

March 30, 2017

Via Email

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

**DONOGHUE  
BARRETT  
& SINGAL**

Re: Application Number – 17032910-AM  
Request for Approval of Significant Amendment to Determination of Need  
Project #3-1577, Henry C. Nevins Home, Inc.

Dear Attorney Mann:

We write on behalf of Henry C. Nevins Home, Inc. (“Applicant”) a/k/a The Nevins Nursing and Rehabilitation Center. The Applicant is the holder of Determination of Need (“DoN”) Project Number #3-1577 (“Project”). The Applicant hereby submits the enclosed attestation requesting a significant change to the Project approval pursuant to 105 C.M.R. §100.635 of the Department of Public Health’s (“Department”) DoN Program regulations. We note that the DoN Application Form has been concurrently submitted through the DoN Program website.

Please note, the Applicant is not submitting a filing fee in connection with this amendment request. In generating the online cover sheet, it appears to indicate that a filing fee is required. However, based on our recent communication, we understand that a filing fee is not required for this amendment.

We thank you for your attention to this matter. Please do not hesitate to contact Nicole Sexton, Esq. or me if you have any questions regarding this request.

Sincerely,

*Nina G. Edwards*

Nina G. Edwards  
Enclosure

cc: Sherman Lohnes, Bureau of Health Care Safety and Quality  
Alice Bonner, Executive Office of Elder Affairs  
Patty McCusker, Center for Health Information and Analysis  
Stephen Thomas, MassHealth  
Kate Mills, Health Policy Commission  
Daniel Gent, Division of Health Care Facility Licensure and Certification  
Eric Gold, Office of the Attorney General  
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## **HENRY C. NEVINS HOME, INC.**

**10 Ingalls Ct.  
Methuen, MA 01844**

We, the undersigned, on behalf of Henry C. Nevins Home, Inc. ("Applicant"), a/k/a The Nevins Nursing and Rehabilitation Center ("Facility"), hereby certify and attest to the Massachusetts Department of Public Health ("DPH") Determination of Need ("DoN") Program as follows:

1. The Applicant is the current holder of approved Determination of Need ("DoN") Project #3-1577 ("Project"). The approved Project is for new construction and renovations to the existing Facility. Attached at Exhibit A is a copy of the approval dated March 18, 2015 and Exhibit B is a copy of the Significant Amendment approved on June 10, 2016. The Facility is in the process of implementing the second phase of this DoN and has encountered certain issues and opportunities that require modifications to the DoN approval. As a result, the Applicant hereby respectfully requests a significant amendment to its DoN authorization pursuant to 105 C.M.R. §100.635(A)(3). We offer the following comments in support of the Applicant's request for this significant amendment

### Overview of the Project

The Project approved is for significant renovations to the existing physical plant with certain limited new construction. The approved maximum capital expenditure ("MCE") for the Project is \$7,900,593 (January 2016 dollars). The gross square footage ("GSF") approved for the Project of 31,132 GSF, which is comprised of 4,060 GSF for new construction and 27,072 GSF for renovation. The primary purpose of the Project was to implement necessary improvements to the physical plant, including renovations of resident rooms, nursing stations, creation of additional rehabilitation space and implementation of mechanical upgrades. A significant part of the improvements involved eliminating its current 60 bed Level III nursing unit and reconfiguring its existing three (3) nursing units into four (4) smaller and more efficient, Level II units. The purpose remains unchanged; however, there are certain changes to the proposed plans and related physical plant redesign.

The Project is contemplated to occur in two phases. The first phase focused on improvements in the nursing units and the alteration of the existing 60 bed, level III nursing unit into two smaller level II nursing units. Relocations and development of new spaces for nursing, admissions and food storage were completed in the first phase, which also included certain mechanical/electrical/plumbing systems and administrative space improvements.

The second phase involves further renovations and improvements. Three double bedded rooms will be eliminated on the second floor and relocated to the first floor in order to balance the size of the four units and to be closer in compliance to the 41 bed unit size. The resulting space on the second floor will be designed as dining/activity space for residents of that unit. This will permit

three (3) double bedded rooms to be developed on the first floor in the former rehabilitation space, requiring the relocation of the rehabilitation space to a new addition in an adjacent area.

The Applicant is now seeking approval to amend the existing DoN authorization relative to the second phase of construction. A number of unforeseen circumstances have arisen while undertaking phase 1 of the Project, including the need to upgrade certain systems as well as resident areas to address compliance with current building codes. These issues impact the Applicant's ability to carry out the DoN as approved. The Applicant is seeking approval for changes to the scope of construction to address these issues and extend renovations to many areas of the Facility. As a result of these changes, the approved costs and square footage of the Project will change. The following is a detailed summary of the changes to the approved Project.

### Unforeseen Circumstances

The proposed changes to the DoN are the result of ongoing development of the related to the phase 2 work approved in the 2016 significant amendment. There are various issues that led to ongoing updating of the design work for the Project. Physical plant and code deficiencies were uncovered during phase 1 within the existing Facility as well as on the surrounding site and parking areas. Additional deferred maintenance was discovered during phase 1. The Applicant also identified the need to upgrade additional resident rooms to be compatible with other improvements performed during phase 1 and planned during phase 2.

As a result of this additional work, the Applicant requires modifications to the scope of the Project. The following is a description of the work performed in phase 1 of the project:

#### **Phase 1**

<u>Site Work</u>	Re-landscaping of areas impacted during construction.
<u>Basement</u>	New construction for addition of a storage room below the new South Wing bathing suite. Renovations to add food storage and kitchen storage rooms, plumbing repairs above the elevator machine room, and repairs to the hot water piping system and mixing valves in the mechanical room.
<u>First Floor</u>	Renovations to offices and reception in the Administrative Wing, to resident rooms in the North Wing, and to corridors in the North and West Wings. Renovations to Core Area including reconfigure main vestibule, elevator lobby, sitting room, dining/day room, kitchenette, nurse's station, resident and staff toilet rooms, utility rooms, bathing suites, and storage areas throughout to accommodate the separation of the 60 bed unit into two units with all their dedicated required

nursing and support spaces. Renovations to create three semi-private resident rooms and bathrooms, nurse's station, medication, utility and storage rooms in the South Wing. Renovations to create rehabilitation area charting and storage areas, common corridors, and special care resident room and bathroom in the South Wing. Upgrades to the communications system and replacement of nurse call system. New construction to accommodate a bathing suite in the South Wing.

