

DEPARTMENT OF HEALTH AND HUMAN SERVICES
OFFICE OF DIRECTOR

ACTION REFERRAL

TO	DATE
Singleton/Bonds/Hess	6-6-14

DIRECTOR'S USE ONLY	ACTION REQUESTED
1. LOG NUMBER 000402	<input type="checkbox"/> Prepare reply for the Director's signature DATE DUE _____
2. DATE SIGNED BY DIRECTOR _____	<input type="checkbox"/> Prepare reply for appropriate signature DATE DUE _____
	<input type="checkbox"/> FOIA DATE DUE _____
	<input checked="" type="checkbox"/> Necessary Action

APPROVALS (Only when prepared for director's signature)	APPROVE	* DISAPPROVE (Note reason for disapproval and return to preparer.)	COMMENT
1.			
2.			
3.			
4.			

May 21, 2014

RECEIVED

MAY 28 2014

Department of Health & Human Services
OFFICE OF THE DIRECTOR

Tony

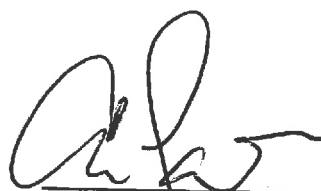
I wanted to keep you informed by providing you a copy of the attached project proposal that was sent to the PCA.

Approximately 40% of the citizens of Lamar, South Carolina and surrounding rural area live below the poverty level and more then 20% live below 50% of the poverty level. Many of these citizens are uninsured with many more underinsured and live in an area where medical services are becoming less available and affordable.

Our goal is to reach out to these citizens and provide the medical care they need and deserve in a way that is as cost effective as possible.

I will continue to keep you informed.

Thank you for you hardwork and dedication.



Charles H. Farmer

843-568-8824

Deirdre 5/28/14
Dr. Pete,
Do we need to
Log. this, by
Does Tk need to be aware?
log to
Karin
May



Genesis Health Care, Inc.

Deeply Rooted In Our Community

Pee Dee Health Care, Inc.
201 Cashua Street
Darlington, SC 29532

Genesis Health Care, Inc.
3400 West Avenue
Columbia, SC 29203
(803) 254-3676

Olanda Family Care
211 South Jones Avenue
Olanda, SC 29114
(843) 396-9723

May 4, 2014

Ms. Lathran J. Woodard
Chief Executive Officer
S.C. Primary Health Care Association
3 Technology Circle
Columbia, South Carolina 29203

Re: FY 2014-2015 Project Request, Department of Health and
Human Services, Proviso 33.26 Capital Funding for a Federally
Qualified Health Center (FQHC).

Dear Ms. Woodard:

As a member of the South Carolina Primary Health Care Association,
it is my pleasure to communicate with you again on behalf of Genesis
Health Care, Inc. (Genesis).

Genesis is located at 3400 East Avenue in Columbia, South Carolina.
Genesis operates Federally Qualified Health Centers (FQHC's) in Darlington
(Pee Dee Health Care, Inc.) and Olanda (Olanda Family Care). These
nonprofit care facilities serve insured, underinsured and a significant
number of uninsured patients from both Darlington and Florence counties.
Many of these patients come from low income, rural families where

medical services are unfortunately less available and affordable.

The Pee Dee Health Care center and the Olanta Family Care center provide a wide diversity of medical care services and pharmaceuticals (approximately 40 thousand patient visits annually) on a sliding fee schedule (pay as you can), allowing both facilities to operate efficiently and treat patients who otherwise struggle financially every day, including elderly Medicaid recipients. It is also important to inform you that both centers are governed by a local Board of Directors who volunteer their time and talents and who are deeply committed to the health and well-being of people in neighboring Darlington and Florence communities.

