



NOLAND HEALTH
SERVICES, INC.

RECEIVED

AUG 25 2010

STATE HEALTH PLANNING
AND DEVELOPMENT AGENCY

VIA FEDERAL EXPRESS

August 23, 2010

Mr. Alva Lambert, Executive Director
State of Alabama
Health Planning and Development Agency
100 North Union Street, Suite 870
Post Office Box 303025
Montgomery, AL 36130-3025

RE: Project AL 2008-044; CON # 2266-SCALF EXT
Request for Project Modification
Village at Cook Springs, LLC

Dear Mr. Lambert:

Pursuant to the Alabama Certificate of Need Rules and Regulation §410-1-10-.03, the Village at Cook Springs, LLC (the "Village") is requesting a project modification to the aforementioned CON. The project modification decreases the cost of the project by \$2,785,000 and accomplishes the project via renovations as opposed to the construction of a new building. Please return one (1) date stamped copy of this document using the enclosed label and envelope.

Please contact me if you have any questions or need any additional information. Thank you for your assistance with this matter.

Sincerely,

Barbara Estep

Barbara Estep
Director, Regulatory Affairs

Enclosures

cc: Gary Griffin

Village at Cook Springs, LLC
Project Modification
AL 2008-044
CON 2266-SCALF EXT

I. Background

The Village at Cook Springs, LLC (the "Village") is requesting that the State Health Planning and Development Agency ("SHPDA") grant the Village a project modification for AL 2008-044, CON 2266-SCALF EXT. The Village is requesting a project modification pursuant to Rule 410-1-10-.03 of the Alabama Certificate of Need Rules and Regulations (the "CON Rules").

The Village was issued a CON to add twenty-two (22) Specialty Care Assisted Living Facility ("SCALF") beds and construct a new building to be dedicated to SCALF services. A copy of the CON is attached hereto for your reference.

II. Proposed Project Modification

The Village seeks a modification to allow for the renovation of existing space as opposed to the construction of a new building. The original CON called for the construction of a new building that would be located adjacent to the existing building in which SCALF services at the Village are currently provided.

There is a natural gas pipeline located on the Village's campus where the new building was to be located. It is not feasible to move the pipeline, and there is not another suitable location on the Village's campus for the new SCALF building. Therefore, this modification is being requested as a result of the issues related to the natural gas line on the Village's campus.

The Village is seeking a modification that will allow it to renovate one floor of its existing structure. The Village will operate its existing fifteen (15) SCALF beds as well as the additional twenty-two (22) SCALF beds on the same floor.

The Village will provide the same services as those authorized in CON 2266-SCALF EXT. The Village will operate the same number of SCALF beds as authorized in CON 2266-SCALF EXT.

The estimated construction cost of the project was \$3,135,000. The proposed modification does not involve construction. The modification will be accomplished through the renovation of existing space at an estimated cost of \$350,000. The proposed modification results in a projected savings of \$2,785,000.

The original CON was opposed by Ashton Gables in Riverchase and Lake View Estates Assisted Living, both of which are owned by FSQC-AL, LLC. The opposition was subsequently withdrawn, but the parties retained intervenor status. The Village certifies that a copy of this proposed project modification has been sent to Gary Griffin as the representative of record for FSQC-AL, LLC.

The project modification described herein is consistent with the Village's objectives as outlined in the original CON application. The project as modified does not change the number of SCALF beds authorized by the original CON. The proposed project modification decreases the project by \$2,785,000.

III. Conclusion

Based upon the information contained herein, the Village respectfully requests that the State Health Planning and Development Agency approve this project modification.

ALABAMA
STATE HEALTH PLANNING & DEVELOPMENT AGENCY
CERTIFICATE OF NEED
FOR HEALTH CARE SERVICES

I. IDENTIFICATION

1. Certificate of Need 2266-SCALF	2. Date Issued: March 9, 2009	3. Termination Date: March 8, 2010
4. Project Number: AL2008-044	5. Name of Facility: Village at Cook Springs, LLC	
6. Service Area: St. Clair County	7. Location of Facility: 415 Cook Springs Road Cook Springs, AL 35052	
8. Type of Facility: SCALF	9. Number of Beds: 22	10. Estimated Cost: \$4,858,804

11. Services to be provided: Addition of twenty-two (22) SCALF beds to its existing fifteen (15) SCALF beds and construct a new building to be dedicated to Specialty Care Assisted Living Facility (SCALF) services.

II. CERTIFICATE OF NEED

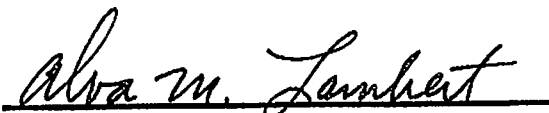
In accordance with Section 22-21-260 through 22-21-279, Code of Alabama, 1975, the Certificate of Need Review Board finds as follows:

1. There is a need for the project.
2. There are in force in the State of Alabama reasonable minimum standards of licensure and methods of operation for hospitals and health facilities.
3. The prescribed standards of licensure and operation will be applied and enforced with respect to the applicant, hospital or other health facility.

III. ISSUANCE OF CERTIFICATE OF NEED

This Certificate of Need is issued to Village at Cook Springs, LLC only, for a period not to exceed 12 months from the date of issuance. This Certificate of Need is not transferable and any action on the part of the Applicant to transfer this Certificate of Need will render the Certificate of Need null and void.

ORIGINAL


Alva M. Lambert
Executive Director