



**HIGH VIEW**  
REHABILITATION & LIVING CENTER

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## LETTER OF INTENT

March 19, 2014

Larry Carbonneau, CPA  
Senior Health Care Financial Analyst  
Department of Health and Human Services  
#11 State House Station  
41 Anthony Avenue  
Augusta, ME 04333-0011

RE: High View Manor-Letter of Intent To Add 6 NF Beds

Dear Larry,

This letter constitutes my Letter of Intent in accordance with Section 71.05(A) of the BEAS Policy Manual, Certificate of Need Regulations for Nursing Facility Level of Care Projects.

On behalf of High View Manor, I seek to initiate the Certificate of Need ("CON") review process to the extent it applies, to seek your advice and guidance on the best way to proceed, and to obtain an expedited, simplified review and approval to add 6 NF beds to High View Manor increasing the number of NF beds from 51 NF beds to 57 beds.

I understand that this filing results in the need for a Technical Assistance Meeting as the next step of which I am ready and willing to meet with you and your staff at your earliest convenience.

### Background

A few years back, High View Manor banked 12 NF beds. At this time, High View Manor would like to bring 6 NF beds back on line. This increase of only 6 NF beds to the St. John Valley service area will have little, if any, impact on the market area. However, adding an additional 6 NF beds to High View Manor will further strengthen the economic viability for the care we offer the residents of our surrounding communities at High View Manor.

### Capital Costs

The facility will reconfigure some of our existing space to accommodate 6 additional beds which will result in a minimal increase to our physical plant capital costs. The total estimated cost to complete this project is \$90,000. The capital cost should not be subject to Certificate of Need as the costs are considerably lower than the CON threshold.

### Simplified Review Under §336

I request that my proposal be made subject to a simplified and expedited review as described under §336 of the CON Law and §71.05(L)(2)(b) and (d) relating to fulfillment of pertinent licensing and other standards. Based on the fact that there will be minimal additional expense and the project will comply with other applicable state and local laws and regulations I hope the project can be quickly approved under these standards.

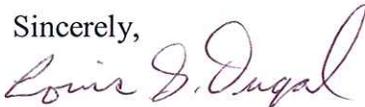
### MaineCare Budget Neutrality

Under the requirements of §334 of the CON Act, I understand the project needs to be MaineCare budget neutral to be approved. I am asking for your assistance to determine if this project even needs to be considered for MaineCare neutrality as I don't believe the capital for this project needs to be taken into account.

### Next Steps and Technical Assistance Meeting

I look forward to meeting with you soon to discuss this matter. Please contact me with any questions or concerns. My telephone number is 728-3570 or you can email me at [louisdugal260@gmail.com](mailto:louisdugal260@gmail.com).

Sincerely,



Louis G. Dugal  
President