Second Floor

Renovations to corridors in the North, South, East, and West Wings. Renovations to reconfigure elevator lobby, sitting room, dining/day rooms, kitchenette, nurse's station, nurse lounge, resident and staff toilet rooms, utility rooms, bathing suites, and storage areas throughout.

Roof

Renovations to patch roof membrane.

The scope of the Project has now changed. In order to address the various unforeseen circumstances, the Applicant now proposes to incorporate the additional work into the approved Project. Phase 2 now will consist of the following:

**Phase 2**

Site Work

Repairs to exterior patio to improve accessibility. Site work to accommodate rehabilitation addition including new concrete pad for new emergency generator, reconfigured access driveway, new parking spaces, storm drainage repairs, and expansion and repairs to rear parking area.

Basement

Upgrade emergency generator and renovate the emergency electrical room (involves wiring and panel work throughout the basement, first, and second floors. Replace fire alarm control system. Patch and repair corridors affected by the electrical work. Renovation of a storage area into staff administrator (business office).

First Floor

New construction of one story rehabilitation addition. Renovations to Core Area bathing suite. Renovations to create three semi-private resident rooms and bathrooms in the footprint of the relocated rehab gym, and improve HVAC, upgrade existing resident room finishes, and renovate bathrooms for accessibility in the South Wing.

Upgrades to the communications system and nurse call system in impacted areas. Renovations to add power outlets to resident rooms to support air-conditioning units, to upgrade finishes in resident rooms, and to add additional wall protection in common corridors and day rooms.

Second Floor

Renovations to convert existing resident rooms to expanded day/dining/activity areas. Renovations to corridors in the North, South, East, and West Wings. Renovations to add power outlets to resident rooms to support air-conditioning units, to upgrade finishes in resident rooms, and to add additional wall protection in common corridors and day rooms.

Roof

Renovations to replace roof with new roofing system and replace make-up air units with new units, including an energy recovery system

The proposed changes to the DoN were not reasonably foreseeable at the time the Application prepared the original DoN application. The additional work includes upgrades to the emergency generator system, roof system, fire alarm control system, and electrical outlets to allow air-conditioning of resident rooms. The Applicant also will upgrade bathing suites, finishes in existing resident rooms, and resident room bathrooms in order to comply with accessibility requirements. The Applicant also identified the need to upgrade on-site parking areas and underground storm water drainage systems to comply with state and local wetlands requirements. The complications could not be identified as part of the development of the DoN application or the previously approved significant amendment. Without approval of these changes, the Applicant cannot implement the DoN as approved.

Requested Changes in DoN Approval.

The Applicant seeks approval of certain changes to the approved MCE and GSF for the Project. As indicated above, these changes are a result of changes in the scope of the Project required for the adequate and cost effective renovation of this Facility. These changes were not reasonably foreseeable. The Department's approval will assure that the Applicant may proceed in implementing its Facility improvement project.

1. Changes to the Approved GSF.

The Applicant requests changes to the approved GSF involved in the Project due to necessary Project modifications. The changes to the GSF are the result of the proposed changes to the scope of the Project, which include upgrades to systems and resident rooms as previously described. The Applicant also will incorporate changes to bathrooms in furtherance of accessibility requirements.

As a result, the Applicant seeks approval to increase both the approved new construction and renovation GSF for the Project.

The DoN authorization for the Project approves a total of 31,312 GSF. This is comprised of 4,060 GSF of new construction and 27,072 GSF of renovation. The Applicant now seeks approval for a total Project GSF of 41,682 GSF, including 3,347 GSF for new construction and 38,335 GSF for renovation.

The Applicant is requesting a decrease from the approved 4,060 GSF for new construction to 3,347 GSF. This is a decrease of 713 GSF, or 17%, from what currently is approved. The alterations to the scope of the Project led to the decrease in square footage for new construction. The included the Applicant’s decision not to pursue new construction for outpatient rehabilitation.

The Applicant also requests approval for changes to the approved GSF for renovation. The Applicant proposes to increase the GSF for renovation from the currently approved 31,132 GSF to 38,335 GSF. This is a 23% increase, for an addition of 7,203 GSF. The need for the change to the approved GSF for renovation is due to the changes in the scope of phase 2 of the Project and additional renovations to be completed.

The Applicant notes that the changes to the approved GSF meet the requirements for a Significant Change defined at 105 C.M.R. §100.100. The proposed changes are in excess of the threshold set forth in 105 C.M.R. §100.100 for a Minor Change to a DoN. The increase in the total GSF for the Project meets the threshold requirements for a Significant Change to the DoN approval.

2. Changes to the Approved MCE.

The Applicant also is requesting approval of changes to its DoN approved MCE. The current approved MCE is \$7,900,593 (January 2016 Dollars). The Applicant now seeks an increase in its permitted MCE to \$10,603,902 (March 2017 dollars). This is an increase of \$2,703,309 or 34.2% over the approved MCE, which is in December 2013 Dollars.

The requested changes in the MCE are primarily attributable to the changes in scope of the Project. The Applicant is seeking to modify the Project to include additional systems upgrades. Additional work will be performed within the Facility to renovate existing finishes as well as other modifications. These changes will benefit the residents of the Facility and ensure it remains compliant with applicable standards.

The requested changes in the various cost components of the MCE are further detailed in the comparison chart that follows by DoN cost category.

