent - Signature of Officer)

Executive Director / CEO  
 \_\_\_\_\_  
 (Title of Officer)

Date Signed: 12/15/2017



ATTACHMENT B



DEPARTMENT OF HEALTH AND HUMAN SERVICES  
DIVISION OF HEALTH SERVICE REGULATION

ROY COOPER  
GOVERNOR

MANDY COHEN, MD, MPH  
SECRETARY

MARK PAYNE  
DIRECTOR

December 21, 2017

Emily Cromer  
6320 Quadrangle Drive, Suite 180  
Chapel Hill, NC 27517

**No Review**

**Record #:** 2463  
**Facility Name:** The Arbor  
**FID #:** 020376  
**Business Name:** Galloway Ridge, Inc.  
**Business #:** 786  
**Project Description:** Reclassification of five double occupancy adult care home (ACH) rooms to single occupancy rooms to serve memory care patients with no change in the total number of licensed ACH beds in the facility  
**County:** Chatham

Dear Ms. Cromer:

The Healthcare Planning and Certificate of Need Section, Division of Health Service Regulation (Agency) received your letter of December 19, 2017 regarding the above referenced proposal. Based on the CON law **in effect on the date of this response to your request**, the proposal described in your correspondence is not governed by, and therefore, does not currently require a certificate of need. However, please note that if the CON law is subsequently amended such that the above referenced proposal would require a certificate of need, this determination does not authorize you to proceed to develop the above referenced proposal when the new law becomes effective. This letter does not constitute approval to develop new or additional special care unit beds. You will need to demonstrate that they meet the criteria for an exception and it be granted by the Secretary of the Department of Health and Human Services.

However, you need to contact the Agency's Construction and Adult Care Licensure 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 in your correspondence. 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

**HEALTHCARE PLANNING AND CERTIFICATE OF NEED SECTION**

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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



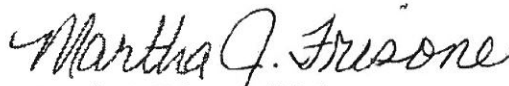
required would need to be made by this office. Changes in a project include, but are not limited to: (1) increases in the capital cost; (2) acquisition of medical equipment not included in the original cost estimate; (3) modifications in the design of the project; (4) change in location; and (5) any increase in the number of square feet to be constructed.

Please contact this office if you have any questions. Also, in all future correspondence you should reference the Facility ID # (FID) if the facility is licensed.

Sincerely,



Bernetta Thorne-Williams  
Project Analyst



Martha J. Frisone, Chief  
Healthcare Planning and Certificate of Need Section

cc: Construction Section, DHSR  
Adult Care Licensure Section, DHSR  
Sharetta Blackwell, Program Assistant, Healthcare Planning, DHSR

## ATTACHMENT C

## PROPOSED CAPITAL COSTS

Project Name: Project No. NH-2729-DLJ/RWW, fid No. 020376, The Arbor – Pamlico Cove Memory Care Expansion - Double Occupancy to Single Occupancy Memory Care Adult Care Home Beds

Proponent: Galloway Ridge, Inc. d/b/a The Arbor

### Base Option Costs

#### A. Site Costs

(1)	Full purchase price of land	<u>\$N/A</u>
	Acres _____ Price per Acre	<u>\$N/A</u>
(2)	Closing costs	<u>\$N/A</u>
(3)	Site Inspection and Survey	\$ 6,000
(4)	Legal fees and subsoil investigation.	<u>\$N/A</u>
(5)	Site Preparation Costs (Sitework)	
	Soil Borings	
	Clearing-Earthwork/Demo	
	Earthwork	
	Sediment and erosion control, grading and clearing	
	Site Utilities	
	Roads-Paving	
	Concrete Sidewalks	
	Water and Sewer	
	Footing Excavation	
	Footing Backfill	
	Termite Treatment	
	Sub-Total Site Preparation Costs	
(6)	Exterior Improvements	
	Site Concrete, Landscaping, seed, sod	
	Irrigation, gravel border, site fencing, Landscape and pedestrian lighting	
	Building Concrete (slab on grade, . Perimeter insulation, patch slabs, Level porch slab, Site Fencing, 44" planters, mailboxes	<u>\$219,180</u>
(7)	Sub-Total Site work costs	<u>\$225,180</u>

