



CliftonLarsonAllen LLP
300 Crown Colony Drive, Suite 310
Quincy, MA 02169
617-984-8100 | fax 617-984-8150
CLAconnect.com

November 14, 2018

Via Email – dph.don@state.ma.us

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

RE: Determination of Need Application – Deutsches Altenheim, Inc.
Application No. 18111411-AM

Dear Ms. Mann,

Pursuant to 105 CMR 100.000 (“Regulations”), on behalf of Deutsches Altenheim, Inc., d/b/a German Centre for Extended Care (“Applicant”), we are submitting the related documents to accompany Determination of Need Amendment Application No. 18111411-AM. The Applicant requests approval for a minor amendment to account for previously unforeseen circumstances in order to complete the renovation of the Applicant’s physical plant consistent with its prior DoN Approval at 2222 Centre Street, West Roxbury, MA 02132. The Applicant does not anticipate any price or service impact on the existing Patient Panel as a result of the Amendment.

We believe that the Applicant has met the requirements of the regulations and guidelines.

Thank you for your consideration of this request. Please contact me should you have any questions or need further information.

Sincerely,
CLIFTONLARSONALLEN

A handwritten signature in blue ink that reads 'Denise Soucy'.

Denise Soucy, NHA, MBA
Director, Healthcare
617-984-8163

denise.soucy@CLAconnect.com

November 14, 2018
Deutsches Altenheim, Inc.
Application No. 18111411-AM
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Enclosures

Cc: Alice Bonner, Executive Office of Elder Affairs
Stephen Davis, Healthcare Facility Licensure & Certification
Sherman Lohnes, Healthcare Facility Licensure & Certification
Patty McCusker, Center for Health Information and Analysis
Kate Mills, Health Policy Commission
Whitney Moyer, MassHealth Office of Long Term Services and Supports
Attorney General's Office
Michael Lincoln, CEO, German Centre for Extended Care

Deutsches Altenheim, Inc.
Application # 18111411-AM

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Attachment 1 – Amended MCE Breakdown

**German Centre for Extended Care
Attachment I**

Category of Expenditure	APPROVED MCE	MCE ADJ. FOR INFLATION	REQUESTED MCE	DIFFERENCE (C-B)
	A - Renov	B - Renovation	C - Renov.	D - Renovation
	Nov-16	Oct-18	Oct-18	
	APPROVED MCE	MCE ADJ. FOR INFLATION	REQUESTED MCE	DIFFERENCE (C-B)
Construction Costs:				
Land Costs				
1 Land Acquisition		\$ -	\$ -	\$ -
2 Site Survey and Soil Investigation		-	\$ -	-
3 Other Non-Depreciable Land Development a		-	\$ -	-
4 Total Land Costs (Lines 1 through 3)	\$ -	\$ -	\$ -	\$ -
Construction Costs:				
5 Depreciable Land Development Cost b	\$ 104,940	\$ 107,742	\$ 75,000	\$ (32,742)
6 Building Acquisition Cost		-	\$ -	-
7 Construction Contract New Construction (including bonding costs):		-		-
Use these costs to Renovation calculate plan review fee	\$ 5,047,000	5,181,755	\$ 5,194,877	13,122
8 Fixed Equipment not in Contract		-	\$ -	-
9 Architectural Cost (includes fees, printing, supervision, etc.) and Engineering Cost	\$ 300,000	308,010	\$ 328,790	20,780
10 Pre-filing Planning & Development Costs	\$ 62,964	64,645	\$ 9,461	(55,184)
11 Post-filing Planning & Development Costs	\$ 49,532	50,855	\$ 74,695	23,840
12 Other (specify):		-	\$ -	-
13 Other (specify):		-	\$ -	-
13a Other (specify):		-	\$ -	-
13b Other (specify):		-	\$ -	-
13c Other (specify):		-	\$ -	-
14 Net Interest Expense During Construction c	\$ 74,880	76,879	\$ 223,535	146,656
15 Major Movable Equipment	\$ 760,000	780,292	\$ 903,537	123,245
16 Total Construction Costs (lines 5 through 15)	\$ 6,399,316	\$ 6,570,178	\$ 6,809,895	\$ 239,717
Financing Costs:				
17 Cost of Securing Financing (Legal, Administrative, Feasibility Studies, Mortgage Insurance, Printing,	\$ 92,000	\$ 94,456	\$ 117,523	\$ 23,067
18 Bond Discount	\$ -	-	\$ -	-
19 Other (specify)	\$ -	-	\$ -	-
20 Total Financing Costs (Lines 17 through 19)	\$ 92,000	\$ 94,456	\$ 117,523	\$ 23,067
21 Estimated Total Capital Expenditure (Lines 4 + Line 16 + Line 20)	\$ 6,491,316	\$ 6,664,634	\$ 6,927,418	\$ 262,784
				0.00
Inflation - see Attachement II		2.67%		3.94%

Notice of Intent

performance, we'll drink to that. And eat — at a great spot along today's parade route. Here are a few delicious places close to the action.

Bleacher Bar
82A Lansdowne St.
bleacherbarboston.com
Located beneath Fenway's bleachers looking out directly onto center field, Bleacher Bar is hosting a parade party today from 10 a.m. to 1 p.m. Tullamore Dew will be on site sampling cocktails, hosting giveaways and more.

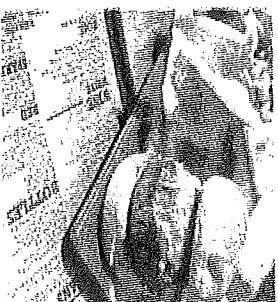
Game On
82 Lansdowne St.
gameonboston.com
Game On, right next to Fenway Park, will be hosting the AMP 103.3 radio party with Coors Light.

There will be a DJ, giveaways and more. AMP will have their street team and on-air personality, JD, on site from 9:30 a.m. to 1 p.m. And of course, Max & Leo's pizza will be available.

Lansdowne Pub
1 Lansdowne St.
lansdownepub.com
Another Fenway spot worth checking out is the Lansdowne Pub.

Opening at 10 a.m. for a pre-parade celebration, attendees can enjoy specialty cocktails and breakfast options, plus some Red Sox themed decor, which is bound to make for some great photo ops.

