Agency for Health Care Administration

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE CONSTRUCTION	(X3) DATE SURVEY COMPLETED
	AL11964990	A. BUILDING: _____ B. WING _____	12/22/2022

NAME OF PROVIDER OR SUPPLIER	STREET ADDRESS, CITY, STATE, ZIP CODE
EMERALD PARK OF HOLLYWOOD	5770 STIRLING ROAD HOLLYWOOD, FL 33021

(X4) ID PREFIX TAG	SUMMARY STATEMENT OF DEFICIENCIES (EACH DEFICIENCY MUST BE PRECEDED BY FULL REGULATORY OR LSC IDENTIFYING INFORMATION)	ID PREFIX TAG	PROVIDER'S PLAN OF CORRECTION (EACH CORRECTIVE ACTION SHOULD BE CROSS-REFERENCED TO THE APPROPRIATE DEFICIENCY)	(X5) COMPLETE DATE
A 000	Initial Comments An unannounced licensure Complaint survey (#2022018471) was conducted from . . . . . through at Emerald Park of Hollywood. The facility had a deficiency identified at the time of the survey.	A 000		
A 152	59A-36.014(3) FAC Physical Plant - Safe Living Environ/Other (3) OTHER REQUIREMENTS. (a) All facilities must: 1. Provide a safe living environment pursuant to section 429.28(1)(a), F.S.; 2. Be maintained free of hazards; and, 3. Ensure that all existing architectural, mechanical, electrical and structural systems, and appurtenances are maintained in good working order. (b) Pursuant to section 429.27, F.S., residents must be given the option of using their own belongings as space permits. When the facility supplies the furnishings, each resident bedroom or sleeping area must have at least the following furnishings: 1. A clean, comfortable bed with a mattress no less than 36 inches wide and 72 inches long, with the top surface of the mattress at a comfortable to ensure easy access by the resident, 2. A closet or wardrobe space for hanging clothes, 3. A dresser, or other furniture designed for storage of clothing or personal effects, 4. A table or nightstand, bedside lamp or floor lamp, and waste basket; and, 5. A comfortable chair, if requested. (c) The facility must maintain master or duplicate keys to resident bedrooms to be used in the event of an emergency. (d) Residents who use portable bedside	A 152		

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A 152	Continued From page 1 commodes must be provided with privacy during use. (e) Facilities must make available linens and personal laundry services for residents who require such services. Linens provided by a facility must be free of tears, stains and must not be . . . . . . This Statute or Rule is not met as evidenced by: Based on observation, interview and record review, the facility failed to ensure that its existing mechanical systems were operating and maintained in good working order. The failure to properly operate and maintain its air conditioning (AC) units led to conditions which potentially threatened the residents' physical health, safety and wellbeing by failing to maintain room temperatures at 81 degrees Fahrenheit or lower in , ... areas of the facility. The findings included: In an interview conducted with Resident #10 on at 11:00 AM, he stated that the central AC system was not working and that he preferred to be outside with fresh air. He stated that the AC system had been broken for several weeks. He stated that it was mildly uncomfortable inside the facility, but he could always go into his bedroom or come outside to be in cooler, more comfortable temperatures. He stated that his bedroom had an individual AC unit which kept the temperature below 79 degrees Fahrenheit. In an interview conducted with the Administrator on at 11:15 AM, she stated that the facility's central AC unit was presently not in working order because it required significant repairs and overhauling. She stated that the condition and operation of this AC unit was	A 152		

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A 152	Continued From page 2 deteriorating for several months, and it stopped working approximately 2 weeks ago. She stated that this central AC system supplied cool air to the lobby, main dining room, kitchen, activity room, offices and common area hallways in the 2nd, 3rd and 4th floors. She stated that she relied on the facility ownership to provide all the funding for the maintenance and repair of the AC and mechanical systems of the facility, and the ownership was notified for several months that the facility AC and mechanical systems were not in working order and needed repair and/or replacement. In an interview conducted with the Maintenance Director on at 11:20 AM, he stated that the central AC unit stopped working approximately 3 weeks ago and that he was aware for several months that the facility's mechanical and AC systems were not in good working order. He stated that many AC and mechanical contractors have been onsite in the last several months and have produced proposals for repairs and/or replacement of the mechanical systems. He stated that the facility ownership has promptly received these proposals and has taken several months to authorize the funding for these needed repairs. He stated that the ownership authorized for AC contractors to replace and repair the cooling tower which feeds the central AC condensing units on the roof last week. He stated that the AC contractors began working on this today and were presently onsite. He stated that the kitchen's exhaust fan replacement was also authorized, and separate mechanical contractors were presently onsite to address this issue as well. He stated that these contractors were expected to complete their work on or before . He stated that every resident room had individual window AC units and he did	A 152		

