

Verification Under Oath

**STATE OF VERMONT
GREEN MOUNTAIN CARE BOARD**

In re: Wake Robin Proposed Corp. Proposed)
Renovation of Skilled) Docket No. GMCB – 024-15con
Nursing Facility and Addition of)
Six Rooms)

Verification Under Oath to file with Certificate of Need Application, correspondence and additional information subsequent to filing an Application.

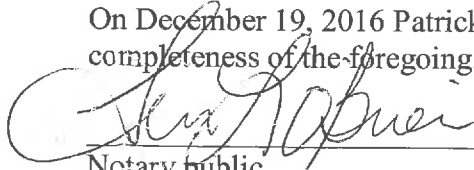
Patrick McKee being duly sworn, states on oath as follows:

1. My name is Patrick McKee. I am the CEO of Wake Robin Corp. I have reviewed the responses and exhibits being submitted with this verification to support the Certificate of Need for the Wake Robin Skilled Nursing Renovation (“Responses”).
2. Based on my personal knowledge and after diligent inquiry, I attest that the information contained in the Responses is true, accurate and complete, does not contain any untrue statement of a material fact, and does not omit to state a material fact.
3. My personal knowledge of the truth, accuracy and completeness of the information contained in the Responses is based upon either my actual knowledge of the subject information or upon information reasonably believed by me to be true and reliable and provided to me by the individuals identified below in paragraph 4. Each of these individuals has also certified that the information they have provided is true, accurate and complete, does not contain any untrue statement of a material fact and does not omit to state a material fact.
4. The following individuals have provided information or documents to me in connection with Responses and each individual has certified, based either upon his or her actual knowledge of the subject information or, where specifically identified in such certification, based on information reasonably believed by the individual to be reliable, that the information or documents provided are true, accurate and complete, do not contain any untrue statement of a material fact, and do not omit to state a material fact:
 - (a) Helen Mabry, Associate, Perkins Eastman
 - (b) Paul Bench, Associate, Perkins Eastman
 - (c) Erik Dalen, Modus Work
 - (d) Michael Simmonds, Alderson Engineering
 - (e) John Murphy, Alderson Engineering
 - (f) Linda Phypers, Director of Health Services, Wake Robin Corp.
5. In the event that the information contained in the Responses becomes untrue, inaccurate or incomplete in any material respect, I acknowledge my obligation to notify the Green

Mountain Care Board and to supplement the Responses as soon as I know, or reasonably should know, that the information or document has become untrue, inaccurate or incomplete in any material respect.


[signature]

On December 19, 2016 Patrick McKee appeared before me and swore to the truth, accuracy and completeness of the foregoing.


Notary public

My commission expires 2/10/2019



December 19, 2016

Ms. Donna Jerry
Senior Health Policy Analyst
Green Mountain Care Board
89 Main Street
Montpelier, VT 05602

RE: Docket No. GMCB-024-15con, Proposed Renovation of Skilled Nursing Facility and Addition of Six Rooms, Project Cost: \$8,170,130

Dear Ms. Jerry:

Please find enclosed responses to the additional answers to your letter of December 12, 2016.

A-1:

FGI Section & Requirement: FGI Guide (2014) 2.2-3 – Bariatric Design Criteria

Comment: Is there a Bariatric Room in project scope? If not, please explain. If yes, please identify the location of the bariatric room.

Response: All new rooms are designed as single occupant private rooms. As such, each new room can accommodate bariatric equipment as required.

A-2:

FGI Section & Requirement: FGI Guide (2014) 2.3-2.3.3.1 – 2.3-2.3.3.4 – Requires a hand-washing station next to or directly assessable to dining area.

Comment: Explain where the required hand washing sink is in new construction and renovated dining rooms.



Response: Please see attached floor plans (sheets A-2(a), A-2(b)) for locations of hand washing sinks in new construction and renovated kitchen/dining areas.

A-3:

FGI Section & Requirement: FGI Guide (2014) 2.3-2.3.3.2 – Dining Areas need to provide access to leave tables without disturbing participants and space for caregivers to assist residents and participants who cannot feed themselves.

Comment: Confirm there is a clear path through new construction and newly renovated areas to dining areas.

Response: Please see attached floor plans (sheets A-3(a), A-3(b)) for clear paths at new construction and newly renovated dining areas.

