

**Atria Evergreen Woods  
Emergency Power Plan  
October 31, 2017**

Please note: The rule requiring submission of an Emergency Power Plan by October 31, 2017 is currently the subject of litigation seeking to invalidate it. The facility reserves the right to edit, revise, or withdraw in its entirety this Emergency Power Plan in accordance with law. The facility has also filed a Petition for Variance seeking additional time to come into compliance. The Petition for Variance is attached.

**1. Facility Information**

**a. Facility Type (Nursing Home or Assisted Living)**

Assisted Living

**b. Facility Name**

Atria Evergreen Woods

**c. Facility Address**

7030 Evergreen Woods Trail, Spring Hill, FL34608-1365

**d. Administrator Name**

Cheryl Hide, Executive Director

**e. Administrator Phone Number**

(352) 596-2055

**2. What areas of your facility do you plan to keep below 80 degrees? (Attach floor plan)**

Entire facility.

**a) What kind of equipment is being used to cool the facility (HVAC, Portable A/C, etc.)?**

HVAC (common areas) and PTAC units (resident apartments)

**3. Describe how you will ensure the facility does not exceed 80 degrees and how often it will be monitored.**

Temperature in common areas will be monitored and adjusted automatically by the centralized HVAC system. Temperature in residents' apartments will be monitored and adjusted automatically by the individual PTAC units inside each resident apartment.

**4. What is the square footage of the cooled area?**

168,150 sq. ft.

**5. How many people (residents and staff) do you plan to locate in this cooled space/area? (at a minimum, must meet national emergency shelter standards/state shelter guidelines (40 sq. ft.) and appropriate fire codes).**

240 Residents + 40 Staff

- 6. Will there be beds available in the cooled area?** N/A (residents will not be relocated; resident apartments will be cooled)
- a. How many?**
  - b. Do you have these beds onsite?**

**7. Where is the generator located?**

The community has engaged electrical engineers to design, construct, and install the generator, fuel tanks, and associated equipment. The location of the generator has not been finalized. Once the location is finalized, this document will be updated to reflect that information.

**8. Describe the fuel type you will need to operate the generator?**

Diesel

**9. What is the max capacity of fuel for the generator?**

The community has engaged electrical engineers to design, construct, and install the generator, fuel tanks, and associated equipment. When available, the Community will update this document to reflect the capacity of fuel for the generator.

- 10. How much fuel is located on site and where is it stored (minimum requirement is enough fuel for 96 hours or four (4) days)?** The community has engaged electrical engineers to design, construct, and install the generator, fuel tanks, and associated equipment. It is anticipated that fuel sufficient to run the generator for 96 hours will be stored in above-ground storage tanks.

**11. How is the generator, fuel supply, and all equipment protected from debris and any impact?**

The community has engaged electrical engineers to design, construct, and install the generator, fuel tanks, and associated equipment. When available, the Community will update this document to reflect how the generator, fuel supply, and all equipment will be protected from debris impact.

- 12. Provide a maintenance schedule for both the generator and cooling system (HVAC, Portable A/C, etc.) to include minimal monthly test of operation of 30 minutes or more under at least 30 percent of the rated capacity.** The community has engaged electrical engineers to design, construct, and install the generator, fuel tanks, and associated equipment. When available, the Community will provide a maintenance schedule for the generator and cooling system.

- 13. Provide documentation of maintenance testing reports.** The community has engaged electrical engineers to design, construct, and install the generator, fuel tanks, and associated equipment. When available, the Community will provide maintenance testing reports.

**14. State the procedure of how your facility will refuel after an emergency. If a fuel agreement is established, please provide the agreement.** The community has engaged electrical engineers to design, construct, and install the generator, fuel tanks, and associated equipment. The Community intends to enter into a fuel contract for the supply of fuel. The Community will provide the fuel supply contract when available.

**15. Provide a training procedure and schedule to ensure staff is aware of how to operate the emergency power to the facility.**

The community has engaged electrical engineers to design, construct, and install the generator, fuel tanks, and associated equipment. When available, the Community will provide the training procedure and schedule.

**16. Attach a letter from a mechanical contractor with a quote approving the tonnage required to cool the space indicated to include the number of people to be housed in the space.**

The community has engaged electrical engineers to design, construct, and install the generator, fuel tanks, and associated equipment. When available, the Community will provide a letter from a mechanical contractor with a quote approving the tonnage required to cool the Community.

**17. Attach a letter from an electrician with a quote specifying generator capacity required to run the system and fuel for 96 hours.** The community has engaged electrical engineers to design, construct, and install the generator, fuel tanks, and associated equipment. The engineers' facility assessment and proposed scope of work is attached.