Back Bay Social Club
867 Boylston St.
backbaysocialclub.com
As the parade moves out of Fenway and into the Back Bay, one hot spot to check out is Back Bay Social. Located right along the parade's route, this is a great spot to catch all the action. Starting at 10 a.m., Back



ON THE BASE PATH: Fuel up with a burger from Back Bay Social Club.

Bay Social will be serving up some of their favorite fall breakfast specials, including maple glazed donuts, avocado toast and Belgian waffles.

Towne Stove & Spirits
900 Boylston St.
townestove.com
Next to the Hynes Convention Center, Towne is another prime spot for taking in the parade; the restaurant will be open at 8 a.m. today, serving from all bars.

Their bar menu will be served until 4 p.m., and dinner will be served starting at 4 p.m.

Ora Trattoria
653 Boylston St.

USERS AS WELL AS UREA NEW Sox Sliders. Their patio can seat 60 and is another perfect spot to enjoy the parade.

Bar Boulud
776 Boylston St.
barboulud.com/boston/
Bar Boulud is celebrating the World Series champs with some fun parade day specials.

Watch the duck boats roll down Boylston Street while enjoying a Bar Boulud Signature DB Dog (and anyone who orders it can enjoy an additional complimentary hot dog), \$1 oysters, \$5 house draft beers and two J.D. Martin cocktails for \$28.

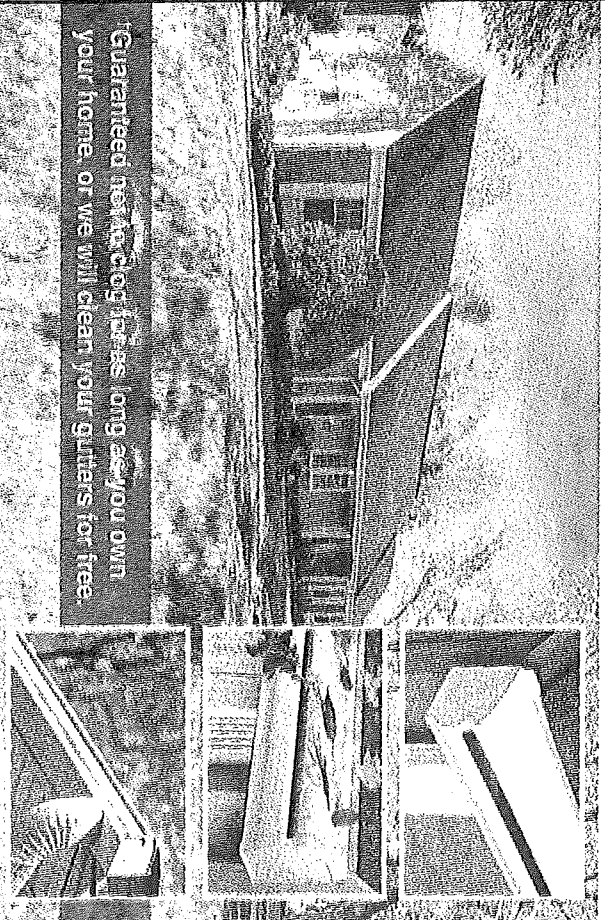
Boston Chops DTX
52 Temple Place
bostonchops.com
A new edition to the hot Theater District dining scene, Boston Chops DTX, is located toward the end of the parade route.

They will be opening today at 11:30 a.m., serving up a \$10 Monster Hotdog, made with a prime beef hot dog, pickled cabbage, housemade mustard, aioli and crispy onions.

PUBLIC ANNOUNCEMENT CONCERNING d/b/a German Centre for Extended Care

Deutsches Altenheim, Inc. d/b/a German Centre for Extended Care ("Applicant") is a long term care facility located at 2222 Centre Street, West Roxbury, Massachusetts. It intends to file a Minor Amendment ("Application") to its already approved Determination of Need Project ("Don") #4-1586 with the Massachusetts Department of Public Health for an increase in the approved maximum capital expenditure ("MCE"). The Applicant is requesting an increase in its approved MCE of \$6,491,316 (November 2016 Dollars), which adjusted for inflation is \$6,664,634 (October 2018 Dollars), to \$6,927,418 (October 2018 Dollars) to account for previously unforeseen circumstances in order to complete the renovation of the Applicant's physical plant consistent with its prior DON approval ("Project"). The Applicant does not anticipate any price or service impacts on their existing Patient Panel as a result of the Amendment. Any ten Taxpayers of the Commonwealth of Massachusetts may register in connection with the intended Application in writing not later than December 4, 2018 or within 20 days after the proposed filing date for the application, whichever is later by contacting the Department of Public Health, Determination of Need Program, 250 Washington Street, 6th Floor, Boston, MA 02108.

Solution!



Guaranteed to be a cog for as long as you own your home or we will clean your gutters for free.

\$99

Installation

Does not include cost of material. New orders only. Other restrictions may apply. Expires 10/31/2018.

Receive a FREE \$100



ENCLERT Leaf Guard

617-409-0849

Call Today for Your FREE Estimate!

*All participants who attend an estimated 60-90 minute in-home product consultation will receive a \$100 giftcard. Please visit www.diningadvantage.com/pages/terms-of-use for complete terms and conditions and participating restaurants/venues/retail outlet. Retail value is \$100. Offer sponsored by LeafGuard Holdings Inc. Limit one per household. Company procures, sells, and installs seamless gutter protection. This offer is valid for homeowners over 18 years of age. If married or involved with a life partner, both collaborating persons must attend and complete presentation together. Participants must have a photo ID, be able to understand English, and be legally able to enter into a contract. The following persons are not eligible for this offer: employees of Company or affiliated companies or entities, their immediate family members, previous participants in a Company in-home consultation within the past 12 months and all current and former Company customers. Gift card will be extended to the participant via first class United States Mail within 21 days of completion of the in-home consultation. Not valid in conjunction with any other promotion or discount of any kind. Offer is subject to change without notice prior to reservation. Expires 10/31/2018. LeafGuard operates as LeafGuard of New England in Massachusetts under MA HIC registration number 191456 and in Rhode Island under RI Contractor Reg. #42097.

