



STATE OF WASHINGTON
DEPARTMENT OF HEALTH
Olympia, Washington 98504

February 3, 2023

Deena G. Ombres, JD, MSPH, CHC, Chief Legal Compliance Officer
U.S. Behavioral Partners
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Brent Nash, Chief Development Officer
U.S. Behavioral Partners
e-mail: bnash@usbehavioralpartners.com

RE: Certificate of Need Application #22-28A – Rainier Springs – Certificate of Need #1960

Dear Ms. Ombres and Mr. Nash:

Enclosed is Certificate of Need #1960 issued to MPT of Vancouver-Springstone, LLC and Rainier Springs, LLC, approving MPT of Vancouver-Springstone, LLC's purchase of Rainier Springs Psychiatric Hospital in Clark County.

The certificate is not an approval for any other local, federal, or state statutes, rules, or regulations. Such a project may also need Department of Health approval for a construction plan and facility licensing or certification, as well as other federal or local jurisdiction permits.

The Certificate of Need is valid for two years. The project must begin during this time. If there is substantial and continuing progress, we may extend the certificate for one six-month period. For an extension, you must submit an extension request at least 120 days before the expiration. You cannot begin a project after the expiration date.

This decision may be appealed. The appeal options are listed below.

Appeal Option 1:

Any person with standing may request a public hearing to reconsider this decision. The request must state the specific reasons for reconsideration in accordance with Washington Administrative Code 246-310-560. A reconsideration request must be received within 28 calendar days from the date of the decision at one of the following addresses:

Mailing Address:
Department of Health
Certificate of Need Program
Mail Stop 47852
Olympia, WA 98504-7852

Physical Address:
Department of Health
Certificate of Need Program
111 Israel Road SE
Tumwater, WA 98501

Appeal Option 2:

Any person with standing may request an adjudicative proceeding to contest this decision within 28 calendar days from the date of this letter. The notice of appeal must be filed according to the provisions of Revised Code of Washington 34.05 and Washington Administrative Code 246-310-610. A request for an adjudicative proceeding must be received within the 28 days at one of the following addresses:

Mailing Address:
Department of Health
Adjudicative Service Unit
Mail Stop 47879
Olympia, WA 98504-7879

Physical Address
Department of Health
Adjudicative Service Unit
111 Israel Road SE
Tumwater, WA 98501

We monitor projects until completed or the expiration date, whichever occurs last. We do this with quarterly progress reports. At least 30 days before the report's due date, you will receive a form to complete and return.

If you have any questions, please contact the Certificate of Need Program at (360) 236-2955.

Sincerely,



Eric Hernandez, Program Manager
Certificate of Need
Office of Community Health Systems

Attachment



This Certificate is granted under the authority of RCW 70.38. Issuance of this Certificate does not constitute approval under any other local, federal or state statute, implementing rules and regulations. Examples where additional approval may be necessary include, but are not limited to, construction plan approval through the Construction Review Unit of the Department of Health, facility licensing/certification through the Department of Social and Health Services or Department of Health, and other federal or local jurisdiction permits.

Certificate of Need #1960 is issued to:

Applicant’s Legal Name: MPT of Vancouver-Springstone, LLC and Rainier Springs, LLC
Applicant’s Current Address: 1209 Orange Street, Wilmington, DE 19801 and 2805 Northeast 129th Street, Vancouver, WA 98686
Facility Type Psychiatric Hospital
Project Type Psychiatric Hospital
Facility Name: Rainier Springs Psychiatric Hospital
Facility Address: 2805 Northeast 129th Street, Vancouver, WA 98686

ISSUANCE OF THIS CERTIFICATE OF NEED IS BASED ON THE DEPARTMENT’S RECORD AND EVALUATION DATED FEBRUARY 2, 2023 (CN APP # 22-28A).

Project Description

This certificate approves the purchase of Rainier Springs Psychiatric Hospital by MPT of Vancouver-Springstone, LLC. There is no change in the number of approved beds. A breakdown of beds by type is shown below:

Bed Type	Number of Licensed Beds
Dedicated Psychiatric	72
Total Licensed Beds	72

Service Area
Clark County

Approved Capital Expenditure

The approved capital expenditure associated with this project is \$29,000,000, which includes the purchase cost of the property and all associated fees and taxes.

This Certificate authorizes commencement of the project from February 3, 2023 to February 3, 2025 unless extended, withdrawn, suspended, or revoked in accordance with applicable sections of the Certificate of Need law and regulations.

Date Certificate Issued: February 3, 2023

Eric Hernandez, Program Manager
Community Health Systems

This Certificate is not transferable

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Conditions

1. The Joint Applicants agree with the project description as stated above. The Joint Applicants further agree that any change to the project as described in the project description is a new project that requires a new Certificate of Need.
2. Within 30 days of completion of the change of ownership as described in this application, the applicants will provide a copy of the executed Lease Agreement for the department's review. The executed agreement must be substantially consistent with the draft agreement provided in the application.
3. The Joint Applicants will use reasonable efforts to ensure Rainier Springs Psychiatric Hospital provides charity care consistent with the regional average. The regional charity care average from 2019-2021 was 1.58% of gross revenue and 4.64% of adjusted revenue. The psychiatric hospital will maintain records of charity care applications received and the dollar amount of charity care discounts granted. The department requires that these records be available up on request.
4. The Joint Applicants shall finance this project as described in the application.
5. Rainier Springs Psychiatric Hospital will continue to maintain Medicare and Medicaid certification.