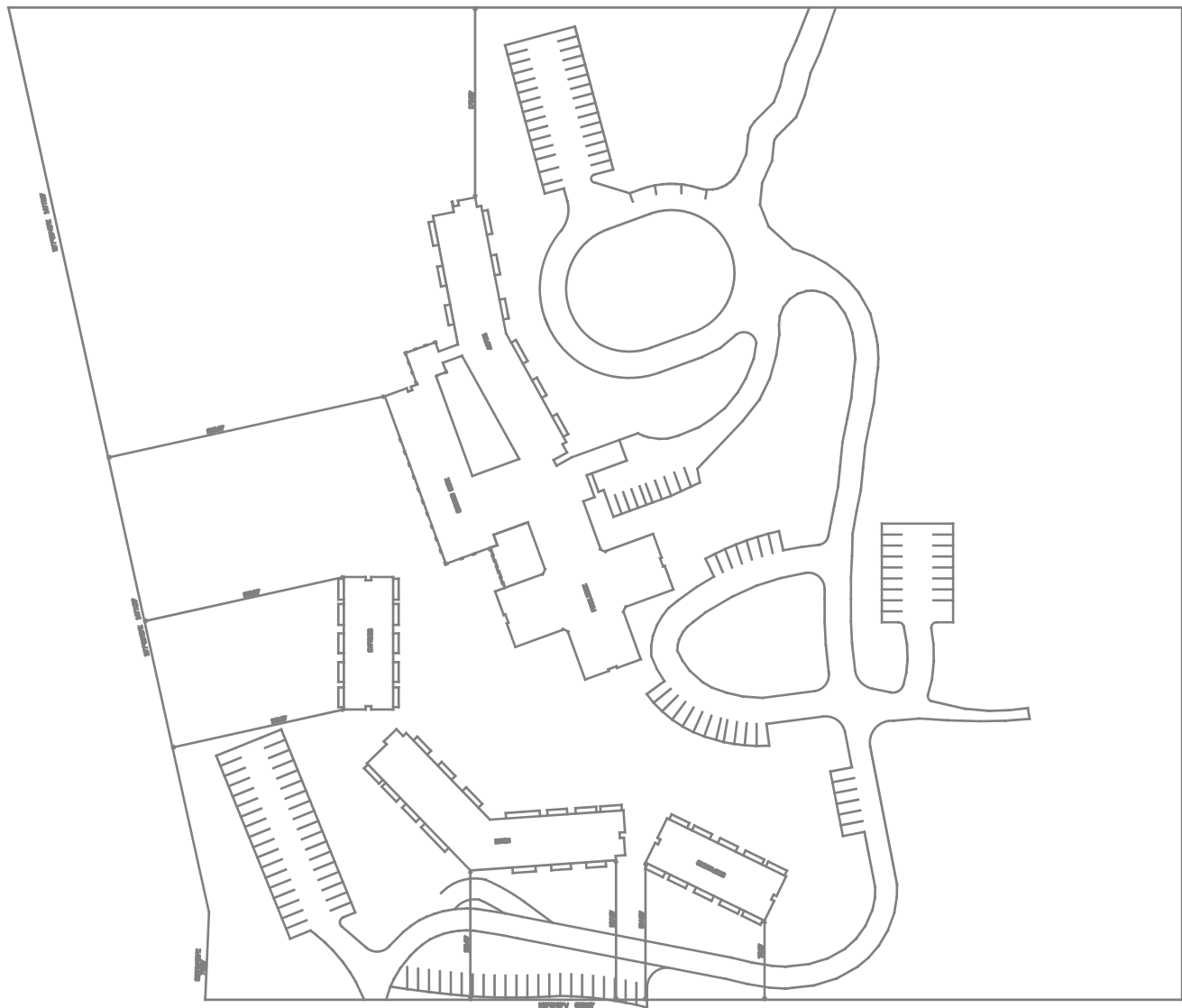
**18. Attach a construction implementation timeline. (If applicable)** Proposed construction implementation is attached.

**19. Provide documentation to show the generator for the facility has been installed and is operable.** The generator has not been installed yet. The Community has filed a Petition for Variance from the rule's requirement that the generator be installed and operational by November 15, 2017. See attached.

FacilityONE  
1046 E. Chestnut Street  
Louisville, KY 40204  
502-719-1399

# Evergreen Woods Site Plan

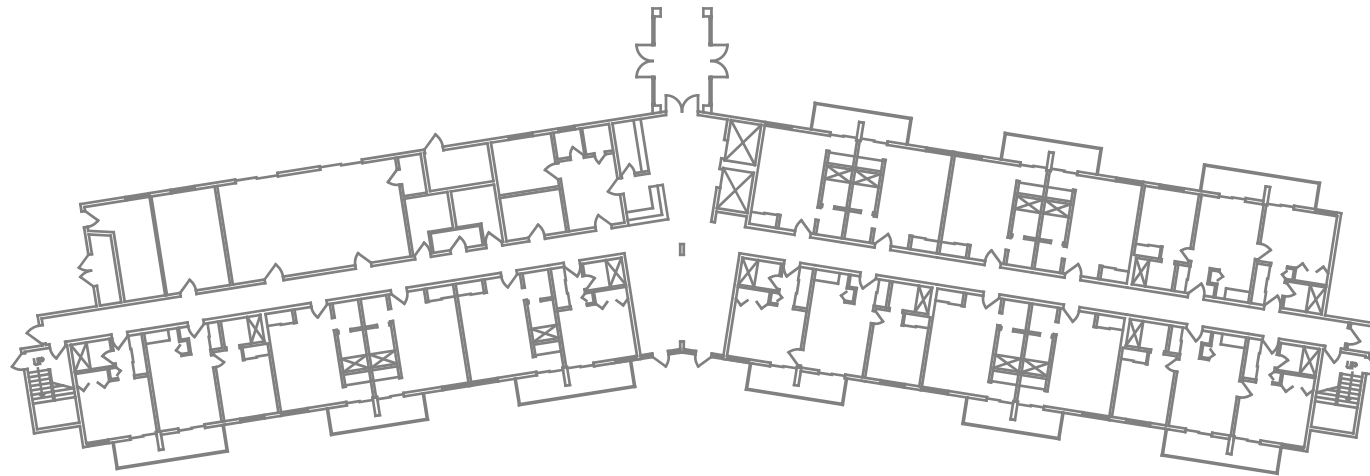
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1046 E. Chestnut Street  
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Evergreen  
Woods  
Aspen 1st  
Floor

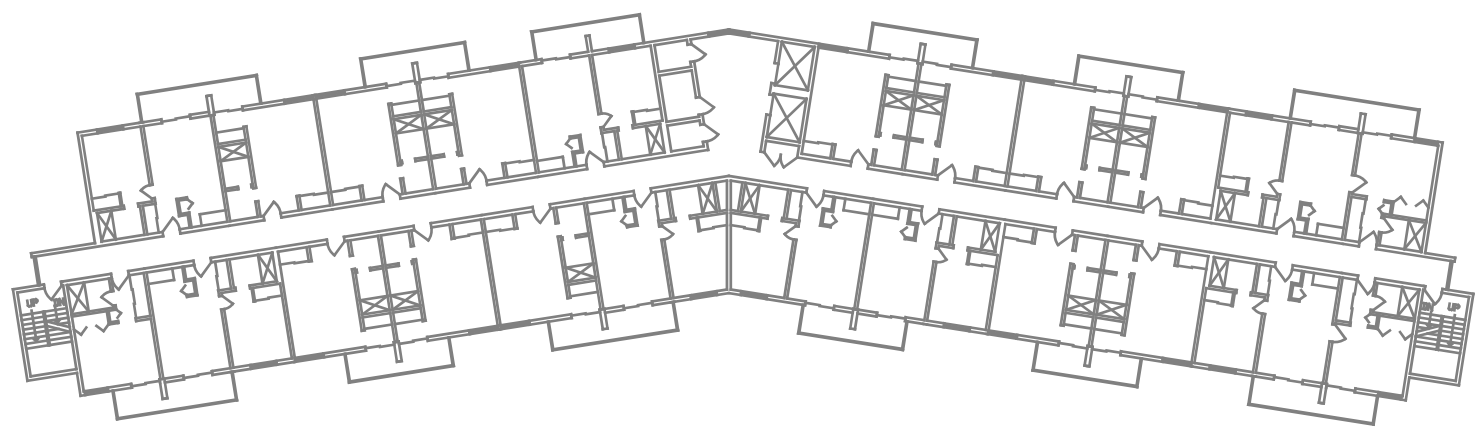
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Evergreen  
Woods  
Aspen 2nd  
Floor