Genesis recently employed a board certified psychiatrist as a provider in the clinics. **As you are aware, mental and behavioral health are two of the most pressing service needs across the state. In fact, our areas have an extremely high shortage of designations for these services.** Our board has determined this a priority. We also intend to hire an experienced mid-level Psychiatric Nurse Practitioner in the first quarter of next year. **In addition, we are in the process of completing installation of a new communications system that includes a HIPPA secure audio-video component for telemedicine, which is perfect for the provision of psychiatrist consultation services.**

Currently, Genesis is in negotiations to purchase a privately owned building with the intended purpose of opening a new FQHC on Main Street in the town of Lamar, South Carolina. We expect this location to provide easy, central access to underserved patients in the lower Darlington and Florence areas. **It is very important to note that there is no other FQHC available in the area to provide health services, regardless of the patient's ability to pay. Approximately 40% of the citizens of Lamar and the surrounding service area live below the poverty level, and more than 20% live below 50% of the poverty level. These are truly alarming numbers (citizens), even for a very poor region of the state.**

To date, Genesis has been extremely well received by local leaders, businesses and other organizations in Lamar and we are continuing to broaden our educational and outreach effects. Our singular purpose is to expand quality medical care to everyone throughout Darlington and Florence.

Our FY 2014-2015 capital project funding request from DHHS would be used to partially renovate and medically equip the Main Street facility in Lamar. **If approved, Genesis would be responsible for the full purchase cost of the facility and all the operations and staffing in the future.**

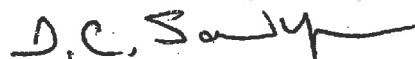
I am including for your preliminary review, two pricing matrices for 1) the renovation (\$448,968.00) and/or 2) the renovation and equipment of the existing structure (\$644,395.00) at 121 Main Street, Lamar. The first proposal reflects a renovation process during which the building would be partially demolished to the backside of existing building shell. Additionally, portions of the roof system would be removed to replace damage areas. Once the demolition cycle is complete, the interior would be built back to mirror the existing build-out density of the Pee Dee Health Facility in Darlington including an ultrasound and radiology suite. The second pricing matrix reflects the same scope of work with regard to the building transformation but includes capital equipment for the ultrasound and radiology suites as well as a PACS archiving system to collect and store patient data. **Also note, these pricing proposals do not include the land, building or parking area acquisition costs. These costs will be the responsibility of Genesis.**

I am sure that additional, more detailed information regarding this capital funding request will be required and we look forward to providing that to you in a timely manner. For now, I wanted to convey to you our general plans as they relate to opening a new FQHC in Lamar and seek your advice on how best to proceed. **Genesis did not receive capital funding last year and we are hopeful to do so in FY 2014-2015.**

On behalf of the entire Genesis Board of Directors and staff, I appreciate your time and attention to this matter and look forward to working with the South Carolina Primary Health Care Association.

With kind regards, I am.

Sincerely,



T. C. Sawyer, Chairman
Board of Directors

Cc. Board Members
Tony R. Megna, CEO
Charles H. Farmer, Genesis
Doug Bryant, PHCA
Price Matrices Attached



March 27, 2014

Mr. Tony Megna
Chief Executive Officer
Genesis Healthcare
3400 West Avenue
Columbia, SC 29203

RE: 121 Main Street Renovation
Healthcare Center - Lamar, SC

Dear Mr. Megna:

As discussed yesterday, we are enclosing two pricing matrices for the renovation and/or renovation with capital equipment for the existing structure at 121 Main Street, Lamar SC. The first proposal reflects a renovation process during which the building would be demolished to the backside of the existing building shell. Additionally, large portions of the roof system would be removed to replace damaged areas. Once the demolition cycle is complete, the interior would be built back to mirror the existing build-out density of the Pee Dee facility in Darlington including an ultrasound and radiology suite. The second pricing matrix reflects this same scope of work with regard to the building transformation but includes capital equipment for the ultrasound and radiological suites as well as a PACS archiving system to collect and store patient data.

Also note, these pricing proposals do not include the land, building or parking area acquisition costs. If you should have any additional needs and/or questions with regard to this discovery period, please reach out to me at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nick Morgan', is written over a circular stamp or seal.

