



NC DEPARTMENT OF
**HEALTH AND
HUMAN SERVICES**

ROY COOPER • Governor

KODY H. KINSLEY • Secretary

MARK PAYNE • Director, Division of Health Service Regulation

VIA EMAIL ONLY

March 20, 2023

John Green, Chief Executive Officer
John.Green@iredellhealth.org

Exempt from Review

Record #: 4108
Date of Request: February 20, 2023
Facility Name: Iredell Memorial Hospital
FID #: 933284
Business Name: Iredell Memorial Hospital, Incorporated
Business #: 1032
Project Description: Renovate and expand the emergency department and cardiac care unit
County: Iredell

Dear Mr. Green:

The Healthcare Planning and Certificate of Need Section, Division of Health Service Regulation (Agency), determined that the above referenced proposal is exempt from certificate of need review in accordance with G.S. 131E-184(g). Therefore, you may proceed to offer, develop or establish the above referenced project without a certificate of need.

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,

Donna Donihi
Project Analyst

Micheala Mitchell
Chief

cc: Acute and Home Care Licensure and Certification 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



February 20, 2023

Ms. Michaela Mitchell Chief
Ms. Lisa Pittman, Assistant Chief
Ms. Gloria Hale, Team Leader
Donna Donihi, Certificate of Need Analyst
Health Planning and Certificate of Need Section
Department of Health Service Regulation
2701 Mail Service Center
Raleigh, NC 27699-2701

RE: Request for Exemption from CON Review for Renovation / Expansion
Iredell Memorial Hospital,
Statesville,
Iredell County
License No: HO164
FID #933284

Dear Ms. Mitchell, Ms. Pittman, Ms. Hale, and Ms. Donihi,

Please accept this as required written notification on behalf of Iredell Memorial Hospital Incorporated ("IMH") that it intends to spend approximately \$22 million to renovate and expand the main hospital building on the main campus of Iredell Memorial Hospital. The project will modernize and expand the Cardiac Care Unit ("CCU") and Emergency Departments.

With the proposed project, IMH main hospital building will have an additional 16,000 square feet 4,805 in the Emergency Department and 11,195 in the CCU. **Attachment A** provides elevations and floor plans that illustrate the location of the both the CCU and Emergency Department expansions, in the main hospital building. As part of the project, IMH will renovate 7,595 square feet in the existing CCU space to add 10 treatment rooms. This will enable IMH to absorb the increased demand for emergency room visits resulting from closure of Davis Hospital in September 2022.

At project completion, the number of Emergency rooms will increase from 26 to 36 and CCU rooms will increase from 16 to 27. The Emergency treatment rooms are not licensed acute hospital beds. The CCU beds will involve redesignation of acute medical surgical beds. The project will not change IMH licensed bed capacity.

This project satisfies the CON Project Exemption requirements under N.C.G.S. 131E-184(g) for "any capital expenditure that exceeds the two-million-dollar (\$2,000,000) threshold set forth in G.S. 131 E-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.

IMH is a licensed acute care hospital, License No. H-0164. The renovation entails expansion of the main hospital building, on the "main campus" as defined by GS 131E-176(14n). In that main hospital building IMH provides clinical patient services and exercises financial and administrative control over the entire licensed health service facility. Administrative offices are in the same building, on the first floor, illustrated in **Attachment A**.

The estimated total capital expenditure is well over the four-million-dollar threshold set forth in G.S. 131E-176(16) b. **Attachment B** contains a summary of the proposed project costs. The capital expenditure will not result in either 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.

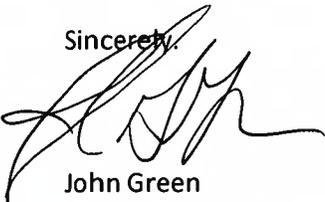
This project also satisfies the requirements under N.C.G.S. 131E-176(14o) for "major medical equipment. No single piece of equipment or equipment system purchased new will exceed \$2.0 million.

The project involves no Replacement Equipment as defined by N.C.G.S. 131E-176(22a). No replaced equipment will exceed \$2.0 million in cost. IMH owns and will own all project equipment.

As part of this proposed expenditure, IMH will not acquire any other major medical equipment or develop any other new institutional health services other than those described in NCGS 131-176(16)(b).

We would appreciate your confirmation that this project is exempt from CON review. Thank you for your attention to this request. If you have questions, please let me know.