Category of Expenditure	Approved New Construction (1/16 \$)	Approved Renovation (1/16 \$)	Requested New Construction (03/17 \$)	Requested Renovation (03/17 \$)
Land Costs				
Land Acquisition	\$0	\$0	\$0	\$0

Category of Expenditure	Approved New Construction (1/16 \$)	Approved Renovation (1/16 \$)	Requested New Construction (03/17 \$)	Requested Renovation (03/17 \$)
Non-Depreciable Land Dev.	\$15,000	\$10,000	\$0	\$0
Site Survey and Soil Invest.	\$3,300	\$2,200	\$3,553	\$7,447
<b>Total Land Costs</b>	<b>\$18,300</b>	<b>\$12,200</b>	<b>\$3,553</b>	<b>\$7,447</b>
<b>Construction Costs</b>				
Depreciable Land Dev. Costs	\$0	\$0	\$0	\$0
Construction Contract	\$2,169,019	\$3,893,698	\$2,111,193	\$6,007,544
Fixed Equip. Not in Contract	\$0	\$0	\$0	\$0
Architect. & Engineering Costs	\$201,900	\$410,600	\$219,660	\$724,420
Pre-filing Planning and Dev.	\$40,196	\$115,493	\$16,880	\$59,046
Post-filing Planning and Dev.	\$8,800	\$21,200	\$5,737	\$22,167
Other:	\$0	\$0	\$0	\$0
Other:	\$0	\$0	\$0	\$0
Net Int Exp During Const	\$0	\$0	\$0	\$0
Major Movable Equipment	\$104,500	\$395,500	\$129,979	\$615,445
<b>Total Construction Costs</b>	<b>\$2,524,415</b>	<b>\$4,836,491</b>	<b>\$2,483,449</b>	<b>\$7,428,622</b>
<b>Financing Costs</b>				
Costs of Securing Financing	\$222,330	\$286,857	\$186,816	\$494,015
<b>Total Financing Costs</b>	<b>\$222,330</b>	<b>\$286,857</b>	<b>\$186,816</b>	<b>\$494,015</b>
<b>Total Capital Expenditure</b>	<b>\$2,765,045</b>	<b>\$5,135,548</b>	<b>\$2,673,818</b>	<b>\$7,930,084</b>
<b>TOTAL</b>	<b>\$7,900,593</b>		<b>\$10,603,902</b>	

Based on the foregoing, the proposed changes to the Applicant's approved MCE meets the requirements of 105 C.M.R. § 100.753 for a significant change amendment to its approved DoN. Specifically, the increase in the MCE is in excess of 10% of the inflation adjusted approved expenditure. This cost increase reflects the Applicant's intent to materially renovate and upgrade this aged physical plant, which it has verified with actual bids for the work.

The effort and time devoted to developing the plans for this critically needed renovation to an aged physical plant clearly demonstrates the need for this Project. The changes proposed in this DoN amendment, as discussed above, were not reasonably foreseeable by the Applicant. Moreover, the proposed increase in costs is reasonable in light of the circumstances. Approval of these proposed changes are reasonable and critically necessary in order for the Applicant to address current conditions and needs of its residents.

#### Request for Significant Change.

In accordance with the provisions of 105 C.M.R. § 100.753(A), the Applicant respectfully requests that the Department approve a significant change to its DoN authorization. This approval will permit it to address the critical need for renovation of this aged physical plant. Moreover, upon completion of the Project, the construction and renovation will increase the Applicant's operating efficiency and resident privacy and improve nursing unit size and efficiency. The implementation of the proposed full renovation of this Facility will assure the Applicant's long term ability to serve Methuen and surrounding areas.

Specifically, the Applicant requests approval for an increase in its approved MCE to \$10,603,902 (March 2017 Dollars). In addition, the Applicant respectfully requests that its total approved GSF for the Project be increased to 41,682 GSF. This includes an increase in the GSF for renovation and a decrease in the GSF for new construction.

2. Per 105 C.M.R. §100.635(A)(3), this original request for a significant amendment is being submitted to the DoN Program. A copy of the request is also being filed with all parties of record to the previously approved DoN, including the Bureau of Health Care Safety and Quality, the Division of Health Care Facility Licensure and Certification, MassHealth, the Health Policy Commission, the Central Regional Health Office, the Executive Office of Elder Affairs, and the Center for Health Information and Analysis.

3. In accordance with 105 C.M.R. §100.635(A)(3), this request has provided a detailed description and comparison of the approved project with the proposed change, a description of the cost implications, and the rationale for the proposed change.

4. Pursuant to 105 C.M.R. § 100.405(C) of the DoN regulations, notice of this request for significant change was published in *The Eagle Tribune* on March 16, 2017, fourteen (14) days prior to the filing date of this amendment. Original copies of the notice and the original Return of Publication Affidavit are enclosed at Exhibit C.

Signed on this 27<sup>th</sup> day of March 2017, under the pains and penalties of perjury.

For Corporation:

For Board of Directors



By: Joyce Shannon  
Its: President and CEO



By: Patricia Demers  
Its: Chairman of the Board

**Attachment/Exhibit**

**A**



# The Commonwealth of Massachusetts

Executive Office of Health and Human Services

Department of Public Health

Determination of Need Program

250 Washington Street, Boston, MA 02108-4619

Tel: 617-624-5690

[www.mass.gov/dph/don](http://www.mass.gov/dph/don)

DEVAL L. PATRICK  
GOVERNOR

JOHN W. POLANOWICZ  
SECRETARY

CHERYL BARTLETT, RN  
COMMISSIONER

Corrected June 20, 2014

(Originally Issued February 21, 2014)

VIA EMAIL

Karen T. Nemeth  
Chair, Board of Directors  
Henry C. Nevins Home  
10-12 Ingalls Court  
Methuen, MA 01814  
[nemeth.karen@gmail.com](mailto:nemeth.karen@gmail.com)

NOTICE OF DETERMINATION OF NEED

RE: Project No. 3-1577

Henry C. Nevins Home, Inc.