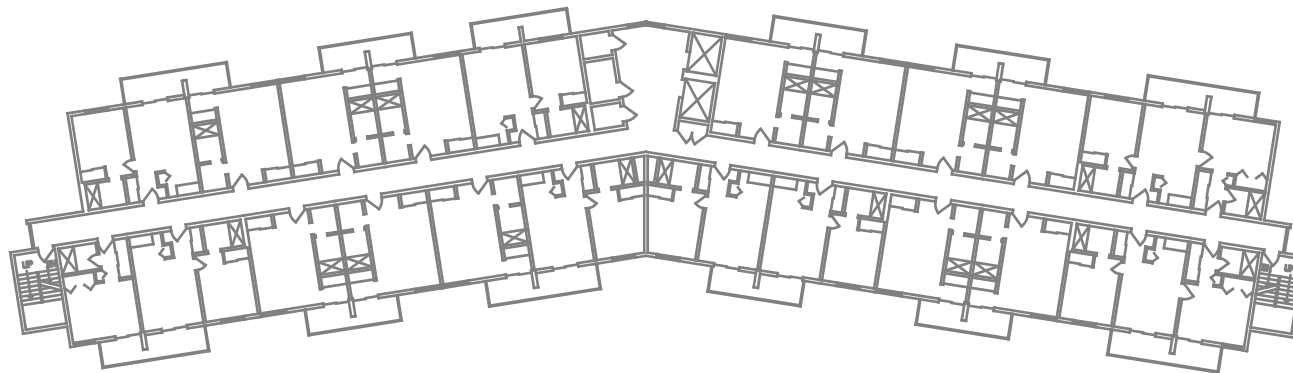
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Evergreen  
Woods  
Aspen 3rd  
Floor

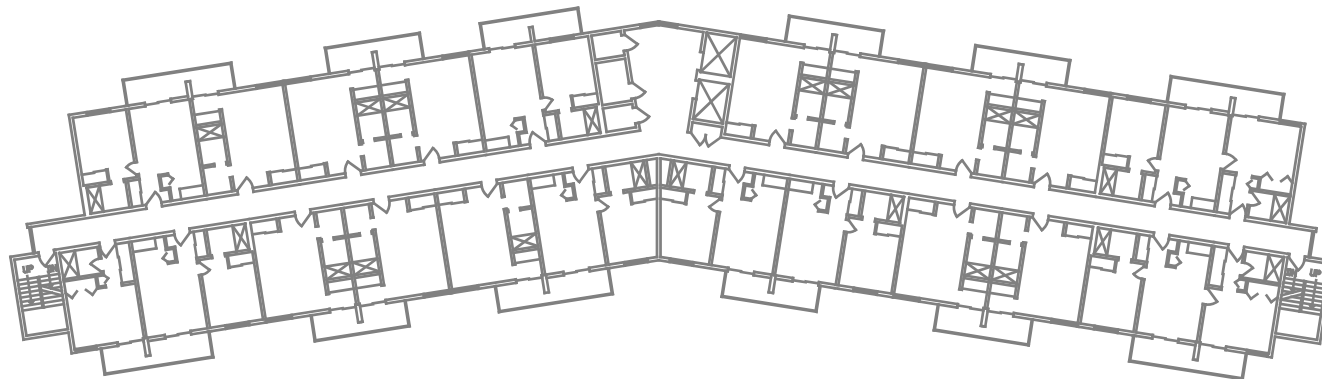
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Evergreen  
Woods  
Aspen 4th  
Floor

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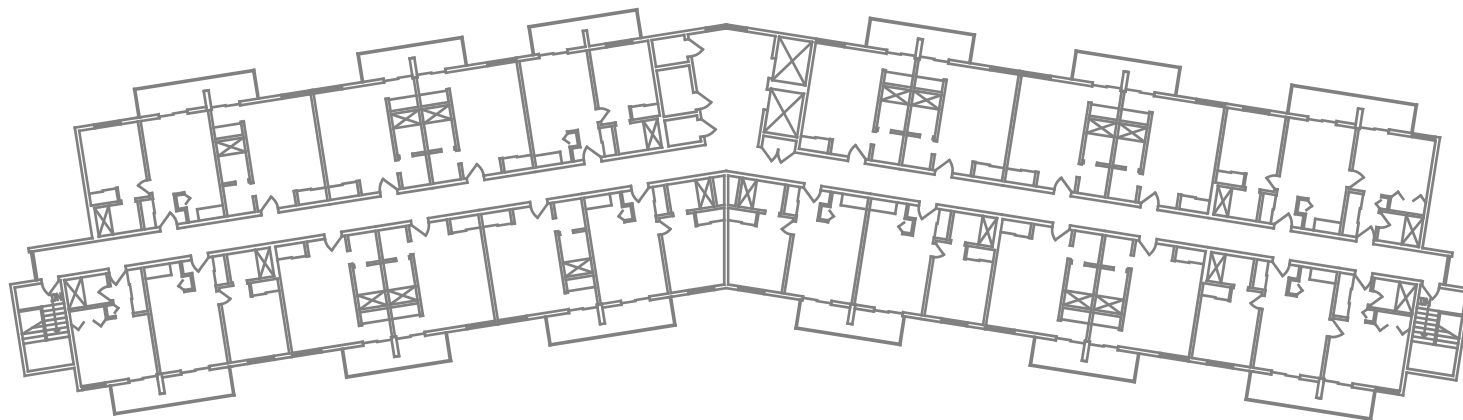




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Evergreen  
Woods  
Aspen 5th  
Floor