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A 152	Continued From page 3 not check on every one of these individual units (approximately 50 total rooms) to ensure that they were in good working order. He also stated at this time that the facility had 4 portable AC units, and that these units were not presently installed in any of the common resident areas which were not supplied with central AC air. Review of the facility records indicated that the facility received 5 recent proposals from licensed AC mechanical contractors to repair and/or replace one or more of the facility AC units and mechanical systems. Review of the AC contractor proposal dated on , indicated that the facility's AC cooling tower needed replacement of its fan motor and 4 blades for an estimated total of $7600. Review of the AC contractor proposal dated on , indicated that the facility's AC cooling tower needed replacement including water distribution systems, support beams and related components for an estimated total of $49,588.78. Review of the AC contractor proposal dated on , indicated that the facility's AC cooling tower needed replacement of its fan motor, water distributor and related components for an estimated total of $18,120.13. Review of the AC contractor proposal dated on , indicated that the facility's AC cooling tower needed replacement of its fan motor and related components for an estimated total of $20,969.35. Review of the mechanical contractor proposal dated on , indicated that the facility's kitchen exhaust system needed installation and	A 152		

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A 152	Continued From page 4 rebuild with a new fan motor and new electrical controls for an estimated total of $8,265. In an observation conducted on at 12:00 PM, the activity room on the first floor registered an temperature of 83.0 degrees Fahrenheit. In an observation conducted at this time, the doorway next to the activity room which led to the courtyard was not opened. In an observation conducted on at 12:05 PM, the medication room on the first floor registered an temperature of 83.4 degrees Fahrenheit. In an observation conducted at this time, there was a portable AC unit located in the medication room which had its exhaust duct disconnected. (Photographic evidence was obtained). In an observation conducted on at 12:10 PM, the kitchen on the first floor registered an temperature of 84.0 degrees Fahrenheit. In an observation conducted at this time, there was a portable AC unit located in the kitchen which had its exhaust duct disconnected. (Photographic evidence was obtained). In an observation conducted on at 12:15 PM, the dining room on the first floor registered an temperature of 84.5 degrees Fahrenheit. In an observation conducted at this time, the doorways at the front entrance and the courtyard were kept open, while there was a portable fan placed at the doorway by the courtyard. In an observation conducted at this time, the outdoor temperature was approximately 76 degrees Fahrenheit and the direction of air blowing from the fan by the doorway was opposite to the direction of the outdoor airflow.	A 152		

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A 152	Continued From page 5 In an interview conducted with the Maintenance Director on [redacted] at 12:20 PM, he stated that he was not aware that the fan by the doorway between the dining room and the courtyard was blowing air in the opposite direction to the outdoor airflow and that it would be beneficial to change the direction of the fan so that the cooler outside air is supplied to the common areas in the first floor of the facility. He stated that he was also not aware that the doorway between the activity room and the courtyard was closed and that if this doorway was opened, it will improve the overall airflow for the first floor since the outdoor temperature was lower than the facility's interior temperature. In an interview conducted with the Maintenance Director on [redacted] at 1:40 PM, he stated that the portable AC units installed in the medication room and the kitchen were not properly set up since their exhaust were not connected and routed to the ceiling plenum space. He stated that he was responsible to properly install these AC units and he did not monitor their operation and ensure the remained properly connected to prevent the warm exhaust air from being recirculated into the air. In an observation conducted on at 12:55 PM, resident [redacted]'s individual AC unit was not supplying sufficient cool air. In an observation conducted at this time, the AC unit's control indicated the fan speed to be on high while the vent was blowing on low. In an observation conducted on [redacted] at 1:00 PM, resident 's individual AC unit was not supplying any cool air. In an observation conducted at this time, the AC unit's control	A 152		

