

**Noble Manor LLC**  
**Specialty Care & Assisted Living Facilities for Seniors**  
**610 Botts Avenue, Troy, AL. 36081**

RV2021-018

RECEIVED

May 10 2021

STATE HEALTH PLANNING AND  
DEVELOPMENT AGENCY

**Dale F. Law 334-372-0153**

**Jimmy Law 334-372-0230**

May 8, 2021

Ms. Emily T. Marshall  
Executive Director  
State Health Planning and Development Agency  
P.O. Box 303025  
Montgomery, AL 36130-3025

RE: Request for Noble Manor, LLC #3 Memory Care  
Reviewability Determination for Relocation of 16 SCALF Beds

Dear Ms. Marshal:

Pursuant to SHPDA Rule 410-1-7-.02, I am writing to request your determination as to the current reviewability for the relocation of the 16 licensed SCALF beds from Noble Manor, LLC #3 Memory Care over to Noble Manor, LLC #2 on the same campus at 610 Botts Avenue in Troy, AL 36081. Noble Manor LLC received approval for these 16 specialty care assisted living beds on September 4, 2014 under Certificate of Need number 2677-SCALF and Project Number AL 2014-017. We currently report to SHPDA annually under #109-S5504. Noble Manor, LLC #2 is currently licensed for 16 beds as a regular assisted living facility.

Noble Manor LLC's building 3 has 12 resident rooms with four of those rooms being planned for double occupancy. When we began admitting our first SCALF residents on January 13, 2015, we were licensed for 16 beds with 8 beds for private rooms and 8 beds in 4 rooms for double occupancy. Contrary to previous advice, Noble Manor management has found during the past six years that double occupancy rooms do not work for memory care residents who are strangers. And sometimes double occupancy does not even work for married couples. Noble Manor's annual reports to SHPDA will clearly indicate that 5 of these last 6 years show over 1,460 (365 days x 4 beds) unoccupied bed days each year. These double occupancy rooms can only be rented to one person at the time. Copies of the occupancy data on the SHPDA Annual Reports for Specialty Care Assisted Living Facilities are attached for FY 2015 reported at April 15, 2016 and all subsequent years.

After much consideration and inquiry into regulations and requirements for dually licensed facilities, Noble Manor management has determined that the relocation of just four beds to Noble Manor LLC II would not be the cost effective or practical way to resolve our issue of unoccupied resident beds at a time when we have a waiting list of local senior citizens who are in need memory care. We preferred not to move current SCALF residents from Building 3 over to Building 2 but we find this is the only feasible way to utilize all 16 SCALF beds. We intend to use great care and caution in planning this move for our current residents because we do not want to disrupt their routine and their sense of security in our facilities. As we work through this transition process, we will begin to introduce our current SCALF residents to building 2 individually with walking tours of that building so that it will become more familiar to them before the actual move.

If SHPDA determines this change may be done without further review from SHPDA, we will initiate the process with ADPH. Because Noble Manor, LLC II is a regular assisted living facility, we understand that Noble Manor must use an architect to submit plans for the modifications in Building 2 through ADPH

Technical Services for their approval process, just as we did in 2014 for Building 3 to prepare it for compliance as a specialty care assisted living facility. This project will require the following:

Architect Fee – McKee & Associates	\$ 5,000
Wrought Iron Fence 6 ft high with gates	10,000
ADS Security- magnetic lock system	22,000
Clower Heating & Cooling – electrical set-up	3,000
Whaley Construction - Walls & door /staff station, DR shutter door and window modifications	8,000
<b>Total Project Costs</b>	<b>\$48,000</b>

With final approval of these facility modifications by ADPH Technical Services, Noble Manor, LLC can then request inspection by the ADPH ALF Unit. Our staff is fully trained for specialty care, and can be observed in Building #3 as they work with the current memory care residents. With clearance from the ADPH ALF Unit, the ADPH Licensure Division should be able to approve licensure for Noble Manor LLC #2 to operate as a 16 bed SCALF under the new name “Noble Manor LLC II Memory Care. It is only with the clearance of the ADPH Licensure Division that Noble Manor will begin to move and/or admit SCALF residents in Noble Manor, LLC II Memory Care. After relocation of the SCALF residents, Noble Manor LLC #3 will resume operations as a regular assisted living facility with all licenses having been approved and issued by ADPH Licensure Division.