(Renovation of 154 bed nursing facility)

Dear Ms. Nemeth:

This is to notify 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 Henry C. Nevins Home, Inc. ("Nevins") to undertake a substantial capital expenditure. Nevins is a skilled nursing facility located at 10-12 Ingalls Court, Methuen, MA 01814 and licensed to operate 94 Level II and 60 Level III beds. The application, as approved, provides for renovations and new construction to upgrade and reconfigure existing nursing units into smaller sized units with more common space, creation of additional rehabilitation space, renovation of all nurses stations, and upgrade of mechanical systems including the HVAC system and addition of a third elevator. This Notice of Determination of Need incorporates by reference the attached Staff Summary.

The approved gross square footage ("GSF") associated with this project is 23,024 GSF, including 1,924 GSF of new construction and 21,10 GSF of renovation. The approved maximum capital expenditure ("MCE") is \$5,715,464 (December 2013 dollars), as itemized below:

	New Construction	Renovation	Total
Site Survey	\$ 10,000	\$ 0	\$ 10,000
Other Non-Depreciable Land Development	1,068	3,932	5,000
Depreciable Land Development	80,000	0	80,000
Construction Contract	1,055,729	3,487,912	4,543,641
Architectural Cost	89,327	328,964	418,291
Pre-filing Planning & Development	26,688	98,312	125,000
Post-filing Planning & Development	9,625	35,375	45,000
Net Interest Expense during Construction	38,724	122,584	161,308
Major Movable Equipment	18,366	131,634	150,000
Cost of Securing Financing	<u>42,545</u>	<u>134,679</u>	<u>177,224</u>
Total	\$1,372,072	\$4,343,392	\$5,715,464

The approved MCE incorporates the proposed financing of finance \$4,521,248, or approximately 80% of the proposed MCE of \$5,715,464 (December 2013 dollars), with a 30-year mortgage through the Federal Housing and Urban Development Administration Insured Mortgage Program with an anticipated 4.50% rate of interest.

The approved incremental operating cost for the project's first full year (FY 2017) of operation is \$524,185 (2013 dollars), itemized as follows:

Salaries, Wages and Fringe Benefits	\$(137,568)
Purchased Services	124,092
Supplies and Other Expenses	251,916
Depreciation	285,665
Interest	80
Pension	0
Total	\$ 524,185

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

The reasons for this approval with conditions are as follows:

1. Henry C. Nevins Home, Inc. seeks a Determination of Need for substantial capital expenditure in order to undertake renovations and new construction to the existing 154 bed nursing facility located at 10-12 Ingalls Court, Methuen, MA 01814.
2. The Department found the health planning process for the project to be satisfactory.
3. The Department found, consistent with the May, 1993 DPH/DoN Guidelines for Nursing Facility Replacement and Renovation ("Guidelines"), that the Applicant has demonstrated need to undertake substantial renovations and new construction.
4. The Department found that the project, with adherence to a certain condition, meets the operational objectives of the Guidelines.
5. The Department found that the project meets the compliance standards of the Guidelines.
6. The Department found that the maximum capital expenditure of \$5,715,464 (December 2013 dollars) is reasonable, based upon similar, previously approved projects.
7. The Department found that the incremental operating costs of \$524,185 (December 2013 dollars) are reasonable based upon similar, previously approved projects.
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 complies sufficiently with the DoN Guidelines for Environmental and Human Health Impact.
11. The Department found that the project is exempt from the community health initiatives requirement.

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.

This Determination is subject to the following conditions, in addition to the terms and conditions set forth in 105 CMR 100.551. Failure of the applicant to comply with the conditions may result in Department sanctions, including possible fines and/or revocation of the DoN.

1. Nevins shall accept the maximum capital expenditure of \$5,715,464 (December 2013 dollars) as the final cost figure except for those increases allowed pursuant to 105 CMR 100.751 and 100.752.
2. The total approved GSF of construction for this project is 1,924 GSF of new construction and 21,100 GSF of renovated space.
3. Nevins shall maintain formal affiliation agreements with at least one local acute care hospital and one local home care corporation that address provision for respite services.
4. Nevins shall maintain Medicare certification for its eligible beds.
5. Nevins shall initiate all appropriate actions to protect the privacy, health, and safety of the residents of the facility during the construction process.
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 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 Nevins find that any of the expenses submitted are not in fact eligible for consideration because they preceded the date of the DoN approval or are not capital expenses, Nevins 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,



Cheryl Bartlett, RN  
Commissioner

CB: bp

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

STAFF SUMMARY FOR DETERMINATION OF NEED  
BY THE COMMISSIONER OF PUBLIC HEALTH  
(DELEGATED REVIEW PROCESS)  
Corrected June 20, 2014  
(Originally Issued February 21, 2014)

APPLICANT: Henry C. Nevins Home, Inc.

PROGRAM ANALYST: Bernard Plovnick

LOCATION: 10-12 Ingalls Court  
Methuen, MA 01814

PROJECT NUMBER: 3-1577

DATE OF APPLICATION: December 30, 2013

PROJECT DESCRIPTION: Renovation of 154-bed nursing facility and upgrade of 60 L III beds to Level II.

ESTIMATED MAXIMUM CAPITAL EXPENDITURE:

Requested: \$5,715,464 (December 2013 dollars)

Recommended: \$5,715,464 (December 2013 dollars)

ESTIMATED FIRST YEAR OPERATING COSTS:

Requested: \$524,185 (December 2013 dollars)

Recommended: \$524,185 (December 2013 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 DIVISION OF HEALTH CARE FINANCE AND POLICY: 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 MASSHEALTH: None submitted

TEN TAXPAYER GROUP(S): None formed

RECOMMENDATION: Approval with conditions

## I. BACKGROUND AND PROJECT DESCRIPTION

Henry C. Nevins Home, Inc. (“Nevins”) or (“Applicant”) is a private, nonprofit nursing facility located at 10-12 Ingalls Court, Methuen, MA 01814. Originally constructed in 1980, the two-story facility is licensed to operate 94 Level I/II and 60 Level III beds. Currently, beds are configured into three nursing units: a 60-bed Level III unit on the first floor and Level II units of 41 and 51 beds on the second floor.

