



AL2020-034  
RECEIVED  
Apr 03 2023  
STATE HEALTH PLANNING AND  
DEVELOPMENT AGENCY

406 MEDICAL CENTER DRIVE  
JASPER, ALABAMA 35501

TELEPHONE: (205) 387-6000  
FACSIMILE: (205) 387-6060

April 3, 2023

Ms. Emily T. Marsal  
Executive Director  
State Health Planning and Development Agency  
100 North Union Street, Suite 870  
Montgomery, Alabama 36104

RE: Project Modification Request  
Project: AL2020-034                      CON 2926-SCALF  
Haven Memory Care Facility

Dear Ms. Marsal:

When Haven Memory Care (HMC) received its CON in January 2021, we intended to expand the existing building to accommodate twenty-four (24) new SCALF Beds. Unfortunately, the pandemic, labor shortages and supply chain issues caused construction prices to skyrocket. Despite our best efforts to value engineer the project, we could not get a firm construction cost estimate low enough to make this project financially feasible. (See Attachment A)

As an alternative to constructing twenty-four (24) new SCALF units, at a 2020 estimated cost of \$3,228,056, we are requesting a project modification. We propose converting twenty-four (24) of our existing single occupancy SCALF units to double occupancy. The Alabama Department of Public Health (ADPH) has reviewed and approved our conversion plans. The estimated cost of these twenty-four (24) room conversions to be in the \$75,000 range. (See Attachment B)

ADPH verified that the existing dining/common areas are large enough to accommodate twenty-four (24) additional SCALF residents. We will add additional tables and chairs as needed to accommodate this larger resident population. The estimated cost of adding six (6) tables and twenty-four (24) chairs is approximately \$18,000.

The primary renovation work for this proposed project modification occurs inside the individual resident units. Introducing a second SCALF resident into an existing single occupancy room will require the following modifications:

- Install a second nurse call pull station inside the bedroom for the second resident's use
- Install a second light fixture inside the bedroom for the second resident's use
- Install a wardrobe for the second resident's personal belongings
- Install a privacy partition between the two (2) resident beds

To avoid unnecessary delays, we plan to utilize our in-house maintenance staff to perform the necessary room modifications. The required equipment and furnishings will be stored onsite or nearby for easy retrieval. We estimated the cost for each room conversion to be approximately \$2,000.

For residents' safety, compatibility issues will be addressed when evaluating the feasibility of having two (2) SCALF residents sharing a room. With that in mind, we propose converting a room to double occupancy after it has been leased.

CON 2926-SCALF qualifies for a project modification pursuant to Rule 410-1-10-03 for the reasons stated in this letter. All parties of record in the underlying administrative proceedings relating to CON 2926-SCALF will be notified of this request for project modification as required by Rule 410-1-10-03 (1) (b). A filing fee in the amount of \$8,061.55, which is 35% of the original CON Application Fee (\$23,033), will be paid through SHPDA's payment portal.

Should you have questions regarding this Project Modification Request, please call 205-387-6013 or email me at [sglobetti@chscorp.net](mailto:sglobetti@chscorp.net). Thank you in advance for your assistance with this matter.

Kindest regards,



Steven G. Globetti  
Executive Vice President

**Attachment A**

**ALABAMA**  
**STATE HEALTH PLANNING & DEVELOPMENT AGENCY**  
**CERTIFICATE OF NEED**  
**FOR HEALTH CARE SERVICES**

**I. IDENTIFICATION**

|   |   |   |
|---|---|---|
| 1. Certificate of Need<br>2926-SCALF  | 2. Date Issued:<br>January 4, 2021  | 3. Termination Date:<br>January 3, 2022 |
| 4. Project Number:<br>AL2020-034  | 5. Name of Facility: The Haven Memory Care Facility                             |   |
| 6. Service Area:<br>Baldwin County  | 7. Location of Facility: 6848 Gulf Shores Parkway<br>Gulf Shores, Alabama 36542 |   |
| 8. Type of Facility:<br>SCALF   | 9. Number of Beds:<br>24  | 10. Estimated Cost:<br>\$3,228,056.00   |
| 11. Services to be provided: Expand the existing forty-three (43) bed specialty care assisted living facility (SCALF) with twenty-four (24) additional beds, for a total of sixty-seven (67) SCALF beds, pursuant to the statistical update to the <i>2020 - 2023 Alabama State Health Plan</i> effective May 15, 2020. |   |   |

**II. CERTIFICATE OF NEED**

In accordance with Section 22-21-260 through 22-21-279, Code of Alabama, 1975, the Certificate of Need Review Board finds as follows:

1. There is a need for the project.
2. There are in force in the State of Alabama reasonable minimum standards of licensure and methods of operation for hospitals and health facilities.
3. The prescribed standards of licensure and operation will be applied and enforced with respect to the applicant, hospital or other health facility.

**III. ISSUANCE OF CERTIFICATE OF NEED**

This Certificate of Need is issued to **The Haven Memory Care Facility** only, for a period not to exceed 12 months from the date of issuance. This Certificate of Need is not transferable and any action on the part of the Applicant to transfer this Certificate of Need will render the Certificate of Need null and void.

