

Lasell Village, Inc.
NONE-24030510-CL

APPLICANT QUESTIONS #2

Responses should be sent to DoN staff at DPH.DON@State.MA.US

While you may submit each answer as available, please

- List question number and question for each answer you provide
- Submit responses as a separate word document, using the above application title and number as a running header and page numbers in the footer
- When providing the answer to the final question, submit all questions and answers in one final document
- Submit responses in WORD or EXCEL; only use PDF's if absolutely necessary. If "cutting and pasting" charts, provide them in a PDF so they can be clearly seen
- **Whenever possible, include a table with the response**
- **For HIPAA compliance Do not include numbers <11.**

1. Provide the average length of stay separately for short-term and long-term residents for the most recent year available.

- a. The average length of stay for short-term residents over the previous 12 months was 16.15 days.
- b. The average length of stay for our current long-term residents was 3.11 years.

2. Provide the total number of admissions, for the three most recent years available.

The total number of admissions to Lasell House from December 2021 through December 2024 was 1,183.

3. Please explain the function of the clean linen service space and the oxygen storage service space.

- a. Skilled Nursing Facilities ("SNFs") are required to identify locations to handle their separate clean linen and soiled linen. In addition to DPH plan review guidance, the Medicare Requirements of Participation for SNFs related to a SNF's Infection Prevention and Control Program, states the following at 42 CFR §483.80:

Clean linen must always be kept separate from contaminated linen. The use of separate rooms, closets, or other designated spaces with a closing door provides the most secure methods for reducing the risk of accidental contamination.

- b. Facilities must provide oxygen therapy services to residents when medically appropriate. These services include the safe handling of oxygen tanks and devices. A separate, locked room is required primarily because oxygen is an oxidizer, which can accelerate combustion and increase fire risks if it comes into contact with flammable materials or ignition sources. The locked room helps prevent unauthorized or accidental access to oxygen, thereby reducing the risk of fire hazards, accidents, or injuries related to mishandling pressurized tanks.

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4. The application states that the facility participates in the referring hospital's ACO/PHO waiver program. Please explain the program.

Typically, Medicare covers up to 100 days of skilled nursing facility care if the beneficiary has a qualifying hospital stay (i.e. they were admitted for at least 3 days in a row). As a cost savings measure to get beneficiaries into the right level of care for short term needs, CMS's Medicare Shared Savings Program has a SNF 3-Day Rule Waiver, which waives the requirement for a 3-day inpatient hospital stay prior to a Medicare-covered, post-hospital, extended-care service for eligible beneficiaries if certain conditions are met. To apply for a SNF 3-Day Rule Waiver, ACOs must:

- Meet specific eligibility criteria.
- Submit a SNF Affiliate List.
- Submit an executed SNF Affiliate Agreement for each proposed SNF affiliate.

According to CMS the primary focus of the SNF 3-Day Rule Waiver is to increase quality care and reduce costs to the Medicare program, by reducing unnecessary hospital days for beneficiaries to access their skilled nursing facility benefit. For SNFs to participate in this waiver program, they must maintain an overall CMS 3-Star Rating or above.

5. The application states of total admissions, Newton-Wellesley 39%, MGB 21%, Beth Israel Deaconess 16%, New England Baptist 9%, and Other 15% is the breakdown.
- a. Define the category "Other".
 - i. "Other" captures hospitals that occasionally refer to Lasell House and for which Lasell House has only received one admission. This could occur for various reasons, such as the discharging patient has family near the Applicant's facility.
6. CPA Report: Explain the reason for the decrease in cash and cash equivalents between 2025 and 2029.

As a result of the significant renovation and expansion of its physical facilities across the Applicant's campus, Lasell Village will issue tax-exempt bonds in early fiscal year 2025. The proceeds from these bonds will be used to finance the campus expansion including the Proposed Project throughout the construction period, which is expected to last approximately 24 to 26 months.