

(Sent Electronically)

May 19, 2017

Ms. Nora Mann, Esq.
Director, Determination of Need Program
Department of Public Health
250 Washington Street, 6th Floor
Boston, Massachusetts 02108

RE: Chelsea Jewish Nursing Home, Inc.
Project No. 4-1514
Request for Significant Change

Dear Ms. Mann,

We write on behalf of Chelsea Jewish Nursing Home, Inc. (the “Applicant”), the holder of the approved and in process Determination of Need (“DoN”) Project #4-1514 (“Project”). The facility has partially implemented the DoN and as a result of the more detailed planning related to the implementation; it determined that the original and amended approvals require certain modifications prior to full implementation. As a result, the Applicant hereby respectfully requests a significant change to its DoN authorization pursuant to 105 C.M.R. 100.635 (A)(3). At the same time, the Applicant is filing for final cost approval.

I. Background

On October 29, 2009, the Department approved with conditions DoN Project Number 4-1514. The project involves substantial renovation of an existing 123 Level II bed facility. The approved project scope encompassed 43,063 GSF of renovations and included renovations to the kitchen, lobby, laundry, and all nursing units. The requested MCE for this project was \$6,346,039 (June 2009 dollars).

On March 6, 2014, the Department approved a request for a significant change for an increase in gross square footage from 43,063 GSF to 50,925 GSF and an associated increase in the approved maximum capital expenditure from \$6,346,039 (June 2009 dollars) to \$12,518,692 (November 2013 dollars).

Chelsea Jewish had not proceeded with the original plan and sought an amendment to undertake more extensive renovations in order to implement the neighborhood or household model featuring smaller nursing units with a more homelike environment designed to create a more comfortable living experience for residents. The significant features of the proposed changes are highlighted as follows:

- Replacement of three existing 41 –bed nursing units with three 40 –bed units, each divided into smaller sub-units or “neighborhoods” of 20 beds each, mostly in 2 –bed rooms. Three existing beds will be permanently removed from service;

- The central kitchen and central dining rooms will be eliminated and replaced by smaller, residential-style kitchens and decentralized dining rooms located on each of the neighborhoods;
- Common areas will be relocated to the Entry and Lower Levels of the building in existing space and in new space created by building out an existing two-story opening currently connecting these two levels;
- Renovations to other functions and new finishes throughout the facility.

In previously approved projects proposing the neighborhood or household model, the Department has found the associated additional space and costs to be reasonable given the model's innovative approach to nursing care. For the most part, previous similar projects have involved new construction and nursing units largely comprised of private patient rooms. In its original project, Chelsea Jewish did not propose changes to the traditional model of nursing care and thus had not contemplated the associated space and cost requirements. As a result, the changes currently requested were not foreseen at the time the application was originally filed.

II. Unforeseen Circumstances

After starting to implement the DoN and beginning to finalize costs, the Applicant developed the detailed architectural and engineering plans and obtained current updated construction bids. In order to accomplish the basic goals of the DoN Project, the Applicant identified that costs were higher than expected, regulatory requirements needed to be met, and certain aspects of the project necessitated cost modifications.

A summary of items contributing to the construction delays and cost overruns are highlighted as follows:

- Time extensions and cost overruns in the first part of construction relate almost exclusively to unforeseen conditions that were discovered after completion of selective demolition and through the course of coordinating new work among the various sub-trades most noticeably the Mechanical, Plumbing, Fire Protection and electrical subcontractors. The unforeseen conditions encountered included:
 1. Structural metal decking below existing bathrooms on the 1st, 2nd, and 3rd floors had rusted through as a result of long term leaks. The old floor systems had to be removed, new metal decking installed and new concrete topping placed. This work delayed layout and installation of new wall framing and mechanical work.
 2. New structural steel support of the new mechanical room floor could not be installed in the required sequence because the existing central kitchen could not be taken out of service. Therefore, the work progressed more slowly in order to keep the kitchen operational.
 3. Steel framing above the existing suspended ceilings was lower than required to fit all ductwork, plumbing lines and heating lines. So, the coordination complexity increased and took longer to identify paths for all the various mechanical systems, kitchen hood, etc.
 4. Tight clearance between suspended ceilings and structure required redesign and reselection of light fixtures which also slowed progress.