Nick Morgan
Operations and Logistics Manager
1927 South Tryon Street
Charlotte, NC 28203
828-508-2300 p
704-973-0129 f
nmorgan@blueox1.com
www.blueox1.com



J N MORGAN
& ASSOCIATES, LLC

:SQ FOOTAGE LETTER INFORMATION
:FIRM PROJECT: GHC - Lamar - Construction Only
:ESTIMATOR ATTN: Mark Callahan
:PROJ.MGR. CLIENT: GHC
:JOB ADDRESS: 121 Main Street
:LOCATION CITY: Lamar SC
:FLOOR ARCH: Not Applicable
SHEETS: Not Applicable

*****BUDGET ONLY*****							SF	DATE: 3/27/2014
CC	DESCRIPTION	QUAN	UNIT	LABOR	MATERIALS	SUB	FL	EXTENSION
02-1000	Sitework							\$ -
	Dumpsters	15	EA			475		\$ -
	Demolition							\$ -
	Remove existing drywall	1	LS	15000		0		\$ 15,000
	Protection	1	LS	1000		0		\$ 1,000
	Clean-up	1	LS	1500		0		\$ 1,500
	Move trash to dumpsters	1	LS	1500		0		\$ 1,500
								\$ -
	Subtotal			19,000	0	7,125		\$ 26,125
03-3000	Concrete							\$ -
	Leak prevention and repairs to existing slab	1	LS			7,500		\$ 7,500
								\$ -
								\$ -
	Subtotal			0	0	7,500		\$ 7,500
04-4000	Masonry							\$ -
								\$ -
	None							\$ -
	Subtotal			0	0	0		\$ -
05-0000	Metals							\$ -
								\$ -
	None							\$ -
	Subtotal			0	0	0		\$ -
06-0000	Carpentry & Millwork							\$ -
	Plastic laminate base cabinets	40	LF			120		\$ 4,800
	Plastic laminate upper cabinets	40	LF			110		\$ 4,400
	In wall blocking	1	LS	300	300	0		\$ 600
	New roof gables	1	LS	12000	5000	0		\$ 17,000
	Exterior fascia	350	LF	7	2	0		\$ 3,150
	Wood trim throughout	3,000	LF	3	1	0		\$ 12,000
								\$ -
	Subtotal			12,310	5,303			\$ 41,950
07-0000	Roofing & Sheet metal							\$ -
	Remove existing roof	75	SQS			20		\$ 1,500
	New roof	75	SQS			110		\$ 8,250
								\$ -
								\$ -
	Subtotal			0	0			\$ 9,750
08-0000	Doors & Windows							\$ -
	New HM 3-0 x 7-0 door and frame	5	EA	100	394			\$ 2,470
	Hardware	48	SETS	50	150			\$ 9,600
	New HM 1-6 x 1-6 window frame	1	EA		500			\$ 500
	New 3-0 x 7-0 wood door and wood frame	20	EA	100	300			\$ 8,000
								\$ -
	Subtotal			250	1,344	0		\$ 20,570

08-0000	Glass & Storefront					\$	-
	New lead lined glass 1'6" x 1'6"	1 EA	100	732		\$	832
	Storefront rework	1 LS			3,500	\$	3,500
	Mirrors	1 Allow			1,000	\$	1,000
						\$	-
	Subtotal		100	732	4,500	\$	5,332
09-1000	Drywall & Insulation					\$	-
						\$	-
	Drywall partition 9' high - one side - 1/16" lead	21 LF			140	\$	2,940
	Drywall partition 9' high - one side - 1/32" lead	26 LF			110	\$	2,860
	Drywall partition 9' high - frame/one side - reg.	150 LF			35	\$	5,250
	Drywall partition 9' high - frame/two sides - reg.	100 LF			45	\$	4,500
	Drywall partition 9' high - one side - reg.	100 LF			20	\$	2,000
	Install frames	5 EA			75	\$	375
	Clean-up and protection	1 LS			200	\$	200
					0	\$	-
					0	\$	-
					0	\$	-
					0	\$	-
					0	\$	-
					0	\$	-
						\$	-
	Subtotal		0	0	18,125	\$	18,125
09-3010	Acoustical					\$	-
	2x2 USG 15/16 grid and tile	5,500 SF			3.30	\$	18,150
						\$	-
	Subtotal		0	0	18,150	\$	18,150
09-5000	Carpet, Base & VCT					\$	-
	4" cove base	600 LF			3	\$	1,500
	Carpet	280 SY			20	\$	5,600
	VCT	2,500 SF			2	\$	5,000
	Subtotal		0	0	12,100	\$	12,100
09-7000	Paint & Wallcovering					\$	-
	Paint walls	10,000 SF			0.75	\$	7,500
	Paint HM door and window frame	5 EA			80	\$	400
	Stain door	20 EA			75	\$	1,500
	Paint trim	3,000 LF			2	\$	6,000
						\$	-
						\$	-
						\$	-
						\$	-
						\$	-
	Subtotal		0	0	15,400	\$	15,400
09-2011	Marble & Ceramic Tile					\$	-
						\$	-
						\$	-
	None	Subtotal	0	0	0	\$	-
10-0000	Specialties					\$	-
	Allowance	1 LS			5,000	\$	5,000
						\$	-
						\$	-
	Subtotal		0	0	5,000	\$	5,000
11-0000	Equipment & Appliances					\$	-
	Allowance	1 LS			7,500	\$	7,500
						\$	-
	Subtotal		0	0	7,500	\$	7,500
15-1000	Fire Protection					\$	-
		1 LS			24,000	\$	24,000
						\$	-
	Subtotal		0	0	24,000	\$	24,000