LEGAL NOTICES

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LEGAL NOTICES

PUBLIC ANNOUNCEMENT CONCERNING

Deutsches Altenheim, Inc.
d/b/a German Centre for Extended Care

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PUBLIC HEARING NOTICE

In accordance with the Massachusetts Wetlands Protection Act, M.G.L. Chapter 131, Section 40, the Boston Conservation Commission will hold a public hearing in **Boston City Hall, Piemonte Room, 5th Floor, on Wednesday, November 7, 2018 at 6:00 PM** to review the following project to determine what conditions, if any, the Commission will impose in order to protect the interests of the public and private water supply, ground water, prevention of pollution, flood control, prevention of storm damage, protection of fisheries and land containing shellfish, and protection of wildlife habitat:

Notice of Intent for DEP File No. 006-16XX from Stantec Consulting Services on behalf of the Massachusetts Department of Transportation for the construction of two salt sheds and an administration building for winter road maintenance located on Freeport Street, Dorchester, MA (LSCSF)

For the Commission,
Amelia Croteau, Executive Secretary

Oct 31

PUBLIC HEARING NOTICE

In accordance with the Massachusetts Wetlands Protection Act, M.G.L. Chapter 131, Section 40, the Boston Conservation Commission will hold a public hearing in **Boston City Hall, Piemonte Room, 5th Floor, on Wednesday, November 7, 2018 at 6:00 PM** to review the following project to determine what conditions, if any, the Commission will impose in order to protect the interests of the public and private water supply, ground water, prevention of pollution, flood control, prevention of storm damage, protection of fisheries and land containing shellfish, and protection of wildlife habitat:

Notice of Intent for DEP File No. 006-16XX from Boston Coastal Consulting on behalf of Volnay Capital for the demolition of an existing two-family building and construction of a four-family building located at 331 Chelsea Street, East Boston, MA (LSCSF)

For the Commission,
Amelia Croteau, Executive Secretary

Oct 31

PUBLIC HEARING NOTICE

In accordance with the Massachusetts Wetlands Protection Act, M.G.L. Chapter 131, Section 40, the Boston Conservation Commission will hold a public hearing in **Boston City Hall, Piemonte Room, 5th Floor, on Wednesday, November 7, 2018 at 6:00 PM** to review the following project to determine what conditions, if any, the Commission will impose in order to protect the interests of the public and private water supply, ground water, prevention of pollution, flood control, prevention of storm damage, protection of fisheries and land containing shellfish, and protection of wildlife habitat:

Notice of Intent for DEP File No. 006-16XX from Nitsch Engineering on behalf of the Fallon Company for the construction of a 17-story building, underground garage and site improvements located at 10 Fan Pier Boulevard, South Boston, MA (LSCSF, 100ft Buffer to Coastal Bank)

For the Commission,
Amelia Croteau, Executive Secretary

Oct 31

PUBLIC HEARING NOTICE

In accordance with the Massachusetts Wetlands Protection Act, M.G.L. Chapter 131, Section 40, the Boston Conservation Commission will hold a public hearing in **Boston City Hall, Piemonte Room, 5th Floor, on Wednesday, November 7, 2018 at 6:00 PM** to review the following project to determine what conditions, if any, the Commission will impose in order to protect the interests of the public and private water supply, ground water, prevention of pollution, flood control, prevention of storm damage, protection of fisheries and land containing shellfish, and protection of wildlife habitat:

Notice of Intent for DEP File No. 006-16XX from H.W. Moore Associates on behalf of The Davis Companies for the installation of a new sewer connection located at 88 Black Falcon Avenue, South Boston, MA (DPA, LSCSF, 100ft Buffer to Coastal Bank)

For the Commission,
Amelia Croteau, Executive Secretary

Oct 31

Landlords
Advertise your rental unit in
Boston's daily classified
marketplace.
To inquire about our affordable
rates and to place your ad, call
617-423-4545.

Herald

MASSACHUSETTS BOARD OF OVERSEERS REINSTATEMENT HEARING

The Board of Bar Overseers will hold a public hearing on the petition for reinstatement of **Saba Hashem, of Methuen, MA**, who has been suspended since 2018. The hearing will be on **Monday, January 14, 2019 at 10:00 AM**, at the office of the Board, 99 Hight Street, Boston, MA. Hearings are subject to rescheduling without notice. Parties interested in attending or offering testimony should contact the Administrative Assistant of the Board at (617) 728-8700 in advance of the hearing date.

LEGAL NOTICES

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PUBLIC HEARING NOTICE

In accordance with the Massachusetts Wetlands Protection Act, M.G.L. Chapter 131, Section 40, the Boston Conservation Commission will hold a public hearing in **Boston City Hall, Piemonte Room, 5th Floor, on Wednesday, November 7, 2018 at 6:00 PM** to review the following project to determine what conditions, if any, the Commission will impose in order to protect the interests of the public and private water supply, ground water, prevention of pollution, flood control, prevention of storm damage, protection of fisheries and land containing shellfish, and protection of wildlife habitat:

Notice of Intent for DEP File No. 006-16XX from CDM Smith on behalf of the Boston Parks and Recreation Department for the landscape rehabilitation limited project located along the Muddy River, Boston, MA (Inland Bank, BVW, LUW, BLSF, Riverfront)

For the Commission,
Amelia Croteau, Executive Secretary

Oct 31

PUBLIC HEARING NOTICE

In accordance with the Massachusetts Wetlands Protection Act, M.G.L. Chapter 131, Section 40, the Boston Conservation Commission will hold a public meeting in **Boston City Hall, Piemonte Room, 5th Floor, on Wednesday, November 7, 2018 at 7:00 PM** to review the following project to determine what conditions, if any, the Commission will impose in order to protect the interests of the public and private water supply, ground water, prevention of pollution, flood control, prevention of storm damage, protection of fisheries and land containing shellfish, and protection of wildlife habitat:

Request for Determination of Applicability from TRC Environmental Corp. on behalf of NSTAR Electric Co. for the replacement of a security fence and installation of a storm barrier located at 500 East First Street, South Boston, MA.

For the Commission,
Amelia Croteau, Executive Secretary

Oct 31

PUBLIC HEARING NOTICE

In accordance with the Massachusetts Wetlands Protection Act, M.G.L. Chapter 131, Section 40, the Boston Conservation Commission will hold a public meeting in **Boston City Hall, Piemonte Room, 5th Floor, on Wednesday, November 7, 2018 at 7:00 PM** to review the following project to determine what conditions, if any, the Commission will impose in order to protect the interests of the public and private water supply, ground water, prevention of pollution, flood control, prevention of storm damage, protection of fisheries and land containing shellfish, and protection of wildlife habitat:

Request for Determination of Applicability from GZA GeoEnvironmental on behalf of the Massachusetts Department of Conservation and Recreation for the installation of traffic safety and security measures located at the Charles River Dam, North Beverly St, Boston, MA.