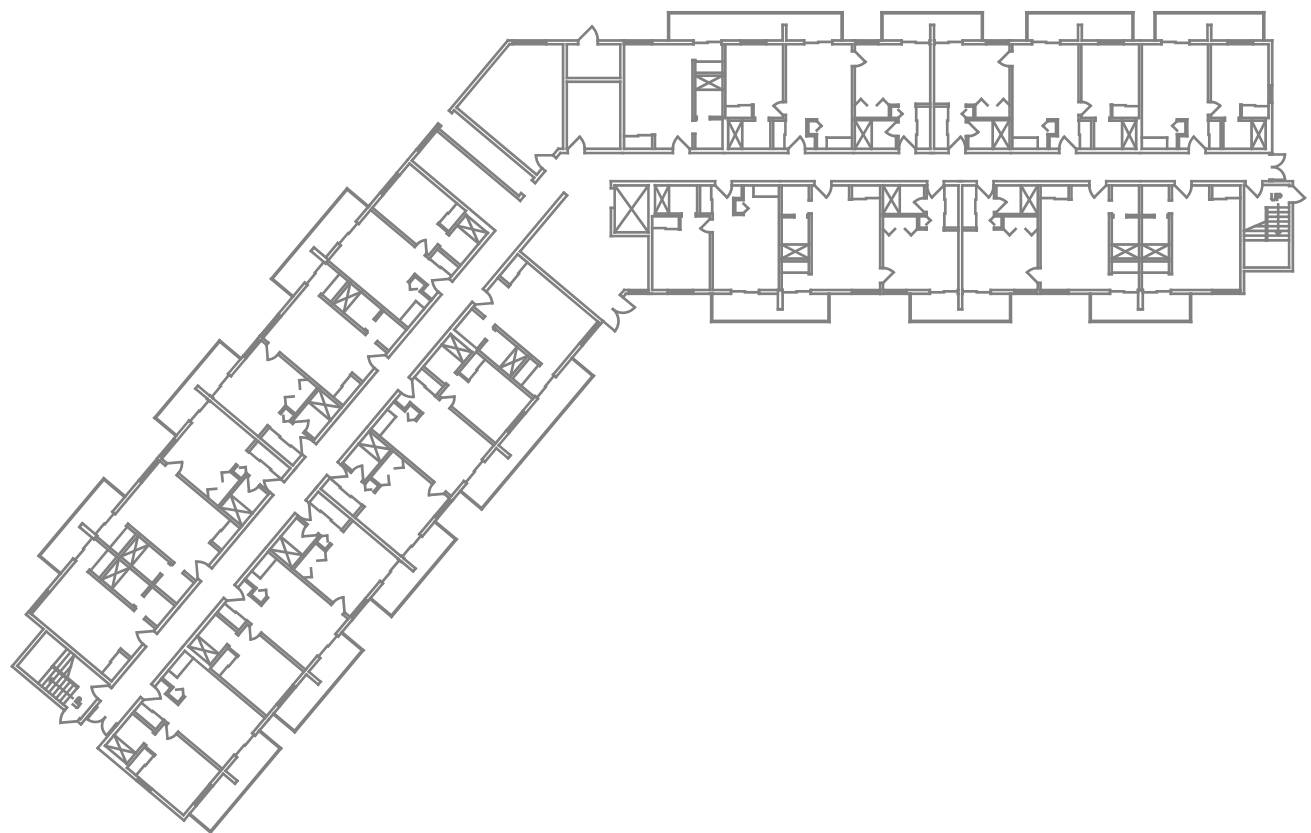
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Evergreen  
Woods  
Birch 1st  
Floor

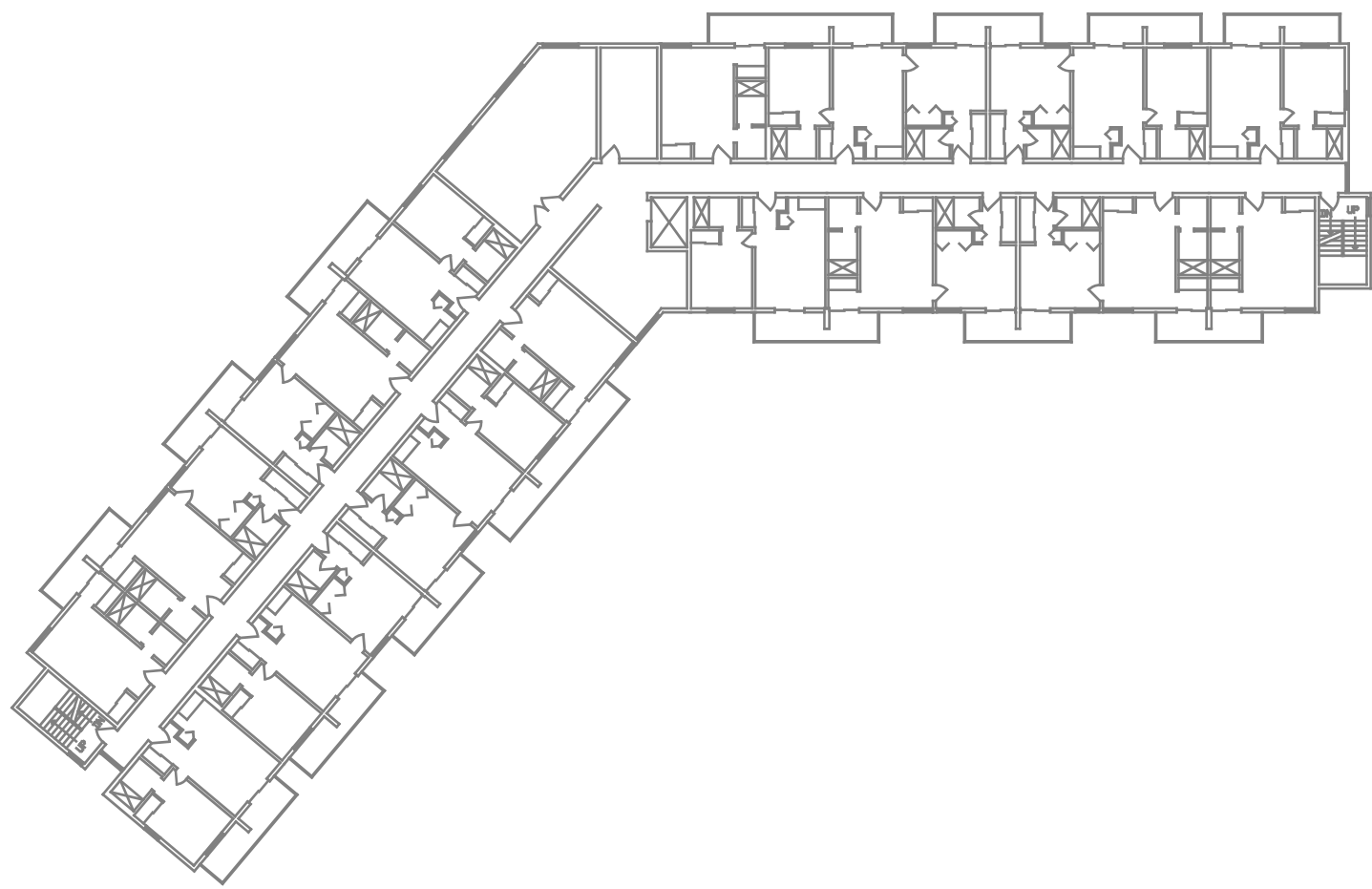
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### Evergreen Woods Birch 2nd Floor

