



# CONCOURSE CHRONICLE

MARCH/APRIL 2015

## DOES THE ACA AFFECT ME AND MY BUSINESS?

With the Affordable Care Act (ACA) requirements already in place, many are asking "will the changes impact me? And if so, how?" The answer to that question is anything but straightforward. There are a few things to consider that will determine how your company will be impacted by ACA-related changes.

**Is your plan self-funded?** A self-insured plan does not obtain insurance from an outside company or vendor, but rather pays the medical costs from corporate assets and may use a stop loss insurance policy to mitigate costs above a certain dollar amount. If a plan is self-funded, the employer will be required to provide a notice of exchange and file Forms 1094 and 1095 for each of its employees by Jan. 2016.

**Is your health insurance plan funded by a third party?** If the health insurance plan provided to your employees is funded by a third-party insurance company, then you must establish how many full-time and full-time equivalent employees you have to determine how the ACA will impact you. Why? The ACA Employer Mandate to provide health insurance to employees applies only to entities that have 50 or more full-time or full-time equivalent employees. What information will you need to fill out Forms 1094 and 1095? The information required to complete Form 1094 and 1095 requires significant coordination of departments, as no one department will likely have all the information required for completion.

Form 1094 is a general summary of the Form 1095s and is filed annually.

Form 1095 must be filed annually for each employee and contains information similar to a W-2.

**What are the coverage requirements to avoid penalties?** Employers with over 50 full-time or full-time equivalent employees must offer health insurance coverage to at least 95 percent of full-time employees. The coverage must cover at least 60 percent of covered health care expenses, and coverage premiums for the lowest cost employee-only coverage must be less than 9.5 percent of W-2 income - in other words, affordable for all employees.

**What are the penalties for not meeting coverage requirements?** For employers who fail to cover at least 95 percent of full-time employees, they are penalized \$2,000 times the total of full-time employees less 30. For example, a company of 50 full-time employees would have a penalty calculated as:  $(50-30) * \$2,000 = \$40,000$ . Depending on the size of the company, this penalty can be significant.

Those employers who fail to offer coverage that covers at least 60 percent of covered health care expenses and those that offer plans that are not affordable are subject to a penalty of \$3,000 times the number of full-time employees who purchased coverage on the federal or state exchange and received a premium tax credit.

Compliance with the ACA Employer Mandate is not a sprint, but a marathon that will require every employer to get ready for the new reporting requirements. You should start preparing your systems and employees today so that you're ready to complete the required filings.

*HA&W is located in Concourse Five, Suite 1000.*

- By Tommy Lee, Partner, HA&W



## ELECTRONICS RECYCLING



Thank you to all that participate in our quarterly electronics recycling program. During

our last collection, Concourse donated 1559 pounds of EWASTE. By recycling obsolete equipment, we are helping to reduce the waste taken to landfills. Our next electronics collection will be on Wednesday, April 15.

## SPRING FORWARD



Daylight Saving Time begins on Sunday March 8, 2015. Don't forget to change clocks one hour ahead.

## SHUTTLE AND CAR SERVICES

Concourse operates a complimentary shuttle service from the Dunwoody Marta station to Concourse. The shuttle service operates Monday - Friday between the hours of 6:00 a.m. to 6:00 p.m. Upon arrival at the Dunwoody station, proceed to the taxi area on the lower level.

There you will see the white Concourse shuttle buses. From 6:00 a.m. to 9:00 a.m., the shuttle runs continuously between the Dunwoody Marta station and Concourse.

Beginning at 9:00 a.m., the shuttle operates every 15 minutes. Pick up and drop off points are located at buildings One, Five & Six, as well as the Westin hotel.

During lunch hours, 11:00 a.m. to 1:55 p.m., the shuttle also makes an additional stop at Nordstrom at Perimeter Mall. If you would like a printed copy of the shuttle schedule, please stop by the concierge desk located in the main lobby of Concourse Five or Six. If you would like to receive an electronic copy of the shuttle schedule, please email your request to [rfulton@csoa.com](mailto:rfulton@csoa.com).

## LOOKING FOR A CAR SERVICE?

Please visit the kiosk located in main lobby of each Concourse building. Click on the tab in the top right corner for Information, and then click on Transportation. You will see car companies that service our area.

## TENANT ANNIVERSARIES

*Thank you for your tenancy*

### CONCOURSE FIVE

CBeyond Communications  
04/01/2012

William C. Head., PC  
03/01/2013

Hiscox Insurance Company, Inc.  
04/01/2012

Paycom Payroll, LLC  
03/19/2014

Bennett Thrasher, LLP  
03/01/2013

Thrasher, Liss & Smith, LLC  
04/01/2011

### CONCOURSE SIX

GSCPA, Inc.  
03/01/2014

Miles Mediation & Arbitration  
03/08/2006

Remark Media, Inc.  
04/01/2011

Samsung Electro-Mechanics America, Inc.  
03/01/2011

Samsung SDI America, Inc.  
03/01/2011

Sayers40, Inc.  
03/01/2013

TailorMade Executive, LLC  
04/01/2013

Wells Fargo Capital Finance  
03/01/2006

Hanover Advisors  
03/01/2012

The Moorings Group  
03/12/2007

### ROAD IMPROVEMENTS ARE BEING PLANNED

The City of Sandy Springs, along with the Perimeter Improvement Districts and a consulting firm, have been working on design concepts to reduce delay and travel time through the Peachtree Dunwoody Road and Lake Hearn Drive intersection, and improve access to the I-285 eastbound on-ramp. Part of the design includes modifications to the I-285 bridge to provide additional travel lanes and bicycle and pedestrian amenities along Peachtree Dunwoody Road.