For the Commission,
Amelia Croteau, Executive Secretary

Oct 31

PUBLIC HEARING NOTICE

In accordance with the Massachusetts Wetlands Protection Act, M.G.L. Chapter 131, Section 40, the Boston Conservation Commission will hold a public hearing in **Boston City Hall, Piemonte Room, 5th Floor, on Wednesday, November 7, 2018 at 6:00 PM** to review the following project to determine what conditions, if any, the Commission will impose in order to protect the interests of the public and private water supply, ground water, prevention of pollution, flood control, prevention of storm damage, protection of fisheries and land containing shellfish, and protection of wildlife habitat:

Notice of Intent for DEP File No. 006-16XX from CDM Smith on behalf of the Boston Parks and Recreation Department for phase 2 of the Muddy River flood damage reduction limited project located along the Muddy River, Boston, MA (Inland Bank, BVW, LUW, BLSF, Riverfront)

For the Commission,
Amelia Croteau, Executive Secretary

Oct 31

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Amendment to the Order of Conditions for DEP File No. 006-1556 for the DeNormandie Wharf Project located at 99 Sumner Street, East Boston, MA (LUO, Coastal Bank, Coastal Beaches, LSCSF)

For the Commission,
Amelia Croteau, Executive Secretary

Oct 31

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Request for Determination of Applicability from We Grow Microgreens LLC for the construction of an urban farm located at 21 Norton Street, Hyde Park, MA.

For the Commission,
Amelia Croteau, Executive Secretary

Oct 31

Articles of Organization

The Commonwealth of Massachusetts

DEPARTMENT OF CORPORATIONS AND TAXATION

HENRY F. LONG, Commissioner
237 STATE HOUSE, BOSTON

We, Mrs. Jacobina Schriftgiesser President, Anna Bauer Treasurer,
Carl Schriftgiesser Clerk or Secretary, and Johanna Stieg, Elizabeth
Moeckel, Caroline Hoefler, Sophie M. Hank, Amalia Wagner, Erhardt
Schatz, Barbara Ciriack, Frank A. Schirmer, George Penshorn, Leon
Newman, M.D., William Dellmuth, Christina Dellmuth,

being a majority of the ~~directors~~ Trustees (having the powers of directors under
authority of section seven of chapter one hundred and eighty), of ~~the~~ Deutsches Altenheim,
Incorporated

in compliance with the requirements of section three
of chapter one hundred and eighty of the General Laws as amended, do hereby state that the follow-
ing is a true copy of the agreement of association to form said corporation, with the names of the
subscribers thereto:—

We, whose names are hereto subscribed, do, by this agreement, associate ourselves with the
intention of forming a corporation under the provisions of chapter 180 of the General Laws as
amended.

The name by which the corporation shall be known is ~~the~~
Deutsches Altenheim, Incorporated

The location of the principal office of the corporation to be in Massachusetts is the
City of Boston, located at 2222 Center Street, West Roxbury District

The purposes for which the corporation is formed are as follows:— For the purpose
of maintaining a non-sectarian home for the assistance, aid, care
comfort and support of aged German men and women or of persons of
German birth or extraction, and do and perform all other acts and
things incidental thereto for the purpose of maintaining this charit,

The amount of its capital stock (if any) is No capital stock -dollars
The par value of its shares is No par value dollars -
The number of its shares is No shares
(If seven days' notice is waived, use the following form:)

We hereby waive all requirements of the General Laws of Massachusetts for notice of the first
meeting for organization, and appoint the 13th day of January 1932,
at 8 o'clock P. M., at No. 2222 Center St., West Roxbury District, Boston,
as the time and place for holding said first meeting.

IN WITNESS WHEREOF, we have hereunto set our hands this 13th
day of January in the year nineteen hundred and thirty-two

NAME	RESIDENCE (CITY OR TOWN; STREET AND NUMBER)	AMOUNT OF STOCK SUBSCRIBED FOR
Mrs. Jacobina Schriftgiesser	101 Lagrange St., W. Roxbury,	No capital stock
Miss Anna Bauer	85 Highland St., Roxbury,	
Mrs. Johanna Stieg	95 Bowdoin Ave., Dorchester,	
Mrs. Elizabeth Moeckel	49 Warren Ave., Malden,	
Barbara Ciriack	81 Spring Park Ave., J.P.	
Caroline Hoefler	5 Denton Terrace, Roslindale,	
Sophie M. Hank	223 Bellevue St., W. Roxbury,	
Amalia Wagner	25 Marion St., Dedham,	
Carl Schriftgiesser	11 Davis St., Boston,	
Frank A. Schirmer	332 Commonwealth Ave., Newton,	
George Penshorn	203 Lamartine St., J. P.	
Mrs. Christina Dellmuth	16 Whiting St., Dedham,	
William Dellmuth	16 Whiting St., Dedham,	No capital stock
Erhardt Schatz	17 Nottingham St., Dorchester,	
Gustav Hank	197 Bowdoin St., Dorchester.	

Proper First Name should be Written in Full
Initials and abbreviations are not sufficient.

ave this space for blank

(Deutsches Altenheim, Inc.)
(1-19-32)

That the first meeting of the subscribers to said agreement was held on the 13th
day of **January** in the year nineteen hundred and **thirty-two**
(If the corporation has a capital stock fill in the following:)

That the amount of capital stock now to be issued is **No capital stock**

No shares of preferred stock,

No shares of common stock,

to be paid for as follows:—

AMOUNT AND CLASS OF STOCK ISSUED.

	SHARES PREFERRED	SHARES COMMON
IN CASH:		
In full,		
By instalments,		
Amount of first instalment,		
IN PROPERTY:		
Real estate:		
Location,		
Area,		
Personal property:		
Machinery,		
Motor vehicles,		
Tools, equipment and supplies,		
Merchandise,		
Notes receivable,		
Accounts receivable,		
Securities,		
Patent rights,		
Trade marks,		
Copyrights,		
Good will,		
*Services,		
*Expenses,		
Stock dividend [show balance sheet],		

*State clearly the nature of such services or expenses and the amount of stock to be issued therefor.