5. Horizontal beams running along the street side of the building were lower than had been anticipated which required redesign of storefront metal framing and new fan coil closets.
 6. Exterior louver design for new fan coil units required redesign so equipment warranties remained in force. This delayed fabrication of storefront windows on the 1st, 2nd, and 3rd floor.
 7. Existing electrical deficiencies were discovered with original automatic transfer switches which, prior to energizing the new emergency generator, required replacement.
- Time extensions and cost overruns during the second part of construction also relate mainly to unforeseen conditions that were discovered after completion of selective demolition. In particular the existing structural column placements and fire rated walls were not located as shown on the existing as-built drawings upon which the new design was based. Items that caused extensions and cost overruns in the work include:
 1. Rooms in the lower level required a complete redesign because existing space was insufficient to accommodate accessible bathrooms. Redesign included reconfiguring the bathrooms and other rooms and all associated underground plumbing, duct risers and duct horizontals, millwork, doors and frames, etc. Redesign and complicated coordination extend the project.
 2. Seven (7) major electrical feeders supplying normal and emergency power were discovered in the middle of space that was to be used for the Residents and had to be relocated. Material orders, scheduling the work, and arranging power shutdowns in the occupied building extended the schedule.
 3. While demolishing interior spaces on the 1st, 2nd, and 3rd floor asbestos containing materials were discovered that required additional time to abate.
 4. Multiple existing structural deficiencies were discovered that required corrective work including:
 - a. Sections of precast concrete plank had been cut out to accommodate sanitary piping. Such sections were filled in with reinforcing steel and concrete.
 - b. Seismic connection between precast concrete plank and masonry bearing walls were deficient and needed to be corrected.
 - c. Old patches in existing load bearing masonry walls were deficient and needed to be corrected.
 5. Kitchen and dining areas on the 1st, 2nd, and 3rd floor required redesign to accommodate existing walls and columns that were not located in accordance with the as-built plans.
 6. Settlement of the 1st floor slab-on-grade was observed after walls were demolished. Upon removing portions of the slab for new underground plumbing it was discovered that the soil supporting the slab had settled as much as 18" in some areas. As a result, a large portion of the 1st floor slab required removal, existing unsuitable rubble backfill had to be removed, new suitable backfill installed, and slab replaced. These tasks delayed the work of other trades including metal framing, ductwork, and plumbing.

III. Inflation Adjustment

The holder is requesting inflation to the date of this request. A detailed listing of the inflation adjusted cost of the Project is provided.

IV. Changes to the Approved MCE

The holder is requesting a significant change amendment from the inflation adjusted amount of \$13,261,050 to \$14,749,356, the requested change in the MCE are attributable to unforeseen circumstances due to the changes required because of the age of the building, the deterioration discovered as walls and floors were being exposed, underestimation of construction costs (due to length of the project and condition of the building) and upgrades required to meet building codes mandated by city and state authorities. The outcomes of the upgrades are improvement to the resident's quality of life and personal safety, a more efficient and economical building and many operation efficiencies.

- The primary unforeseen increase in cost is related to two line items in the MCE; renovation costs and architect costs. (Detailed explanation for the unforeseen additional cost is documented in Section II above)
 1. Construction Cost – increase from inflation adjusted cost of \$10,741,318 to \$12,740,882
 2. Architect Cost – increase from inflation adjusted cost of \$741,510 to \$1,040,340
- The following are the line items that have reduced from the previous MCE
 1. Depreciable Land Development Costs – decrease from \$300,841 to \$31,790 – mainly due to these costs being included in the construction contract
 2. Pre/Post Planning cost – decrease from \$104,341 to \$64,195 – less cost than originally anticipated
 3. Net Interest Expense – decrease from \$441,047 to \$431,459
 4. Major Moveable Equipment – decrease from \$529,650 to \$397,634

V. Patient Panel

Caring for those with Dementia and other cognitive diseases, Chelsea Jewish Nursing Home has a DPH approved dementia unit. The DPH standards include, staffing, programming and compliance with the regulations.