The design concept includes widening Lake Hearn Drive from two to four lanes between Peachtree Dunwoody Road and Perimeter Center Parkway, including continuous sidewalks and bicycle lanes on both sides of the road.

In addition, the design includes two northbound right turn and two southbound left turn lanes on Peachtree Dunwoody Road onto the eastbound I-285 on ramp and widening of the ramp to provide queue storage.

The project is using a SRTA grant to develop the concept and construction plans. Construction funding has not been fully identified at this point. The project is being developed according to the GDOT Project Development Process in anticipation that state funding for construction may be available; however, additional grant applications are being pursued that, if successful, would fund and potentially accelerate construction of the project.

Assuming project funding is fully available, the complete roadway design is scheduled for fall 2015 completion; with ROW acquisitions by winter of 2016 and construction during spring/summer 2016.

### PERIMETER TRANSPORTATION AND SUSTAINABILITY COALITION

Please be advised that as of February 28, 2015, the Perimeter Transportation and Sustainability Coalition will no longer provide transportation services to the Perimeter area. All transportation service inquiries should be directed to the Perimeter Community Improvement Districts at (770) 390-1780.

### RECYCLING PROGRAM AT CONCOURSE

Stop! Don't throw that coffee cup in your desk side trash can. There's a right way and a wrong way to recycle. With little effort, tenants can do their part to help us reduce waste taken to landfills.

Over recent months, a significant number of waste loads removed from Concourse (that were intended for recycling) were contaminated and had to be sent to the landfill versus being recycled. The recycling facility reported that the majority of the contaminants were liquids (beverages, salad dressings, condiments, etc.) and to-go food containers with food in them.

Here are some tips regarding the recycling program at Concourse:

\*The black bags placed in the break rooms and restrooms cans are for all contaminated trash (particularly food waste and hand towels).

\*Food waste will contaminate an entire bag of recyclable waste. So, if you eat lunch at your desk, please do not throw empty food containers or Styrofoam cups in your desk side receptacle. Instead, please walk it to the nearest can with a black liner. Non-recyclable material also includes medical and restroom waste, and maintenance items, such as light bulbs.

\*Clear bags found in desk side cans, file rooms or other cans in your office are for recyclable waste only, which includes materials such as paper, magazines, cardboard, books, wrapping paper, file folders, empty aluminum and tin cans, recyclable plastics and glass.

Thank you for participating in our recycling program. Should you have any questions regarding the program, please contact the management office at (770) 677-0518.

## CONCOURSE ATHLETIC CLUB

**MAKE A RUN FOR IT****MARCH 11-17****TRAIN FOR YOUR NEXT  
5K, 10K, HALF OR FULL MARATHON****ENJOY 7 DAYS  
FREE ACCESS****AND A COMPLIMENTARY COACHING SESSION  
TO GET STARTED ON A TRAINING PLAN.****REGISTER YOURSELF AND  
A RUNNING PARTNER TODAY.**

\*Restrictions may apply. Must be local resident age 18 or older with valid ID. First time guests only. Offer ends March 17, 2015.

**CREATING SUPERHEROES, FAIRY TALES,  
AND CRACKING CODES!**

Our fun-filled Spring Break program will keep your children active and engaged while school is out. They'll create their own superhero identities, rewrite a classic fairy tale, decode cryptograms, and much more! Each day's theme is a sampling of what children will explore during our Summer program, so your children can have even more to look forward to when the school year ends!

**APRIL 6<sup>TH</sup> - APRIL 10<sup>TH</sup>****CONTACT US TODAY  
FOR MORE INFORMATION**

KinderCare 301342  
Leila Hope - Center Director

9 Concourse Parkway NE | Atlanta Ga. 30328 | 770-551-9663

**AMENITIES AND SERVICES AVAILABLE FOR  
CONCOURSE TENANTS AND GUESTS.**

Atlanta Spine Doctors/Concourse Four - 770-396-9100

Concourse Athletic Club - 770-698-2000

Concourse Athletic Club Spa - 770-698-2076

Concourse Coffee Station/Concourse Five - 678-443-0538

Concourse Newsstand/Concourse Five - 770-394-9037

Concierge Services of Atlanta - 770-698-2211 or 770-698-2245

Courtside Grille/Athletic Club - 770-698-1650

David's Gourmet/Concourse Six - 770-391-9410

Gateway Newsstand/Concourse One - 404-452-9794

Jiwani Custom Clothiers/Concourse Five - 770-394-0055

KinderCare Learning Center - 770-551-9663

Paris Bistro/Concourse Five - 770-256-0768

Personal Touch Mobile Dry Cleaning - 678-725-4201

Sandy's Café/Concourse Two - 770-522-8122

Savor Bar & Kitchen/Westin - 770-395-3900

Shoe Shine/Concourse Five - 770-698-2099

Shuttle Transportation - 770-677-0518

Tenant Conference Centers - 770-677-0518

Tower Newsstand/Concourse Six - 770-396-7315

Travel South International/Concourse Five, Suite 140 - 770-390-9894

Viking Car Wash - 770-522-7500

Wellness Plus Clinic/Concourse Two - 678-691-8239

Westin Hotel - 770-395-3900