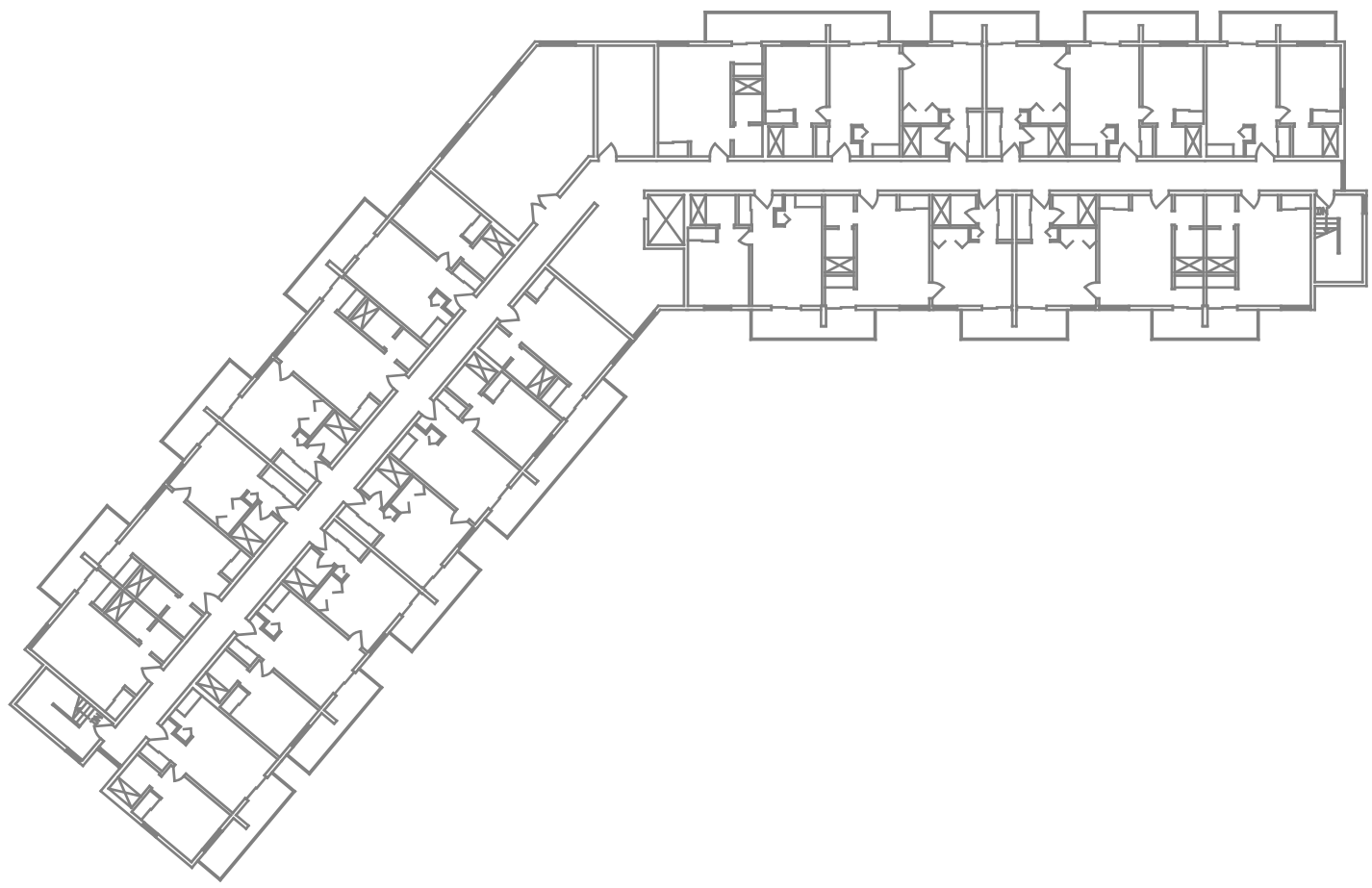
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Evergreen  
Woods  
Birch 3rd  
Floor

