



NC DEPARTMENT OF
**HEALTH AND
HUMAN SERVICES**

ROY COOPER • Governor

MANDY COHEN, MD, MPH • Secretary

MARK PAYNE • Director, Division of Health Service Regulation

VIA EMAIL ONLY

May 12, 2020

Gabriel Iorga c/o Danny Sands

danny.sands@carmelhills.org

Exempt from Review

Record #: 3264
Facility Name: Carmel Hills
FID #: 920171
Type of Facility: Adult Care Home
Business Name: Carmel Hills, Inc.
Business #: 3214
Project Description: Renovate existing space and expand the facility to create more private rooms and enhance the quality of life for residents
County: Mecklenburg

Dear Mr. Iorga:

The Healthcare Planning and Certificate of Need Section, Division of Health Service Regulation (Agency), determined that based on your letter of **April 21, 2020**, 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,

Julie M. Faenza, Project Analyst

Martha J. Frisone, Chief

cc: Construction Section, DHSR
Adult Care Licensure 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

AN EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER

Faenza, Julie M

From: Faenza, Julie M
Sent: Monday, April 20, 2020 9:22 AM
To: danny.sands@carmelhills.org
Subject: RE: [External] CON Exemption Request

That one worked! Thanks!

Julie M. Faenza, Esq.

Pronouns: She/her/hers

Project Analyst, Certificate of Need

Division of Health Service Regulation, Healthcare Planning and Certificate of Need Section
North Carolina Department of Health and Human Services

919 855 3873 office

Julie.Faenza@dhhs.nc.gov

From: danny.sands@carmelhills.org <danny.sands@carmelhills.org>
Sent: Monday, April 20, 2020 9:17 AM
To: Faenza, Julie M <Julie.Faenza@dhhs.nc.gov>
Subject: [External] CON Exemption Request

CAUTION: External email. Do not click links or open attachments unless you verify. Send all suspicious email as an attachment to report.spam@nc.gov

This message was sent securely using Zix®

Hopefully this works!

Sorry for the multiple tries...

-ds

This message was secured by [Zix](#)®.

Faenza, Julie M

From: danny.sands@carmelhills.org
Sent: Monday, April 20, 2020 9:03 AM
To: Faenza, Julie M
Subject: RE: [External] Request for Exemption

CAUTION: External email. Do not click links or open attachments unless you verify. Send all suspicious email as an attachment to report.spam@nc.gov

This message was sent securely using Zix®

Interesting, I am going to start a whole new email chain and rename the doc.

-ds

--- Originally sent by julie.faenza@dhhs.nc.gov on Apr 20, 2020 8:49 AM ---

This message was sent securely using Zix®

It's still a blank page. No, ordinarily if you send us a document via email, it doesn't need to come via snail mail. However, if you still have problems attaching the document, you may want to send it via snail mail instead.

From: danny.sands@carmelhills.org <danny.sands@carmelhills.org>
Sent: Monday, April 20, 2020 8:40 AM
To: Faenza, Julie M <Julie.Faenza@dhhs.nc.gov>
Subject: RE: [External] Request for Exemption

CAUTION: External email. Do not click links or open attachments unless you verify. Send all suspicious email as an attachment to report.spam@nc.gov

This message was sent securely using Zix®

Second attempt...

And quick question, does this need to come to you via snail mail as well?

-ds

--- Originally sent by julie.faenza@dhhs.nc.gov on Apr 16, 2020 3:39 PM ---

This message was sent securely using Zix®

Thanks – however, the attachment isn't a letter.

Julie M. Faenza, Esq.

Pronouns: She/her/hers

Project Analyst, Certificate of Need

Division of Health Service Regulation, Healthcare Planning and Certificate of Need Section

North Carolina Department of Health and Human Services

919 855 3873 office

Julie.Faenza@dhhs.nc.gov

From: danny.sands@carmelhills.org <danny.sands@carmelhills.org>

Sent: Thursday, April 16, 2020 2:46 PM

To: Faenza, Julie M <Julie.Faenza@dhhs.nc.gov>

Subject: [External] Request for Exemption

CAUTION: External email. Do not click links or open attachments unless you verify. Send all suspicious email as an attachment to report.spam@nc.gov

This message was sent securely using Zix®

Greetings Ms. Faenza,

I trust this email finds you well. A while back Gabriel Iorga and I had a phone call with you during which we shared that we proposed to build out an addition and do some renovations here at Carmel Hills. Please find attached a request for an exemption for the Certificate of Need as discussed. I trust that we have provided what is needed in the request however, we would be happy to re-work it as needed.