*Services must have been rendered and expenses incurred before stock is issued therefor.

Leave this space for binding

The name, residence and post-office address of each of the officers are as follows:—

NAME OF OFFICE.	NAME.	RESIDENCE. (City or Town)	POST-OFFICE ADDRESS.
President,	Mrs. Jacobina Schriftgiesser,	^{Boston} 101 Lagrange St.,	W. Roxbury,
Treasurer,	Miss Anna Bauer	^{Boston} - 85 Highland St.,	Roxbury,
Clerk (or secretary),	Carl Schriftgiesser,	11 Davis St.,	Boston.

In Witness Whereof and under the penalties of perjury we have hereto signed our names, this 13th day of January, 1932.

Directors (or officers having the powers of directors),

Mrs. Jacobina Schriftgiesser Pres. Boston 101 Lagrange St. W. Roxbury

Miss Anna Bauer. Treas. Boston - 85 Highland St. Roxbury

Carl Schriftgiesser Sec. 11 Davis St. Boston

Trustees the above and

Johanna Stieg Boston - 95 Bowdoin St. W. Roxbury

Elizabeth Woodard 47 Warren Ave. Malden

Caroline Hoeller Boston - 5 Henton Lane W. Roxbury

Josephine Hauke Boston - 223 Belknap St. W. Roxbury

Annelie Wagner 35 Marion St Dedham

Erhardt Schatz Boston - 17 Nottingham St. Dorchester

Barbara Ciriak Boston - 81 Spring St. W. Roxbury

Frank A. Schinner 232 Commercial St. W. Roxbury

George A. Schinner 203 Lamar Ave. W. Roxbury

Leon Goodman M. D. Boston - 7 Kingsboro Park Jamaica Plain

William Dellmuth 16 Whiting St. Dedham

Christina Dellmuth 16 Whiting St. Dedham

IN WITNESS WHEREOF and under the penalties of perjury we have hereto signed our names,

this ~~date~~ of 13th day of January

in the year nineteen hundred and thirty-two.

(see above)

(Deutsches Altenheim, Inc.)
(1-19-32)

WRITE NOTHING BELOW

Corporation For Charitable And Certain ☒
Other Purposes

Deutsches Altenheim,
Incorporated Fee \$25.00 pd.

DEPARTMENT OF

JAN 18 1932

CORPORATIONS AND TAXATION

Articles of Organization

GENERAL LAWS, CHAP. 180, SECT. 7

Filed in the office of the Secretary of the Common-
wealth,

Jan. 19, 19 *32*

OK
FILED

I hereby certify that it appears, upon exam-
ination of the within written articles and the
records of the corporation duly submitted to my
inspection, that the requirements of chapter one
hundred and eighty as amended, one hundred
fifty-five as amended and chapter one hundred
fifty-six of General Laws as amended, relating
to the organization of corporations have been
complied with, and I hereby approve said articles,
this *19th*

day of

January

A.D. 1932

Wm. F. Long
Commissioner of Corporations
and Taxation

Charter to be sent to _____

Wm. F. Long

*85 Devonshire St
Boston*

O.G. Thelmer - md. 1-21-32.

RECEIVED

JAN 19 1932

CORPORATION DIVISION
SECRETARY'S OFFICE

Leave this space for binding

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: PROJECT NO. 4-1586

Original Application Date: 10/22/2014

Applicant Name: Deutsches Altenheim, Inc.

Application Type: Amendment Minor

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. 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);
6. 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 therein;
7. 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;
8. Pursuant to 105 CMR 100.705(A), I certify that the Applicant has Sufficient Interest in the Site or facility; and
9. 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

Michael B. Lincoln

Signature:

Date

CEO for Corporation Name:

Genevieve MacLellan

Signature:

Date

Board Chair for Corporation Name:

This document is ready to print: ☒

Date/time Stamp: 11/07/2018 1:31 pm

Determination of Need Approval



The Commonwealth of Massachusetts
Executive Office of Health and Human Services
Department of Public Health
99 Chauncy Street, Boston, MA 02111

CHARLES D. BAKER
Governor

KARYN E. POLITO
Lieutenant Governor

MARYLOU SUDDERS
Secretary

MONICA BHAREL, MD, MPH
Commissioner

Tel: 617-624-6000
www.mass.gov/dph

March 24, 2015

TRANSMITTED VIA EMAIL
NOTICE OF DETERMINATION OF NEED

J. William D. Gady, Principal
CliftonLarsonAllen, LLP
300 Crown Colony Drive, Suite 310
Quincy, MA 02169
bill.gady@claconnect.com

RE: Project No. 4-1586
Deutsches Altenheim d/b/a German Centre
for Extended Care
(Renovation of 133 Level II bed Facility)

Dear Mr. Gady:

This shall serve as notification to you that pursuant to M.G.L. c.111, §25C and the regulations adopted thereunder, including the provisions of 105 CMR 100.504, I hereby approve with conditions the Determination of Need application filed by Deutsches Altenheim, Inc. d/b/a German Centre for Extended Care ("Applicant"). The project, as approved, provides for renovation of 58,905 GSF of the existing 103,191 GSF facility to include replacement of the HVAC, boilers, fire alarm system, electrical and plumbing systems, as well as emergency lighting upgrades. There will also be renovation of resident and common areas to include replacement of interior wall finishes, flooring and drapes, as well as limited exterior site improvements. This Notice of Determination of Need incorporates by reference the attached Staff Summary.

The total approved gross square feet ("GSF") for the project is 58,905 GSF of renovation of the existing facility, as described above.

The approved maximum capital expenditure ("MCE") for the project is \$5,875,011 (October 2014 dollars) as itemized below:

Construction Costs:

Depreciable Land Development Costs	\$ 100,000
Construction Contract	4,800,000
Architectural Costs and Engineering Costs	250,000
Pre-filing Planning and Development Costs	60,000
Post-filing Planning and Development Costs	47,200
Major Movable Equipment	<u>617,811</u>
Total Construction Costs	<u>5,875,011</u>
Estimated Total Capital Expenditure	\$5,875,011

The approved MCE of \$5,875,011 (October 2014 dollars) will be financed through a combination of equity to be provided from the Applicant's accumulated gains from operations, and long term debt through a mortgage from a commercial bank at an anticipated interest rate of 4.25% for a 25-year term.