At the Chelsea Jewish Nursing Home, they are radically redefining and re-envisioning what nursing home life is – and how to live with aging, illness, Alzheimer's or dementia. A typical day in the Kaleidoscope Program consists of an arts program in the morning such as flower arranging, song-writing, listening to music or a creative group discussion. Afternoons are filled with competitions involving staff and residents in such activities as shuffle toss, bowling, and basket toss games and fishing tournaments. Night activities include card games, art projects concerts and birthday/holiday celebrations.

Those who are served in their dementia units have varied physical and emotional needs supported by programming that continues into the evening when those with sun downing and other behaviors can escalate.

With dementia, there are those who display behaviors that can be difficult to manage. With our specially trained staff we are able to manage many behaviors with a rehabilitative model. CJNH also supports these needs with on-site psychologists and mental health professionals.

See attached excel spreadsheet for demographic data.

VI. Request for Significant Change

In accordance with the provisions of 105 C.M.R. 100.635 (A)(3), the Applicant respectfully requests that the Department approve a significant change to its DoN authorization. This approval will permit the Holder to address and complete the critical need for renovation of the facility's aged physical plant. Moreover, upon completion of the Project, the construction and renovation will increase the Holder's operating efficiency and resident safety and improve nursing unit size and efficiency.

Specifically, the Applicant requests a significant change amendment approval for an increase over the inflated amount to an MCE of \$14,749,356 (May 2017 dollars), which includes an inflation increase of 5.93% from the previously amended MCE of \$12,518,692 (November 2013 dollars) to an inflated MCE of \$13,261,050 (May 2017 dollars). In compliance with the regulations applicable to significant changes, 105 C.M.R. 100.635 (A)(3), the Applicant states the following:

- The original request is being submitted to the DoN Program Director electronically. A copy of the request is also being filed with the Regional Health Office, the Executive Office of Elder Affairs, the Department of Public Health Plan Review, the Department of Public Health Licensure, and the Center for Health Information and Analysis. In accordance with 105 C.M.R. 100.635 (A)(3), this request contains a narrative comparison of the approved project and the proposed changes and the rationale for the proposed changes.
- Included is a Certificate of Truthfulness and Proper Submission pursuant to 105 C.M.R. 100.405(B), certifying to the truthfulness of the facts contained in the request and that the requisite number of copies of this request have been sent to the Program Director, Central Regional Health Office, the Executive Office of Elder Affairs, and the Center of Health Information and Analysis.
- In accordance with 105 C.M.R. 100.405(C), the Applicant shall cause notice of the proposed amendment to the approved determination of need be published prior to the filing. Original newspaper notice will be sent to the Department.

The Department's approval of this request will be consistent with the DoN Program's mandate to ensure satisfactory access to quality health care at reasonable costs. Chelsea Jewish needed repairs and renovations to continue to meet the needs of the current and future residents it serves. To that end we respectfully request that you approve this request, which has been submitted in conformance with 105 C.M.R. 100.635 (A)(3) of the Department's DoN Regulations.

Chelsea Jewish Nursing Home, Inc.
Project No. 4-1514
Request for Significant Change
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We thank you for your consideration of this request. Please do not hesitate to contact me if you have any questions or require additional information.

Sincerely,



Mark Cummings, CPA
Principal
617-984-8188
Mark.cummings@claconnect.com

Enclosures

cc: Chelsea Jewish, Jeffrey Landa, jlanda@chelseajewish.org
EOEA, Alice Bonner, alice.bonner@state.ma.us
HCFLC, Stephen Davis, stephen.davis@state.ma.us
HCFLC, Sherman Lohnes, sherman.lohnes@state.ma.us
CHIA, Patty McCusker, patty.mccusker@state.ma.us
MassHealth, Thomas Lane, thomas.lane@state.ma.us
AGO, HCD-DON-Filings@state.ma.us
MetroBoston Regional Health Office

Chelsea Jewish Nursing Home, Inc.
ATTACHMENT II

Inflation from November-13
according to Marshall Valuation's Service Current Building cost indexes for
Methuen, MA 01800