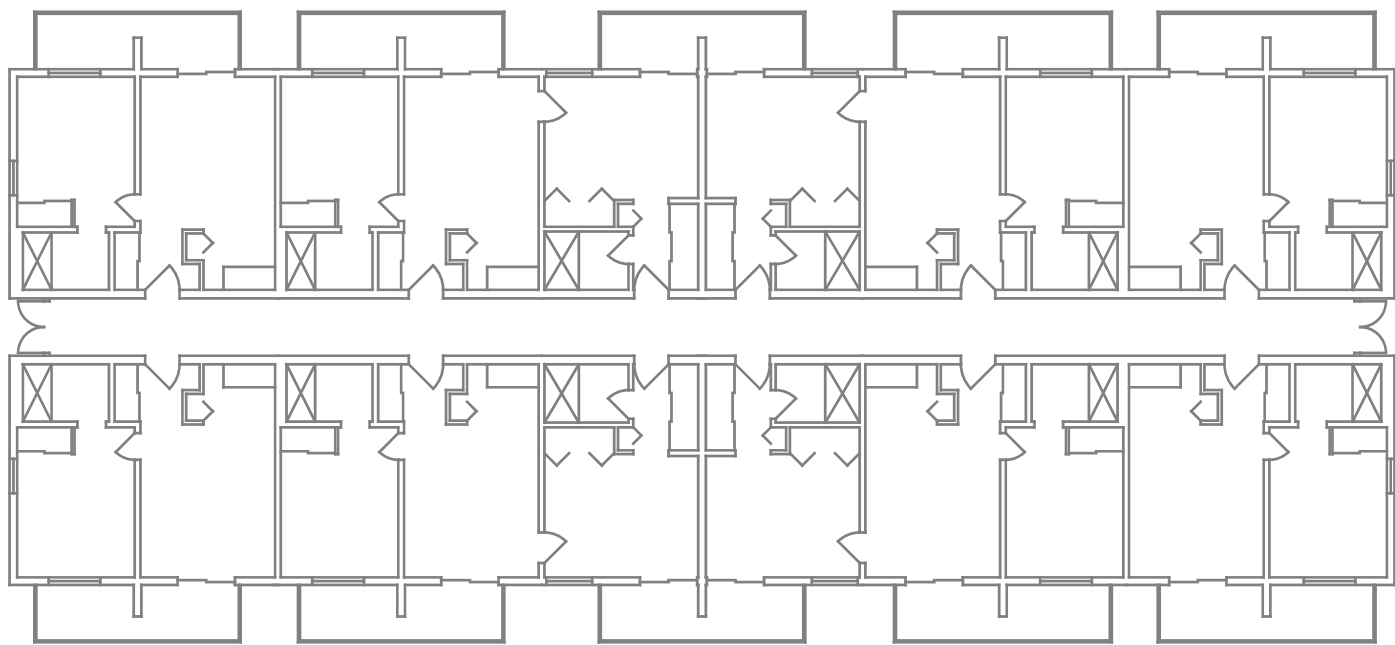
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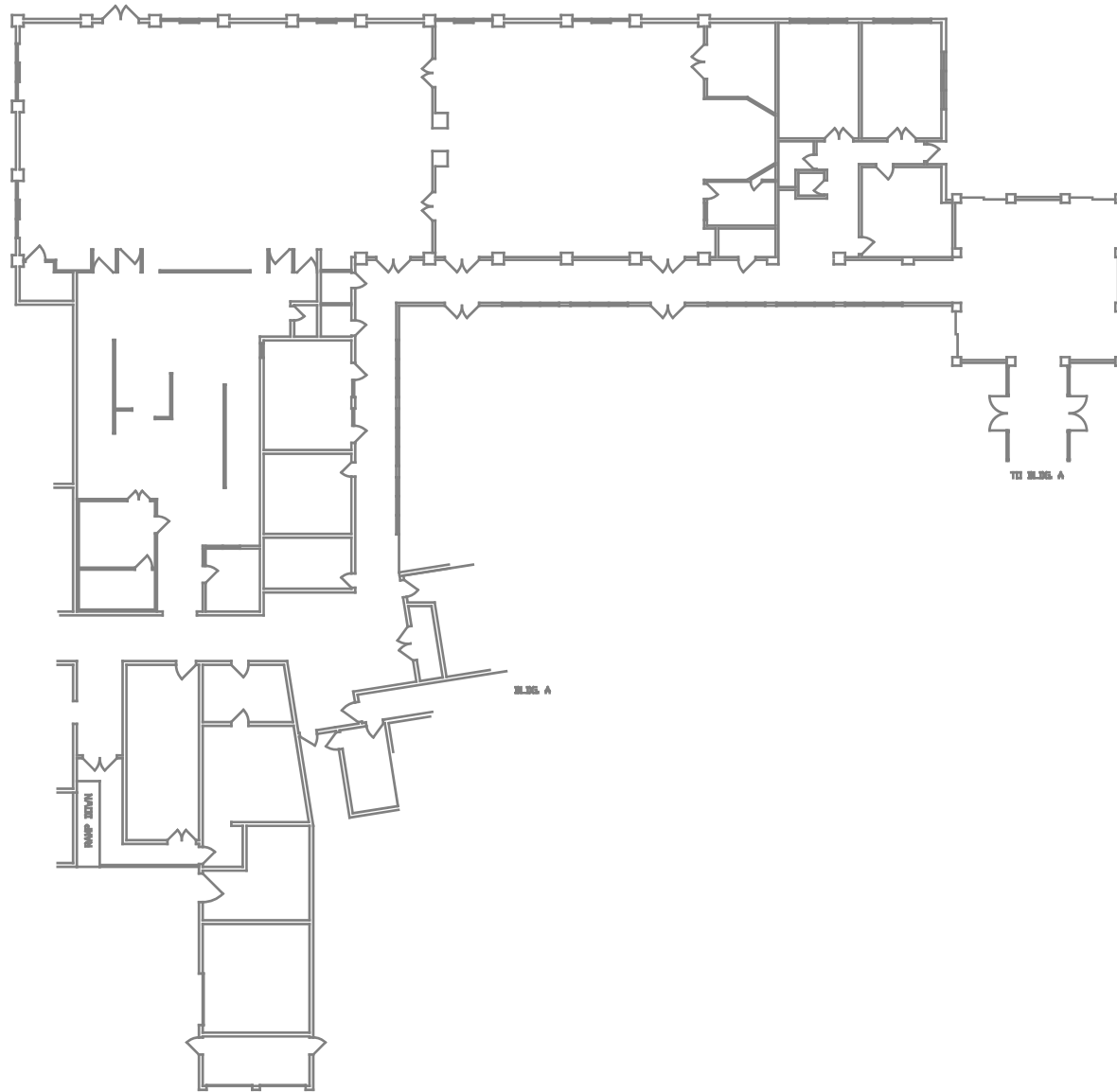


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### Evergreen Woods Cedar 1st Floor

