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## **GENERATOR ADDENDUM TO MARINER PALMS ASSISTED LIVING'S COMPREHENSIVE EMERGENCY MANAGEMENT PLAN**

Pursuant to Emergency Rule 58AER 17-1, entitled "Procedures Regarding Emergency Environmental Control for Assisted Living Facilities," this addendum is supplied as an addendum to my current Comprehensive Emergency Management Plan. The Emergency Rule requires a plan be submitted within 45 days from the date of the Emergency Order (September 16, 2017). The Emergency Order further requires plan implementation by November 15, 2017 (60 days from the date of the Emergency Order).

Scope of Addendum: This addendum is intended to address the implementation of a plan to ensure ambient temperatures will be maintained at or below 80 degrees Fahrenheit for a minimum of ninety-six (96) hours in the event of the loss of electrical power to an assisted living facility. The plan is intended to address the acquisition, maintenance and testing of an installed generator. The plan also addresses the storage of fuel on the premises for the generator.

### **Acquisition of Sufficient Generator/Generators**

I. On Friday September 22 , 2017 the Administrator met with Generex Generators to discuss generator options and sizes to power the entire facility, sufficient to hold all residents comfortably. The total cooled space will be approximately 3,000 square feet. In addition the generator will also power the entire building including the HVAC system.

● Prior to action items being verified, it is anticipated that a 22kw, fixed Residential generator will be used and located in the rear of the facility. The generator will power our HVAC system which is 30,000 BTUs.

### **Action Items:**

a) Generex will create a timeline to manage tasks and action items for all parties b) Generex and its design team will perform site visit to the facility c) Generex will coordinate with an electrician to be onsite during any initial site visits d) Generex/Engineer will establish maximum/peak usage of overall building e) Generex/Engineer to provide a design scenario for the size of generator, location, and fuel storage

- Design Scenario New stand-by generator to power entire facility with 1 transfer switch
- f) Generex will evaluate generator locations and coordinate if a site plan modification is required
- g) Generex to provide pricing for design package to proceed with
- h) Generex will assist Mariner Palms Assisted Living Facility to perform permit expediting as required

Schedule per below: approximately 60 days to be permit ready

### **Acquisition of Fuel II.**

On Wednesday, September 20, 2017 the Administrator met with Generex Generators to also discuss fuel storage. The facility will purchase and install a below ground 500 gallon LP fuel tank that will provide fuel for 96 hours of operation to the generator. All permitting and fuel storage requirements to be performed by the contractor.

### **Contractor to perform the following:**

- a) Tank distance to building and property lines. All other installation requirements

### **Action Items:**

- a) Contract with fuel company to re-fuel tank b) Maintenance of tank and the fuel

### **Acquisition of Services to Install, Maintain, and Test**

III. After the generator is installed by the contractor. Generex Generators will provide all preventive maintenance and specialized services and maintenance logs for their equipment. They will perform any and all local requirements as well as ensure maintenance in accordance with manufacturer's suggested guidelines are also adhered to. Final Placement and Installation

IV. Upon securing the required permitting, generator, and all approvals required from state and local authorities, we will have the generator installed as required by the Emergency Rule. It is our intention to order the generator and have it installed prior to the sixty (60) day deadline.

### **Timeline**

V. The work schedule provided by GenerX Generators is expected to begin on October 3, 2017. The schedule is as follows:

- Site visit- September 22, 2017
- Review and accept proposals October 3, 2017
- Submit permits- October 15, 2017
- Prospective delivery- October 26th, 2017
- Installation to be completed - November 3, 2017

### Staff Training:

VI. All staff will undergo training for the procedures during the loss of power. During conditions when there is a named storm approaching the area where the community is located, there will be trained staff at the building to ensure proper operation of the generator.

All staff, as a part of their orientation requirements will be trained on the procedures that are to be followed in a power outage.

### **Procedures During the Loss of Power**

V. If power is lost to the building, there will be a brief delay (apx 15 seconds) until the generator starts automatically and the automatic transfer switch restores power to the facility. Staff will make rounds on all residents to ensure they have a light source and check on the safety of all residents. Staff on Duty will perform the following:

- a. Notify the power company of the loss of electrical service by calling Withlacoochee River Electric at (352)596-4000. Staff will not assume it has already been reported.
- b. Staff will check all breaker panels and reset if necessary.
- c. Staff will contact the Manager. Additional staff may be called in to assist.
- d. If power remains off for longer than 15 minutes, staff will determine whether residents would like to come to an area of the building where temperatures are 80 degrees or below.
- e. If the temperature is not an issue, staff should regularly patrol the building every 20 minutes for wellness checks, determine the needs for assistance for residents, the smell of smoke or evidence of fire.
- f. If power remains off for a significant length of time and temperatures exceed 80 degrees in the common area of the building designated for resident cooling in a power outage, staff must engage the generator if it does not engage automatically. Only trained staff or the maintenance director on call may engage the generator.
- g. If at any time temperatures exceed 80 degrees on three different readings within an hour after the generator is engaged, evacuation procedures will begin and residents will be transported in accordance to our Comprehensive Emergency Management Plan.