  
\_\_\_\_\_  
Emily T. Marsal, Executive Director

**ORIGINAL**

**Attachment B**



Scott Harris, M.D., M.P.H.  
STATE HEALTH OFFICER

March 2, 2023

Mr. Tim Barron  
Tim Barron, Architect, Inc.  
212 Eden View Drive  
Hoover, Alabama 35244

Dear Mr. Barron

Re: ADPH Project # B-22-089  
Haven Memory Care Facility, The  
Gulf Shores, Alabama  
24 Bed Increase  
22-06 (architect's project number)

The final-stage plans and specifications received on February 14, 2023, have been reviewed for compliance with the applicable regulations and codes. The final-stage construction plans are approved.

Please note that our approval does not relieve your office of the responsibility for the documents being complete and in compliance with all applicable regulations and codes at the local and state level. It also does not prevent this office or other officials having jurisdiction from requiring correction of errors or code violations in plans or construction observed during subsequent reviews or inspections.

Contract modifications or changes shall be submitted to and approved by this office prior to implementing the work. Any changes made to approved plans to include any plan sheets added, whether due to comments of this office or otherwise, shall be clouded or annotated on subsequent "revised" plan submittals.

Please provide a written request two to three weeks prior to the desired final acceptance inspection to schedule a tentative date. Along with the request, provide the status of completing any outstanding items of your final inspection punch list. Please insure completeness of any outstanding correspondence or other requirements prior to request. The actual inspection date must be confirmed with our office.



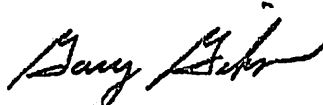
Mr. Tim Barron  
Page 2 of 2  
March 2, 2023

At the conclusion of the final inspection, the Final Inspection Fee shall be due. Send the Final Inspection Fee Worksheet, a copy of the latest contractor's pay request, and any fee due to our office. Our Certificate of Completion (COC) will not be issued prior to receipt of this worksheet, supporting documents and any fee due. The Rules of ASBH Chapter 420-5-21, "Payment of Plan Review Fees," including the fee worksheets, may be found by clicking on "Plan Review" at <http://alabamapublichealth.gov/facilitiesmanagement>. Any additional inspections necessary require additional fees. **When timely delivery is critical, we recommend overnight delivery to: Alabama Department of Public Health, Technical Services Unit, RSA Tower, Suite 1510, 201 Monroe Street, Montgomery, Alabama 36104.**

At the final inspection provide a copy of close-out documents per attachment.

I appreciate the cooperation extended this office; and if I can be of assistance to you, please contact me at (334) 206-5184, fax (334) 206-5890, or e-mail at [Gary.Gibson@adph.state.al.us](mailto:Gary.Gibson@adph.state.al.us).

Sincerely,



Gary Gibson  
Technical Services Unit

Enclosure

GG/dsc  
cc: Lannie Smith

RECEIVED

Apr 12 2023

STATE HEALTH PLANNING AND  
DEVELOPMENT AGENCY

406 MEDICAL CENTER DRIVE  
JASPER, ALABAMA 35501

TELEPHONE: (205) 387-6000  
FACSIMILE: (205) 387-6060

April 12, 2023

Ms. Emily T. Marsal  
Executive Director  
State Health Planning and Development Agency  
100 North Union Street, Suite 870  
Montgomery, Alabama 36104

RE: Supplemental Project Modification Request  
Project: AL2020-034                      CON 2926-SCALF  
Haven Memory Care Facility

Dear Ms. Marsal:

As requested, I am submitting this Supplemental Project Modification Request for the above referenced CON. In our original filing, submitted on 7/9/2020, we estimated the total project cost at \$3,228,056. A breakdown of the major expense estimates is outlined below:

|                                   |             |
|-----------------------------------|-------------|
| Total Cost of Construction:       | \$2,894,140 |
| Total Cost of Purchase/Equipment: | \$36,400    |
| First Year Annual Operating Cost: | \$297,516   |

By comparison, this proposed conversion of twenty-four (24) existing single occupancy rooms to double occupancy will cost substantially less than new construction. The estimated cost of these twenty-four (24) rooms conversions is approximately \$75,000. A breakdown is outlined below:

|                            |          |
|----------------------------|----------|
| Dining Room Tables/Chairs: | \$18,000 |
| Nurse Call Stations:       | \$5,500  |
| Light Fixtures:            | \$6,000  |
| Resident Wardrobes:        | \$30,000 |
| Privacy Partitions:        | \$6,500  |
| Architect Fees:            | \$9,000  |



Project: AL2020-034  
Haven Memory Care Facility  
Page 2

CON 2926-SCALF

Since we propose converting these single occupancy rooms to double occupancy only as demand dictates, projecting annual operating costs will be difficult. Staffing, food, and supply costs will be the main drivers of these variable operating expenses. In summary, a lower cost to add SCALF beds will benefit families needing these critical services.

Should you have questions regarding this Project Modification Request, please call 205-387-6013 or email me at [sglobetti@chscorp.net](mailto:sglobetti@chscorp.net). Thank you in advance for your assistance with this matter.

Kindest regards,

A handwritten signature in black ink that reads "S. G. Globetti, EVIP". The signature is written in a cursive style with a large initial "S".

Steven G. Globetti  
Executive Vice President