#### B. Construction Contract

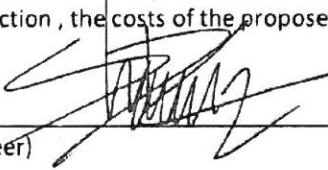
(8)	Cost of Materials/Sub-contract	
	General Requirements	\$ 179,030
	Concrete/Masonry/Precast	\$ 55,634
	Metals	\$ 2,300
	Carpentry, Millwork & Trim	\$ 133,096
	Finishes/Insulation/Drywall	\$ 464,152
	Wood/Doors & Windows/Glass	\$ 62,807
	Thermal & Moisture Protection	\$ 55,586

	Equipment/Specialty Items	\$ 15,535
	Mechanical/Electrical/Plumbing	\$ 489,922
	Fire Protection	\$ 24,850
	<b>Sub-Total Cost of Materials/sub-cont.</b>	<b>\$1,293,890</b>
(9)	Cost of Labor	Included in the above
(10)	Special Inspections	\$5000
(11)	GC Contingency	\$35,045
(12)	Builders Risk insurance	\$7,600
(13)	GC general liability insurance	\$7,500
(14)	Building and Grading Permits	\$10,600
(15)	Construction contingency	\$84,443.60
(16)	Contractor Fee	\$122,657
(17)	<b>Sub-Total Construction Contract</b>	<b>\$ 272,845.60</b>
C.	<b><u>Miscellaneous Project Costs</u></b>	
(18)	Building Purchase	N/A
(19)	Fixed Equipment Purchase/Lease	N/A
(20)	Movable Equipment Purchase/Lease	N/A
(21)	Furniture and Fixtures	\$19,451.5
(22)	Landscaping (included in Sitework Scope )	\$N/A
(23)	Consultant Fees	
	Architect and Engineering Fees	\$ 177,840
	Legal Fees	\$ N/A
	Market Analysis	\$ N/A
	Other	\$ N/A
(24)	Financing Costs (e.g. Bond, Loan, etc.)	\$ N/A
(25)	Interest During Construction	\$ N/A
(26)	Other (Specify)_____	\$ N/A
(27)	<b>Sub-Total Miscellaneous</b>	<b>\$ 197,291.50</b>
(28)	<b>Total Capital Cost of Base Project</b> (Sum A-C above)	<b>\$1,989,207.10</b>

Due to escalation in material and labor costs since the project was originally proposed and priced, and In order to maintain the total capital cost of the project under \$2,000,000, the project has been divided into a base option consisting of the proposed expansion to accommodate the 5 beds to be transferred from the existing double occupancy rooms, and alternates that pertain to the addition of a sun-room for the neighborhood, a skylight, and upgrades to finishes (paint and carpet) in existing common spaces of the Arbors Neighborhood.

(29)	<b>Alternate #1 – Sunroom addition</b>	<b>\$132,485.00</b>
(30)	<b>Alternate #2 – Skylight @Living Room</b>	<b>\$10,275.00</b>
(31)	<b>Alternate #3 – Finish Upgrades</b>	<b>\$43,260.00</b>
(32)	<b>Total Capital Cost of Project including all alternates</b> (Sum 28-31 above)	<b>\$2,175,227.10</b>

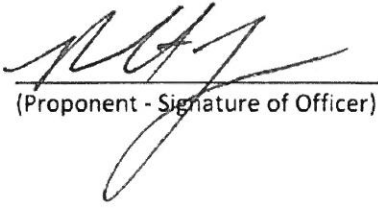
I certify that to the best of my knowledge and based on construction drawings by Perkins Eastman dated June 6<sup>th</sup>, 2017 which also include the latest revisions dated April 20<sup>th</sup>, 2018; and guaranteed maximum price dated April 12<sup>th</sup>, 2018 by Weaver Cooke construction, the costs of the proposed project named above are complete and correct.

  
Shannon Drake

(Signature of Licensed Architect or Engineer)

Date Certified: May 10th, 2018

I assure that, to the best of my knowledge, the above costs for the proposed project are complete and correct and that it is my intent to carry out the proposed project as described.



(Proponent - Signature of Officer)

CEO

(Title of Officer)

Date Signed: May 10, 2018





## Williams, Bernetta

---

**From:** Emily Cromer <EmilyCromer@ascendient.com>  
**Sent:** Wednesday, May 23, 2018 12:46 PM  
**To:** Williams, Bernetta  
**Subject:** RE: [External] RE: Exemption Letter for Galloway Ridge d/b/a The Arbor



**CAUTION:** External email. Do not click links or open attachments unless verified. Send all suspicious email as an attachment to [Report Spam](#).