It currently costs about \$520,000 per year to operate Noble Manor, LLC #3 Memory Care. **The increased operation costs for the first year would be about \$25,000.** This would include \$7,500 for professional movers and \$17,500 for increases in groceries, utilities and supplies for 4 additional residents. Thus, it is expected that total costs of operating Noble Manor II Memory Care the first year would be \$545,000.

The attached notarized affirmation of the requesting party reflects a summary of the facts for this reviewability determination request being submitted by Noble Manor, LLC. The \$1,000.00 filing fee is being submitted through the SHPDA Electronic Payment Portal.

I thank you for your time in reviewing this request and will be glad to provide any additional information needed for processing and approval of this request by SHPDA.

Sincerely,



Dale F. Law, ALA  
Member and Administrator  
Cell: 334-372-0153

Attachments: 7 pages

**REVIEWABILITY DETERMINATION REQUEST  
ATTESTATION OF THE REQUESTING PARTY**

**Request by:** Noble Manor, LLC d/b/a Noble Manor, LLC #3 Memory Care.

**Disclosure of Financial Interest:** Noble Manor, LLC, owned by Jimmy and Dale Law, operates two assisted living facilities and one specialty care assisted living facility in Troy, AL.

**Contact:** Dale F. Law, Member and Administrator  
Cell # 334-372-0153  
610 Botts Avenue, Troy, AL 36081-3802

**Reason for Request:** Desiring to move 16 SCALF beds from building #3 which is currently operating as Noble Manor LLC #3 Memory Care to building #2 which is operating as Noble Manor LLC #2 assisted living facility on same campus. Building 3 only has 12 resident rooms whereas building 2 has 16 resident rooms. Because SCALF double occupancy rooms have not been accepted or rented, this move will enable Noble Manor, LLC to serve local senior citizens now on a waiting list in need of memory care. After receiving a decision from SHPDA, it is understood that building #2 requires ADPH Technical Services approval for facility modifications and inspection by ADPH ALF Unit before receiving licensure approval at ADPH.

**Service Area:** There is no intention of changing our service area. While Pike County is our main focus, residents have also come to Noble Manor from Barbour, Bullock, Coffee, Crenshaw and Dale Counties.

**No New or Additional Services:** There is no intention to add or change services. The desire is to better serve our region by eliminating an obstacle. We need to serve 16 memory care residents instead of just 12 residents.

<b>Cost of Project:</b>	Modifications:	
	Architect Fee – McKee & Associates	\$ 5,000.00
	Wrought Iron Fence 6 ft high with gates	10,000.00
	ADS Security- magnetic lock system	22,000.00
	Clower Heating & Cooling – electrical set-up	3,000.00
	Whaley Construction - Walls & door /staff station, DR shutter door and window modifications	8,000.00
	<b>Total Modification Costs</b>	<b>\$48,000.00</b>
	<b>New costs in first year of operation</b>	<b>\$25,000.00</b>

**Affirmation of Requesting Party:**

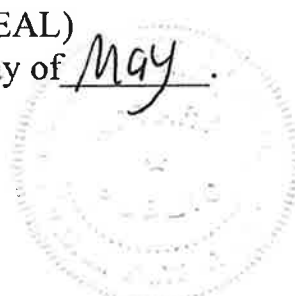
The undersigned, being first duly sworn, hereby make oath or affirm that she is Member and Administrator for Noble Manor, LLC #3 Memory Care, has knowledge of the facts in this request, and to the best of her information, knowledge and belief, such facts are true and correct.

Affiant Dale F. Law (SEAL)

SUBSCRIBED AND SWORN to before me this 10<sup>th</sup> day of May.

Dale F. Law  
Notary Public

My commission expires: \_\_\_\_\_ MY COMMISSION EXPIRES JANUARY 24, 2023



THIS REPORT IS DUE ON OR BEFORE APRIL 15, 2016

**VII. RESIDENT DAYS**

1. <b>Number of licensed beds</b> (Section III of this report)		16
		<b>x 366***</b>
2. Multiply line 1 by 366*** for total available days	=	5,632
<b>Total number of days beds were unoccupied due to vacancies, discharges and deaths (also include 366*** days for each bed that is licensed but not set up for use in this facility)</b>		
3.		2,056
4. <b>TOTAL RESIDENT DAYS</b> (subtract line 3 from line 2)		3,576

\*\*\*Make and keep a copy of the completed report for the facility's records before submitting to SHPDA.