15-3000 Plumbing

				\$	-
				\$	-
Replumb	4 EA		1,000	\$	4,000
New	3 EA		2,500	\$	7,500
				\$	-
	Subtotal	0	0	11,500	\$ 11,500

15-6000 HVAC

				\$	-
				\$	-
New split 5 ton systems	2 EA		20,000	\$	40,000
				\$	-
				\$	-
				\$	-
				\$	-
	Subtotal	0	0	40,000	\$ 40,000

16-0000 Electrical

				\$	-
480 v service	1 EA		12,800	\$	12,800
208v single phase circuit and disconnect	1 EA		1,864	\$	1,864
Conduit and boxes for x ray system	1 LS		600	\$	600
Dedicated outlet for CR and workstation	1 EA		250	\$	250
2x4 lights	50 EA		150	\$	7,500
Light circuits	1 EA		2,000	\$	2,000
RJ45 drops	20 EA		100	\$	2,000
Rework existing circuits	1 LS		1,500	\$	1,500
Duplex convenience	50 EA		125	\$	6,250
Rework fire alarm	1 LS		1,500	\$	1,500
Exit signs	8 EA		110	\$	880
Permits	1 LS		200	\$	200
				\$	-
				\$	0
	Subtotal	0	0	37,344	\$ 37,344

SUBTOTAL OF DIVISIONS 02 - 16

\$ 300,346

01-0000 General Conditions

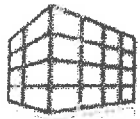
				\$	0
Supervision	20 WKS		1500	\$	30,000
Project Management	20 WKS		2000	\$	40,000
Final Clean-up	1 LS		1,500	\$	1,500
Job Phone / Fax	0 WKS			\$	0
Design Fees	1 LS		3600	\$	3,600
OSHA Safety	0 LS			\$	0
Truck Expense and Fuel	0 WKS			\$	0
GL Insurance	0.015 LS		300346	\$	4,505
WC Insurance	0.1 LS		101560	\$	10,156
Permit	1 \$/K		300	\$	300
				\$	0
Percentage of Subtotal				\$	0
30%	SUBTOTAL	0	0	\$	90,061

SUBTOTAL OF DIVISIONS 01 - 16

0 0 90,061 \$ 390,407

99-1000 Profit	10.00%		390,407	\$	39,041
Overhead	5.00%		390,407	\$	19,520
TOTAL JOB COST				\$	448,968

5300 Cost SF \$ 85 0



J N MORGAN
& ASSOCIATES, LLC

:SQ FOOTAGE LETTER INFORMATION

:FIRM

PROJECT: GHC - Lamar - Construction and Equipment

:ESTIMATOR

ATTN: Mark Callahan

:PROJ.MGR.

