



## COMMONWEALTH of VIRGINIA

Colin M. Greene, MD, MPH  
State Health Commissioner

Department of Health  
P O BOX 2448  
RICHMOND, VA 23218

TTY 7-1-1 OR  
1-800-828-1120

April 25, 2022

Mr. Frank Peck  
Premier Consulting Services, Inc.  
Post Office Box 21133  
Roanoke, Virginia 24018

RE: **COPN No. VA-04789**  
**Shenandoah Operations Holdings, LLC, Front Royal, Virginia**  
**Add 52 skilled nursing beds to be transferred from Richfield Recovery and Care Center**

Dear Mr. Peck:

In accordance with Chapter 4, Article 1.1 of Title 32.1 of the Code of Virginia of 1950 (the Code), as amended, I reviewed the application and all supporting documents submitted by Shenandoah Operations Holdings, LLC to add 52 skilled nursing beds to be transferred from Richfield Recovery and Care Center.

As required by Section 32.1-102.3B of the Code, I have considered all factors that must be taken into account in a determination of public need, and I have concluded that **conditional approval** of the request is warranted based on the following findings:

1. The proposed project is generally consistent with the applicable criteria and standards of the State Medical Facilities Plan and the Eight Required Considerations of the Code of Virginia.
2. The proposed project complies with § 32.1-102.3:7 of the Code of Virginia.
3. The capital costs are reasonable.
4. The proposed project appears economically viable both in the immediate and in the long-term.
5. The proposed project is more advantageous than maintaining the status quo.

6. There is no known opposition to the proposed project.
7. Approval of the proposed project is not likely to have a significant negative impact on the staffing or utilization of existing PD 7 providers of skilled nursing services.

This certificate is valid for the period April 25, 2022 through April 24, 2023. The total authorized capital cost of the project is \$13,740,384.

Please file an application for a certificate extension with the Department no later than 30 days before the expiration date of the certificate. Part VIII of the Virginia Medical Care Facilities Certificate of Public Need Rules and Regulations identifies the filing requirements and review procedure for certificate extension requests.

Sincerely,



Colin M. Greene, MD, MPH  
State Health Commissioner

Enclosure

cc: Allyson Tysinger, Senior Assistant Attorney General, Commonwealth of Virginia  
Erik Bodin, Director, Division of Certificate of Public Need  
Deborah K. Waite, Operations Manager, Virginia Health Information  
Alison Ansher, MD, MPH, District Director, Lord Fairfax Health District

COMMONWEALTH OF VIRGINIA  
DEPARTMENT OF HEALTH

MEDICAL CARE FACILITIES CERTIFICATE OF PUBLIC NEED

THIS CERTIFIES THAT Shenandoah Operations Holdings, LLC is authorized to initiate the proposal as described below.

NAME OF FACILITY: Lynn Care Center

LOCATION: 1000 Shenandoah Avenue, Front Royal, Virginia 22630

OWNERSHIP AND CONTROL: Shenandoah Operations Holdings, LLC

SCOPE OF PROJECT: Add 52 skilled nursing beds to be transferred from Richfield Recovery and Care Center in Planning District 5, resulting in a total complement of 172 beds at Lynn Care Center. Capital costs associated with this project total \$13,740,384. The project is expected to be completed within 36 months of project approval. This certificate is issued with the condition that appears on its reverse.



Pursuant to Chapter 4, Article 1:1 of Title 32.1, Sections 32.1-102.1 through 32.1-102.12 of the Code of Virginia (1950), as amended and the policies and procedures promulgated thereunder, this Medical Care Facilities Certificate of Public Need is issued contingent upon substantial and continuing progress towards implementation of the proposal within twelve (12) months from the date of issuance. A progress report shall be submitted to the State Health Commissioner within twelve (12) months from the date of issuance along with adequate assurance of completion within a reasonable time period. The Commissioner reserves the right not to renew this Certificate in the event the applicant fails to fulfill these conditions. This Certificate is non-transferable and is limited to the location, ownership, control and scope of the project shown herein.

Certificate Number: VA-04789

Date of Issuance: April 25, 2022

Expiration Date: April 24, 2023

Colin M. Greene, MD, MPH, State Health Commissioner

In accordance with § 32.1-102.4 of the Code of Virginia, Shenandoah Operations Holdings, LLC will provide nursing home services to persons as needed, without regard to their ability to pay for them. Shenandoah Operations Holdings, LLC will provide nursing home services to individuals who are eligible for benefits under Title XVIII of the Social Security Act (42 U.S.C. § 1395 et seq.), Title XIX of the Social Security Act (42 U.S.C. § 1396 et seq.), and 10 U.S.C. § 1071 et seq.