

**OKLAHOMA STATE DEPARTMENT OF
HEALTH**

SPECIAL HEALTH SERVICES

**HEALTH RESOURCES DEVELOPMENT
SERVICE**

HEALTH FACILITY SYSTEMS

**HEALTH FACILITY SYSTEMS ANNUAL
REPORT:**

FISCAL YEAR 1999

**July 1, 1998
through
June 30, 1999**

INTRODUCTION

This paper reports review activities by the Oklahoma State Department of Health under authority of the state Certificate of Need laws. Those laws are the Long Term Care Certificate of Need Act (63 O.S. §§ 1-850 et seq.) and the Psychiatric and Chemical Dependency Facility Certificate of Need Act (63 O.S. §§ 1-880.1 et seq.). The time period is July 1, 1998 through June 30, 1999 (FY 99).

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SUMMARY OF FINDINGS AND DECISIONS EXPLANATION OF FINDINGS CODES

The pages which follow list specific projects and include information about each. That information is the following:

- .. Name of facility reviewed, and the city where it is located.
- .. The Department's identifying project number and a brief project description.
- .. Estimated cost of the project as submitted by the applicant.
- .. Date of Department Action (or action of applicant if a withdrawal from the review process).

Certificate of Need Statutory Findings for Psychiatric and Chemical Dependency facilities: (63 O.S. §1-880.7.A.)

The action proposed in the application is necessary and desirable in order to provide the services required in the locality to be served;

The proposed action can be economically accomplished and maintained; and,

The proposed action will contribute to the orderly development of services in the locality.

Certificate of Need Statutory Findings for Long-Term Care Facilities: (63 O.S. §1-853.A.)

The action proposed is necessary and desirable in order to provide the services required in the locality to be served.

The proposed action can be economically accomplished and maintained.

The proposed action will contribute to the orderly development of long-term care services in the locality.

The applicant is or employs a licensed nursing home administrator.

Certificate of Need Finding for Health Care Facility Acquisitions: (63 O.S. §1-852.B.2 and 1-880.E.2)

The acquirer has the capability to operate a long term care facility or mental health facility as applicable.

Certificate of Need findings for Replacements of Existing Facilities: (63 O.S. §1-853.C and 1-880.7.C.)

The replacement facility involves no increase in licensed beds;

The replacement long-term care facility shall be located no farther than three miles from the long-term care facility it is replacing (not applicable to psychiatric or chemical dependency projects);

A plan for the facility to be replaced which assures that its use as a nursing facility or a specialized facility will be discontinued upon licensure of the replacement facility (not applicable to psychiatric or chemical dependency projects).

A plan for the facility to be replaced which assures that its use as a psychiatric or chemical dependency facility will be discontinued upon licensure of the replacement facility.

Certificate of Need Findings for Replacements of Existing Psychiatric and Chemical Dependency Facilities: (63 O.S. §1-880.7.C)

The replacement facility involves no increase in licensed beds.

A plan for the use of the facility to be replaced which assures that its use as a psychiatric or chemical dependency facility will be discontinued upon licensure of the replacement facility.

Certificate of Need Findings for Expansions of Long Term Care Facilities by Ten Beds or Ten Percent of Capacity: (63 O.S. §1-853.E.)

The increase in any year is no more than ten percent (10%) of the applicant's total licensed beds in each facility or the increase is no more than ten beds, whichever is greater.

The total capital cost of the project is less than Five Hundred Thousand Dollars (\$500,000); and

The rate of occupancy of the beds in the existing facility is an average of ninety-three percent (93%) or more during the six months preceding the filing of the application.

A plan for the use of the facility to be replaced which assures that its use will be discontinued upon licensure of the replacement facility.

FY 1999
PSYCHIATRIC AND CHEMICAL DEPENDENCY FACILITY
CERTIFICATE OF NEED APPLICATIONS APPROVED

The Department made positive findings under each of the three psychiatric and chemical dependency facility statutory findings (shown on pages 4 & 5 of this report) for the following projects. (This listing does not include acquisition projects.)

Comanche County Hospital, Lawton
Proposal #99-004, Replace 19 bed psychiatric unit
Cost: \$ 1,300,000.00 Date Approved: 05/24/1999

Craig General Hospital, Vinita
Proposal #98-074, New 20 bed gero-psychiatric unit
Cost: \$ 1,500,000.00 Date Approved: 03/22/1999

House of Hope, Inc., Grove
Proposal #98-048, Add 8 chemical dependency beds
Cost: \$ 16,000.00 Date Approved: 12/07/1998

INTEGRIS Baptist Medical Center, Okla. City
Proposal #99-015, Convert adult psychiatric to adolescent psychiatric beds
Cost: \$ 0.00 Date Approved: 06/28/1999

N.O.C.A., Miami
Proposal #99-013, Replace 12 bed chemical dependency facility
Cost: \$ 135,000.00 Date Approved: 07/07/1999

FY 1999
PSYCHIATRIC AND CHEMICAL DEPENDENCY
APPLICATIONS DENIED

None.