The proposed project, filed in December 2013, seeks a Determination of Need (“DoN”) for a substantial capital expenditure involving upgrade of the existing 154-bed nursing facility. The proposed project consists of the following components:

- Renovations to the 60-bed (Level III) unit space to create two smaller units of 41 and 30 Level II beds. A new nurses station, bathing room, and other required functional areas will be added;
- Renovation of the second floor units including converting space vacated by 11 beds moving to first floor to dining and activity space;
- Renovation of all nurses stations;
- Creation of additional rehabilitation space;
- Mechanical upgrades including the addition of a third elevator and improvements to the air exchange system of the facility.

The total bed complement of the facility will remain unchanged but 60 Level III beds will be upgraded to Level II, the number of resident units will increase from 3 to 4, and the unit sizes will change as follows:

	Existing Unit Size	Proposed Unit Size
First floor	60 Level III	41 Level II
		30 Level II
Second floor	41 Level II	40 Level II
	53 Level II	43 Level II

The proposed maximum capital expenditure (“MCE”) of the project is \$5,715,464 (December 2013 dollars).

## II. STAFF ANALYSIS AND FINDINGS

Staff has analyzed the proposed project for conformance with the May, 1993 DPH/DoN Guidelines for Nursing Facility Replacement and Renovation (“Guidelines”).

### A. Health Planning Process

The Applicant consulted with:

- Appropriate state agencies  Yes  No
- Area providers  Yes  No

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

### B. Health Care Requirements

Substantial Renovation

- Repairs, replacements and improvements include one or more of the following major building components: roof structure; ceiling, wall or floor structures; foundation; plumbing systems; heating, ventilation and air conditioning (HVAC) systems; and electrical systems.  Yes  No
- The repairs, replacements, improvements, and major movable equipment must include work necessary to meet current state and local standards as well as pertain to elements that are peculiar to residential health care facilities (e.g., nursing stations including call systems, utility and staff work areas, and other related components).  Yes  No
- Additions to the property may be built as part of the rehabilitation of an existing facility. However, the existing facility must require substantial rehabilitation.  Yes  No

The Applicant seeks to update its facility to better serve its more clinically complex population and to alleviate crowded conditions on the second floor of the facility.

Staff finds that, with adherence to a certain condition and consistent with the provisions of the Guidelines, need has been demonstrated satisfactorily for the proposed substantial 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.  Yes  No
- Affiliation agreements with local acute care hospitals and home care corporations.  Yes  No
- Proposed size of units will be above the 41-bed (Level II) or 60-bed (Level III) limit  Yes  No
- Affiliation agreements will provide for respite services.  Yes  No
- Medicare access will be assured through Medicare certification.  Yes  No

In summary, Staff finds that, with adherence to certain conditions, the project meets the operational objectives requirements of the Guidelines. These conditions include establishing a plan to protect the privacy, health and safety of the residents of the facility during the construction process and assuring that Medicare access will be assured through continued Medicare certification.

D. Standards Compliance

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

- The applicant is suitable for licensure.  Yes  No
- Gross Square Footage (“GSF”) meets minimum licensure standards  Yes  No
- The project will comply with Americans with Disabilities Act (“ADA”).  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") for the proposed project is \$5,715,464 (December 2013 dollars), itemized as follows:

	New Construction	Renovation	Total
Site Survey	\$ 10,000	\$ 0	\$ 10,000
Other Non-Depreciable Land Development	1,068	3,932	5,000
Depreciable Land Development	80,000	0	80,000
Construction Contract	1,055,729	3,487,912	4,543,641
Architectural Cost	89,327	328,964	418,291
Pre-filing Planning & Development	26,688	98,312	125,000
Post-filing Planning & Development	9,625	35,375	45,000
Net Interest Expense during Construction	38,724	122,584	161,308
Major Movable Equipment	18,366	131,634	150,000
Cost of Securing Financing	<u>42,545</u>	<u>134,679</u>	<u>177,224</u>
Total	\$1,372,072	\$4,343,392	\$5,715,464

Staff analyzed the proposed construction costs using Marshall & Swift cost estimates (Convalescent Hospitals, Class B, Average Quality) as follows:

	New Construction	Renovation	Total
Proposed GSF	1,924	21,100	69,983
Site Survey and Soil Investigation	10,000	0	
Construction Contract	\$1,055,729	3,487,912	4,543,641
Architectural & Engineering Costs	89,327	328,964	418,291
Fixed Equipment Not In Contract	0	0	0
Total Construction Costs	\$1,155,056	\$3,816,876	4,971,932
Proposed Cost per GSF (December 2013 dollars)	\$600.34	\$56.08	\$71.04
Marshall & Swift Comparison Costs	\$283.80	\$170.28	

Staff notes that the new construction unit cost exceeds the Marshall & Swift averages. The Applicant has explained that the relatively small amount of new construction gross square feet results in a higher unit cost. Staff finds the Applicant's explanation of the variance with the Marshall & Swift standard to be reasonable and consistent with similar, previously approved DoN projects. The renovation unit cost is 6.23% above the Marshall averages, which Staff finds to be an acceptable variance.

The proposed major movable equipment cost of \$150,000 results in a proposed expenditure of \$974 per bed (2013 dollars). This amount is well below the unadjusted Guidelines cap for major movable equipment expenditure of \$3,180 per bed (1993 dollars).

Based upon the above analysis, Staff finds the recommended MCE to be reasonable relative to the applicable standards referenced in the Guidelines.