A-4:

FGI Section & Requirement: FGI Guide (2014) 2.3-2.3.4.2 – Kitchen Requirements Ice Machine

Comment: Confirm the locations of the ice machines in new construction and renovated kitchen/dining areas.

Response: Please see attached floor plans (sheets A-4(a), A-4(b)) for locations of ice machines in new construction and renovated kitchen/dining areas.

A-5:

FGI Section & Requirement: FGI Guide (2014) 2.3-3.2.1.2 – Requires 120 sq/ft minimum clear floor area for each examination or treatment room.

Comment: Plan submitted do not appear to meet this requirement. Modify new construction and renovated exam rooms to meet 120 sq/ft clear floor area and indicate the required 3'-0" clear path around exam table and resubmit plans.

Response: The existing exam room (Room 2186) is to remain unchanged. Proposed new Exam (Room 2184) is 114 sq/ft, 6 sq/ft less than FGI Guide (2014) 2.3-3.2.1.2 cites. However, as we are in a retrofit situation and have maximized the area available within the existing building footprint. In situations where mobility assistance is needed, assistance will be provided by Wake Robin.

A-6:

FGI Section & Requirement: FGI Guide (2014) 2.3-4.2.2.2 – Requires a sharps box in Med Room 2131.

Comment: Confirm that a sharps box will be added.

Response: Confirmed, a sharps box will be located in Back-up Med Room 2131.

A-7:

FGI Section & Requirement: FGI Guide (2014) 2.3-4.2.2.2 – Requires task lighting for Med Room 2131

Comment: Confirm that task lighting will be added.

Response: Confirmed, task lighting will be located in Back-up Med Room 2131.

A-8:

FGI Section & Requirement: FGI Guide (2014) 2.3-4.2.4.2, 3.1 – 4.2.4.3 – Requires mobile storage for resident equipment

Comment: Explain where the mobile storage is on the plans.

Response: Please see attached floor plans (sheets A-8(a), A-8(b)) for locations of mobility devices and support equipment.

A-9:

FGI Section & Requirement: FGI Guide (2014) 2.3-4.2.7 – Access to either a Personal Laundry Facility or a Shared Laundry Facility is required.

Comment: Explain the location of laundry facility.

Response: Shared laundry is located on the first floor, (Ex Laundry 1076).

A-10:

FGI Guide (2014) 2.3-4.3 – Requires area that support staff breaks and respite for caregivers shall be provided.

Comment: Explain the location of the Staff Lounge and Staff Storage per sections 2.3-4.3.2 and 2.3-4.3.3.

Response: Existing staff break areas will be retained. This space is located in the basement, referred to as Room 047. Also, in the new construction the new facilities include: Staff WC (Room 009); Locker RM (Room 008); and Staff Break (Room 010) were added.

A-11:

FGI Section & Requirement: FGI Guide (2014) 2.2-4.2.1.6 – Operable windows shall be designed to address elopement and accidental falls.

Comment: Confirm that there are safety mechanisms on windows in new construction to prevent elopement and accidental falls.

Response: Confirmed, new windows will be provided with window limiters to prevent elopement and accidental falls.

A-12:

FGI Section & Requirement: FGI Guide (2014) 2.4-2.2.6 – Requires an insect screen at new windows.

Comment: Confirm there are insect screens for all new construction operable windows.

Response: Confirmed, new windows will be provided with insect screens at all new construction operable windows.

A-13:

FGI Section & Requirement: FGI Guide (2014) 3.1-2.2.2.2 –Resident Rooms shall have unimpeded movement throughout the room.

Comment: Explain how there is a clear path through new resident rooms.

Response: Please see attached floor plan (sheets A-13) for layout of the typical resident room, with clearances indicated.

A-14:

FGI Section & Requirement: FGI Guide (2014) 3.1-2.2.3.1 – Airborne Infection Isolation Room

Comment: Explain how the requirement for the Airborne Infection Isolation room is met.

Response: The Airborne Infection Isolation room requirement is met in the existing facility by resident room 2063. This room is existing to remain.

M-1:

FGI Section & Requirement: ANSI/ASHRAE/ASHE Standard 170-02008: Table 7.1 Design Parameters.

Comment: Sheet M-112.2 - Room 2108A does not appear to comply with the 2 ACH of outdoor air. Please explain.

