

Sudbury Pines Extended Care, Inc.
Application #SPEC-23051912-AM

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1. Notice of Intent

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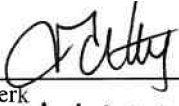
STATE OF MASSACHUSETTS, COUNTY OF MIDDLESEX

The MetroWest/Milford Daily News, a newspaper printed and published in the city of Framingham, and of general circulation in the County of Middlesex, Norfolk and Worcester, State of Massachusetts, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

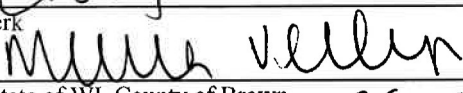
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State of Wisconsin

LONG TERM CARE

FACILITY PROJECT

LEGAL NOTICE

Sudbury Pines

Extended Care

Public Announcement

Concerning a Proposed

Long-Term Care Facility

Project

Sudbury Pines Extend Care Facility (the "Applicant") intends to file an application with the

Massachusetts Department of Public Health for a Significant

Change ("Application") to amend the Applicant's previously issued Determination of Need ("DON")

Project No 4-1523 to increase in its approved Maximum Capital

Expenditure of \$2,750,000 (April 2010 dollars) adjusted to

\$7,037,407.03 (March 2023 dollars)

to account for unforeseen costs associated with installing a waste

water treatment plant that will

service the Applicants 92-bed

skilled nursing facility that the

Applicant could not account for

when the DON was originally

approved during a state of

emergency. The Applicant does not

anticipate any price or service

impacts on its patient panel as a

result of the Applica-tion.

AD# 8804419

AD# DN: 5/12/2023

Sudbury Pines Extended Care

Public Announcement Concerning a Proposed Long-Term Care Facility Project

Sudbury Pines Extend Care Facility (the “Applicant”) intends to file an application with the Massachusetts Department of Public Health for a Significant Change (“Application”) to amend the Applicant’s previously issued Determination of Need (“DON”) Project No 4-1523 to increase in its approved Maximum Capital Expenditure of \$2,750,000 (April 2010 dollars) adjusted to \$7,037,407.03 (March 2023 dollars) to account for unforeseen costs associated with installing a waste water treatment plant that will service the Applicants 92-bed skilled nursing facility that the Applicant could not account for when the DoN was originally approved during a state of emergency. The Applicant does not anticipate any price or service impacts on its patient panel as a result of the Application.

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2. Copy of Documents Related to Approved DoN



The Commonwealth of Massachusetts
Executive Office of Health and Human Services
Department of Public Health
Determination of Need Program
99 Chauncy Street, 2nd Floor, Boston, MA 02111
(617) 753-7340
FAX (617) 753-7349

DEVALL, PATRICK
GOVERNOR

TIMOTHY P. MURRAY
LIEUTENANT GOVERNOR

JUDYANN BIGBY, MD
SECRETARY

JOHN AUERBACH
COMMISSIONER

June 7, 2010

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Roberta C. Henderson, Administrator
Sudbury Pines Extended Care
642 Boston Post Road
Sudbury, MA 01776

NOTICE OF DETERMINATION OF NEED
PROJECT NO. 4-1523
(Substantial Renovation of Existing Facility)

Dear Ms. Henderson:

This is to notify you that pursuant to M.G.L. c. 111, s.25C and the regulations adopted thereunder, including the provisions of 105 CMR 100.504, I hereby approve the emergency Determination of Need application filed by Sudbury Pines Extended Care Facility, Inc. ("SPEC"). The application as approved provides for substantial renovation of the existing 92-bed long term care facility located at 642 Boston Post Road in Sudbury.

The project was filed as an emergency application on April 26, 2010, as the result of extensive flooding of the facility by torrential rains on March 23 and March 29, 2010. As a result, SPEC reports that the water reached up to eight inches on the entire ground floor, and the lower level containing the all the administrative offices, medical records, HVAC, electrical, food storage, nursing supply, housekeeping/laundry, alarms and other functions of the facility was completely evacuated on April 2, 2010. SPEC further reports that because of the efforts of a crew of staff working around the clock, the facility did not lose heat or power and no actual patients had to be evacuated. However, given the potential for aerosolized mold to spread throughout the entire facility, SPEC reports that a contractor specializing in mold abatement started to immediately demolish the facility's lower level walls and remove the floor on April 3, 2010, while the space was still flooding and wet.

SPEC further reports that the project involves a number of activities necessary to return the facility's lower level to a habitable space and make the building and land compliant with regulatory concerns. SPEC engineers and contractors report that these activities include environmental remediation and substantial renovation to replace and repair the facility's existing mechanical and septic systems, including the HVAC, electrical service, telephone, water, landscaping, and repair the existing parking lot, outside resident areas and storage. The total

gross square feet ("GSF") for the project is estimated to be 12,000 GSF. The preliminary estimated maximum capital expenditure ("MCE") is \$2,750,000 (April 2010 dollars), which is anticipated to be financed through insurance proceeds and disaster assistance from federal and state sources, including FEMA and Small Business Administration funding. However, SPEC reports that it is currently unclear as to the final allocation of the project's financing, as estimates from the sources indicated above have not been finalized. SPEC also reports that the federal government has declared the area (Middlesex County) encompassing the facility to be a Federal Disaster Area.

The application satisfies the requirements as listed at 105 CMR 100.333-100.334 of the Determination of Need regulations. The application has identified the applicant, the nature of the emergency, and the nature, scope, location and cost of the project.

This Determination is effective upon receipt of this Notice.

Sincerely

John Auerbach
Commissioner

JA/JG/jp

cc: Michael Grenier, DHCFP
Teri Yannetti, OMA
Sherman Lohnes, DHCQ
Daniel Gent, DHCQ
Public File
Decision Letter File
MIS

3. Articles of Organization

Available at:

<https://corp.sec.state.ma.us/CorpWeb/CorpSearch/CorpSearchFormList.aspx?sysvalue=udpRRwFe838Z76AxHjag4w-->

4. Affidavit of Truthfulness & Compliance



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: Original Application Date:

Applicant Name:


Application Type:

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

Corporation:

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

Roberta Henderson 
CEO for Corporation Name: Signature: Date

Roberta Henderson 
Board Chair for Corporation Name: Signature: Date

This document is ready to print: ☒

Date/time Stamp: