

Sherrill House, Inc.

Determination of Need

DoN Application # -25091910-CL

Application for Determination of Need

Conservation Long Term Care

September 19, 2025

Table of Contents

- 1. Application Form***
- 2. Narrative**
- 3. Affiliated Parties Form***
- 4. Change in Service Form***
- 5. Certification from Independent Certified Public Accountant***
- 6. Articles of Organization**
- 7. Notice of Intent**
- 8. Affidavit of Truthfulness**
- 9. Application Fee**

*certain sections listed in the Table of Contents are attached as a separate file for the submission

1. Application Form*

2. Narrative

Sherrill House, Inc. (the “Applicant” or “Sherrill House”) operates a 182 bed non-for-profit skilled nursing facility that serves a historically urban under bedded area in Boston (the “SNF”). The SNF is a CMS 5 Star rated facility that provides multiple levels of care of skilled nursing care - long-term care, short-term rehabilitation services, and memory care. Sherrill House’s mission is to achieve, sustain, and exceed standards of excellence in skilled nursing and rehabilitation, to aging adults and their families in the Greater Boston community that it has been serving since 1907. To meet this mission, Sherrill House is committed to meeting the evolving needs of its community and offers specialized clinical skilled nursing programs including palliative and end of life services, onsite dialysis, care for patient with a left ventricular assistive device (VAD), and complex wound care. Sherrill House envisions a diverse Greater Boston community where all aging adults and their families will experience being known, comforted, and cared for with skill, dignity, and respect.

The SNF:

The SNF is a seven story, 117,770 gross square foot facility that has been operating at its current location on Huntington Avenue since 1970. The SNF went through a major renovation in 2003 that added a new wing, numerous amenities and technological enhancements to improve residents’ quality of life and to make the working environment more pleasant and efficient for staff. The SNF includes three 45-bed skilled nursing units and one 47-bed skilled nursing unit, several dining and activity spaces, a family room, an exterior courtyard, and large outdoor garden for residents, family members, and other visitors.

The Proposed Project:

The Proposed Project includes renovation and relocation of the SNF’s rehabilitation gym and maintaining the building envelop by replacing the roof and rooftop HVAC units, upgrading the elevator flooring and installing new fire panel motherboard and new windows. The Applicant’s overall goal for the Proposed Project is to sustain the facility while also creating efficiencies and improving treatment spaces to improve patient health outcomes and patient satisfaction.

Rehabilitation Gym

The rehabilitation gym is currently 2,339 gross square fee located at the back of the ground level (i.e. basement) of the SNF. The Proposed Project would relocate the rehabilitation gym to the top floor of the facility where the entire floor, 2,490 gross square feet, would be

designated for rehabilitation services. The new location is geographically more efficient than the current one because it will significantly reduce the distance of travel between resident care units and the rehabilitation gym (currently approximately 10 minutes). The relocated rehabilitation gym will be immediately accessible from the elevator creating these efficiencies and the patients will step into a room filled with natural light. The relocation will increase productivity and time spent directly on treatment, provide for a better patient experience and improve patient outcomes. The current rehabilitation gym will be converted to an employee café.

The revamped rehabilitation gym will include south, west, and east-facing greenhouse windows that allow for natural light to flood the area during all hours of operation. The space will also include a large outdoor patio with views of the surrounding Boston neighborhood which will be used for physical and occupational therapy that mimics activities at home such as ambulating on outdoor surfaces and fine and gross motor gardening. These features were purposefully incorporated into the Proposed Project to lessen the traditionally institutional design of healthcare settings and encourage the support of proven remedies that nature has to offer. Sherrill House strives to reduce the functional, clinical, and procedural limitations to sunlight and fresh air as a part of providing quality care in the least restrictive way possible.

Building Envelop Upgrades

Based on useful life of the building systems and to sustain the facility in good working order and ensure that the facility continues to operate in the normal course, the Applicant will be replacing the roof, the rooftop HVAC systems, elevator flooring, and fire panel motherboards. This work will involve electrical and plumbing and include accessibility and safety features. It will not only increase the well-being and quality of the physical plant for the residents but it will crease material operational savings. In addition, based on the useful life of the windows and resident feedback, the windows in the SNF are in need of replacement. Once done, this will attribute to energy conservation of the facility.

3. Affiliated Parties Form*

4. Change in Service Form*

**5. Certification from Independent Certified Public
Accountant***

6. Articles of Organization

https://corp.sec.state.ma.us/CorpWeb/CorpSearch/CorpSearchRedirector.aspx?Action=PDF&Path=CORP_DRIVE1/2013/0424/000479098/0036/020502555122_1.pdf

https://corp.sec.state.ma.us/CorpWeb/CorpSearch/CorpSearchRedirector.aspx?Action=PDF&Path=CORP_DRIVE1/2013/0424/000479098/0035/020502555123_1.pdf

https://corp.sec.state.ma.us/CorpWeb/CorpSearch/CorpSearchRedirector.aspx?Action=PDF&Path=CORP_DRIVE1/2014/0402/000559090/0004/020502555124_1.pdf

7. Notice of Intent

EDUCATION

BPS BACK TO SCHOOL

Officials aim to get more kids in classes as year kicks off

By Grace Zokovitch
gzokovitch@bostonherald.com

BPS and city officials are gearing up for the start of school Thursday, personally reaching out to chronically absent students and sharing information with families.