FY 1999
ACQUISITION APPLICATIONS APPROVED
PSYCHIATRIC/CHEMICAL DEPENDENCY ACQUISITIONS

The Department made positive findings under each of the three psychiatric and chemical dependency facility statutory finding for acquisitions (shown on pages 4 & 5 of this report) for the following projects. Any specific findings made by the Department are summarized in the comments following a project's listing.

Doctors Hospital, Tulsa
Proposal #98-079, Purchase 24 bed psychiatric facility
Cost: \$ 135,000.00 Date Approved: 12/14/1998

Tulsa Regional Medical Center, Tulsa
Proposal #98-077, Purchase psychiatric facility
Cost: \$ 450,000.00 Date Approved: 12/14/1998

Wagoner Community Hospital, Wagoner
Proposal #99-006, Lease 60 bed psychic facility
Cost: \$ 123,000.00 Date Approved: 04/01/1999

FY 1998
LONG TERM CARE APPLICATIONS APPROVED

The Department made positive findings under the four long-term care facility statutory findings (shown on pages 4 & 5 of this report) for the following projects. Any specific findings made by the Department are summarized in the comments following a project's listing. (This listing does not include acquisition projects.)

NEW FACILITIES

New Frontiers-Gardner, Okla. City
Proposal #98-072, New 6 bed ICF/MR facility
Cost: \$ 130,000.00 Date Approved: 02/03/1999

The Center of Family Love, Okarche
Proposal #98-076, New 16 bed ICF/MR facility
Cost: \$ 762,560.00 Date Approved: 01/04/1999

FY 1999
LONG TERM CARE APPLICATIONS APPROVED
REPLACEMENT FACILITIES

The Department made positive findings under the three long-term care facility statutory findings (shown on pages 4 & 5 of this report) for the following projects. Any specific findings made by the Department are summarized in the comments following a project's listing. (This listing does not include acquisition projects.)

Arlington Manor, Inc., Lawton
Proposal #98-029, Relocate 54 bed nursing facility
Cost: \$ 1,600,000.00 Date Approved: 10/15/1998

Hugo Baptist Retirement Center, Hugo
Proposal #99-010, Replace 100 bed nursing facility
Cost: \$ 1,500,000.00 Date Approved: 06/22/1999

Rose Haven Health Care Center, Hugo
Proposal #98-070, Relocate 44 bed nursing facility
Cost: \$ 3,500,000.00 Date Approved: 11/19/1998

Aspen Place (Pioneer), Wetumka
Proposal #99-021, Replace 6 bed nursing facility
Cost: \$ 65,000.00 Date Approved: 09/13/1999

FY 1999
LONG TERM CARE APPLICATIONS APPROVED
BEDS ADDED TO EXISTING FACILITIES THROUGH
CONVERSION OR CONSTRUCTION OF SPACE

The Department made positive findings under the long-term care facility statutory findings (shown on pages 4 & 5 of this report) for the following projects. Any specific findings made by the Department are summarized in the comments following a project's listing. (This listing does not include acquisition projects.)

Golden Oaks Nursing Center, Enid
Proposal #98-083, Add 10 nursing facility beds
Cost: \$ 0.00 Date Approved: 01/20/1999

McMahon Tomlinson Nursing Center, Lawton
Proposal #99-003, Add 11 nursing facility beds
Cost: \$ 487,500.00 Date Approved: 05/20/1999

Northside Nursing Home, Sapulpa
Proposal #99-002, Add 10 nursing facility beds
Cost: \$ 10,000.00 Date Approved: 04/09/1999

Pioneer Nursing Home of Hughes County, Wetumka
Proposal #98-039, Add six nursing facility beds
Cost: \$ 0.00 Date Approved: 08/14/1998

University Village In Affiliat, Tulsa
Proposal #98-084, Add 10 nursing facility beds
Cost: \$ 10,000.00 Date Approved: 01/19/1999

Westminster Village, Ponca City
Proposal #98-051, Add 10 nursing facility beds
Cost: \$ 10,000.00 Date Approved: 08/31/1998

FY 1999
LONG TERM CARE APPLICATIONS APPROVED
HOSPITAL BASED SKILLED NURSING UNITS

The Department made positive findings under the long-term care facility statutory findings (shown on pages 4 & 5 of this report) for the following projects. Any specific findings made by the Department are summarized in the comments following a project's listing. (This listing does not include acquisition projects.)

