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November 30, 2023

VIA EMAIL

Emily T. Marsal
Executive Director
Alabama State Health Planning & Development
Agency
RSA Union Building
100 N. Union Street, Suite 870
Montgomery, AL 36104

Re: CON 2947 SCALF Project Modification Request

Dear Ms. Marsal:

Pursuant to Alabama Certificate of Need Program Rules and Regulations ("CON Rules") 410-1-10-.03, please accept this letter as a Notice of Request for Project Modification for the above referenced certificate of need ("CON").

Background:

1. In November 20, 2020, Crimson Village, LLC ("Crimson Village"), filed a certificate of need application to construct a new specialty care assisted living facility (SCALF) to be known as The Legends of Crimson Village located in Tuscaloosa County.
2. The project was based on the 2020-2023 State Health Plan and the October 7, 2022 Statistical Update showing a need in Tuscaloosa County. Several projects had been approved prior to Crimson Village's filing, but at the time of the filing, there remained 80 SCALF beds in the inventory under the Statistical Update.
3. The Project was unopposed, and the CON was issued June 8, 2021.
4. Since issuance of the CON, Crimson Village has undertaken significant efforts to complete the Project but has run into several issues that were not contemplated at the time of its proposed project. Therefore, Crimson Village is requesting a project modification for a relocation of the CON authorized beds

Proposed Project Modification

Crimson Village began site development in November 2021. It was during this phase of the project that Crimson Village encountered numerous unforeseen issues, including the discovery of an underground spring that required remediation prior to construction. Crimson Village spent money and resources to fix the water issues and continued to work toward project completion. However, Crimson Village encountered additional obstacles with water and sewage lines as well as issues related to ingress and egress to the property. Due to these numerous challenges and the rate of inflation affecting the cost of construction, Crimson Village now seeks to modify its project to relocate the SCALF beds to two existing facilities operated by Crimson Village.

The Tides at Crimson Village (“The Tides”) is an existing 48-bed SCALF located at 1410 18th Avenue East, Tuscaloosa, Alabama. Crimson Village proposes to relocate 44 beds intended for the Legends project to The Tides, resulting in a 92-bed SCALF. This would be accomplished by converting private rooms to semi-private rooms. For the remaining 36 beds, Crimson Village proposes to relocate those to an existing Assisted Living Facility (“ALF”) known as The Legacy at Crimson Village (“The Legacy”). The Legacy is a 36-bed ALF located at 755 55th Place East, Tuscaloosa, Alabama. Crimson Village would convert those 36 ALF beds to SCALF beds. This proposal would keep all 80 beds in Tuscaloosa County and would satisfy the intended purpose of meeting the need outlined in the Statistical Update.

The proposed Project Modification would satisfy the criteria and purpose of the certificate of need regulations by utilizing facilities already in existence and expanding the services offered. It would also result in reduced project costs and allow for sharing of resources between the existing facilities with the newly added beds. Moreover, Crimson Village has proven itself to be a high quality provider of SCALF services in the Tuscaloosa community.

Based on the foregoing, Crimson Village respectfully requests the Board to allow it to relocate the Project from the proposed site in Northport to the campus of The Tides and The Legacy. The relocation will not increase either the cost or the scope of the project. Additionally, it will not result in a change in the number of SCALF beds in Tuscaloosa County or change the classification of CON authorized beds.

As required, a Project Modification filing fee of 35% of the original Certificate of Need application fee has been paid online.

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Please contact me if you have any question or need any additional information.

Sincerely,

s/Angie C. Smith
Angie C. Smith

ACS/jlr