Step 1
Eastern A

	To May-17	3152.8	=	
	From November-13	2999.7		1.051

Step 2
Local Multiplier only quarterly (Jan-Apr-Jul-Oct)

	To May-17	1.28	=	
	From November-13	1.27		1.0079

Step 3

	1.0079	X	1.051	=	1.0593
	Inflation factor to Use				<u>5.93%</u>

for Major Movable Equipment (\$3,180 per bed in January, 1993 dollars)

	To May-17	3152.8	=	
	From January-93	1507.5		2.091
\$3,180	X	2.091	=	<u>\$6,649</u> per Bed

CAPITAL COST ESTIMATE

**MASSACHUSETTS DEPARTMENT OF PUBLIC HEALTH - DIVISION OF HEALTH CARE QUALITY
99 CHAUNCY STREET, 2ND FLOOR, BOSTON, MA 02111 (617) 753-7340**

FORM 4 6-2000

Facility Name: Chelsea Jewish Nursing Home, Inc. DoN Project No.: 4-1514 Location: 17 Lafayette Avenue , Chelsea, MA Zip Code: 02150

Gr. Sq. Ft¹ 50,925 #/Bed¹ 120 \$/Bed¹ \$122,911 Sq.Ft./Bed¹ 424 (¹ excluding DoN exempt beds and outpatient services)

<u>Category of Expenditure</u>		New Construction Approved Costs* (Nov / 2013)	Renovation Approved Costs* (Nov / 2013)	New Construction Present Estimates** (May / 2017)	Renovation Present Estimates** (May / 2017)
	(month & year dollars)				
<u>Land Costs:</u>					
1. Land Acquisition		\$ -	\$ -	\$ -	\$ -
2. Site Survey and Soil Investigation		\$ -	\$ -	\$ -	\$ -
3. Other Non-Depreciable Land Development ^a		\$ -	\$ -	\$ -	\$ -
4. Total Land Costs (Lines 1 through 3)		\$ -	\$ -	\$ -	\$ -
<u>Construction Costs:</u>					
5. Depreciable Land Development Cost ^p		\$ -	\$ 284,000	\$ -	\$ 31,790
6. Building Acquisition Cost		\$ -	\$ -	\$ -	\$ -
7. Construction Contract (including bonding costs): <u>Use these costs to calculate plan review fee</u>		\$ -	\$ 10,140,015	\$ -	\$ 12,740,882
8. Fixed Equipment Not in Contract		\$ -	\$ -	\$ -	\$ -
9. Architectural Cost (includes fees, printing, supervision, etc.) and Engineering Cost		\$ -	\$ 700,000	\$ -	\$ 1,040,340
10. Pre-filing Planning & Development Costs		\$ -	\$ 98,500	\$ -	\$ 20,378
11. Post-filing Planning & Development Costs		\$ -	\$ -	\$ -	\$ 43,817
12. Other (specify): 0		\$ -	\$ -	\$ -	\$ -
13. Other (specify): 0		\$ -	\$ -	\$ -	\$ -
Other (specify): 0		\$ -	\$ -	\$ -	\$ -
Other (specify): 0		\$ -	\$ -	\$ -	\$ -
Other (specify): 0		\$ -	\$ -	\$ -	\$ -
14. Net Interest Expense During Construction ^c		\$ -	\$ 416,357	\$ -	\$ 431,459
15. Major Movable Equipment		\$ -	\$ 500,000	\$ -	\$ 397,634
16. Total Construction Costs (lines 5 through 15)		\$ -	\$ 12,138,872	\$ -	\$ 14,706,300
<u>Financing Costs:</u>					
17. Cost of Securing Financing (legal, administrative, feasibility studies, mortgage insurance, p		\$ -	\$ 379,820	\$ -	\$ 43,056
18. Bond Discount		\$ -	\$ -	\$ -	\$ -
19. Other (specify) _____		\$ -	\$ -	\$ -	\$ -
20. Total Financing Costs (Lines 17 through 19)		\$ -	\$ 379,820	\$ -	\$ 43,056
21. Estimates Total Capital Expenditure (Line 4+Line16+Line 20)		\$ -	\$ 12,518,692	\$ -	\$ 14,749,356

*Amount Approved by the Public Health Council

**Check as appropriate: Preliminary Updated Final Post-Final

^aExamples Other Non-Depreciable Land Development Costs: commissions to agents for purchase of land, attorney fees related to land, demolition of old buildings, clearing and grading, streets, removal of ledge, off-site sewer and water lines, public utility charges necessary to service the land, zoning requirements, and toxic waste removal.