## 2. Reasonableness of Incremental Operating Costs

The requested incremental operating costs for the project's first full year of operation (FY 2014) are \$524,185 (December 2013 dollars), itemized as follows:

Salaries, Wages and Fringe Benefits	\$(137,568)
Purchased Services	124,092
Supplies and Other Expenses	251,916
Depreciation	285,665
Interest	80
Pension	0
Total	\$ 524,185

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 2015 projection of 51,997 total resident days, the projected annual capital cost of \$285,745 represents \$5.50 per resident day, a value falling within the cap. All operating costs are subject to review by the CHIA and by 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 similar, previously approved projects.

### F. Financial Feasibility and Capability

The Applicant is proposing to finance \$4,521,248, or approximately 80% of the proposed MCE of \$5,715,464 (December 2013 dollars) through a 30-year mortgage through the Federal Housing and Urban Development Administration Insured Mortgage Program with an anticipated 4.50% rate of interest.

- Projected Debt Service Coverage is at least 1.4  Yes  No
- Current Ratio is at least 1.5  Yes  No

From the financial information submitted by the Applicant, Staff computed debt service coverage ratio of 3.17 and a current ratio of 3.86, both of which exceed the minimum standard specified by the Guidelines. Staff finds the financial feasibility of this project and the financial capability of the Applicant to be acceptable.

### G. Relative Merit

Nevins has indicated that, prior to deciding upon the proposed project, it considered other options, including a lesser expenditure involving incremental repairs and renovations as well as an option involving significant new construction and a significantly greater capital expenditure. The option of incremental repairs and renovations was rejected because it would not address the project's key objectives. The option involving a significantly higher level of expenditure was rejected on the grounds of its not being financially feasible. On this basis, Staff finds that the project meets the relative merit requirements of the Guidelines.

### H. Environmental Impact

According to the DoN Guidelines for Environmental and Human Health Impact ("Green Guidelines"), a project proposing new construction and/or gut renovation must demonstrate that it will achieve a score of 50% or more of the possible points on the Green Guidelines for Healthcare ("GGHC"), LEED, or equivalent environmental

standard. The proposed project does not propose gut renovation but does include 1,924GSF of new construction.

The Applicant noted that the new square footage proposed for this project represents less than 3% of the total square feet of the existing facility. Thus, the opportunity for LEED improvements in this project will be very limited. The Applicant stated its intent to incorporate improvements wherever possible, such as water-saving toilets and showers. On the renovation side, the Applicant noted that HVAC improvements will result in a significant reduction in energy consumption. Staff agrees that full compliance with the Green Guidelines may not be attainable given the very limited amount of new construction relative to the scope of the total proposed project and relative to the size of the existing building.

The Green Guidelines do not define "new construction" and do not contain guidance on what types of renovation projects that include small components of new construction may or may not fall within the intent of the guidelines. Experience in reviewing smaller new construction projects leads Staff to conclude that the Guidelines need to be amended to exempt certain small projects. Absent a clear directive, and after consultation with the Department's plan review program, Staff finds that the Applicant has made a good faith effort to meet all practicable criteria. As a result, Staff concludes that this requirement will be sufficiently met notwithstanding the Applicant's failure to meet the percentage specified in the Guidelines.

Based upon the above analysis, Staff finds the Applicant to be in acceptable conformance with the Green Guidelines.

#### I. Community Health Initiatives

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

#### 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 Henry C. Nevins Home, Inc. The project involves renovations and new construction to upgrade and reconfigure its nursing units into smaller sized units with more common space, creation of additional rehabilitation space, renovation of all nurses stations, and upgrade of mechanical systems including the HVAC system and addition of a third elevator.

The Applicant's total bed complement will not be affected by this project; however, the Applicant intends to upgrade the licensure of its 60 Level III beds to Level II beds at the conclusion of this project.

Approval of this project shall be subject to the following conditions:

1. Nevins shall accept the maximum capital expenditure of \$5,715,464 (December 2013 dollars) as the final cost figure except for those increases allowed pursuant to 105 CMR 100.751 and 100.752.
2. The total approved GSF of construction for this project is 1,924 GSF of new construction and 21,100 GSF of renovated space.
3. Nevins shall maintain formal affiliation agreements with at least one local acute care hospital and one local home care corporation that address provision for respite services.
4. Nevins shall maintain Medicare certification for its eligible beds.

5. Nevins shall initiate all appropriate actions to protect the privacy, health, and safety of the residents of the facility during the construction process.
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 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 Nevins find that any of the expenses submitted are not in fact eligible for consideration because they preceded the date of the DoN approval or are not capital expenses, Nevins 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.

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

The Applicant has agreed to these conditions.

**Attachment/Exhibit**

**B**



The Commonwealth of Massachusetts  
Executive Office of Health and Human Services  
Department of Public Health  
Bureau of Health Care Safety and Quality  
Determination of Need (DoN) Program  
99 Chauncy Street, Boston, MA 02111

CHARLES D. BAKER  
Governor

KARYN E. POLITO  
Lieutenant Governor

MARYLOU SUDDERS  
Secretary

MONICA BHAREL, MD, MPH  
Commissioner

June 10, 2016

VIA EMAIL

Nina Edwards  
Donoghue Barret & Singal  
One Beacon Street, Suite 1320  
Boston, MA 02108-3106

Re: Henry C. Nevins Inc. d/b/a The Nevins  
Nursing and Rehabilitation Center  
DoN Project No. 3-1577.1  
(Significant Change)

Dear Ms. Edwards:

This letter is in response to your letter dated March 4, 2016, submitted on behalf of Henry C. Nevins, Inc. ("Applicant") d/b/a The Nevins Nursing and Rehabilitation Center ("Facility") requesting, pursuant to 105 CMR 100.753 and 100.756, a significant amendment to its approved Determination of Need ("DoN") Project Number 3-1577. The project as approved is for significant renovations to the existing physical plant with certain limited new construction and renovation at the existing 154-bed nursing facility located at 10-12 Ingalls Court, Methuen, MA 01814 involving an upgrade of 60 Level III beds to Level II beds, and encompassing 23,024 gross square feet ("GSF") of new construction and renovation. Per this request, the Applicant seeks approval of an increase in maximum capital expenditure ("MCE") and changes to approved GSF.