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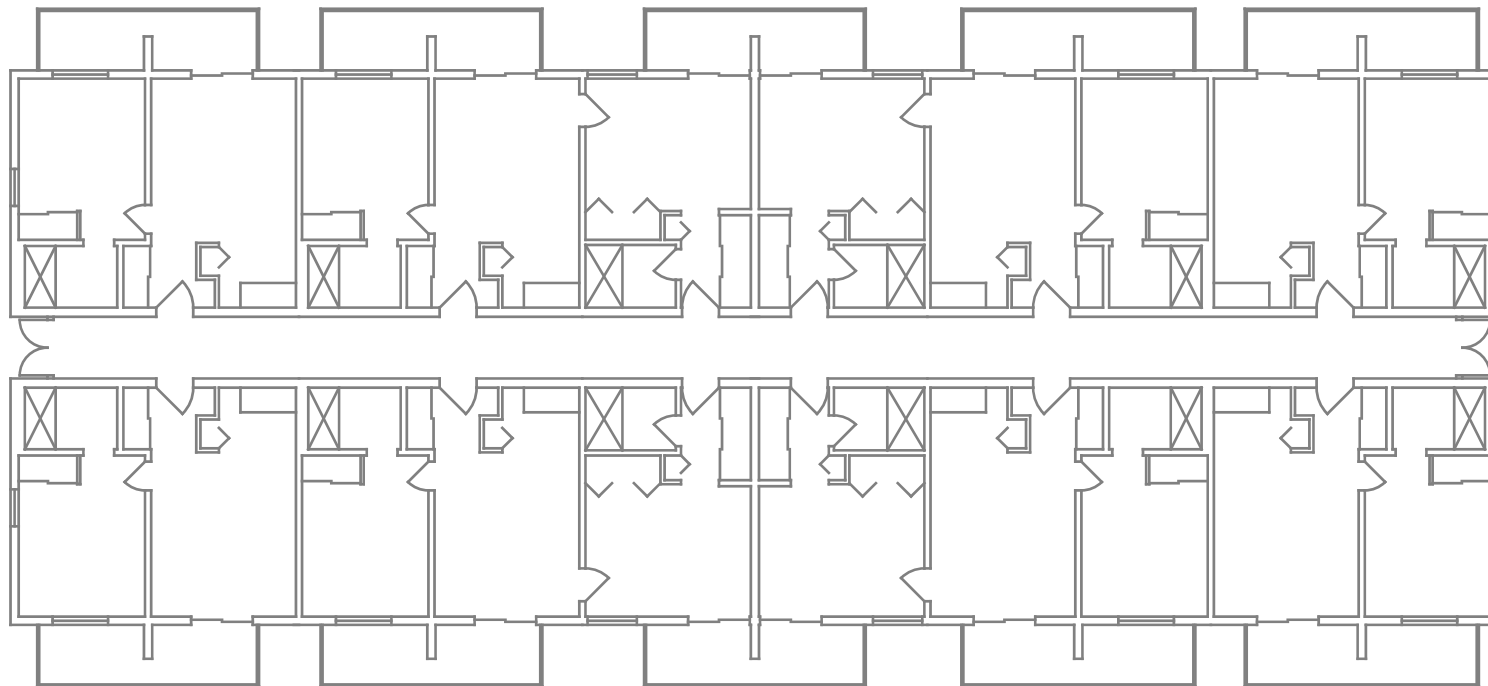
## Evergreen Woods Center Core 1st Floor

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Evergreen  
Woods  
Cypress 1st  
Floor

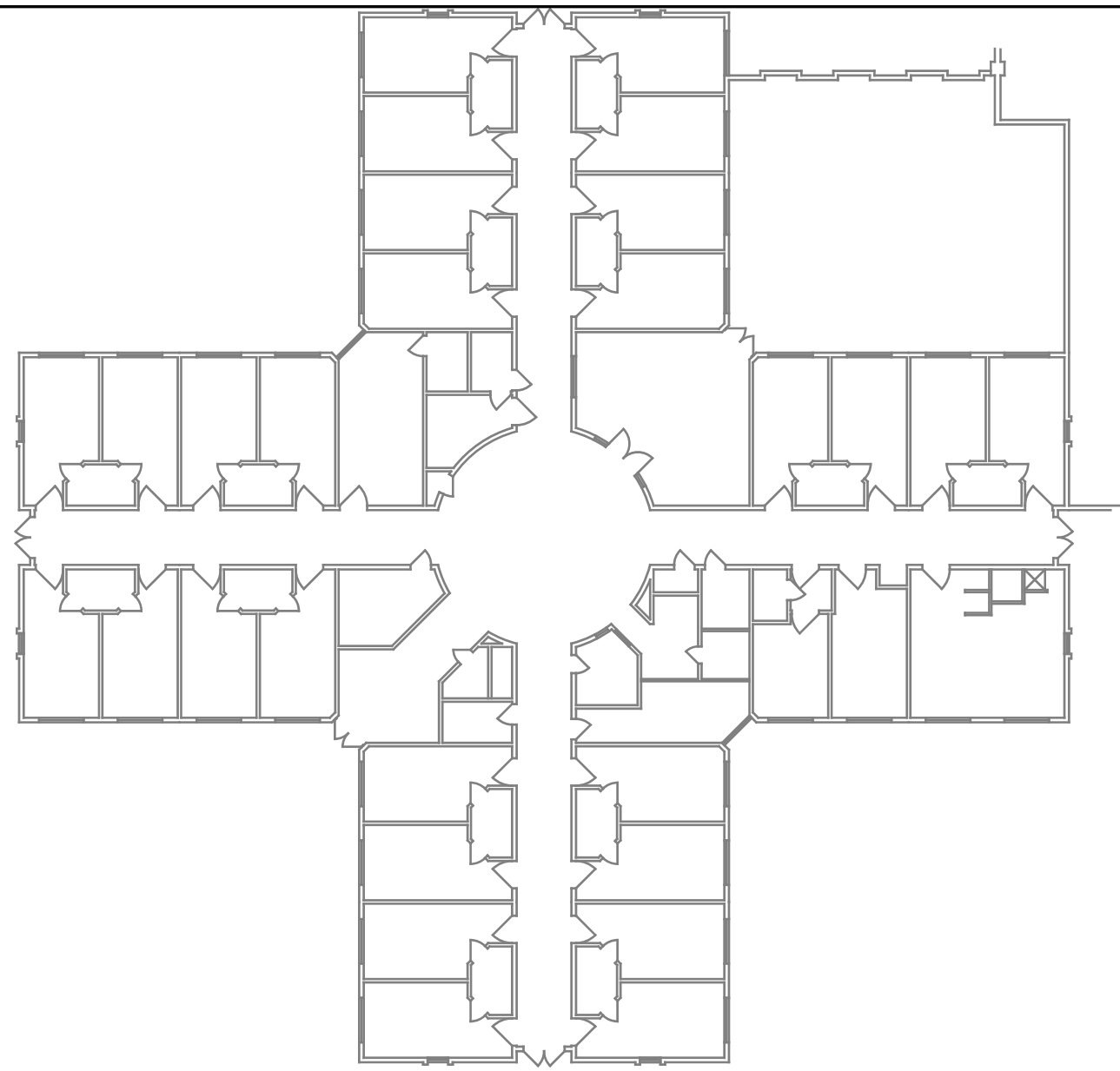
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FacilityONE  
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### Evergreen Woods Pinelodge 1st Floor

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Updated: 3/8/07 9:35 AM



CENTER  
CORE BLDG.