The approved incremental operating cost for the project's first full year of operation (FY 2016) is \$(387,026) (October 2014 dollars), itemized as follows:

Salaries, Wages, Fringe	\$ 89
Supplies and Other Expenses	(1,024,972)
Purchased Services	(10,800)
Depreciation	324,640
Interest	324,052
Pension	<u>(35)</u>
Total Incremental Operating Costs	\$(387,026)

All operating costs are subject to review and approval by the Center for Health Information and Analysis and third party payers according to their policies and procedures.

The reasons for this approval with conditions are as follows:

1. The Applicant seeks a Determination of Need for substantial capital expenditure for replacement of the HVAC, boilers, fire alarm system, electrical and plumbing systems, as well as emergency lighting upgrades. There will also be renovation of resident and common areas to include replacement of interior wall finishes, flooring and drapes, as well as limited exterior site improvements.

2. The Department found the health planning process for the project to be satisfactory.

3. The Department found, consistent with the DoN Guidelines for Nursing Facility Replacement and Renovation (“Guidelines”), that the Applicant has demonstrated need for renovation of the facility to address certain deficiencies to ensure a safer, more comfortable environment for its residents.
4. The Department found that, with adherence to a certain condition, the project meets the operational objectives of the Guidelines.
5. The Department found that, with adherence to a certain condition, the project meets the compliance standards of the Guidelines.
6. The Department found that the maximum capital expenditure of \$5,875,011 (October 2014 dollars) is reasonable when compared with Marshall & Swift cost estimates, and the reasonableness of the requested major movable equipment.
7. The Department found that the incremental operating costs of \$(387,026) (October 2014 dollars) are reasonable when compared with current payment rates.
8. The Department found that the project is financially feasible and within the financial capability of the Applicant.
9. The Department found that the project meets the relative merit provisions of the Guidelines.
10. The Department found that the project is exempt from the community health initiatives requirement.
11. The Department found that because the project does not involve new construction or gut renovation, it is exempt from the Determination of Need Guidelines for Environmental and Human Health Impact (“Green Guidelines”).

This Determination is effective upon receipt of this Notice. The Determination is subject to the conditions set forth in Determination of Need regulation 105 CMR 100.551, including sections 100.551 (C) and (D) which read in part:

(C) ...such determination shall be valid authorization only for the project for which made and only for the total capital expenditure approved.

(D) ...no construction may begin until the holder has received final plan approval in writing from the Division of Health Care Quality.

Failure of the Applicant to comply with the conditions may result in Department sanctions, including possible fines and/or revocation of the DoN.

1. The Applicant shall accept the maximum capital expenditure of \$5,875,011 (October 2014 dollars) as the final cost figure except for those increases allowed pursuant to 105 CMR 100.751 and 100.752.
2. The total approved gross square feet ("GSF") for this project is 58,905 GSF of renovation in the existing facility.
3. The Applicant shall initiate all actions appropriate to protecting the privacy, health, and safety of the residents of the facility during the renovation process.
4. The Applicant shall maintain Medicare certification for its eligible beds.
5. The Applicant shall maintain affiliation/transfer agreements with a local acute care hospital and home care corporation that provides respite services, as required by the Guidelines.
6. Upon implementation of the project, any assets such as land, building improvements, or equipment that are either destroyed or no longer used for patient care, shall not be claimed for reimbursement for publicly aided patients.
7. The Department shall reserve the right to conduct a review of the financial feasibility of the project based on the Center for Health Information and Analysis established rates of reimbursement for Medicaid patients at the time the final capital expenditure or any adjustments to the final capital expenditure are submitted to the Determination of Need Program for approval in the event that such expenditures exceed the approved maximum capital expenditure. The Applicant shall submit a revised Factor Six (Financial Schedules) upon request by the Department. Further, the Applicant is advised that an increase in equity may be necessary to assure the financial feasibility of the project.
8. The approved MCE does not include any capital expenditures associated with this project made prior to the date of DoN approval with the exception of expenditures incurred in the planning and development of the DoN application. Should the Applicant find that any of the expenses submitted are not in fact eligible for consideration because they preceded the date of the DoN application or are not capital expenses, the Applicant shall submit an amendment that will adjust the MCE accordingly. All submissions made to the Center for Health Information and Analysis pursuant to this DoN shall be in accordance with this condition.

Sincerely,

A handwritten signature in blue ink, appearing to read 'MBH', is written over a horizontal line.

Monica Bharel, MD, MPH
Commissioner

MB:bp:jp

cc: Sherman Lohnes, Division of Health Care Facility Licensure and Certification
Paul DiNatale, Division of Health Care Facility Licensure and Certification
Daniel Gent, Division of Health Care Facility Licensure and Certification
Patty McCusker, Center for Health Information and Analysis
Ron Pawelski, Executive Office of Elder Affairs

Amended Determination of Need Approval

STAFF SUMMARY FOR DETERMINATION OF NEED
BY THE COMMISSIONER OF PUBLIC HEALTH
(DELEGATED REVIEW PROCESS)
March 24, 2015

APPLICANT: Deutsches Altenheim, Inc.
d/b/a German Centre for
Extended Care

PROGRAM ANALYST: Jere Page

PROJECT NUMBER: 4-1586

LOCATION: 2222 Centre Street
West Roxbury, MA 02132

DATE OF APPLICATION: October 22, 2014

PROJECT DESCRIPTION: Renovation of 58,905 GSF of the existing 103,191 GSF facility to include replacement of the HVAC, boilers, fire alarm system, electrical and plumbing systems, as well as emergency lighting upgrades. There will also be renovation of resident and common areas to include replacement of interior wall finishes, flooring and drapes, as well as limited exterior site improvements.

ESTIMATED MAXIMUM CAPITAL EXPENDITURE:

Requested: \$5,875,011 (October 2014 dollars)
Recommended: \$5,875,011 (October 2014 dollars)

ESTIMATED FIRST YEAR INCREMENTAL OPERATING COSTS:

Requested: \$(387,026) (October 2014 dollars)
Recommended: \$(387,026) (October 2014 dollars)

LEGAL STATUS: A regular application for substantial capital expenditure pursuant to M.G.L. c.111, §25C and the regulations adopted there under.

