

Contact Person: Margaret Morzyszek

Mariner Palms Assisted Living
AL Lic#12948
5311 Mariner Blvd.
Spring Hill Fl. 34609
Phone: 1-727-688-9549

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 Wednesday September 20 , 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 will request and provide backup energy usage data from the local utility provider
- c) Generex and its design team will perform site visit to the facility
- d) Generex will coordinate with an electrician to be onsite during any initial site visits
- e) Generex will contract with an electrician to provide load monitoring as required

- by the electrical engineer.
- f) Engineer will supply requirements
- g) Generex/Engineer will establish maximum/peak usage of overall building
- h) Generex/Engineer to provide Two design scenario for the size of generator, location, and fuel storage
 - Scenario 1: New stand-by generator to power entire facility with 1 transfer switches
- i) Generex will evaluate generator locations and coordinate if a site plan modification is required
- j) Two plans will be submitted for two separate construction packages for permit and GC bid.
- k) Generex to review pricing and determine which design package to proceed with
- l) 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 approximately 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
- b) Foundation needed to support tank
- c) Support needed should the tank be elevated
- d) Safety requirements
- e) Dike construction detail
- f) Containment liner requirements
- g) Vent locations
- h) Pumping system
- i) 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. However, based on the timeline, it is not likely to happen.

Timeline

- V. The work schedule provided by Big Time Generators is expected to begin on October 5, 2017. The schedule is as follows:
- Request engineer proposal- Oct. 9, 2017
 - Site visit- October 13, 2017
 - Create construction/generator packages- October 17, 2017
 - Review and accept packages- October 20, 2017
 - Order generator- October 23, 2017
 - Submit permits- October 25, 2017
 - Prospective delivery- December 8, 2017
 - Installation to begin- December 13, 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, 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.