Atria Evergreen Woods  
Facility Generator Assessment  
October 27, 2017  
Report Summary



**Facility:** **Atria Evergreen Woods – 7030 Evergreen Woods Trail, Spring Hill, FL 34608**

Assessment Background:

This assessment entails compliance with the Florida Governor's emergency regulation requiring all assisted living facilities to install generators capable of providing emergency power (including air conditioning) for 96 hours. The emergency regulation also requires facilities to maintain on-site enough fuel to power the generators for the 96-hour period.

The emergency rule was issued Saturday, September 16, 2017 and requires each assisted living facility to submit a compliance plan by October 31, 2017 for approval. The emergency rule requires the generators to be operational by November 15, 2017.

Atria first contacted CMTA regarding this project on September 18, 2017, and we held a meeting at Atria's offices on September 25, 2017. In attendance at the meeting were:

- John Hamilton, CMTA
- J. Michael Benson, CMTA
- Mark Jessee, President and Chief Administrative officer, Atria Senior Living
- Mike Sawicki, Senior Vice President, Maintenance Operations, Atria Senior Living
- Bryan Hudson, Executive Vice President & General Counsel, Atria Senior Living
- Mark Alexander, Senior Vice President, Redevelopment & Finance, Atria Senior Living
- Nick Eckhart, National Director Construction, Atria Senior Living
- Jay Thomas, Assistant General Counsel, Atria Senior Living

CMTA and Atria representatives visited this site on October 10, 2017. A preliminary facility assessment with compliance options was drafted the following week. A Compliance Option meeting was held at Atria's office on October 20, 2017 to review, and select, the desired compliance path that would be both economical and be able to implement in the shortest duration.

General Facility Information

**Construction:** The building is primarily constructed of wood structure and metal framing. The ceilings are primarily gypsum board with the exception of the corridors which are lay-in grid.

10411 Meeting Street | Prospect, KY 40059  
T 502 326.3085 | F 502 326.2691 | [www.cmtaegr.com](http://www.cmtaegr.com)

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Atria Evergreen Woods  
Facility Generator Assessment  
October 27, 2017  
Report Summary



Electrical Services: The facility consists of five buildings served from four separate 120/208V utility services via pad-mounted transformers: (2) 2000A, (1) 1200A, (1) 800A (poll house). Most switchgear is Westinghouse circa 1980.

Emergency Power: The existing generator is a 90 kW/112 kVA Onan, located indoors. The fuel tank is a cylindrical, above-grade tank. The emergency power from the generator is served to the central building via three automatic transfer switches: (1) 225A, (1) 150A, (1) 100A.

The facility's generator currently backs up the following loads:

- Minimal egress lighting
- Exit signs
- Kitchen
  - Walk in freezer and cooler
  - Dry Storage room
- Elevator room lighting and possibly cooling
- Fire alarm system
- Access control system

Fire Pump: The facility sprinkler system includes a diesel fire pump is located in a sixth detached building which contains a dedicated electrical utility service.

Load Data: Based on the facility's 2-year demand history, the peak load is 593 kW.

Design Considerations:

Multiple compliance methods have been considered and discussed with the owner. These options included adding only the HVAC equipment to an emergency source. It was determined that backing up the entire facility will be less costly, less disruptive, and could be implemented sooner than backing up only HVAC equipment. As such, the following scope of work to back up the entire facility will result in the shortest path to permanent compliance with the Governor's order.

Proposed Scope of Work:

A new 750kW generator will back up the entire campus. The generator will be a packaged system with belly-mounted fuel tank and weather-proof enclosure. The generator will serve a new 3000A switchboard located outdoors to distribute power to the new and existing transfer switches. Three new service-entrance-rated, NEMA-3R transfer switches will be provided at the electrical service secondaries to intercept existing utility feeds before they enter each building.

Atria Evergreen Woods  
Facility Generator Assessment  
October 27, 2017  
Report Summary



Installation of the service-entrance ATS and reconnection to the utility transformer could cause an interruption in power for 12-48 hours. During this time a temporary generator could be used to power the majority of the facility.

Probable Construction Schedule:

|                     |                    |
|---------------------|--------------------|
| Design              | 8-10 Weeks         |
| Bidding/Award       | 3 Weeks            |
| Mobilize            | 1 Week             |
| <u>Construction</u> | <u>16-20 Weeks</u> |
| Total               | 28-34 Weeks        |

**STATE OF FLORIDA  
DEPARTMENT OF ELDER AFFAIRS**

WG EVERGREEN WOODS SH LLC DBA  
ATRIA EVERGREEN WOODS, and  
ATRIA MANAGEMENT CO. LLC,

Petitioners,

vs.

DOEA Case No.: 2017-

STATE OF FLORIDA,  
DEPARTMENT OF ELDER AFFAIRS,

Respondent.

\_\_\_\_\_ /

**EMERGENCY PETITION FOR VARIANCE FROM AND  
A WAIVER OF RULE 58AER17-1**

Petitioners, WG EVERGREEN WOODS SH LLC DBA ATRIA EVERGREEN WOODS ("Evergreen") and ATRIA MANAGEMENT CO. LLC ("Atria"), by and through their undersigned counsel, file this Emergency Petition for Variance from and a Waiver of the time frame for implementation of generator plans required by Rule 58AER17-1 and state:

1. Petitioner Evergreen operates a 240-bed assisted living facility ("ALF") located at 7030 Evergreen Woods Trail, Spring Hill, FL 34608, under Florida license number 5007 ("Evergreen Woods").
2. Petitioner Atria manages Evergreen Woods for Evergreen.
3. For purposes of these proceedings, Petitioners' address is that of undersigned counsel, Martin R. Dix and Thomas A. Range, Akerman LLP, 106 East College Ave., Suite 1200, Tallahassee, FL 32301, martin.dix@akerman.com and tom.range@akerman.com, telephone number 850-224-9634.