Sincerely,



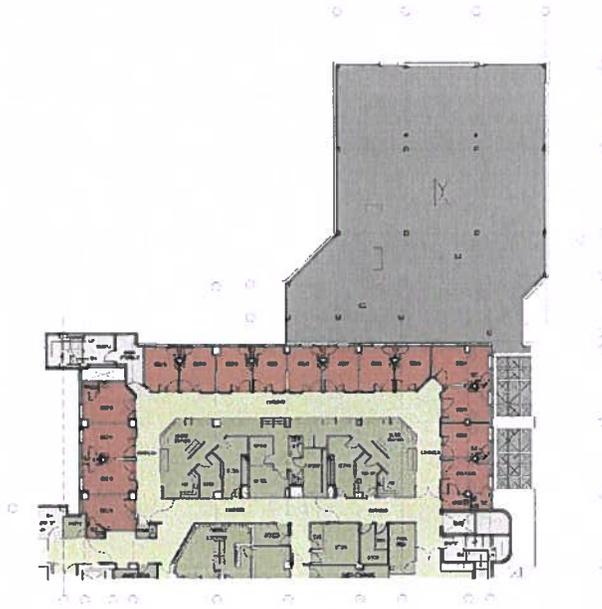
John Green
Chief Executive Officer

Attachments:

- A. Proposed Floor Plan
- B. Summary Project Cost Estimate
- C. Copy of IMH 2023 License

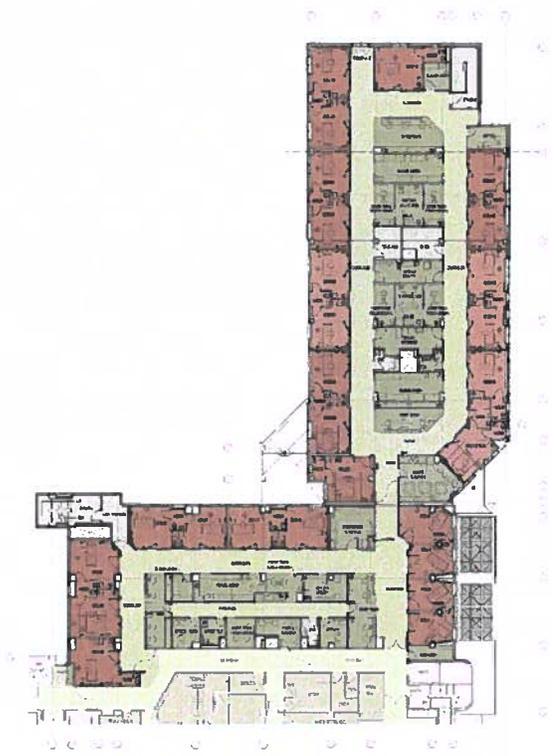
Existing Critical Care Unit Floor Plan

EXISTING CONDITIONS
7,595 GROSS SF
16 CCU ROOMS TOTAL
- 1 ISOLATION CCU ROOM



New Critical Care Unit Floor Plan

NEW CONDITIONS
18,730 GROSS SF
11,195 SF OF EXPANSION
27 TOTAL CCU ROOMS
1 SOLUTION CCU ROOM
4 CCU ROOMS WITH CEILING LIFTS
OPTION TO MAKE ENTIRE UNIT NEGATIVE PRESSURE THROUGH MECHANICAL SYSTEM



**IREDELL HEALTH CCU / ED
EXPANSION & RENOVATION**

PROJECT TITLE
NEW CRITICAL CARE UNIT - FLOOR PLAN

DATE
12/02/2022



Existing Emergency Department Floor Plan

EXISTING CONDITIONS

15,576 GROSS SF

27 TOTAL TREATMENT POSITIONS

- 3 TRIAGE POSITIONS
- 22 EXAM ROOMS (TOTAL (includes rapid treatment spaces)
- 2 TRAUMA/CARDIAC ROOMS



**IREDELL HEALTH CCU / ED
EXPANSION & RENOVATION**

SP-18.1 TITLE
EXISTING EMERGENCY DEPARTMENT - FLOOR PLAN

DATE
12/02/2022



Existing Emergency Department Floor Plan



- NEW CONDITIONS**
- 70,381 GROSS SF
 - 1,865 SF OF EXPANSION
- 32 TOTAL TREATMENT POSITIONS**
- 3 TRIAGE POSITIONS
 - 29 EXAM ROOMS TOTAL (includes rapid treatment spaces)
 - conversion of 1 existing Exam Room for renovation
 - 3 CRITICAL CARE ROOMS
 - 4 BEHAVIORAL HEALTH HOLDING ROOMS
 - 1 TRAUMA ROOM
 - conversion of 1 existing Cardiac Room for renovation