Danny Sands

Facility Manager

Carmel Hills

404-558-7882

This message was secured by [Zix](#)[®].

Email correspondence to and from this address is subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized State official. Unauthorized disclosure of juvenile, health, legally privileged, or otherwise confidential information, including confidential information relating to an ongoing State procurement effort, is prohibited by law. If you have received this email in error, please notify the sender immediately and delete all records of this email.

This message was secured by [Zix](#)[®].

This message was secured by [Zix](#)[®].

This message was secured by [Zix](#)[®].

This message was secured by [Zix](#)[®].



2801 Carmel Road, Charlotte, North Carolina 28226 / 704.364.8302 / Fax 704.364.8819 / www.carmelhills.org

April 15, 2020

RE: REQUEST FOR CERTIFICATE OF NEED EXEMPTION

Renovation of existing space, resident rooms and main entrance additions

Carmel Hills Christian Retirement Community Inc.
2801 Carmel Rd. Charlotte, NC
28226

Facility License Number: 58-1307937

We are writing to inform you that Carmel Hills plans to renovate existing space, add a new facility main-entrance and add fourteen new (net eight) private resident rooms to our main campus at 2801 Carmel Rd. Charlotte, NC 28226. We net eight new private rooms based on seven existing rooms being utilized in the renovation to increase common area for residents and to increase facility management space.

The addition of the new resident rooms will not increase the number of licensed beds at Carmel Hills as defined in G.S. 131E-176(5) and no new Institutional Health Services will be offered as a result of this renovation and facility expansion.

We request an exemption for Certificate of Need review pursuant to *G.S. 131E-176(16)b* in connection with the proposed construction. We meet the criterion of all items 1-3 noted below for the exemption.

The Department shall exempt from certificate of need review any capital expenditure that exceeds the two million dollar (\$2,000,000) threshold set forth in G.S. 131E-176(16)b. if all of the following conditions are met:

- (1) *The sole purpose of the capital expenditure is to renovate, replace on the same site, or expand the entirety or a portion of an existing health service facility that is located on the main campus.*
- (2) *The capital expenditure does not result in (i) a change in bed capacity as defined in G.S. 131E-176(5) or (ii) 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.*
- (3) *The licensed health service facility proposing to incur the capital expenditure shall provide prior written notice to the Department, along with supporting documentation to demonstrate that it meets the exemption criteria of this subsection.*



2801 Carmel Road, Charlotte, North Carolina 28226 / 704.364.8302 / Fax 704.364.8819 / www.carmelhills.org

We are currently licensed for thirty-eight (38) beds in our Assisted Living Department however, our current facility layout only comfortably supports thirty (30) beds.

Our proposed room addition project includes an increase in the number of rooms to support a greater number of private rooms. Currently we have ten rooms designated for private occupancy. Upon completion of the project we will have 18 rooms designated as private.

	<u>Room Configuration</u>	
	<i>Private</i>	<i>Semi Private or Private</i>
Current	10	14
After Construction	18	13
Net +/-	8	-1

The planned renovation will upgrade the look and feel of the current main dining room in the Assisted Living Department and increase the existing square footage of the room by fifty percent. The secondary dining room will be upgraded to the new look and feel, and the square footage of this room will be increased by twenty-five percent.

During the renovation, our current resident activity room and common area will be upgraded, and the square footage will be increased by twenty percent. To enhance the quality of life here at Carmel Hills we are adding a twelve-hundred square foot outdoor courtyard, tailored specifically to the use of the residents in the Assisted Living Department. The floor space in the resident salon will be increased by ten percent and enhanced to match the new upgraded look and feel.

If any further information is needed to secure the Certificate of Need Exemption, please let me know.

Respectfully,

Gabriel Iorga
CEO and Administrator
Carmel Hills
704-364-8302