Background

The scope of the project originally approved by the Commissioner, through delegated review, on February 21, 2014, encompassed new construction of 1,924 GSF and 21,100 GSF of renovation to implement necessary improvements to the physical plant, renovations of resident rooms, nursing stations, creation of additional rehabilitation space and implementation of mechanical upgrades. The approved MCE was \$5,715,464 (December 2013 dollars).

Analysis

The significant change request by the Applicant resulted from developed architectural and engineering plans including actual construction bids following the approval of the DoN. The applicant identified that in order to accomplish the basic goals of the DoN project, additional existing space would need to be renovated and added to the project as new construction to ensure the Applicant's operating efficiency, increase resident privacy, and improve nursing unit size.

The Applicant requests changes to the approved GSF involved in the Project due to certain necessary Project modifications. The current approved GSF for the Project totals 23,024 GSF (1,924 GSF for new construction and 21,100 GSF for renovation). The Applicant requests a 36 % increase in total GSF to be 31,132 GSF (4,060 GSF of new construction and 27,072 GSF of renovation). This 36% increase resulting from the Project redesign will be more cost effective. The increase of the renovation portion of the project from 21,100 GSF to 27,072 GSF, was due to "significant deterioration of its infrastructure and systems resulting in more extensive repairs and replacements...and ceiling structure [that] needed to be replaced". The applicant learned of the need for this increase after the construction and renovation work commenced and it was determined that more renovation was necessary than previously planned.

The approved MCE was \$5,715,464, in December 2013 dollars. When inflation adjusted to January 2016 dollars, it is \$5,720,909. The applicant requests an increase of the approved MCE to \$7,900,593 or an increase of \$2,179,684. This 38% increase is attributable to an increase in costs for construction, related equipment and fixture costs, and the costs of comprehensive mechanical and electrical system improvements, due to the increase in GSF.

Staff has determined that this request for increases in GSF and MCE are reasonable.

Category of Expenditure	Approved New Construction (12/13 \$)	Approved Renovation (12/13 \$)	Inflation-Adjusted New Construction (01/16 \$)	Inflation-Adjusted Renovation (01/16 \$)	Requested New Construction (01/16 \$)	Requested Renovation (01/16 \$)
<b>Land Costs</b>						
Land Acquisition	\$0	\$0	\$0	\$0	\$0	\$0
Non-Depreciable Land Dev.	\$1,068	\$3,932	\$1,069	\$3936	\$15,000	\$10,000
Site Survey and Soil Invest.	\$10,000	\$0	\$10,010	\$0	\$3,300	\$2,200
<b>Total Land Costs</b>	<b>\$11,068</b>	<b>\$3,932</b>	<b>\$11,079</b>	<b>\$3936</b>	<b>\$18,300</b>	<b>\$12,200</b>
<b>Construction Costs</b>						
Depreciable Land Dev. Costs	\$80,000	\$0	\$80,080	\$0	\$0	\$0
Construction Contract	\$1,055,729	\$3,487,912	\$1,056,784	\$3,491,400	\$2,169,019	\$3,893,698
Fixed Equip. Not in Contract	\$0	\$0	\$0	\$0	\$0	\$0
Architect. & Engineering Costs	\$89,327	\$328,964	\$89,416	\$329,293	\$201,900	\$410,600
Pre-filing Planning and Dev.	\$26,688	\$98,312	\$26,715	\$98,410	\$40,196	\$115,493
Post-filing Planning and Dev.	\$9,625	\$35,375	\$9,635	\$35,410	\$8,800	\$21,200
Other:	\$0	\$0	\$0	\$0	\$0	\$0
Other:	\$0	\$0	\$0	\$0	\$0	\$0
Net Int Exp During Const	\$38,724	\$122,584	\$38,763	\$122,707	\$0	\$0
Major Movable Equipment	\$18,366	\$131,634	\$18,384	\$131,766	\$104,500	\$395,500
<b>Total Construction Costs</b>	<b>\$1,318,459</b>	<b>\$4,204,781</b>	<b>\$1,319,777</b>	<b>\$4,208,716</b>	<b>\$2,524,415</b>	<b>\$4,836,491</b>
<b>Financing Costs</b>						
Costs of Securing Financing	\$42,545	\$134,679	\$42,588	\$134,814	\$222,330	\$286,857
<b>Total Financing Costs</b>	<b>\$42,545</b>	<b>\$134,679</b>	<b>\$42,588</b>	<b>\$134,813</b>	<b>\$222,330</b>	<b>\$286,857</b>
<b>Total Capital Expenditure</b>	<b>\$1,372,072</b>	<b>\$4,343,392</b>	<b>\$1,373,444</b>	<b>\$4,347,465</b>	<b>\$2,765,045</b>	<b>\$5,135,548</b>
<b>TOTAL</b>	<b>\$5,715,464</b>		<b>\$5,720,909</b>		<b>\$7,900,593</b>	

Staff finds that this 38% increase in MCE is reasonable with the specified changes as outlined in their application.

Pursuant to 105 CMR 100.753 and 100.756, approval is hereby granted to your request for a significant change to Project #3-1577 based upon the following findings:

Henry C. Nevins Inc. d/b/a The Nevins  
Nursing and Rehabilitation Center

Project Number 3-1577.1

1. The request has been filed pursuant to 105 CMR 100.753 and 100.756 of the Determination of Need regulation.
2. The increases in GSF and MCE are found to be reasonable.
3. No comments were submitted by other parties objecting to this significant change request.

The conditions accompanying this approval are as follows:

1. The amended inflation adjusted MCE of the project shall be increased to \$7,900,593 (January 2016 dollars).
2. The approved square footage of the project shall be 31,132 GSF (4,060 GSF for new construction and 27,072 GSF for renovation).
3. All other conditions attached to the original February 21, 2014, and corrected June 20, 2014, project shall remain in effect.