This report should be submitted to SHPDA only one time. ***The preferred method is electronic submission to [data.submit@shpda.alabama.gov](mailto:data.submit@shpda.alabama.gov)***. If submitted electronically please do not also submit via hard copy unless specifically requested to do so by SHPDA staff.

**THIS REPORT IS DUE ON OR BEFORE APRIL 17, 2017**

**VII. RESIDENT DAYS**

1. <b>Number of licensed beds</b> (Section III of this report)		<u>16</u> <b>x 365</b>
2. Multiply line 1 by 365 for total available days	=	<u>5,840</u>
3. <b>Total number of days beds were unoccupied</b> due to vacancies, discharges and deaths (also include 365 days for each bed that is licensed but not set up for use in this facility)		<u>1,263</u>
4. <b>TOTAL RESIDENT DAYS</b> (subtract line 3 from line 2)		<u>4,577</u>

**THIS REPORT IS DUE ON OR BEFORE APRIL 16, 2018**

**VII. RESIDENT DAYS**

1. <b>Number of licensed beds</b> (Section III of this report)	16
2. <b>Multiply line 1 by 365 for total available days</b>	<u>          </u> x 365 = 5840
3. <b>Total number of days beds were unoccupied due to vacancies, discharges and deaths (also include 365 days for each bed that is licensed but not set up for use in this facility)</b>	<u>          </u> 1776
4. <b>TOTAL RESIDENT DAYS (subtract line 3 from line 2)</b>	<u>          </u> 4064

**THIS REPORT IS DUE ON OR BEFORE APRIL 15, 2019**

**VII. RESIDENT DAYS**

1. <b>Number of licensed beds</b> (Section III of this report)		16
		<hr/>
		<b>x 365</b>
2. Multiply line 1 by 365 for total available days	=	<hr/> 5,840 <hr/>
3. <b>Total number of days beds were unoccupied</b> due to vacancies, discharges and deaths (also include 365 days for each bed that is licensed but not set up for use in this facility)		<hr/> 2,105 <hr/>
4. <b>TOTAL RESIDENT DAYS</b> (subtract line 3 from line 2)		<hr/> 3,735 <hr/>

**THIS REPORT IS DUE ON OR BEFORE APRIL 15, 2020**

**VII. RESIDENT DAYS**

1. <b>Number of licensed beds</b> (Section III of this report)	16
	<hr/>
	<b>x 366</b>
2. Multiply line 1 by 366 for total available days	= <hr/> 5,840 <hr/>
3. <b>Total number of days beds were unoccupied due to vacancies, discharges and deaths (also include 366 days for each bed that is licensed but not set up for use in this facility)</b>	<hr/> 1,685 <hr/>
4. <b>TOTAL RESIDENT DAYS (subtract line 3 from line 2)</b>	<hr/> 4,155 <hr/>



**THIS REPORT IS DUE ON OR BEFORE APRIL 15, 2021**

**VII. RESIDENT DAYS**

1. <b>Number of licensed beds</b> (Section III of this report)		16
		<u>x 365</u>
2. Multiply line 1 by 365 for total available days	=	<u>5,840</u>
3. <b>Total number of days beds were unoccupied due to vacancies, discharges and deaths</b> (also include 365 days for each bed that is licensed but not set up for use in this facility)		<u>1,757</u>
4. <b>TOTAL RESIDENT DAYS</b> (subtract line 3 from line 2)		<u>4,083</u>

**\*\*\*Make and keep a copy of the completed report for the facility's records before submitting to SHPDA.**  
**Pursuant to ALA. ADMIN. CODE r. 410-1-3-.09, all Mandatory Reports shall be submitted electronically [via e-mail] to [data.submit@shpda.alabama.gov](mailto:data.submit@shpda.alabama.gov).**