Response: Room 2108A requires 109 OA CFM to meet 2 ACH of outdoor air. Room area is 408.83 square feet, ceiling height is 8'-0". $(408.83 \times 8 \times 2) / 60 = 109.0$. Room is supplied with 110 CFM outside air.

M-2:

FGI Section & Requirement: ANSI/ASHRAE/ASHE Standard 170-02008: Section 6.3.1

Comment: Sheet M-113.2 - Outdoor air intake and exhaust from ERU-1 does not appear to satisfy the 25-foot separation requirement. Please explain.

Response: A duct extension will be added to the ERU-1 exhaust to maintain the 25 foot separation.

M-3:

FGI Section & Requirement: ANSI/ASHRAE/ASHE Standard 170-02008: Table 6.1

Comment: Sheet M-600 - Filter requirements of MERV 7 for the ERU is not apparent in the schedule. Explain how this requirement will be met.

Response: ERU's will have MERV 8 pre-filters and MERV 13 main filters. MERV rating is found under 'ACCESSORIES' on ERU schedules and also in section 23 72 00 of the project specifications.

M-4:

FGI Section & Requirement: ANSI/ASHRAE/ASHE Standard 170-02008: Table 6.1

Comment: Sheet M-601 - Filter requirement of MERV 6 for VRF indoor air handling equipment is not apparent in the schedule. Explain how this requirement will be met.

Response: VRF indoor air handling equipment will have MERV 8 filters. Filter MERV rating will be added under 'ACCESSORIES' on the VRF air handling unit schedule

E-1:

FGI Section & Requirement: NFPA -72

Comment: Sheet E-403 - Type A units do not include a smoke detector as shown in the other units. Explain how this requirement will be met.

Response: A smoke detector will be provided for Type 'A' units.

E-2:

FGI Section & Requirement: NFPA – 72 18.5.4.4

Comment: Sheet E-112.2 - Review fire alarm notification at corridor 2105. Additional notification is required at corridor end (within 15') Explain how this requirement will be met.

Response: A fire alarm horn/ strobe device will be added at the end of corridor 2105 to comply with NFPA 72 18.5.4.4.

E-3:

FGI Section & Requirement: FGI Guide (2014) 2.5-4

Comment: Electrical General Comment - Branch wiring is not yet completed. Essential branch circuits are not indicated. Explain how requirements for ventilator dependent occupants with regard to outlets, heat and light will be met.

Response: Ventilator dependent occupants will be designed to meet the requirements of 2014 FG1 §2.5-4. The room will be served by a dedicated circuit from the essential electrical system. This circuit will serve a minimum of two receptacles which will be identified for emergency use. In addition to the dedicated circuit, both heating and task lighting for ventilator dependent occupant rooms will be served by the essential electrical system.

E-4:

FGI Section & Requirement: NFPA-70, Article 517

Comment: New generator electrical distribution – Automatic transfer switches (ATS) must be classified and loads segregated as outlined in Article 517. Explain how these requirements will be met.

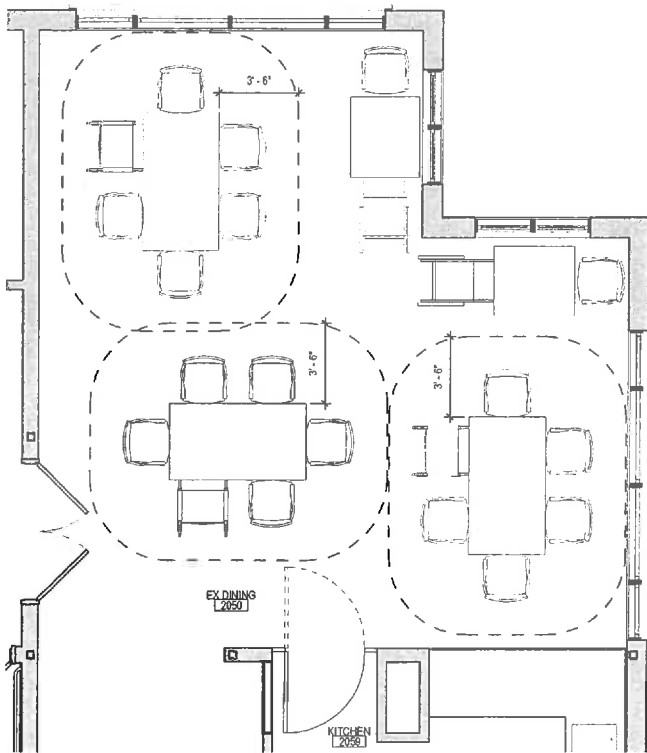
Response: Transfer switches will be identified as 'Life-Safety' and 'Critical' on both the single line diagrams on sheets E-001 & E-002 and the transfer switch schedules on sheet E-605.