"We're trying to make sure our students are healthy, supportive, nourished and opened up to every possible opportunity," said Mayor Michelle Wu at the BPS central office Wednesday. "And that all starts today."

Wu, Superintendent Mary Skipper and volunteers with the BPS Re-Engagement Center headed out Wednesday morning to knock on doors and talk to families with students who have a history of chronic absenteeism or are at risk of dropping out.

BPS students from grade 1 to 12 will return to classes today, while kindergarteners are scheduled to start on Monday.

Over the last four years, chronic absenteeism has dropped 10% across BPS schools. Chronic absentee-

ism is defined as missing 18 school days in a year for any reason.

Chronic absenteeism in high school remains "slightly above" pre-pandemic levels in the upper 40th percentile, though elementary school rates have leveled in the upper 20th percentile, Superintendent Mary Skipper said.

"There's so many reasons why our students sometimes struggle to go to school," said Skipper. "Mental health, sometimes they're working, sometimes they have to bring an income in, or they're taking care of other siblings. There's lots of reasons that prevent them from being able to go that's not just as simple as they don't want to."

The mayor and superintendent first visited the Roxbury home of a 19-year-old student who struggled transferring after her school closed. The student committed to returning Thursday, Skipper said, as district staff work with her principal and mom.

"It is about individual families," said Wu. "It is about individual students,



6

Boston Public School buses lined up on Wednesday, ready to transport students on the first day of school.

MARK STOCKWELL — BOSTON HERALD

BOSTONHERALD.COM

and how we can provide that targeted, individualized support for everyone."

Wu also spoke to the "fear" in some families as ICE actions ramp up around the country, citing examples of families avoiding basic necessities like going to a doctor's appointment or personally driving kids to school.

In a message to parents concerned, Wu reiterated that the city is "a home for everyone."

"We do not ask about immigration status when it comes to registering for school, taking out a library book, taking advantage of any of the programs that we have, from kids through seniors and every generation in between," the mayor said.

The officials also spoke to wide-ranging preparations for the new school year, from facilities updates to new bilingual programs to new food services.

Three new BPS school buildings are opening this year, Wu said, the Carter School in Roxbury for students with special needs, the Sarah Roberts Elementary School in Roslindale where the Sumner and Philbrick schools will be merged, and the PJ Kennedy School in East Boston.

The district is also launching nine new bilingual education programs this year, as well as updated literacy program material

at all schools, the mayor said.

On-site cooking from scratch has been integrated at "nearly every school in the district," Wu said, and those without room for a kitchen will be supported by the reopened Central Kitchen in Dorchester. For school meals, over 15% of the food will be sourced from Massachusetts or New England as of this year.

BPS officials also an-

nounced sweeping trans-

portation safety changes

prompted by the death of

5-year-old Lens Joseph.

The child was fatally struck

by his bus in Hyde Park in

April. Many continue to

push for additional account-

ability and safety changes.



MARK STOCKWELL — BOSTON HERALD

Today is the first day of school for BPS.

Public Announcement Concerning a Proposed Health Care Project

Sherrill House, Inc. ("Applicant") intends to file a Notice of Determination of Need ("Application") with the Massachusetts Department of Public Health for Sherrill House, a 182-bed skilled nursing facility located at 133 South Huntington Avenue, Boston, MA 02130 (the "Facility") to renovate the Facility's rehabilitation gym by relocating it from the first floor to the top floor of the facility expanding the rehabilitation space by 151 GSF and adding outdoor space, and maintaining the building envelope by replacing the roof and rooftop HVAC units, upgrading the elevator flooring and installing new fire panel motherboard and new windows (the "Proposed Project"). The Applicant does not anticipate any price or service impacts on the Applicant's existing Patient Panel as a result of the Proposed Project. The Total Value of the Proposed Project based on the maximum capital expenditure is \$4,431,332.00. Any ten Taxpayers of Massachusetts may register in connection with the intended application by no later than October 5, 2025, or 30 days from the Filing Date, whichever is later, by contacting the Department of Public Health Determination of Need Program, 250 Washington Street, 6th Floor, Boston, MA 02108.