^bExamples of Depreciable Land Development costs; construction of parking lots, walkways and walls; on-site septic systems; on-site water and sewer lines; and reasonable and necessary landscaping.

^cDescribe assumptions used in calculating interest rates and costs.

Inflation Factor Used: 5.93% If Final-Date DPH Final Plan Approval: _____

Contact Person: _____

Date: _____ Telephone #: _____

in Plymouth rollover crash

Plymouth, where she was later pronounced dead, according to police.

Police said it was unclear which man was driving. A preliminary investigation determined the Wrangler was traveling from Cherry Street onto

the 44 eastbound when the driver lost control of the vehicle, crossed both eastbound lanes, veered through a grass median onto the westbound side of the way, according to police. After going over on the infield, state

police say the vehicle came to rest next to the off-ramp from Route 44 westbound to Cherry Street.

Police said they were looking into whether speed played a factor or if the women were wearing seat belts.

FOR MORE NEWS, TURN TO PAGES 18 AND 19.

The cause of the crash is being investigated by the State Police Collision Analysis and Reconstruction Section, the State Police Crime Scene Services Section and the State Police Detective Unit for Plymouth County.

— owen.boss@bostonherald.com

boy hit by car at school injuries 'significant'

While driving immediately after the accident, the driver was taken to a hospital for surgery, said. The driver was taken to a hospital for surgery, said.

Police said the driver was taken to a hospital for surgery, said.

Police said the driver was taken to a hospital for surgery, said.

At this point it does look like it's just a tragic accident ... From what we're hearing, the vehicle was operating at a very low speed.

The boy is not a student at the school, she said.

"All of the individuals involved in the crash were at the Schofield School for non-school related events," Cleary said, noting that there is a playground and athletic fields there, "so it's not uncommon for lots of people to be here, especially on such a nice day."

A 42-year old mother, her husband and their 9-year-old daughter — a third grader at the school — came to the scene last night to try to find out more about what happened, only to find it cordoned off by police.

"It's very shocking news," said the mother, who declined to give her name. "We were telling her (their daughter) she needs to be very careful. We hope the boy will be all right."

— marie.szaniszo@bostonherald.com

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PUBLIC ANNOUNCEMENT CONCERNING Chelsea Jewish Nursing Home, Inc.

Chelsea Jewish Nursing Home, Inc., d/b/a Chelsea Jewish Nursing Home located at 17 Lafayette Avenue, Chelsea, Massachusetts, intends to file an amendment with the Department of Public Health for a significant change to the approved but not yet fully implemented Determination of Need (DoN) Project #4-1514. The approved DoN project included gross square footage of 50,925 GSF for renovations and other improvements to the existing 123 bed facility. The proposed amendment will include continued renovations to the existing facility. This will increase the cost renovations to an estimated maximum capital expenditure of \$14,749,356 (May 2017 dollars). Persons who wish to comment on the proposed amendment must submit written comments by June 8, 2017 or within 20 days of the filing date of the amendment request to the Department of Public Health: Attention Program Director, Determination of Need Program, 250 Washington Street, 6th Floor Boston, Massachusetts 02108. The request for amendment may be inspected at such address and also at the Massachusetts Department of Public Health Metro Boston Regional Health Office, 5 Randolph Street, Canton, MA 02021.