E-5:

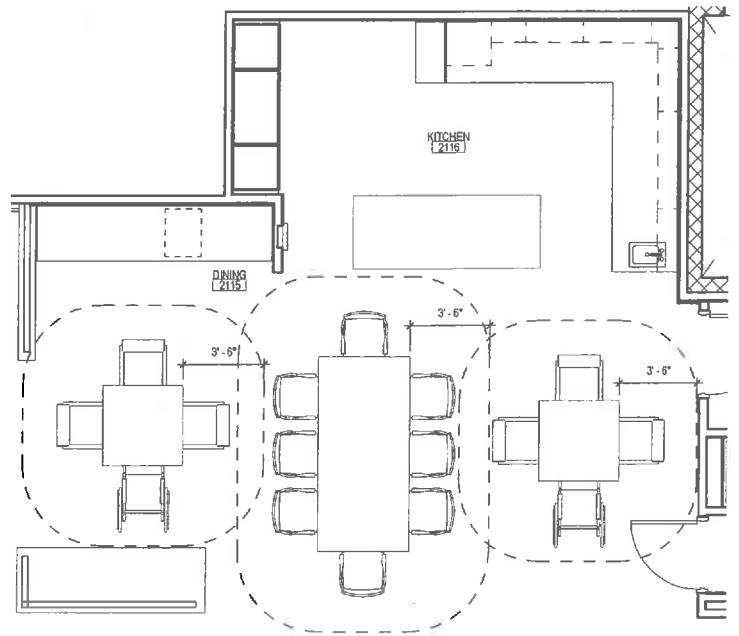
FGI Section & Requirement: NFPA – 70, Article 700

Comment: The output breaker for the new generator shows LSIG protection. Ground fault trip is not required or desired per Article 700.6 and 700.28 (2014 NEC). Ground fault indication only is recommended. Explain how this requirement will be met.

Response: Generator output breaker will be updated to be an 'LSIA' type. The LSIA breaker will alarm only upon detection of a ground-fault.



1 **KITCHEN - 2059 - ENLARGED PLAN**
1/4" = 1'-0"



2 **2115, + 2116 - ENLARGED PLAN**
1/4" = 1'-0"

Perkins Eastman
1130 LIBERTY AVENUE
PITTSBURGH, PA 15222
T 412 455 0900
F 412 455 0909

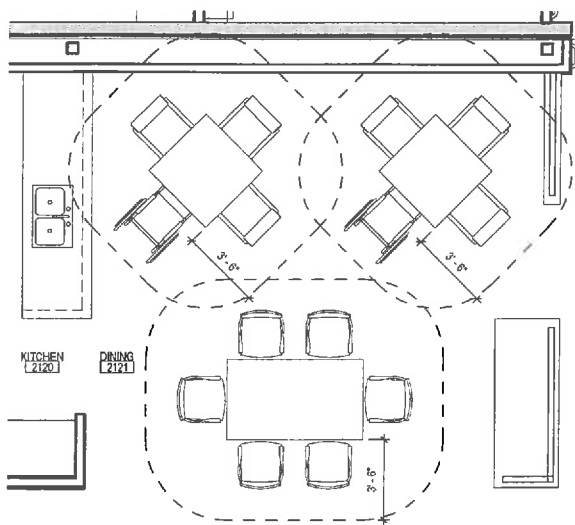
LINDEN HEALTH CARE CENTER

FGI Guide (2014) 2.3-2.3.3.2

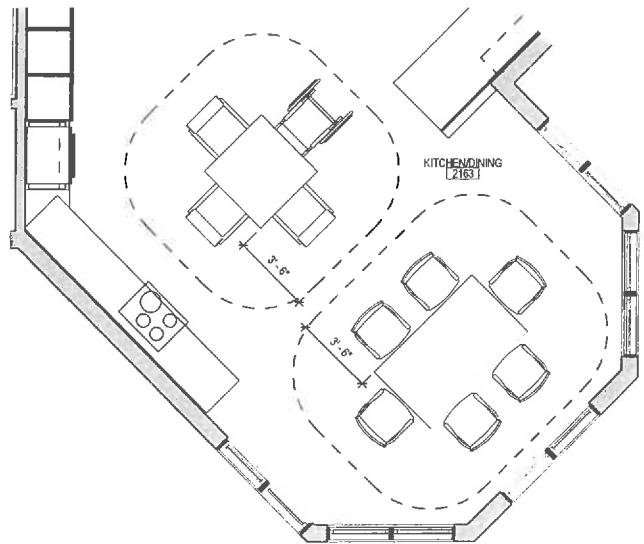
WAKE ROBIN
Wake Robin Healthcare System, Inc. 47145205

A-3(a)

DATE: 2016



1 **2120 + 2121 - ENLARGED PLAN**
1/4" = 1'-0"



2 **KITCHEN/DINING - 2163 - ENLARGED PLAN**
1/4" = 1'-0"

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1100 LIBERTY AVENUE
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F: 412.458.0006

LINDEN HEALTH CARE CENTER

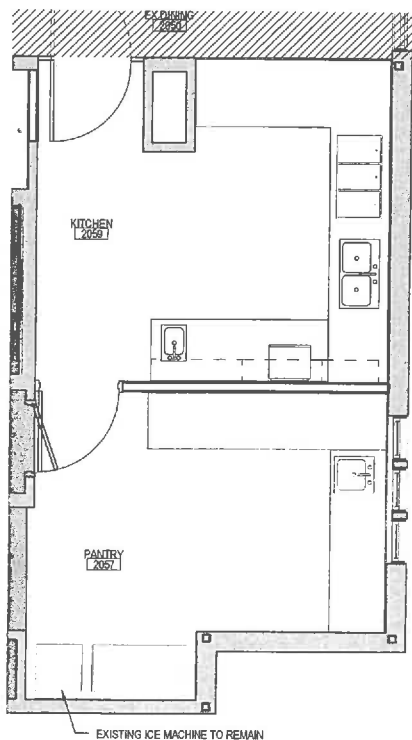
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FGI Guide (2014) 2.3-2.3.3.2

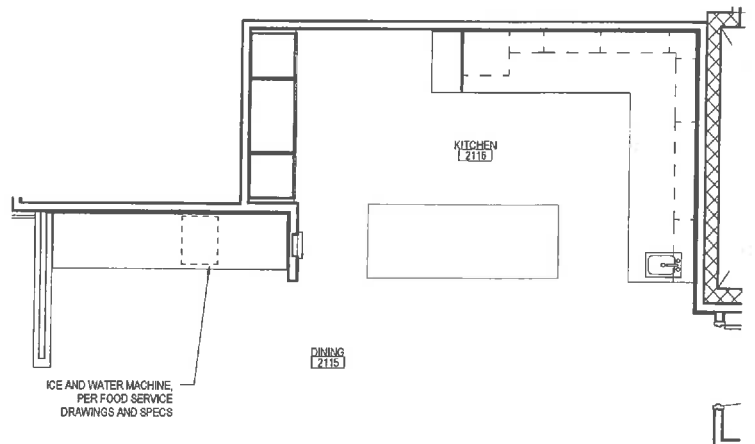
WAKE ROBIN
200 WYOMING AVENUE, SUITE 200, WAKE ROBIN, VT 05091

A-3(b)

24-10-2014



1 **KITCHEN - 2059 - ENLARGED PLAN**
1/4" = 1'-0"



2 **2115, + 2116 - ENLARGED PLAN**
1/4" = 1'-0"

Perkins Eastman
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LINDEN HEALTH CARE CENTER

