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Via Electronic Filing

shpda.online@shpda.alabama.gov

Ms. Emily Marsal
Executive Director
State Health Planning and Development Agency
100 North Union Street, Suite 870
Montgomery, Alabama 36104

Re: Project Modification Request AL2022-005, CON 2998-HPC, Saad Enterprises, Inc., d/b/a Saad Hospice Services - Corrected

Dear Ms. Marsal,

Please accept this Request for a Project Modification submitted on behalf of Saad Enterprises, Inc., d/b/a Saad Hospice Services. This request is submitted pursuant to Ala . Admin. Code r. 410-1-10-.03 regarding the above-referenced project. A filing fee in the amount of \$5,439.95, which is 35% of the original Certificate of Need ("CON"), Application filing fee has been submitted via SHPDA's electronic payment portal.

Background: CON 2998-HPC was issued June 7, 2022, to add ten (10) additional inpatient hospice beds to The Retreat at Saad Hospice, an existing inpatient hospice facility in Mobile County, Alabama, Region XIII, resulting in a total of thirty-one (31) hospice beds. The estimated project cost was \$1,554,272.00. On February 13, 2024, Saad received confirmation from your Agency of "Completion of the Obligation.", and we served our first patient on October 23, 2023. Licensure was achieved for three, (3) of the ten, (10) beds and we began the second phase of the implementation of the approved project. As we began the process, we determined that a more efficient plan could be put into place to include the additional beds in a manner that would lessen any disruption to patients and minimize interference with ongoing services to patients and families while expanding the facilities ability to increase those services. As a result of this change in the project, and as represented in our project progress reports, we are submitting this Request for Project Modification based on a determination that the same is required pursuant to Ala . Admin. Code r. 410-1-10-.03.

Scope: Saad proposes to modify existing rooms within the existing facility to enable them to function as double rooms when necessary. This change will involve minor adjustments to the floor plan to ensure adequate circulation around each bed. Importantly, all modifications will

occur under the existing roof, requiring no new structural additions. The modified rooms will be adaptable for either single or double bed configurations. The construction scope includes the removal of a wing wall in each room and the installation of an expanded wall at the porch door vestibule. Since this area is already under the existing roof structure, only minimal construction modifications will be necessary. Additionally, the expansion of the wall behind the patient bed will be required for aesthetic purposes and to facilitate oxygen and nurse call routing for an additional input.

In summary, the work will involve the installation of two small walls expanding the existing patient room and the removal of one wing wall that currently creates a window seat nook. This expansion will ensure that the rooms are suitable for double bed use while maintaining good circulation around each bed. Access to the porch will remain, as will the windows. Each room will include state-required seating and storage. All double bedrooms will retain the existing bathroom as currently configured. Additional nurse call systems will be installed to accommodate the second patient, along with additional oxygen supply. No modifications to the HVAC system will be necessary, as the room changes will not significantly impact climate control. Minor electrical work will be required for the configuration, but no new circuits will be needed or added.

The room sizes will comfortably exceed the state health plan requirements of 80 square feet per bed. Saad anticipates that the double bed setup will primarily be utilized in situations where capacity demands it, particularly for respite needs and for patients without family. While privacy curtains will be used, they will not be permanent fixtures, allowing the rooms to revert to single bed use while maintaining flexibility for double bed configurations. Saad expects that construction costs will be substantially less than the proposed project cost as submitted in the certificate of need application for this project. Furthermore, Saad anticipates that the construction timeline will need to be staggered to minimize disruption to our currently licensed and operated twenty-four (24) beds. To clarify our requested proposal, Saad's preferred method for completion is to address each room individually, allowing for maximum use of existing beds with limited downtime per bed. By proceeding one room at a time, we can continue to serve the community at near-full capacity. This process will ensure continued access to services during the time required to convert the current single room to double room occupancy. Although this process will extend the time needed to complete the requested project modification, this requested proposal ensures continuity of care by keeping as many beds as possible in service during the conversion of single-room to double-room occupancy. To complete otherwise would require taking seven, (7) rooms out of service at the same time, which would limit accessibility of services during this implementation process. Saad intends to continue utilizing the rooms as single rooms until all seven are completed to dual occupancy and licensure approval is achieved for the seven additional beds. During the interim, all existing beds will continue to be utilized and in service. Saad anticipates this project modification can be completed and implemented within nine months of approval.

<u>Costs:</u>	<u>Original CON Projected Costs</u>	<u>Project Modification Est. Costs</u>
Construction	\$755,000.00	\$364,000.00
Equipment	\$170,000.00	\$170,000.00
First year annual operating costs	\$629,272.00	\$692,272.00
Total	\$1,554,272.00	\$1,226,272.00

Conclusion:

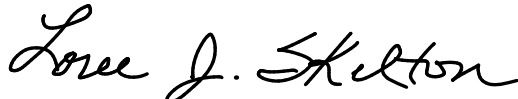
Pursuant to the above, Saad respectfully requests approval of this project modification request. Under this requested project modification, construction costs are estimated to be significantly reduced, while ensuring the addition of the seven beds with minimal disruption to patients and families during the implementation process. Approval of this project modification will not result in any change to existing roof lines or the structure. There will only be minimal movement of specific room walls, with minimal interruption to existing ongoing services.

As outlined above, our plan involves modifying rooms within the existing facility to function as double rooms when necessary. This approach allows us to reduce the overall estimated total project costs and involves minor adjustments to the floor plan while minimizing disruption to ongoing existing services.

Saad has studied numerous proposals and submits that the proposed project modification is the most efficient, less costly and more orderly manner to implement in order to effectuate delivery of these needed services,

Thank you for your patience and your consideration in this matter. Please do not hesitate to contact me with any questions.

Respectfully submitted,



Loree J. Skelton

On behalf of Saad Enterprises, Inc.
d/b/a Saad Hospice Services