



The Commonwealth of Massachusetts
Executive Office of Health and Human Services
Department of Public Health
250 Washington Street, Boston, MA 02108-4619

MAURA T. HEALEY
Governor

KIMBERLEY DRISCOLL
Lieutenant Governor

KATHLEEN E. WALSH
Secretary

ROBERT GOLDSTEIN, MD, PhD
Commissioner

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October 12, 2023

Via email - kkoprowski@strategiccares.com

Karen Koprowski
Regulatory Advisor
Strategic Care Solutions, LLC
92 Montvale Ave, Suite 2300
Stoneham, MA 02180

Final Action: Notice of Determination of Need - Long Term Centers of Wrentham, Inc.
Significant Change Amendment to DoN #22032815-CL

Dear Ms. Koprowski,

This shall serve as notification that, based on the information provided by the Applicant and staff analysis, and pursuant to M.G.L. c. 111, § 25C and the regulatory provisions of 105 CMR 100.000 et seq, including 105 C.M.R. 100.635(A), I hereby approve the request for Significant Change to its previously approved DoN Project #22032815-CL filed by Long Terms Centers of Wrentham, Inc., for renovations to restore and sustain Serenity Hill Nursing and Rehabilitation Center (located at 655 Dedham Street Wrentham, MA 02093).

The approval, at the above location, is for a decrease in the capital expenditure of the project related to circumstances that could not have been reasonably foreseen. The total approved capital expenditure is now decreased from \$7,043,250 (March 2022 dollars) to \$4,573,402 (June 2023 Dollars). The total approved CHI is \$45,734.02.

Based upon a review of the materials submitted the Department of Public Health found that this request falls within the definition of Significant Change that includes " ... Any change, modification, or deletion of components within a previously issued Notice of Determination of Need that is not an Immaterial Change" and that the proposed change is both within the scope of the Notice of Determination of Need and is reasonable. This Notice of Final Action incorporates by reference the Application, and the Memorandum to the Commissioner.

Under 100.635(A) " ... Final Actions may include additional terms and Conditions to be attached to the Notice of Determination of Need." This approval is conditioned as described in the

Memorandum, a copy of which is attached hereto and made a part hereof. All other conditions in DoN Project #22032815-CL remain in effect.

In compliance with the provisions of 105 CMR 100.310 A (2) and (11) the Holder shall submit an Acknowledgment of receipt to the Department (attached) and also include a written attestation of participation or intent to participate in MassHealth.

In Compliance with the provisions of 105 CMR 100.360 the Department has prescribed the following Other Conditions:


1. The total CHI contribution of \$45,734.02, will be directed to the Massachusetts Healthy Aging Fund.
2. To comply with the Holder's obligation to contribute to the Massachusetts Community Health and Healthy Aging Fund, the Holder must submit payment to Health Resources in Action (the fiscal agent for the Statewide Funds) in one installment of \$45,734.02 as follows:
 - a. The Holder must submit the check to HRiA within 30 days from the date of the approved Notice of Determination of Need.
 - b. The Holder must promptly notify DPH (CHI contact staff) when payment has been made.

Payment should be sent to:
Health Resources in Action, Inc. (HRiA)
2 Boylston Street, 4th Floor
Boston, MA 02116
Attn: Ms. Bora Toro

Ongoing compliance with the conditions and all terms of the DoN is, pursuant to the Regulation, a precondition to the filing of any future DoN by the Holder.

Please notify the DoN Program at DPH.DON@State.MA.US of the anticipated completion date of all the components of the DoN-approved Project once it has been established. Additionally, send an email confirming the Project's completion (licensure/ amended licensure approval date) and the first day of operations to determine the annual DoN reporting timeline.

Sincerely,


Robert Goldstein, MD, PhD
Commissioner, Massachusetts Department of Public Health

cc:

Dennis Renaud, Director Determination of Need Program
Elizabeth Kelley, Director Bureau of Health Care Safety and Quality
Rebecca Kaye, General Counsel's Office
Stephen Davis, Director, Division of Health Care Facility Licensure and Certification
Judy Bernice, Division of Health Care Facility Licensure and Certification
Daniel Gent, Division of Health Care Facility Licensure and Certification
Samuel Louis, Office of Health Equity
Jennica Allen, Division of Community Health Planning and Engagement
Elizabeth Maffei, Division of Community Health Planning and Engagement
Katelyn Teague, Division of Community Health Planning and Engagement
Emily Williamson, Center for Health Information and Analysis
Katherine Mills, Health Policy Commission
Eric Gold, Office of the Attorney General
Elizabeth Chen, Secretary, Executive Office of Elder Affairs
Tomaso Calicchio, Executive Office of Health and Human Services
Hai Nguyen, Executive Office of Health and Human Services
Karina Mejias, Executive Office of Health and Human Services