Comanche County Memorial Hospital, Lawton
Proposal #99-005, Replace 18 bed skilled nursing unit
Cost: \$ 1,300,000.00 Date Approved: 05/24/1999

FY 1999
ACQUISITION APPLICATIONS APPROVED
LONG TERM CARE FACILITY ACQUISITIONS

The Department made positive findings under the long-term care facility statutory findings (shown on pages 4 & 5 of this report) for the following projects. Any specific findings made by the Department are summarized in the comments following a project's listing.

Bryant Village Nursing Home, Oklahoma City
Proposal #98-052, Purchase 59 bed nursing facility
Cost: \$ 888,555.00 Date Approved: 10/20/1998

Ballard Nursing Center, Ada
Proposal #98-017, Lease 73 bed nursing facility
Cost: \$ 599,320.00 Date Approved: 07/29/1998
Annual Lease Cost: \$166,440.00 Lease Term: 3 years

Blevins Retirement & Care Center, McAlester
Proposal #98-034, Lease 55 bed nursing facility
Cost: \$ 763,998.00 Date Approved: 07/20/1998
Annual Lease Cost: \$117,122.00 Lease Term: 1 year

Care Nursing Center, Miami
Proposal #98-082, Purchase 58 bed nursing facility
Cost: \$ 125,250.00 Date Approved: 04/01/1999

Claremore Nursing Home, Inc., Claremore
Proposal #98-081, Purchase 110 bed nursing facility
Cost: \$ 515,200.00 Date Approved: 12/07/1998

Cleveland Manor Nursing Home, Cleveland
Proposal #98-043, Lease 90 bed nursing facility
Cost: \$ 1,292,731.35 Date Approved: 08/21/1998
Annual Lease Cost: \$240,000.00 Lease Term: 1 year

First Shamrock Care Center, Kingfisher
Proposal #98-044, Purchase 55 bed nursing facility
Cost: \$ 1,078,640.00 Date Approved: 07/30/1998

Forest Hills Health Care Center, Broken Arrow
Proposal #98-062, Lease 159 bed nursing facility
Cost: \$ 1,409,694.00 Date Approved: 11/04/1998
Annual Lease Cost: \$685,281.00 Lease Term: 1 year

Garber Nursing Center, Garber
Proposal #98-035, stock transfer
Cost: \$ 5,000.00 Date Approved: 07/29/1998

Grand Place, Sayre
Proposal #98-054, Lease 101 bed nursing facility
Cost: \$ 1,214,000.00 Date Approved: 10/26/1998
Annual Lease Cost: \$228,000.00 Lease Term: 2 years

Green Country Care Center, Inc, Tulsa
Proposal #98-067, Lease 114 bed nursing facility
Cost: \$ 522,942.00 Date Approved: 11/04/1998
Annual Lease Cost: \$382,951.00 Lease Term: 1 year

Grove Nursing Center, Grove
Proposal #98-063, Lease 133 bed nursing facility
Cost: \$ 761,131.00 Date Approved: 11/04/1998
Annual Lease Cost: \$487,087.00 Lease Term: 1 year

Independence Manor, Shawnee
Proposal #98-046, Lease 100 bed nursing facility
Cost: \$ 350,000.00 Date Approved: 08/31/1998
Annual Lease Cost: \$261,600.00 Lease Term: 5 years

Jefferson County Care Center, Waurika
Proposal #98-058, Lease 83 bed nursing facility
Cost: \$ 872,662.00 Date Approved: 11/10/1998
Annual Lease Cost: \$132,000.00 Lease Term: 20 years

Morningside Nursing Home, Norman

Proposal #99-011, Purchase of operations
Cost: \$ 416,000.00 Date Approved: 06/30/1999

Nowata Nursing Center, Nowata
Proposal #98-055, Stock transfer
Cost: \$ 383,538.00 Date Approved: 10/30/1998

Oak Dale Manor, Sand Springs
Proposal #98-038, Purchase 213 bed nursing facility
Cost: \$ 4,342,000.00 Date Approved: 07/02/1998

Oak Dale Manor, Sand Springs
Proposal #98-056, Lease 213 bed nursing facility
Cost: \$ 7,797,348.00 Date Approved: 10/14/1998
Annual Lease Cost: \$509,070.00 Lease Term: 1 year

Pioneer Estate, Chandler
Proposal #98-057, Purchase 49 bed nursing facility
Cost: \$ 500,000.00 Date Approved: 10/19/1998