ANNOUNCEMENT CONCERNING

Rehabilitation & Skilled Care Center
174 Forest Hills Street
Jamaica Plain, MA 02130

The Department of Public Health, Division of Health Care and Certification (the Department) received a proposed change in ownership of Laurel Ridge Skilled Care Center, 174 Forest Hills Street, Jamaica Plain, MA 02130, from Lutheran Home of Jamaica Plain, Inc., 14 East Suite 300, Worcester, MA if deemed suitable by the Department to purchase the nursing home from the current owner. There will be no changes in the bed capacity or the services provided at the Laurel Ridge Rehabilitation & Skilled Care Center. A petition may be requested upon a petition by any group of ten persons. The petition shall include the name, address and signature of the petitioner, comments concerning the facility's ability to provide the services and petitions for a public hearing, may be requested from the Department of Public Health, Division of Health Care and Certification, Suitability Review Office, 99 South Street, Boston, MA 02111, for a period of 14 days after the filing of the petition. All written or oral comments submitted to the Department of Public Health, Division of Health Care and Certification, Suitability Review Office, 99 South Street, Boston, MA 02111, for a period of 14 days after the filing of the petition.



HOWIE CARR'S KENNEDY BABYLON BOOK TOUR



SATURDAY, MAY 20th

8 Highland Cmns E
Hudson, MA
12:00 to 1:30

71 Sack Blvd
Leominster, MA
2:30 to 4:00



www.bostonherald.com

FRIDAY, MAY 19, 2017 BOSTON

Nicholas.Tsarpatis@state.ma.us. Any such comments must be received by DCAMM no later than 5:00 pm on June 9, 2017. Copies of the proposed regulation changes are available from DCAMM by contacting Mr. Tsarpatis as above. This notice should be uploaded to <http://masspublicnotices.org>.

May 19

Public Notice

The Boston Redevelopment Authority ("BRA") d/b/a Boston Planning and Development Agency ("BPDA") pursuant to Article 80, Section 80B-2 of the Boston Zoning Code (the "Code"), hereby gives notice that a joint Environmental Notification Form and "expanded" Project Notification Form ("ENF/EPNF") was submitted pursuant to Section 80B-5 of the Code by HRP 776 Summer Street, LLC (the "Proponent") on May 15, 2017. The ENF/EPNF describes the construction of a new mixed use development project known as the L Street Station Redevelopment Project (the "Project"), in the South Boston neighborhood in Boston, Massachusetts.

The Project will be developed on an approximately 15-acre site, along the Reserved Channel, located at 776 Summer Street, (the "Project Site"). The Project Site is bounded on the west by Third Street on the south by East 1st Street, on the east by a land parcel owned by the Massachusetts Bay Transportation Authority, and to the north by the Reserved Channel and the Conley Terminal Dedicated Freight Corridor. The Project Site contains a series of buildings and legacy infrastructure related to the Boston Edison L Street Power Station. The Project will include rehabilitation of a portion of the historically significant power station, clean up and abatement of the Project Site, the transformation of previously inaccessible space into a new mixed-use waterfront destination, as well as the provision of new public outdoor open space.

The Proponent is seeking the issuance of a Scoping Determination by the BPDA pursuant to Section 80B-5.3(d). The BPDA, in the Scoping Determination, will review the ENF/EPNF and any other public comments the Authority finds that such ENF/EPNF adequately describes the Project's impacts. The ENF/EPNF may be viewed at the following location: Office of the Secretary of the BPDA, Boston City Hall, Boston, MA 02210 (Monday through Friday, 9 AM to 5 PM, except legal holidays). Public comments on the ENF/EPNF, including the comments of public agencies, should be transmitted to Gary Uter, Project Manager, BPDA, at the address stated above, or by email at Gary.Uter@boston.gov by Friday, July 7, 2017.

Boston Planning and Development Agency
Teresa Polhemus, Executive Director/Secretary

May 19

Massachusetts Department of Environmental Protection
Northeast Regional Office
Wetlands and Waterways
205B Lowell Street
Wilmington, MA 01887
(978) 694-3200

Massachusetts Department of Environmental Protection
401 Dredging Program
1 Winter Street
Boston, MA 02108
(617) 292-5893

Public Notice

Pursuant to 33 U.S.C. 1341 and M.G.L. c. 21, §43, notice is being given of a 401 Water Quality Certification application for the Conley Terminal Revitalization New Riverfront and Developing Project at Paul W. Conley Maritime Terminal, Boston, MA 0205. The Massachusetts Port Authority, One Harborside Drive, Suite 2005, East Boston, MA, 02128. Additional information may be obtained from Matthew Gove, Project Manager, Environmental Permitts, at 617-568-3546 or at the address above. Written comments should be sent to Massachusetts DEP, Northeast Regional Office, Wetlands and Waterways, 205B Lowell Street, Wilmington, MA 01887 within 21 days of this notice. Any group of 10 persons, any aggrieved person, or any governmental body or private organization with a mandate to protect the environment who submits written comments may appeal the Department's Certification. Failure to submit written comments before the end of the public comment period may result in the waiver of any right to an adjudicatory hearing.