**IREDELL HEALTH CCU / ED
EXPANSION & RENOVATION**

DATE: 12/02/2022
NEW EMERGENCY DEPARTMENT - FLOOR PLAN

DATE: 12/02/2022



Summary Project Cost Estimate

Iredell Memorial Hospital CCU and ED Expansion and Renovation

		Total Cost
Construction		
ED	\$ 4,055,000	
CCU Expand	\$10,529,000	
CCU Renovate	\$3,413,000	
<i>Subtotal Construction Cost</i>		\$ 17,997,000
Design Fees		\$ 1,169,805
Other Costs, Testing, FFE, Permits		\$ 1,295,784
Contingency at	8%	\$ 1,533,344
Total Project Cost		\$21,995,933

Copy of 2023 License for IMH

State of North Carolina

Department of Health and Human Services
Division of Health Service Regulation

Effective January 1, 2023, this license is issued to

Iredell Memorial Hospital, Incorporated

to operate a hospital known as

Iredell Memorial Hospital, Incorporated

Iredell Health System

located at Statesville, NC, Iredell County.

*This license is issued subject to the statutes of the
State of North Carolina, is not transferable and shall remain
in effect until amended by the issuing agency.*

Facility ID: 933284

License Number: H0164

Bed Capacity: 247

General Acute: 199 Nursing: 48

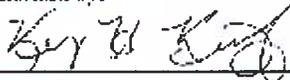
Dedicated Inpatient Surgical Operating Rooms: 1

Shared Surgical Operating Rooms: 9

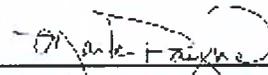
Dedicated Ambulatory Surgical Operating Rooms: 0

Dedicated Endoscopy Rooms: 3

Authorized by:



Secretary, N.C. Department of Health and
Human Services



Director, Division of Health Service Regulation

From: [Waller, Martha K](#)
To: [Stancil, Tiffany C](#)
Cc: [Hale, Gloria](#)
Subject: FW: [External] Exemption Request Iredell County
Date: Tuesday, February 21, 2023 8:16:06 AM
Attachments: [Exemption Request IMH ED 02-20-2023.docx signed.pdf](#)

Not sure why it didn't send

From: Hale, Gloria <gloria.hale@dhhs.nc.gov>
Sent: Monday, February 20, 2023 3:31 PM
To: DHSR.CON.Request <DHSR.CON.Request@dhhs.nc.gov>
Subject: FW: [External] Exemption Request Iredell County

For you for log, etc.

Gloria C. Hale, MPH
Team Leader, CON
Healthcare Planning and Certificate of Need Section
Division of Health Service Regulation
North Carolina Department of Health and Human Services

(I am in the office Mondays and Tuesdays. I am working remotely the rest of the week, therefore email is the best way to reach me on those days.)

Main: 919-855-3873
gloria.hale@dhhs.nc.gov

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[Know the 3 Ws. Wear. Wait. Wash.](#)
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809 Ruggles Drive, Edgerton Building
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Raleigh, NC 27699-2704

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From: Nancy Lane <nlane@pda-inc.net>

Sent: Monday, February 20, 2023 2:19 PM

To: Donihi, Donna D <donna.donihi@dhhs.nc.gov>; Hale, Gloria <gloria.hale@dhhs.nc.gov>; Pittman, Lisa <lisa.pittman@dhhs.nc.gov>

Cc: Avis Little <avis.little@iredellhealth.org>; Joshua Self <josh.self@iredellhealth.org>

Subject: [External] Exemption Request Iredell County

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

Good Afternoon, Donna, All,

Attached is a required notice of capital expenditures for Iredell Memorial Hospital ED and ICU that are Exempt from CON Review. We look forward to your response.

Thanks and have a good day.

Regards,
Nancy

Nancy M. Lane
President

PDA, Inc
2016 Cameron Street
Raleigh NC 27605

919-754-0303 office
919-754-0328 FAX
nlane@pda-inc.net

www.pdaconsultants.com

Take a problem. Make it a feature