



MEMORANDUM

TO: Commissioners

FROM: Wynnee E. Hawk
Director, Center for Healthcare Facilities Planning and Development

RE: Alpas Wellness La Plata, LLC
Certificate of Need to establish a Track One 36-bed
Intermediate Care Facility in La Plata, Charles County
Docket No. 22-04-2462

DATE: June 15, 2023

Enclosed is the staff report and recommendation for a Certificate of Need (CON) application filed by Alpas Wellness La Plata, LLC, to establish a 36 bed Track One Intermediate Care Facility (ICF) for adults providing Level 3.7, Medically Monitored Intensive Inpatient and Level 3.7WM, Medically Monitored Intensive Inpatient Withdrawal Management (Detoxification) services. The proposed Level 3.7/3.7WM ICF will operate as part of a 108-bed alcoholism and drug abuse, eating disorder, gambling and sex addiction center located at 1014 Washington Ave in La Plata, Charles County.

The project includes renovation of an existing 58,904 square foot (SF) assisted living facility and construction of a 2,200 SF addition. The total project cost is \$42,637,500, with the costs attributed specifically to the ICF totaling \$8,703,802. Alpas will fund the project through \$31.8 million in loans and \$10.8 million in cash equity.

Maryland Health Care Commission staff analyzed the proposed project's compliance with the applicable State Health Plan criteria and standards in COMAR 10.24.14 and recommends that the project be APPROVED with the following conditions:

1. Alpas Wellness La Plata shall document the provision of a minimum of 15% of patient days to indigent and gray area patients, as defined at COMAR 10.24.14.08B(9) and (11), by submitting annual reports auditing its total days and the provision of days to indigent and gray area patients as a percentage of total days. Such audit reports shall be submitted to the Commission each July first following the issuance of first use approval and continuing for five years thereafter .

2. Alpas Wellness La Plata shall document that it has posted a statement of charges and information regarding the range and types of its services online and affirm that this statement of charges and information will be posted in a prominent place in the registration areas of its ICF and that it will also provide the statement of charges and the information of services to the public upon request.
3. Alpas Wellness La Plata must receive preliminary accreditation for the Level 3.7 services it will provide, including withdrawal management and post-withdrawal treatment programming, by The Joint Commission (TJC) or another accrediting body approved by the Maryland Department of Health prior to First Use approval by the Commission, and must timely receive final accreditation by TJC or another approved accrediting body. [COMAR 10.24.14.05H]
4. Alpas Wellness La Plata shall notify the Commission and the Behavioral Health Administration, in writing, within fifteen days after it receives notice that its accreditation has been revoked or suspended or should it lose its State license. If its accreditation has been revoked or suspended for reasons related to health or safety or it loses its State license, Alpas Wellness La Plata shall cease operation until the Behavioral Health Administration notifies the Commission that the deficiencies have been corrected. [COMAR 10.24.14.05H]
5. Prior to first use, Alpas Wellness La Plata shall provide documentation of its transfer and referral agreements, in the form of letters of agreement or acknowledgement from Acute care hospitals; Halfway houses, therapeutic communities, long-term care facilities, and local alcohol and drug abuse intensive and other outpatient programs; Local community mental health center or center(s); The jurisdiction's mental health and alcohol and drug abuse authorities; the Behavioral Health Administration; and the jurisdiction's agencies that provide prevention, education, driving-while-intoxicated programs, family counseling, and other services. [COMAR 10.24.14.05L]

cc: Marta Harting, Venable, LLP
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