May 19

LEGAL NOTICES

Auction Sale of undecreeded parcels of Empire Loan Co. 1136 Washington St. Boston, MA, on June 6, 2017 @ 10:00 a.m. by Harvey Cohen, Auctioneer, MA, Lic. #353

LEGAL NOTICES

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TERMS OF SALE: Ten thousand and 00/100 (\$10,000.00) dollars to be paid in cash or bank check by the purchaser at the time and place of sale. The balance is to be paid in cash or bank check within five days thereafter to the firm of Schrier & Associates, P. C. 1005 Duxbury Avenue, Boston, MA 02125. The deed will be provided to the purchaser for recording upon receipt of the full purchase price.

The premises will be sold "as is" subject to and with the benefit of all restrictions, easements, improvements, federal tax liens and rights of redemption for unpaid federal taxes, state tax liens, outstanding tax titles, municipal or other public taxes, water & sewer charges, assessments, liens or claims in the nature of liens, and existing encumbrances of record created prior to the mortgage being foreclosed. The premises shall be subject to all leases and tenancies having priority over said mortgage, if any. The premises will be sold subject to all laws and ordinances, including but not limited to, State Sanitary Code and Zoning laws and ordinances.

The mortgage reserves the right to postpone the sale to a later date and to postpone the sale at the time and date appointed for the sale and to further postpone the sale to a later date by public proclamation at the time and date for the sale, and the mortgagee reserves the right to sell the property to the best bidder in order if the winning bidder defaults. The description of the premises contained in said mortgage shall control in the event of an error in this publication. Other terms to be announced at the sale.

By order of the present holder of said Mortgage who hereby reserves the right to bid at said sale.

Little Angel Financial, Inc.
By its attorney
Stuart T. Schrier
Schrier & Associates, PC
3005 Dorchestershire Ave
Boston, MA 02125
(617) 436-1200

May 5, 12, 19

LEGAL NOTICES

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PUBLIC ANNOUNCEMENT CONCERNING

Chelsea Jewish Nursing Home, Inc.

Chelsea Jewish Nursing Home, Inc., d/b/a Chelsea Jewish Nursing Home located at 17 Lafayette Avenue, Chelsea, Massachusetts, intends to file an amendment with the Department of Public Health for a significant change to the approved but not yet fully implemented Determination of Need (DON) Project #4-1514. The approved DON project included gross square footage of 50,925 GSF for renovations and other improvements to the existing 123 bed facility. The proposed amendment will include continued renovations to the existing facility. This will increase the cost renovations to an estimated maximum capital expenditure of \$14,749,356 (May 2017 dollars). Persons who wish to comment on the proposed amendment must submit written comments by June 8, 2017 or within 20 days of the filing date of the amendment request to the Department of Public Health: Attention Program Director, Determination of Need Program, 250 Washington Street, 6th Floor Boston, Massachusetts 02108. The request for amendment may be inspected at such address and also at the Massachusetts Department of Public Health Metro Boston Regional Health Office, 5 Randolph Street, Canton, MA 02021.