Riverside Health Care Center I, Jenks
Proposal #98-049, lease/license merged
Cost: \$ 630,357.00 Date Approved: 10/05/1998
Annual Lease Cost: \$242,437.00 Lease Term: 1 year

Riverside Health Care Center II, Jenks
Proposal #98-050, Lease/merge license
Cost: \$ 455,440.00 Date Approved: 10/05/1998
Annual Lease Cost: \$202,031.00 Lease Term: 1 year

Rosewood of Stillwater, Stillwater
Proposal #98-040, Lease 104 bed nursing facility
Cost: \$ 207,500.00 Date Approved: 07/10/1998
Annual Lease Cost: \$242,437.00 Lease Term: 1 year

Ryan Nursing Home, Inc., Ryan
Proposal #98-075, Purchase 77 bed nursing facility
Cost: \$ 1,200,000.00 Date Approved: 12/04/1998

Second Shamrock Care Center, Kingfisher
Proposal #98-045, Purchase 48 bed nursing facility
Cost: \$ 941,360.00 Date Approved: 07/30/1998

Shawnee Sunset Estates, Shawnee
Proposal #98-042, Lease 72 bed nursing facility
Cost: \$ 117,010.00 Date Approved: 07/10/1998
Annual Lease Cost: \$224,640.00 Lease Term: 1 year

South Park East, Oklahoma City
Proposal #98-068, Lease 47 bed nursing facility

Cost: \$ 345,966.00 Date Approved: 11/04/1998
Annual Lease Cost: \$157,883.00 Lease Term: 1 year

South Park Health Care Center, Oklahoma City
Proposal #98-060, Purchase 375 bed nursing facility
Cost: \$ 1,406,880.00 Date Approved: 11/04/1998

Southern Oaks, Pawnee
Proposal #98-061, Lease 82 bed nursing facility
Cost: \$ 703,233.00 Date Approved: 11/04/1998
Annual Lease Cost: \$241,864.00 Lease Term: 1 year

Stonegate Nursing Center, Stonewall
Proposal #98-016, Lease 53 bed nursing facility
Cost: \$ 412,520.00 Date Approved: 07/29/1998
Annual Lease Cost: \$120,840.00 Lease Term: 3 years

Summit Ridge Retirement Center, Harrah
Proposal #99-008, Lease this 34 bed nursing facility
Cost: \$ 459,705.78 Date Approved: 06/14/1999
Annual Lease Cost: \$39,000.00 Lease Term: 5 years

Sweetbriar Nursing Center, Midwest City
Proposal #98-064, Lease 187 bed nursing facility
Cost: \$ 1,398,230.00 Date Approved: 11/04/1998
Annual Lease Cost: \$540,600.00 Lease Term: 1 year

The Gardens, Sapulpa
Proposal #98-065, Lease 77 bed nursing facility
Cost: \$ 667,540.00 Date Approved: 11/04/1998
Annual Lease Cost: \$382,951.00 Lease Term: 1 year

The Lakes, Oklahoma City
Proposal #98-066, Lease 110 bed nursing facility
Cost: \$ 933,025.00 Date Approved: 11/04/1998
Annual Lease Cost: \$442,552.00 Lease Term: 1 year

The Mayfair, Tulsa
Proposal #98-059, Lease 176 bed nursing facility
Cost: \$ 1,151,754.00 Date Approved: 11/04/1998
Annual Lease Cost: \$564,349.00 Lease Term: 1 year

Thomas Nursing Center, Thomas
Proposal #98-047, Lease 60 bed nursing facility
Cost: \$ 183,503.00 Date Approved: 09/08/1998
Annual Lease Cost: \$192,000.00 Lease Term: 1 year

Tulsa Nursing Center, Tulsa
Proposal #98-069, Lease 204 bed nursing facility
Cost: \$ 755,874.00 Date Approved: 11/04/1998

Annual Lease Cost: \$685,282.00 Lease Term: 1 year

University Village, Tulsa
Proposal #98-033, Operating Agreement
Cost: \$ 528,300.00 Date Approved: 09/22/1998

Wagoner Care Center, Wagoner
Proposal #98-073, Purchase 117 bed nursing facility
Cost: \$ 3,000,000.00 Date Approved: 10/28/1998

Watonga Nursing & Rehabilitation Center, Watonga
Proposal #99-001, Lease 75 bed nursing facility
Cost: \$ 240,000.00 Date Approved: 05/10/1999
Annual Lease Cost: \$240,000.00 Lease Term: 1 year