CLIENT: GHC

:JOB

ADDRESS: 121 Main Street

:LOCATION

CITY: Lamar SC

:FLOOR

ARCH: Not Applicable

SHEETS: Not Applicable

*****BUDGET ONLY*****

- SF
FL

DATE: 3/27/2014

CC	DESCRIPTION	QUAN	UNIT	LABOR	MATERIALS	SUB	EXTENSION
02-1000	Sitework						\$ -
	Dumpsters	15	EA			475	\$ 7,125
	Demolition						\$ -
	Remove existing drywall	1	LS	15000		0	\$ 15,000
	Protection	1	LS	1000		0	\$ 1,000
	Clean-up	1	LS	1500		0	\$ 1,500
	Move trash to dumpsters	1	LS	1500		0	\$ 1,500
							\$ -
	Subtotal			19,000	0	7,125	\$ 26,125
03-3000	Concrete						\$ -
	Leak provention and repairs to existing slab	1	LS			7,500	\$ 7,500
							\$ -
							\$ -
							\$ -
	Subtotal			0	0	7,500	\$ 7,500
04-4000	Masonry						\$ -
							\$ -
							\$ -
	None			0	0	0	\$ -
05-0000	Metals						\$ -
							\$ -
							\$ -
	None			0	0	0	\$ -
06-0000	Carpentry & Millwork						\$ -
							\$ -
	Plastic laminate base cabinets	40	LF			120	\$ 4,800
	Plastic laminate upper cabinets	40	LF			110	\$ 4,400
	In wall blocking	1	LS	300	300	0	\$ 600
	New roof gables	1	LS	12000	5000	0	\$ 17,000
	Exterior fascia	350	LF	7	2	0	\$ 3,150
	Wood trim throughout	3,000	LF	3	1	0	\$ 12,000
							\$ -
	Subtotal			12,310	5,303		\$ 41,950
07-0000	Roofing & Sheet metal						\$ -
							\$ -
	Remove existing roof	75	SQS			20	\$ 1,500
	New roof	75	SQS			110	\$ 8,250
							\$ -
							\$ -
	Subtotal			0	0		\$ 9,750
08-0000	Doors & Windows						\$ -
	New HM 3-0 x 7-0 door and frame	5	EA	100	394		\$ 2,470
	Hardware	48	SETS	50	150		\$ 9,600
	New HM 1-6 x 1-6 window frame	1	EA		500		\$ 500
	New 3-0 x 7-0 wood door and wood frame	20	EA	100	300		\$ 8,000
							\$ -
	Subtotal			250	1,344	0	\$ 20,570

08-0000	Glass & Storefront				\$	-
	New lead lined glass 1'6" x 1'6"	1 EA	100	732	\$	832
	Storefront rework	1 LS			3,500 \$	3,500
	Mirrors	1 Allow			1,000 \$	1,000
					\$	-
	Subtotal		100	732	4,500 \$	5,332
09-1000	Drywall & Insulation				\$	-
					\$	-
	Drywall partition 9' high - one side - 1/16" lead	21 LF			140 \$	2,940
	Drywall partition 9' high - one side - 1/32" lead	26 LF			110 \$	2,860
	Drywall partition 9' high - frame/one side - reg.	150 LF			35 \$	5,250
	Drywall partition 9' high - frame/two sides - reg	100 LF			45 \$	4,500
	Drywall partition 9' high - one side - reg.	100 LF			20 \$	2,000
	Install frames	5 EA			75 \$	375
	Clean-up and protection	1 LS			200 \$	200
					0 \$	-
					0 \$	-
					0 \$	-
					0 \$	-
					0 \$	-
					0 \$	-
					\$	-
	Subtotal		0	0	18,125 \$	18,125
09-3010	Acoustical				\$	-
	2x2 USG 15/16 grid and tile	5,500 SF			3.30 \$	18,150
					\$	-
	Subtotal		0	0	18,150 \$	18,150
09-5000	Carpet, Base & VCT				\$	-
	4" cove base	600 LF			3 \$	1,500
	Carpet	280 SY			20 \$	5,600
	VCT	2,500 SF			2 \$	5,000
	Subtotal		0	0	12,100 \$	12,100
09-7000	Paint & Wallcovering				\$	-
	Paint walls	10,000 SF			0.75 \$	7,500
	Paint HM door and window frame	5 EA			80 \$	400
	Stain door	20 EA			75 \$	1,500
	Paint trim	3,000 LF			2 \$	6,000
					\$	-
					\$	-
					\$	-
					\$	-
					\$	-
	Subtotal		0	0	15,400 \$	15,400
09-2011	Capital Equipment				\$	-
	Radiological Suite	1 LS			56,800 \$	56,800
	Ultrasound	1 LS			55,000 \$	55,000
	Acquisition Station	1 LS			30,625 \$	30,625
	PACS system	1 LS			25,000 \$	25,000
					\$	-
	Subtotal		0	0	167,425 \$	167,425
10-0000	Specialties				\$	-
	Allowance	1 LS			5,000 \$	5,000
					\$	-
					\$	-
	Subtotal		0	0	5,000 \$	5,000
11-0000	Equipment & Appliances				\$	-
	Allowance	1 LS			7,500 \$	7,500
					\$	-
	Subtotal		0	0	7,500 \$	7,500