ENVIRONMENTAL STATUS: No environmental notification form or environmental impact report is required to be submitted for this project since it is exempt under 301 Code of Massachusetts Regulations 11.00, promulgated by the Executive Office of Environmental Affairs pursuant to Massachusetts General Laws, Chapter 30, Section 61-62H. This exemption has the effect of a determination that the project will cause no significant damage to the environment.

COMPARABLE APPLICANTS: None

COMMENTS BY THE CENTER FOR HEALTH INFORMATION AND ANALYSIS: Comments were submitted to alert the Applicant to recent changes in the regulations (114.2 CMR 6.05) governing the rate determination process for nursing homes.

COMMENTS BY EXECUTIVE OFFICE OF ELDER AFFAIRS: None submitted

COMMENTS BY THE DIVISION OF MEDICAL ASSISTANCE: None submitted

TEN TAXPAYER GROUP(S): None formed

RECOMMENDATION: Approval with conditions

I. BACKGROUND AND PROJECT DESCRIPTION

Deutsches Altenheim d/b/a German Centre for Extended Care (“Applicant” or “Deutsches Altenheim”) is a private, for-profit nursing facility located at 2222 Centre Street in West Roxbury. Originally built in 1914, with an addition completed in 1991, the 103,191 GSF three-story facility is currently licensed to operate 133 Level II beds, which are configured into three nursing units. The Applicant does not own or operate other nursing facilities in Massachusetts.

The proposed project, filed in October 2014, seeks a Determination of Need for renovation of 58,905 GSF of the existing 103,191 GSF facility to include replacement of the HVAC, boilers, fire alarm system, electrical and plumbing systems, as well as emergency lighting upgrades. There will also be renovation of resident and common areas to include replacement of interior wall finishes, flooring and drapes, as well as limited exterior site improvements. The Applicant expects the entire renovation project to be completed by the end of 2015.

II. STAFF ANALYSIS AND FINDINGS

Staff analyzed the proposed project for conformance with the Department’s DoN Guidelines for Nursing Facility Replacement and Renovation (“Guidelines”).

A. Health Planning Process

The Applicant consulted with:

- Appropriate state agencies
- Area providers

/x/ Yes // No

/x/ Yes // No

Staff notes that the Applicant discussed the project with the DoN Program, the Center for Health Information and Analysis, and the Executive Office of Elder Affairs. The Applicant reports that it also consulted with Brigham and Women’s Faulkner Hospital, the VNA Care Network Foundation & Subsidiaries, and Seasons Hospice & Palliative Care of Massachusetts regarding the project.

Staff finds the health planning process for the project to be satisfactory.

B. Health Care Requirements

Renovation

As indicated above, the project will involve renovation of 58,905 GSF of the existing 103,191 GSF facility to include replacement of the HVAC, boilers, fire alarm system, electrical and plumbing systems, as well as emergency lighting upgrades. In addition, there will be renovation of resident and common areas to include replacement of interior wall finishes, flooring and drapes. There will also be some limited exterior site improvements.

The Applicant reports that the existing facility was originally constructed in 1914 as a wood frame structure, with an addition completed in 1991. Because of this, the facility is hampered by deficiencies that need to be addressed to ensure a safer, more comfortable environment for its residents. For example, replacement of the HVAC is needed to comply with life safety requirements and to improve air quality in the facility. Also, the existing electrical and plumbing systems need replacement as they are outdated and inefficient.

The Applicant further states that proposed significant cosmetic improvements throughout much of the facility will improve the quality of life for its residents and will serve to maintain census.

Based on this information, Staff notes that the proposed project meets Guideline standards for the following:

- i. The existing building or part thereof is at least 20 years old if a wood frame and 25 years if a masonry structure, or was built prior to the implementation of the Department's 1972 regulations for General Standards of Construction for Long Term Care Facilities. /x/ Yes // No
- ii. Documentation of operating inefficiencies in the existing facility and how the proposed project will address them, including cost savings; or // Yes /x/ No
- iii. Documentation that some of the licensed beds are housed in a unit or building in which deficiencies exist that impact residents/staff health or safety and /or impose serious restrictions on the quality of life or care within the unit or building. /x/ Yes // No

Staff finds that consistent with the provisions of the Guidelines, need has been demonstrated satisfactorily for the proposed renovation.

C. Operational Objectives

The proposed project meets the requirements of the Guidelines with regard to the following items:

- One-time 12-bed expansion exemption. Not Applicable
- Affiliation agreements with local acute care hospitals and home care corporations. / x/ Yes // No
- Proposed size of units will be above the 41-bed (Level II) or 60-bed (Level III) limit /x/ Yes // No
- Affiliation agreements will provide for respite services /x/ Yes // No

The Applicant provided documentation regarding affiliation/transfer agreements with Brigham and Women's Faulkner Hospital and the VNA Care Network Foundation & Subsidiaries, as well as one with Seasons Hospice & Palliative Care of Massachusetts that provides respite services as required by the Guidelines. Staff notes that the facility's three nursing units contain a total of 133 Level II beds or 44, 44, and 45 beds per unit respectively, and exceed the Department's 41 Level II bed/unit licensure standard. However, because of the age of the facility, the additional beds in each unit are "grandfathered" with respect to Department licensure standards.

In summary, Staff finds that the project, with adherence to certain conditions of approval, meets the operational objectives requirements of the Guidelines.

D. Standards Compliance

The proposed project meets the requirements of the Guidelines with regard to the following:

- The Applicant is suitable for licensure. /x/ Yes // No
- Gross Square Footage ("GSF") meets minimum licensure standards /x/ Yes // No

- The project will comply with Americans with Disabilities Act (“ADA”). /x/ Yes // No

Staff finds that the project, with adherence to a certain condition, meets the standards compliance requirements of the Guidelines.

E. Financial Analysis

1. Reasonableness of Capital Expenditure

The requested and recommended maximum capital expenditure (“MCE”) of \$5,875,011 (October 2014 dollars) is itemized below.