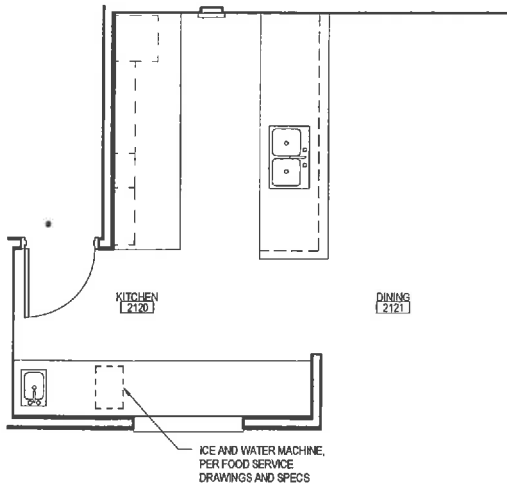
SCALE: 1/4" = 1'-0"

FGI Guide (2014) 2.3-2.3.4.2

WAKE ROBIN
Wake Robin Health System, Inc. (WHSI)
1715 W. 10th St., Suite 100, Wake Robin, ND 58572

A-4(a)

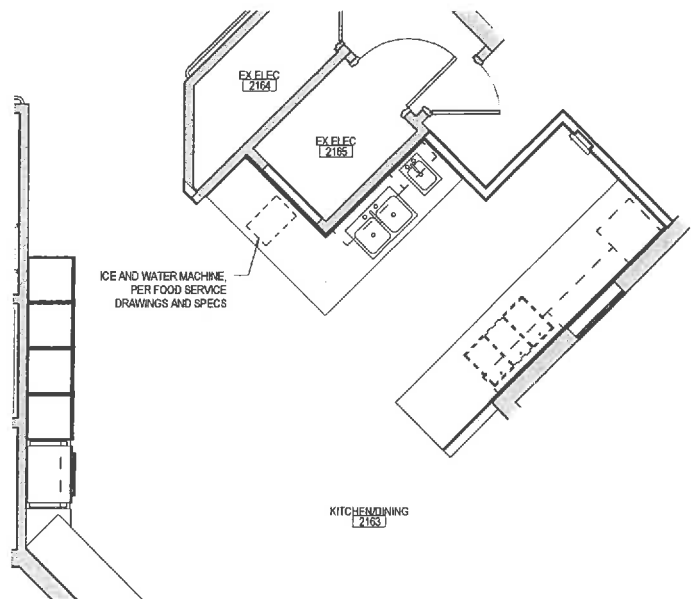
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1

2120 + 2121 - ENLARGED PLAN

1/4" = 1'-0"



2

KITCHEN/DINING - 2163 - ENLARGED PLAN

1/4" = 1'-0"

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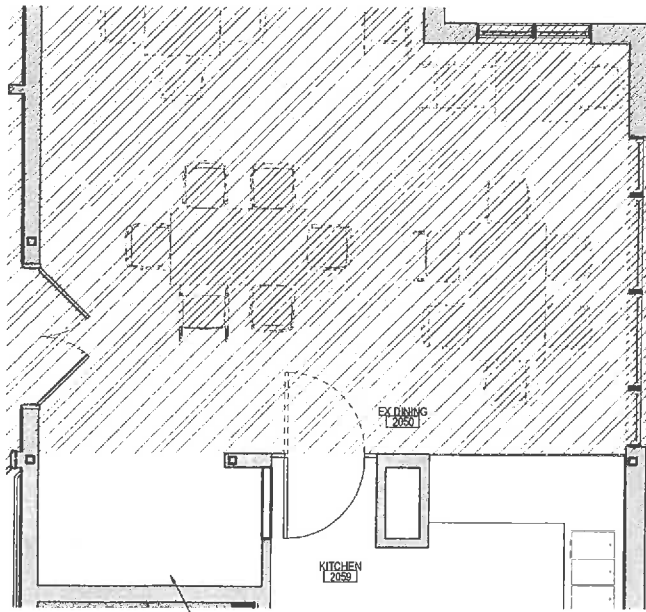
SCALE: 3/8" = 1'-0"

FGI Guide (2014) 2.3-2.3.4.2

WAKE ROBIN
300 Wake Robin Drive, Wake Robin, VT 05086

A-4(b)