15-1000	Fire Protection				\$	-
		1 LS		24,000	\$	24,000
					\$	-
		Subtotal	0	0	24,000	\$ 24,000
15-3000	Plumbing				\$	-
					\$	-
	Replumb	4 EA		1,000	\$	4,000
	New	3 EA		2,500	\$	7,500
					\$	-
		Subtotal	0	0	11,500	\$ 11,500
15-6000	HVAC				\$	-
					\$	-
	New split 5 ton systems	2 EA		20,000	\$	40,000
					\$	-
					\$	-
					\$	-
		Subtotal	0	0	40,000	\$ 40,000
16-0000	Electrical				\$	-
	480 v service	1 EA		12,800	\$	12,800
	208v single phase circuit and disconnect	1 EA		1,864	\$	1,864
	Conduit and boxes for x ray system	1 LS		600	\$	600
	Dedicated outlet for CR and workstation	1 EA		250	\$	250
	2x4 lights	50 EA		150	\$	7,500
	Light circuits	1 EA		2,000	\$	2,000
	RJ45 drops	20 EA		100	\$	2,000
	Rework existing circuits	1 LS		1,500	\$	1,500
	Duplex convenience	50 EA		125	\$	6,250
	Rework fire alarm	1 LS		1,500	\$	1,500
	Exit signs	8 EA		110	\$	880
	Permits	1 LS		200	\$	200
					\$	-
					\$	0
		Subtotal	0	0	37,344	\$ 37,344
	SUBTOTAL OF DIVISIONS 02 - 16				\$	467,771
01-0000	General Conditions				\$	0
	Supervision	20 WKS		1500	\$	30,000
	Project Management	20 WKS		2000	\$	40,000
	Final Clean-up	1 LS		1,500	\$	1,500
	Job Phone / Fax	0 WKS			\$	0
	Design Fees	1 LS		3600	\$	3,600
	OSHA Safety	0 LS			\$	0
	Truck Expense and Fuel	0 WKS			\$	0
	GL Insurance	0.015 LS		467771	\$	7,017
	WC Insurance	0.1 LS		101560	\$	10,156
	Permit	1 \$/K		300	\$	300
	Percentage of Subtotal				\$	0
	20%	SUBTOTAL	0	0	\$	92,573
	SUBTOTAL OF DIVISIONS 01 - 16		0	0	92,573	\$ 560,344
99-1000	Profit	10.00%		560,344	\$	56,034
	Overhead	5.00%		560,344	\$	28,017
	TOTAL JOB COST				\$	644,395
				5300 Cost SF	\$	122

0

Charles H. Farmer, LLC
1784 Omni Boulevard
Mt. Pleasant, South Carolina 29466

RECEIVED

MAY 28 2014

Department of Health & Human Services
OFFICE OF THE DIRECTOR

Mr. Tony Heck
Director
Health and Human Services
1801 Main Street
Columbia, South Carolina 29201



1000



29201

U.S. POSTAGE
PAID
MOUNT PLEASANT, SC
29464
MAY 22, 14
AMOUNT

\$0.91
00053837-07