Construction Costs:

Depreciable Land Development Costs	\$ 100,000
Construction Contract	4,800,000
Architectural Costs and Engineering Costs	250,000
Pre-filing Planning and Development Costs	60,000
Post-filing Planning and Development Costs	47,200
Major Movable Equipment	<u>617,811</u>
Total Construction Costs	<u>5,875,011</u>
Estimated Total Capital Expenditure	\$5,875,011

a. Construction Cost

Staff analyzed the proposed renovation costs using Marshall & Swift (“Marshall”) costs (Convalescent Hospitals, Class B, Average Quality). As shown below, Staff found the proposed renovation cost of \$85.73/GSF to be less than the renovation cost of \$177.12 calculated for the Boston area using Marshall. Staff notes that, by comparison, the current allowable Marshall cost/GSF for new construction in the Boston area is \$295.21.

Construction Contract	\$4,800,000
Architectural & Engineering Costs	250,000
Total Construction Costs	5,050,000
Proposed GSF	58,905
Cost per GSF	\$85.73

b. Equipment Cost

The requested major movable equipment cost is \$617,811 or \$4,645 per bed for 133 beds (2014 dollars). The Guidelines cap the expenditure for major movable equipment at \$3,180 per bed (January 1993 dollars) or \$6,405 per bed when inflated to current dollars.

c. Summary of Capital Expenditure Finding

Based on comparison with Marshall cost standards, and reasonableness of the requested major movable equipment, Staff finds the recommended maximum capital expenditure of \$5,875,011 (October 2014 dollars) to be reasonable.

2. Reasonableness of Incremental Operating Costs

The proposed incremental operating costs for the project's first full year of operation (FY 2016) are \$(387,026) (October 2014 dollars), as itemized below.

Salaries, Wages, Fringe	\$ 89
Supplies and Other Expenses	(1,024,972)
Purchased Services	(10,800)
Depreciation	324,640
Interest	324,052
Pension	<u>(35)</u>
Total Incremental Operating Costs	\$(387,026)

The Center for Health Information and Analysis ("CHIA") maintains a standard pricing system for nursing facilities, limiting the payment for new capital costs at \$28.06 per resident day. Based upon the Applicant's FY 2016 projection of 46,121 total resident days, the projected annual capital cost of \$648,692 represents \$14.07 per resident day, a value falling within the cap.

All operating costs are subject to review by CHIA and third party payers according to their policies and procedures.

Based upon this analysis, Staff finds the recommended incremental operating costs to be reasonable when compared with current payment rates.

F. Financial Feasibility and Capability

The Applicant is proposing to finance the proposed MCE of \$5,875,011 (October 2014 dollars) with a combination of equity (\$3,875,011) and long term debt (\$2,000,000). The equity will be provided from the Applicant's accumulated gains from operations, and the long term debt through a mortgage from a commercial bank at an anticipated interest rate of 4.25% for a 25-year term.

Projected Debt Service Coverage is at least 1.4 Yes /x/ No / /

Current Ratio is at least 1.5 Yes /x/ No / /

From the financial information submitted by the Applicant, Staff calculated a current ratio of 1.47 for FY 2013, which is equivalent to the DoN minimum standard of 1.5, specified by the Guidelines. Also, the Applicant's projected debt service coverage ratio of 1.40 in FY 2016 is equivalent to the DoN standard of 1.4. Staff notes that in order to obtain the proposed financing, the Applicant will be subject to more rigorous scrutiny of its financial capability to undertake this project.

Based on the projected debt service coverage and subject to a certain condition, Staff finds the proposed project to be financially feasible and within the financial capability of the Applicant.

G. Relative Merit

The Applicant reports that it considered replacement of the existing facility at a different site, but the cost of a replacement facility would surpass what the Applicant considered to be financially sound.

Staff finds that the proposed project meets the relative merit requirements of the Guidelines.

H. Community Health Initiatives

At present, nursing home facility applications are exempt from this DoN review factor.

I. Environmental Impact

Since the proposed project does not include new construction or gut renovation, it is not subject to the DoN Guidelines for Environmental and Human Health Impact ("Green Guidelines").

III. STAFF RECOMMENDATION

Based upon the above analysis and findings, Staff recommends approval with conditions of the DoN application for substantial capital expenditure filed by Deutsches Altenheim, Inc. d/b/a German Center for Extended Care. The project, as approved, provides for renovation of 58,905 GSF of the existing 103,191 GSF facility to include replacement of the HVAC, boilers, fire alarm system, electrical and plumbing systems, as well as emergency lighting upgrades. There will also be renovation of resident and common areas to include replacement of interior wall finishes, flooring and drapes, as well as limited exterior site improvements.

Failure of the Applicant to comply with these conditions may result in Department sanctions including possible fines and/or revocation of the DoN.

1. The Applicant shall accept the maximum capital expenditure of \$5,875,011 (October 2014 dollars) as the final cost figure except for those increases allowed pursuant to 105 CMR 100.751 and 100.752.
2. The total approved gross square feet ("GSF") for this project is 58,905 GSF of renovation in the existing facility.
3. The Applicant shall initiate all actions appropriate to protecting the privacy, health, and safety of the residents of the facility during the renovation process.
4. The Applicant shall maintain Medicare certification for its eligible beds.
5. The Applicant shall maintain affiliation/transfer agreements with a local acute care hospital and home care corporation that provides respite services, as required by the Guidelines.
6. Upon implementation of the project, any assets such as land, building improvements, or equipment that are either destroyed or no longer used for patient care, shall not be claimed for reimbursement for publicly aided patients.
7. The Department shall reserve the right to conduct a review of the financial feasibility of the project based on Center for Health Information and Analysis established rates of reimbursement for Medicaid patients at the time the final maximum capital expenditure or any adjustments to the final maximum capital expenditure are submitted to the Determination of Need Program for approval in the event that such expenditures exceed the approved maximum capital expenditure. The Applicant shall submit a revised Factor Six (Financial Schedules) upon request by the Department. Further, the Applicant is advised that an increase in equity may be necessary to assure the financial feasibility of the project.

8. The approved MCE does not include any capital expenditures associated with this project made prior to the date of DoN approval with the exception of expenditures incurred in the planning and development of the DoN application. Should the Applicant find that any of the expenses submitted are not in fact eligible for consideration because they preceded the date of the DoN application or are not capital expenses, the Applicant shall submit an amendment that will adjust the MCE accordingly. All submissions made to the Center for Health Information and Analysis pursuant to this DoN shall be in accordance with this condition.

The Applicant has agreed with these conditions.