**Noble Manor LLC**  
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May 26 2021

STATE HEALTH PLANNING AND  
DEVELOPMENT AGENCY

**Dale F. Law 334-372-0153**

**Jimmy Law 334-372-0230**

Ms. Emily T. Marsal  
Executive Director  
State Health Planning and Development Agency  
P.O. Box 303025  
Montgomery, AL 36130-3025

May 24, 2021

RE: RV2021-018, Noble Manor, LLC

Dear Ms. Marsal:

On May 10, 2021, Noble Manor, LLC submitted a request for reviewability determination regarding Noble Manor's proposed relocation of sixteen (16) specialty care assisted living facility (SCALF) beds (authorized by CON 2677-SCALF) from Noble Manor, LLC #3, an existing SCALF, to Noble Manor, LLC #2, an existing ALF in Troy, Pike County, Alabama. This is to provide the following additional information requested by letter dated May 24, 2021:

1. After the sixteen (16) SCALF beds have been relocated to Noble Manor LLC's building 2, Noble Manor, LLC will apply for a 16 bed assisted living facility license for Noble Manor LLC #3 to resume operations as an ALF. Because Noble Manor's building 3 only has twelve rooms, there will only be 12 beds set up initially. Having the extra 4 beds licensed and available, it will be possible to offer the double occupancy rooms if couples or sisters should come in seeking that option.
2. In the request submitted on May 10, 2021, the following project costs were listed:

Architect Fee – McKee & Associates	\$ 5,000
Wrought Iron Fence 6 ft high with gates	10,000
ADS Security- magnetic lock system	22,000
Clower Heating & Cooling – electrical set-up	3,000
Whaley Construction - Walls & door /staff station,	
DR shutter door and window modifications	<u>8,000</u>
<b>Total Project Costs</b>	<b>\$48,000</b>

**These Project Costs of \$48,000 are Capital Expenditures for the modification of Noble Manor Building 2 to accommodate the Specialty Care Assisted Living Facility. There will not be any purchase of major medical equipment involved in this project.**

As was documented in the request on May 10, 2021, it currently costs about \$520,000 per year to operate Noble Manor, LLC #3 Memory Care. The increased operation costs for the first year would be about \$25,000. This would include \$7,500 for professional movers and \$17,500 for increases in groceries, utilities and supplies for 4 additional residents. Thus, **it is expected that first year annual operating costs for this proposal for Noble Manor II Memory Care will be \$545,000.**

To give further clarification of these major project categories, I have amended the Attestation of the Requesting Party to reflect this same information provided above.

I thank you for your time in reviewing this request and will be glad to provide any additional information needed for processing and approval of this request by SHPDA.

Sincerely,



Dale F. Law, ALA  
Member and Administrator  
Cell: 334-372-0153

Attachments: 1 page

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**Service Area:** There is no intention of changing our service area. While Pike County is our main focus, residents have also come to Noble Manor from Barbour, Bullock, Coffee, Crenshaw and Dale Counties.

**No New or Additional Services:** There is no intention to add or change services. The desire is to better serve our region by eliminating an obstacle. We need to serve 16 memory care residents instead of just 12 residents.

<b>Cost of Project:</b>	<b>Capital Expenditures:</b>	
	Architect Fee – McKee & Associates	\$ 5,000.00
	Wrought Iron Fence 6 ft high with gates	10,000.00
	ADS Security- magnetic lock system	22,000.00
	Clower Heating & Cooling – electrical set-up	3,000.00
	Whaley Construction - staff station & modifications	8,000.00
	<b>Total Capital Expenditures</b>	<b>\$48,000.00</b>
	<b>Purchase of Major Medical Equipment</b>	<b>0.00</b>
	<b>First Year Annual Operating Costs</b>	<b>\$545,000.00</b>

**Affirmation of Requesting Party:**

The undersigned, being first duly sworn, hereby make oath or affirm that she is Member and Administrator for Noble Manor, LLC #3 Memory Care, has knowledge of the facts in this request, and to the best of her information, knowledge and belief, such facts are true and correct.

Affiant Dale F. Law (SEAL)

SUBSCRIBED AND SWORN to before me this 26 day of May, 2021

Angela Smith  
Notary Public

My commission expires: NOV. 16, 2024