Public Announcement Concerning

Laurel Ridge Rehabilitation & Skilled Care Center

174 Forest Hills Street, Jamaica Plain, MA 02130

On April 26, 2017, the Department of Public Health, Division of Health Care Facility Licensure and Certification (the Department) received notification of a proposed change in ownership of Laurel Ridge Rehabilitation & Skilled Care Center, 174 Forest Hills Street, Jamaica Plain, MA 02130. Lutheran Home of Jamaica Plain, Inc., 14 East Worcester Street, Suite 300, Worcester, MA if deemed suitable by the Department, intends to purchase the nursing home from the current owner. There will be no changes in the bed capacity or the services provided by Laurel Ridge Rehabilitation & Skilled Care Center. A public hearing may be requested upon a petition by any group of ten adults. Such petition shall include the name, address and signature of each adult. Written comments concerning the facility's ability to provide quality long-term care services and petitions for a public hearing, may be addressed to the Department of Public Health, Division of Health Care Facility Licensure and Certification, Suitability Review Office, 99 Chauncy Street, 11th Floor, Boston, MA 02111, for a period of 14 days following this publication. All written or oral comments submitted to the Department may be posted on the Department's website and released in response to a request for public records.

Choice Voucher Program (HCVP) funds under Section 8 of the Housing Act of 1937, as amended, for the following project:

Jackson Square Site 3: The Jackson Square Site 3 project involves the new construction of two residential buildings on three acres of vacant and underutilized land at 25 Amory Street and 250 Centre Street in the Jamaica Plain/Roxbury neighborhood of Boston. This transit-oriented development, located next to the Jackson Square MBTA station, will create a total of 156 units of mixed-income housing; 2,400 square feet of retail space; a 60,000 square foot linear park with pedestrian and bike paths; recreation areas; a 3,000 square foot community plaza; and a new two-way roadway open to public travel. The new building at 25 Amory Street will be approximately 147,900 gross square feet and include 44 rental apartments and 22 parking spaces. The building located at 250 Centre Street will be approximately 102,750 gross square feet and will include 112 affordable and market-rate units and the 2,400 square feet of neighborhood focused retail space. Approximately eighty (80) parking spaces have been incorporated into the building. Boston Redevelopment Corporation (BPDC) and The Community Builders Development Corporation (CMB) are the joint owners of the project. The total project cost is approximately \$62,800,000, with \$2,000,000 in federal HOME funds from the City of Boston. The project developers will be seeking from the Commonwealth of Massachusetts an amount up to \$1,500,000 in federal HOME funds and twenty (20) project-based vouchers.

FINDING OF NO SIGNIFICANT IMPACT

The City of Boston has determined for itself and the Commonwealth of Massachusetts concurs that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. A National Effect Information Statement (NEIS) under the Environmental Policy Act of 1969 (EPA) is not required. Record Error: The NEPA Compliance Unit, 26 Court Street, 11th Floor, Boston, MA 02114, and may be expanded or Bridge St, Suite 300, Boston, MA 02114, and may be expanded or copied weekdays 9:00 a.m. to 4:00 p.m., excluding legal holidays.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the DND Compliance Unit, 26 Court St., Boston, MA 02108, or to DHCD, 100 Cambridge St, Suite 300, Boston, MA 02114. All comments received by June 5, 2017 will be considered by the City of Boston and the Commonwealth of Massachusetts prior to authorizing submission of a request for release of funds. Comments should specify which notice they are addressing.

RELEASE OF FUNDS

The City of Boston certifies to HUD that Martin J. Walsh, in his official capacity as Mayor and DHCD, certifies Catherine Racer, in her official capacity as City and Office action is brought to accept the jurisdiction of the Federal Courts if an action is brought to accept the jurisdiction of the Federal Courts in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities, and allows the City of Boston and the Commonwealth of Massachusetts to use Program Funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the City of Boston's and the Commonwealth of Massachusetts' certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later), only if they are on one of the following bases:

- (a) The certification was not executed by the Certifying Officer of either the City of Boston or the Commonwealth of Massachusetts;
- (b) The City of Boston or the Commonwealth of Massachusetts has omitted a step or failed to make a decision of finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient has committed violations or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504, has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58) and shall be addressed to the Environmental Officer, Department of Housing and Urban Development, Thomas P. O'Neill Federal Building, 10 Causeway Street, Boston, MA 02222-1092. Potential objectors should contact HUD to verify the actual last day of the objection period.

Martin J. Walsh
Mayor, City of Boston
1 City Hall Plaza
Boston, MA 02201

Catherine Racer
Associate Director
Department of Housing and Community Development
100 Cambridge Street, Suite 300 Boston, MA 02114

May 19