Sincerely,



Darrell Villaruz, Interim Manager  
Determination of Need Program

cc: Michael Sinacola, Bureau of Health Care Safety and Quality  
Sherman Lohnes, Division of Health Care Facility Licensure and Certification  
Paul DiNatale, Division of Health Care Facility Licensure and Certification  
Alice Bonner, Executive Office of Elder Affairs  
Patty McCusker, Center for Health Information and Analysis  
Stephen Thomas, MassHealth  
Kate Mills, Health Policy Commission  
Daniel Gent, Division of Health Care Facility Licensure and Certification

**Attachment/Exhibit**

**C**

**RETURN OF PUBLICATION**

I, the undersigned, hereby certify under the pains and penalties of perjury, that I am employed by the publishers of *The Eagle-Tribune* and the following Public/Legal announcement was published in two sections of the newspaper on **Thursday, March 16, 2017** accordingly:

- 1) "Public Announcement Concerning Henry C. Nevins Home, Inc. a/k/a The Nevins Nursing and Rehabilitation Center" page 19, Legal Notice Section.

(check one)  \_\_\_\_\_ Size two inches high by three columns wide  
\_\_\_\_\_ Size three inches high by two columns wide

- 2) "Public Announcement Concerning Henry C. Nevins Home, Inc. a/k/a The Nevins Nursing and Rehabilitation Center Center" page 2, Print Section.

(check one)  \_\_\_\_\_ Size two inches high by three columns wide  
\_\_\_\_\_ Size three inches high by two columns wide

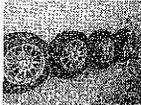
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office of the Register of this Court at  
Salem.

Witness, HON. JENNIFER M.R.  
ULWICK, Esquire, First Justice of  
said Court at Salem, this 4th day of  
JANUARY, 2017.

Pamela Casey O'Brien,  
Register of Probate Court  
ET - 3/16/17

**PUBLIC ANNOUNCEMENT CONCERNING A PROPOSED HEALTH CARE PROJECT**

**HENRY C. NEVINS HOME, INC. A/K/A THE NEVINS NURSING AND REHABILITATION CENTER**

Henry C. Nevins Home, Inc. d/b/a The Nevins Nursing and Rehabilitation Center, owner and operator of a skilled nursing facility located at 10 Ingalls Court, Methuen, MA 01844 ("Applicant"), intends to file on or about March 30, 2017 a request for a significant amendment ("Request") to its approved Determination of Need ("DoN") Project #3-1577. The DoN authorized the elimination of its current 60 bed Level III nursing unit and reconfiguration of its existing three (3) nursing units in to four (4) smaller and more efficient, Level II units ("Project"). The approved Project involves 4,060 gross square feet ("GSF") of new construction and 27,072 GSF of renovation, with an approved maximum capital expenditure ("MCE") of \$7,900,593 (January 2016 Dollars). The Applicant seeks to amend the Project to include additional renovations to building systems and resident areas as well as a decrease in the scope of new construction. The proposed changes will result in a revised total GSF for the Project of 48,682 GSF, including an increase to the GSF for renovation to 38,335 GSF and a decrease in the GSF for new construction to 3,347 GSF. The Request will result in an amended MCE of \$10,603,902 (March 2017 dollars). Any ten Taxpayers of Massachusetts may register in connection with the intended Application or amendment by no later than April 19, 2017 by contacting the Department of Public Health Determination of Need Program, 250 Washington Street, 6th Floor, Boston, MA 02108.  
ET - 3/16/17

Hot Ball: 12			
Cadence Design	COMS	31.60	-0.07
Charles River Labs	CRL	89.50	0.34
Cisco Systems	CSCO	34.12	0.02
Citigroup	C	61.44	-0.09
Comcast	CMCSA	37.41	0.11
Courier	CRRC	23.09	#N/A
Datawatch	DWCH	7.65	0.25
Edgewater Tech	EDGW	7.12	0.06
Entegris	ENTG	21.80	-0.25
Enterprise Bank	EBTC	32.48	1.25
Exxon Mobil	XOM	80.99	-0.44
Ford	F	12.55	0.01
General Electric	GE	29.54	-0.32
Hewlett-Packard	HPQ	17.47	-0.02
Hologic, Inc.	HOLX	42.32	-0.09
Honeywell Intl	HON	125.71	-1.02
Hospitality Props	HPT	29.95	-0.05
IBM	IBM	175.72	-0.74
Intel Corporation	INTC	35.18	0.02
JDS Uniphase	JDSU	#N/A	#N/A
Johnson&Johnson	JNJ	127.05	0.37
KNK Philips	PHG	30.47	-0.19
L-3 Commctns	LLL	170.35	0.08
Peoples United	PBCT	18.95	-0.03
Marsh&McLennan	MMC	74.25	0.02
MASS MEGAWATT	MMMW	0.00	0.00
MasterCard	MA	110.49	-1.04
Medco Health	MHS	70.30	0.00
Medtronic	MDT	82.52	-0.37
Merck & Co	MRK	64.20	0.06
Mercury Com	MRCY	38.71	-0.24
Microsemi	MSCC	51.60	-0.65
Millipore	MIL	0.00	#N/A
MKS Instruments	MKSI	67.95	-0.20

“Yesterday it was too tou...  
**WASHINGTON** — President Donald Trump has finally released his first budget for the federal government, a blueprint that would make deep cuts in Environmental Protection Agency and other domestic programs while significantly increasing spending on military.

The budget, to be submitted to Congress on Thursday, was widely expected to cause political pain for Republicans and Democrats, who will have the final say on spending in the arduous budget process.

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budget — proposals on taxes, mandatory spending and deficits and projections on the economy — won't come out until May.

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**PUBLIC ANNOUNCEMENT CONCERNING A PROPOSED HEALTH CARE PROJECT**  
**HENRY C. NEVINS HOME, INC. A/K/A THE NEVINS NURSING AND REHABILITATION CENTER**  
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 ET - 3/16/17