Westhaven Nursing Home, Stillwater
Proposal #98-041, Lease 125 bed nursing facility
Cost: \$ 244,490.00 Date Approved: 07/10/1998
Annual Lease Cost: \$270,000.00 Lease Term: 1 year

Wildewood Manor Health Care Center, Oklahoma City
Proposal #98-053, Purchase 107 bed nursing facility
Cost: \$ 1,611,445.00 Date Approved: 10/20/1998

Woodland Hills Nursing Center, Allen
Proposal #98-018, Lease 49 bed nursing facility
Cost: \$ 385,160.00 Date Approved: 07/29/1998
Annual Lease Cost: \$117,720.00 Lease Term: 3 years

Green Park Nursing And Rehabilitation Center, Tulsa
Proposal #99-016, reversion of lease
Cost: \$ 0.00 Date Approved: 07/08/1999

Prairie View Health Care Center, Clinton
Proposal #99-009, Lease 70 bed nursing facility
Cost: \$ 1,296,843.00 Date Approved: 07/13/1999
Annual Lease Cost: \$186,000.00 Lease Term: 10 years

FY 1999
LONG TERM CARE APPLICATIONS DENIED

The Department made positive findings under the long-term care facility statutory findings (shown on pages 4 & 5 of this report) for the following projects. Any specific findings made by the Department are summarized in the comments following a project's listing.

Heaven S'ent Mansion, El Reno
Proposal #98-071, New 100 bed nursing facility
Cost: \$ 4,836,600.00 Date Denied: 12/30/1998

FY 1999
COMPLETE APPLICATIONS PENDING REVIEW

The Department made positive findings under the long-term care facility statutory findings (shown on pages 4 & 5 of this report) for the following projects. Any specific findings made by the Department are summarized in the comments following a project's listing.

Choctaw Living Center, Choctaw
Proposal #97-064, Replace 110 bed nursing facility
Cost: \$ 1,800,000.00

Grace Living Center- Altus House, Altus
Proposal #99-007, stock transfer
Cost: \$ 95,830.00

FY 1999
INCOMPLETE APPLICATIONS
PENDING SUBMISSION ON INFORMATION

The Department made positive findings under the long-term care facility statutory findings (shown on pages 4 & 5 of this report) for the following projects. Any specific findings made by the Department are summarized in the comments following a project's listing.

Artesian Home, Sulphur
Proposal #99-028, stock transfer
Cost: \$ 2,088,641.00

Brookhaven Gardens, Norman
Proposal #99-033, relocate 52 bed facility
Cost: \$ 3,000,000.00

Bryant Village, Oklahoma City
Proposal #99-034, purchase/lease 59 bed facility
Cost: \$ 1,102,437.00

Chandler Nursing Center, Chandler

Proposal #99-043, replace 52 bed nursing facility
Cost: \$ 1,544,554.50

Cordell Care Center, Cordell
Proposal #99-018, lease 80 bed facility
Cost: \$ 639,936.00

Heritage Manor, Oklahoma City
Proposal #99-029, lease this 55 bed facility
Cost: \$ 302,038.00

Heritage Park, Bethany
Proposal #99-030, lease 55 bed facility
Cost: \$ 302,038.00

Mcloud Nursing Center, Inc., Mcloud
Proposal #99-050, add 10 nursing facility beds
Cost: \$ 10,000.00

New Frontiers-Donald Ave., Okla. City
Proposal #99-026, New 6 bed ICF/MR facility
Cost: \$ 130,000.00

Pioneer Estate Nursing Home, Chandler
Proposal #99-044, replace 49 bed nursing facility
Cost: \$ 1,455,445.50

Primary Vision Care Services, Lawton
Proposal #UR-99-001, Initial-Utilization Review Org
Cost: \$ 0.00

Second Shamrock Care Center, Kingfisher
Proposal #99-041, replace 48 nursing facility
Cost: \$ 400,000.00

Wildewood Manor Health Care Center, Oklahoma City
Proposal #99-035, purchase/lease 107 bed nursing facility
Cost: \$ 1,885,563.00

Willow Crest Hospital, Miami
Proposal #99-027, add 18 child psychic beds
Cost: \$ 223,786.00

FY 1999
CERTIFICATE OF NEED APPLICATIONS WITHDRAWN

The Department made positive findings under the long-term care facility statutory findings (shown on pages 4 & 5 of this report) for the following projects. Any specific findings made by the Department are summarized in the comments following a project's listing. (This listing does not include acquisition projects.)

Choctaw Living Center, Choctaw
Proposal #98-032, Lease of 110 bed nursing facility
Cost: \$ 0.00 Date Withdrawn: 07/27/1998