THURSDAY, SEPTEMBER 4, 2025

8. Affidavit of Truthfulness



Massachusetts Department of Public Health Determination of Need Affidavit of Truthfulness and Compliance with Law and Disclosure Form 100.405(B)

Version: 7-6-17

Instructions: Complete information below. When complete check the box "This document is ready to print". This will date stamp and lock the form. Print Form. Each person must sign and date the form. When all signatures have been collected, scan the document and e-mail to: dph.don@state.ma.us Include all attachments as requested.

Application Number: 201901 Original Application Date: 09/19/2025

Applicant Name: Sherrill House, Inc.

Application Type: Conservation Long Term Care Project

Applicant's Business Type: Corporation Limited Partnership Partnership Trust LLC Other

Is the Applicant the sole member or sole shareholder of the Health Facility(ies) that are the subject of this Application? Yes No

The undersigned certifies under the pains and penalties of perjury:

1. The Applicant is the sole corporate member or sole shareholder of the Health Facility(ies) that are the subject of this Application;
2. I have read 105 CMR 100.000, the Massachusetts Determination of Need Regulation;
3. I understand and agree to the expected and appropriate conduct of the Applicant pursuant to 105 CMR 100.800;
4. I have read this application for Determination of Need including all exhibits and attachments, and certify that all of the information contained herein is accurate and true;
5. I have submitted the correct Filing Fee and understand it is nonrefundable pursuant to 105 CMR 100.405(B);
6. I have submitted the required copies of this application to the Determination of Need Program, and, as applicable, to all Parties of Record and other parties as required pursuant to 105 CMR 100.405(B);
7. I have caused, as required, notices of intent to be published and duplicate copies to be submitted to all Parties of Record, and all carriers or third-party administrators, public and commercial, for the payment of health care services with which the Applicant contracts, and with Medicare and Medicaid, as required by 105 CMR 100.405(C), et seq;
8. I have caused proper notification and submissions to the Secretary of Environmental Affairs pursuant to 105 CMR 100.405(E) and 301 CMR 11.00;
9. If subject to M.G.L.c. 6D, § 13 and 958 CMR 7.00, I have submitted such Notice of Material Change to the HPC - in accordance with 105 CMR 100.405(G);
10. Pursuant to 105 CMR 100.210(A)(3), I certify that both the Applicant and the Proposed Project are in material and substantial compliance and good standing with relevant federal, state, and local laws and regulations, as well as with all previously issued Notices of Determination of Need and the terms and conditions attached thereto;***
11. I have read and understand the limitations on solicitation of funding from the general public prior to receiving a Notice of Determination of Need as established in 105 CMR 100.415;
12. I understand that, if Approved, the Applicant, as Holder of the DoN, shall become obligated to all Standard Conditions pursuant to 105 CMR 100.310, as well as any applicable Other Conditions as outlined within 105 CMR 100.000 or that otherwise become a part of the Final Action pursuant to 105 CMR 100.360;
13. Pursuant to 105 CMR 100.705(A), I certify that the Applicant has Sufficient Interest in the Site or facility; and
14. Pursuant to 105 CMR 100.705(A), I certify that the Proposed Project is authorized under applicable zoning by-laws or ordinances, whether or not a special permit is required; or,
 - a. If the Proposed Project is not authorized under applicable zoning by-laws or ordinances, a variance has been received to permit such Proposed Project; or,
 - b. The Proposed Project is exempt from zoning by-laws or ordinances.

Corporation:

Attach a copy of Articles of Organization/Incorporation, as amended

Patrick J. Stapleton

9/16/2025

Date

CEO for Corporation Name:

Signature:

Rev. Thomas B. Kennedy

9/16/2025

Date

Board Chair for Corporation Name:

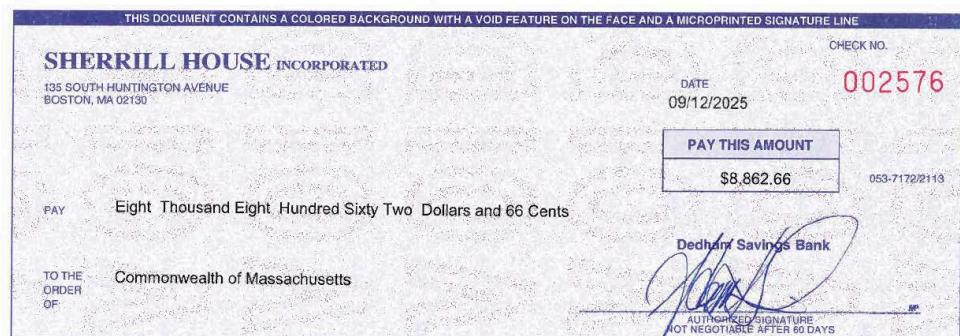
Signature:

*been informed of the contents of

**have been informed that

***Issued in compliance with 105CMR 100.00, the Massachusetts Determination of Need Regulation effective January 27, 2017 and amended December 28, 2018

9. Application Fee



3947\0011\2230230.v1