

MARYLAND HEALTH CARE COMMISSION

Certificate of Need

TO: Jessica Farrar, Vice President of Strategic
Planning and Decision Support
Luminis Health
2001 Medical Parkway
Annapolis, MD 21401

Date: September 23, 2021

RE: Luminis Health- Doctors Community
Medical Center
Establishment of an Adult Inpatient
Psychiatric Unit

Docket No.: 21-16-2448

PROJECT DESCRIPTION

Luminis Health Doctors Community Medical Center is authorized to establish an adult inpatient psychiatric unit on the second floor of an existing building on the hospital campus. The proposed 12,008 square foot (SF) unit will be renovated to accommodate sixteen (16) single occupancy rooms, administrative functions, therapy spaces, and support functions.

The approved cost of the project is \$7,787,303. The project cost will be funded with \$2,750,000 in cash and \$5,037,303 in a grant from Prince George's County,

ORDER

The Maryland Health Care Commission reviewed the Staff Report and Recommendation for this project and, based on that report and recommendation and the record in the review, ordered on September 23, 2021 that a Certificate of Need filed be issued for the project with the following condition:

Luminis Health Doctors Community Medical Center, Inc. shall assure that, at the time of first use of its inpatient psychiatric services, the hospital has been designated by the Maryland Department of Health to perform evaluations of persons believed to have a mental disorder and brought to the hospital on emergency petition.

PERFORMANCE REQUIREMENTS

In accordance with the condition of the Certificate of Need set forth above and COMAR 10.24.01.12C(3)(c), this project is subject to the following performance requirements:

1. Obligation of not less than 51 percent of the approved capital expenditure, as documented by a binding construction contract, within 24 months of the date of this Certificate of Need;
2. Initiation of construction no later than four months after the effective date of the binding construction contract; and
3. Documentation that the approved project has been completed, has been licensed, and has met all legal requirements and is providing the approved services no later than 24 months after the effective date of the binding construction contract.

PEOPOSED CHANGES TO THE APPROVED PROJECT

Before making any changes to the facts in the Certificate of Need application approved by the Commission, Luminis Health Doctors Community Medical Center shall notify the Commission in writing and receive Commission approval of each proposed change, including the obligation of any funds above those approved by the Commission in this Certificate of Need, in accordance with COMAR 10.24.01.17.

Pursuant to COMAR 10.24.01.17B(2), the project cannot incur capital cost increases that exceed the approved capital cost, inflated by an amount determined by applying the Engineering News Record Building Cost Index published on a quarterly basis by Global Insight in *Health-Care Cost Review*, unless it obtains a modification of this Certificate of Need from the Commission. Instructions for determining the threshold that necessitates Commission review and approval of changes to the capital cost approved in this Certificate of Need are located on the Commission's website: <http://mhcc.maryland.gov/certificateofneed/mdreginflation.pdf>.

DESIGN APPROVAL AND FACILITIES LICENSURE BY THE MARYLAND DEPARTMENT OF HEALTH

This CON does not constitute a license or replace any approvals required by the Office of Health Care Quality (OHCQ) or other division within the Maryland Department of Health (MDH). Luminis Health Doctors Community Medical Center must provide OHCQ and MDH with all information required for facility licensure, including information pertaining to project design and specifications.

QUARTERLY STATUS REPORTS

In accordance with COMAR 10.24.01.13B Luminis Health Doctors Community Medical Center shall submit quarterly status reports to the Commission, beginning December 23, 2021,

three months from the date of this Certificate of Need, and continuing, at three-month intervals, until the completion of the project.

REQUEST FOR FIRST USE REVIEW

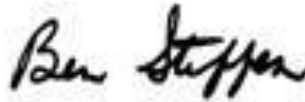
Luminis Health Doctors Community Medical Center shall request in writing, not less than 60 days but not more than 120 days before the first use of the Adult Inpatient Psychiatric Unit, a first use review from the Commission, specifying the anticipated date of first use, documenting that the project has been substantially completed and will be completed, within 120 days or less, in a manner consistent with this Certificate of Need, and accounting for the final cost of the project.

Commission staff will review the request, in consultation with OHCQ or other state agencies, as necessary to determine whether the project conforms to this Certificate of Need. First use approval does not constitute a license or replace any approvals required by OHCQ or others within MDH to operate a health care facility. Therefore, Luminis Health Doctors Community Medical Center should assure that OHCQ is notified of the imminent completion of the project and should arrange for completion of any inspections and or approvals required by OHCQ in a timely manner. First use approval remains in effect for 90 days. If first use of the new Adult Inpatient Psychiatric Unit does not occur within 90 days of approval, Luminis Health Doctors Community Medical Center shall reapply for first use approval.

ACKNOWLEDGEMENT OF RECEIPT OF CERTIFICATE OF NEED

Acknowledgement of your receipt of this Certificate of Need, stating acceptance of its terms and conditions, is required within thirty (30) days.

MARYLAND HEALTH CARE COMMISSION



Ben Steffen
Executive Director

cc: Patricia T. Nay, M.D., Executive Director, Office of Health Care Quality
Ernest L. Carter, M.D., PhD, Prince George's County Health Officer
Marta Harding, Venable, LLP