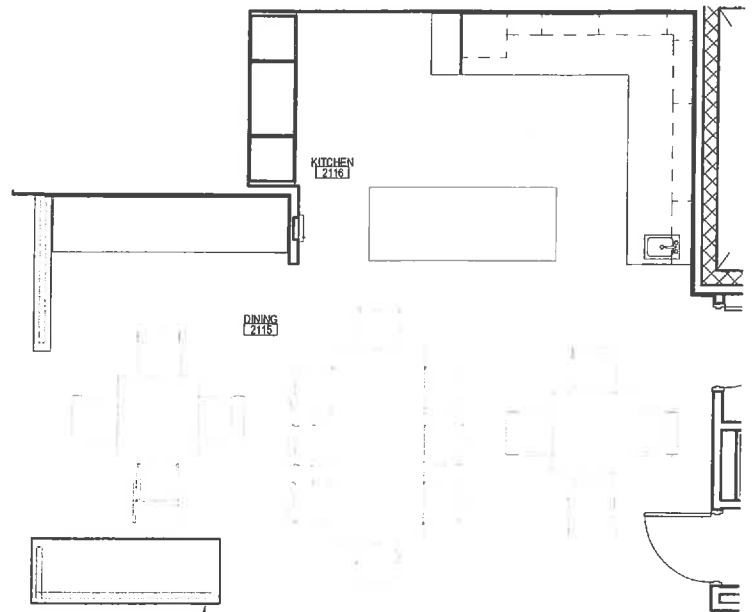
12-15-2015



1

KITCHEN - 2059 - ENLARGED PLAN

1/4" = 1'-0"



2

2115, + 2116 - ENLARGED PLAN

1/4" = 1'-0"

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SCALE: 1/8" = 1'-0"

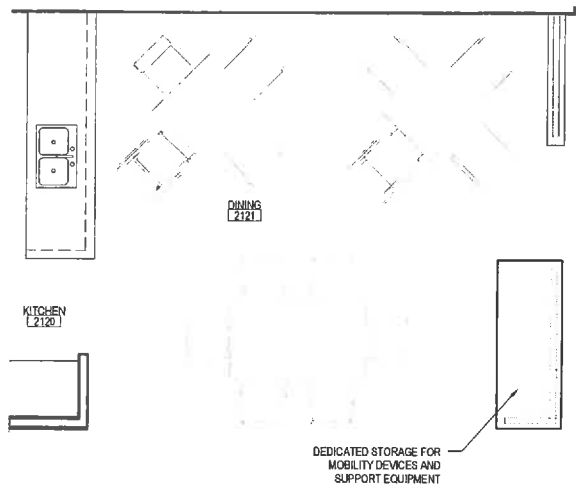
FGI Guide (2014) 2.3-4.2.4.2, 3.1 - 4.2.4.3

WAKE ROBIN

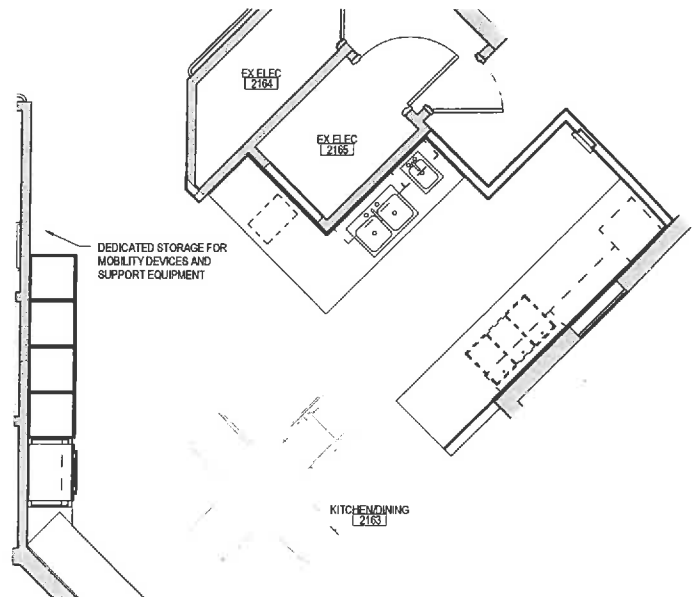
100 W. Wake Robin Dr., Pittsburgh, PA 15222

PAGE 2116

A-8(a)



1 **2120 + 2121 - ENLARGED PLAN**
1/4" = 1'-0"



2 **KITCHEN/DINING - 2163 - ENLARGED PLAN**
1/4" = 1'-0"

FGI Guide (2014) 2.3-4.2.4.2, 3.1 - 4.2.4.3

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A-8(b)