We have had some issues with our email recently, so it's possible that we were having those issues as far back as May 10 and just didn't know it yet! Thanks so much!

Emily

**Emily Cromer, MHA**  
Principal  
Ascendient  
6320 Quadrangle Drive, Suite 180  
Chapel Hill, NC 27517  
[www.ascendient.com](http://www.ascendient.com)

919.403.3300 ext. 1707  
919.226.1707 direct  
919.403.3302 fax  
[emilycromer@ascendient.com](mailto:emilycromer@ascendient.com)

**From:** Williams, Bernetta <bernetta.williams@dhhs.nc.gov>  
**Sent:** Wednesday, May 23, 2018 12:44 PM  
**To:** Emily Cromer <EmilyCromer@ascendient.com>  
**Subject:** RE: [External] RE: Exemption Letter for Galloway Ridge d/b/a The Arbor

Emily,

I do apologize, but I don't see an email from you for May 10<sup>th</sup>. I've checked the week before and the week after. I will review and get back with you should we have any questions.

Thanks,

**Bernetta Thome-Williams**  
Project Analyst  
Division of Health Service Regulation, Healthcare Planning and Certificate of Need  
NC Department of Health and Human Services

Office: 919-855-3873  
[bernetta.williams@dhhs.nc.gov](mailto:bernetta.williams@dhhs.nc.gov)

809 Ruggles Drive, Edgerton  
2704 Mail Service Center  
Raleigh, NC 27699

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**From:** Emily Cromer [<mailto:EmilyCromer@ascendient.com>]  
**Sent:** Wednesday, May 23, 2018 12:40 PM  
**To:** Williams, Bernetta  
**Subject:** RE: [External] RE: Exemption Letter for Galloway Ridge d/b/a The Arbor

**CAUTION:** External email. Do not click links or open attachments unless verified. Send all suspicious email as an attachment to

Bernetta,

I submitted it directly to you as an attachment to my May 10 email below. It is attached again here.

Thank you,  
Emily

**Emily Cromer, MHA**  
Principal  
Ascendient  
6320 Quadrangle Drive, Suite 180  
Chapel Hill, NC 27517  
[www.ascendient.com](http://www.ascendient.com)

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919.226.1707 direct  
919.403.3302 fax  
[emilycromer@ascendient.com](mailto:emilycromer@ascendient.com)

**From:** Williams, Bernetta <[bernetta.williams@dhhs.nc.gov](mailto:bernetta.williams@dhhs.nc.gov)>  
**Sent:** Wednesday, May 23, 2018 12:31 PM  
**To:** Emily Cromer <[EmilyCromer@ascendient.com](mailto:EmilyCromer@ascendient.com)>  
**Subject:** RE: [External] RE: Exemption Letter for Galloway Ridge d/b/a The Arbor

Good afternoon Emily,

I'm currently reviewing exemptions, however, I do not have the one you referenced below. When did you submit it to the Agency?

**From:** Emily Cromer [<mailto:EmilyCromer@ascendient.com>]  
**Sent:** Wednesday, May 23, 2018 11:51 AM  
**To:** Williams, Bernetta  
**Subject:** [External] RE: Exemption Letter for Galloway Ridge d/b/a The Arbor

**CAUTION:** External email. Do not click links or open attachments unless verified. Send all suspicious email as an attachment to

Hi Bernetta,

I just wanted to confirm that you received the exemption letter referenced in my email below.

Thanks,  
Emily

**Emily Cromer, MHA**  
Principal



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919.226.1707 direct  
919.403.3302 fax  
[emilycromer@ascendient.com](mailto:emilycromer@ascendient.com)

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**From:** Emily Cromer  
**Sent:** Thursday, May 10, 2018 2:54 PM  
**To:** [Bernetta.Williams@dhhs.nc.gov](mailto:Bernetta.Williams@dhhs.nc.gov)  
**Subject:** Exemption Letter for Galloway Ridge d/b/a The Arbor

Bernetta,

Hope this finds you well!

Please find attached an exemption letter on behalf of Galloway Ridge d/b/a The Arbor. Please let me know if you have any questions or need any additional information. If you would, please also confirm receipt of this email so I can provide my client with confirmation that the letter has been submitted.

Thanks so much,

Emily

**Emily Cromer, MHA**  
Principal  
Ascendient  
6320 Quadrangle Drive, Suite 180  
Chapel Hill, NC 27517  
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