

June 15, 2014

Kathleen S. Snow, M.P.A.  
Long Term Care Benefits Policy Specialist  
Department of Health Care Policy & Financing  
1570 Grant Street  
Denver, Colorado 80203

REFERENCE: ManorCare Health Services, LLC  
Proposed New 120 Bed Nursing Facility

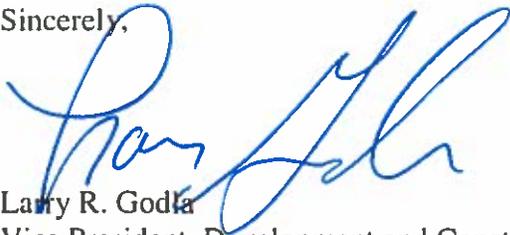
Dear Ms. Snow:

I am pleased to submit the enclosed application on behalf of ManorCare Health Services, LLC for the development of a new 120-bed post-acute nursing facility in Lakewood, Colorado including 60 Medicaid-certified beds. ManorCare Health Services, LLC, is a corporate subsidiary of HCR ManorCare, Inc. As described in this application, HCR ManorCare, Inc. is one of the largest providers of post-acute care, including post-acute nursing facilities, assisted living facilities, hospice and home health care agencies in 30 states including two post-acute nursing facilities in Colorado – ManorCare Health Services – Denver and ManorCare Health Services – Boulder.

The proposed new ManorCare Health Services – Lakewood will provide a new post-acute model of care in response to the need factors detailed throughout this application, including an analysis of demographic data, inventory of existing nursing facilities, calculated need for more post-acute facility beds, and community support for this project.

Thank you for consideration of this proposal. Please do not hesitate to contact me if you have any questions or require additional information. I can be reached at (240) 453-8585, or you could contact Lisa Rosenthal, Director of Health Planning at (240) 453-8569.

Sincerely,



Larry R. Godla  
Vice President, Development and Construction

Cc: Fred Miles, Esq.

HCRManorCare  
7361 Calhoun Place #300  
Rockville, Maryland 20855  
240.453.8500  
40.453.8501 fax

HCR ManorCare 

RECEIVED

JAN 27 2014

HEALTH CARE POLICY  
AND FINANCING

January 14, 2014

Kathleen S. Snow, M.P.A.  
Long Term Care Benefits Policy Specialist  
Department of Health Care Policy & Financing  
1570 Grant Street  
Denver, Colorado 80203

Dear Ms. Snow:

I write to submit a letter of intent on behalf of ManorCare Health Services, LLC (“the Applicant”), to construct and seek Medicaid Certification for 60 beds at a new nursing facility to be called ManorCare Health Services-Lakewood. The number of beds requested for Medicaid certification is a component of the total 120 bed licensed capacity. The new nursing facility would be located in the Lakewood or a closely adjacent area of Jefferson County. The proposed service area will include a population of individuals aged 65 and over who would be the target population for the specialized new Post-Acute Model of Care clinical programs that would be provided at the ManorCare Health Services – Lakewood facility.

The Applicant was formed in the State of Delaware on August 17, 2001 and is qualified to do business in Colorado. The Applicant’s business address is 333 North Summit Street, Toledo, Ohio 43604. The Applicant is wholly-owned by HCR ManorCare, Inc, which is also located at 333 North Summit Street, Toledo, Ohio 43604. HCR ManorCare operates 285 nursing facilities in 29 states, including two nursing facilities in Colorado --- ManorCare Health Services – Denver and ManorCare Health Services – Boulder. HCR ManorCare is an established provider of post-acute services similar to that which will be offered in the proposed Jefferson County facility.

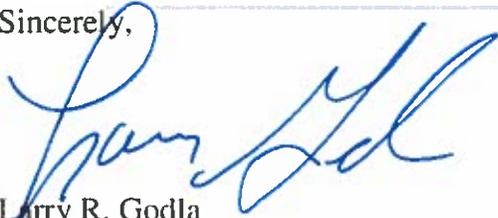
This new post-acute model of care includes specialized clinical programs that focus on returning medically complex patients to the community following successful medical support and intensive rehabilitation, and a specialized building design that includes enlarged therapy rooms, specialized therapy and medical equipment, and electronic medical records. The new post-acute facility would integrate with acute care hospital systems and staff to reduce re-hospitalizations in response to federal CMS and Colorado initiatives. The project is also supported by demographic analysis, showing an insufficient current facility capacity to respond to existing and projected population increases, and the support of local acute care hospitals.

We will submit an application to the Department for the new Medicaid Certification within five months of this letter of intent per requirements of the Departmental Regulation 8.430.3. Correspondence regarding this request should be sent to me or to Lisa Rosenthal, Director of Health Planning at: HCR ManorCare, 7361 Calhoun Place, Suite 300, Rockville, Maryland 20855.

If you have any questions on this letter of intent, please contact me at (240) 453-8585 or Lisa Rosenthal at (240) 453-8569.

We look forward to working with the Department to develop this needed nursing facility, to respond to the current and future needs of Jefferson County residents.

Sincerely,



Larry R. Godla  
Vice President, Development and Construction

cc: Fred Miles, Esq., Miles & Peters

**RECEIPT OF HAND DELIVERY**

This will acknowledge receipt of a hand delivered letter from HCR ManorCare dated January 14, 2014 addressed as follows:

Kathy S. Snow, M.P.A.

Long Term Care Benefits Policy Specialist

Department of Health Care Policy and Financing

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1570 Grant Street

Denver, Colorado 80203

DEPARTMENT OF HEALTH CARE POLICY AND FINANCING

By: Whitney Whit

Date: 1/27/14