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A 152	Continued From page 6 indicated the AC compressor was on while the vent was blowing room temperature air. In an observation conducted at this time, the room's air temperature was 81.5 degrees Fahrenheit. In an observation conducted on at 1:05 PM, resident 's individual AC unit was not supplying any cool air. In an observation conducted at this time, the AC unit's control indicated the AC compressor was on while the vent was blowing room temperature air. In an observation conducted at this time, the room's air temperature was 81.6 degrees Fahrenheit. In an interview conducted with the AC Contractor on at 2:35 PM, he stated that his personnel were presently working on the facility's AC cooling tower, which needed numerous components replaced, including its pipes and main motor. He stated that the cooling tower provided the water for the condensing units on the roof and the air handling units supplied cooled air to the common areas of the facility. He stated that his company was presently hired to repair the AC cooling tower and not any other AC components. He stated that he did not know the condition of the facility's condensing or air handling units because that was not within the scope of his work contract. In an observation conducted of the AC air handling unit located by the activity area on at 2:50 PM, revealed that all of its air filters were soiled and presented to be dark colored. Further observation of the mechanical room where this AC air handling unit was, there were numerous items being stored inside this room. In an observation conducted at this time of	A 152		

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A 152	Continued From page 7 the AC air handling units located next to the kitchen, there was a unit which had no filters installed and its coils were soiled and presented with restriction in its airflow. In an observation conducted at this time, there was another unit which did not have any filters installed and the view to its coils was not possible due to its location. (Photographic evidence was obtained). In an interview conducted with the Maintenance Director on [redacted] at 3:00 PM, he stated that he was responsible to replace the filters for all of the facility AC units. He stated that he was aware that 3 out of the 4 central AC air handling units did not have proper filtration installed or their filters were extremely soiled. He stated that he was supposed to replace these filters at least every month and that he did not remember exactly when he last replaced these AC filters. He stated that he had to order new air filters because he did not have all of the required replacement filters for all of the 4 central AC air handling units. He stated that he had no documentation available for the systematic replacement of the facility AC filters to represent the proper maintenance of the AC units. He also stated that the AC mechanical room was not supposed to be used to store any items. In an interview conducted with the corporate Director of Maintenance on [redacted] at 3:10 PM, he stated that he was employed by the facility ownership and was responsible for the proper maintenance and operation of the facility's physical environmental systems. He stated that he was aware that the facility's AC and mechanical systems were not in good working order since about and he had received several proposals for the repair/replacement of these systems in the last	A 152		

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A 152	Continued From page 8 several months. He stated that he did not know of all the AC system components which needed repair or replacement in order to provide cool air to all of the facility common areas used by the residents. He was not able to provide a reason why the facility did not promptly address the proper maintenance of its AC and mechanical systems to prevent their current condition of disrepair. In an interview conducted with the Administrator on at 9:15 AM, she stated that the central AC system was not completely repaired or operational at that time. She stated that once the AC cooling tower will be repaired, this was expected to provide comfortable cool air to the residents in the common areas of the facility. In an interview conducted with the Maintenance Director on at 9:35 AM, he stated that upon his recent inspection of the individual resident room AC units, he determined that the AC units inside , , , 319 and 327 were not working properly and needed to be replaced. He stated that once the AC cooling tower will be repaired, if it does not provide comfortable cool air to the residents in the common areas of the facility, the facility was prepared to repair the other components of the central AC system, like the condensing and air handling units. In an interview conducted with the Maintenance Director on at 10:45 AM, he stated that the cabinets of 2 out of the 4 central AC air handling units were corroded and did not have rails to mount any filters. He stated that these air handling units were operating without any filtration for several months. He stated that it was possible that the impediment of airflow through these AC	A 152		

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A 152	Continued From page 9 air handling units due to improper filtration or having clogged coils may have caused the AC systems to stop operating. In an interview conducted with the municipal Fire Department Chief on at 11:25 AM, he stated that his personnel responded to the facility in the morning of after having received a complaint for the facility not having AC air in its common areas. He stated that his personnel determined that the facility's common areas felt warmer than the exterior temperature, but it was not unbearable due to the cooler outdoor climate. He stated that it was unknown how long the central AC was not operational, but residents described this problem to be on or off for several months. In an observation conducted on at 10:20 AM, the activity room on the first floor registered an temperature of 83.0 degrees Fahrenheit. In an observation conducted on at 10:25 AM, the medication room on the first floor registered an temperature of 83.5 degrees Fahrenheit. In an observation conducted on at 10:30 AM, the kitchen on the first floor registered an temperature of 83.5 degrees Fahrenheit. In an observation conducted on at 10:35 AM, the dining room on the first floor registered an temperature of 83.1 degrees Fahrenheit. In an observation conducted on at 12:40 PM, resident 's individual AC unit	A 152		

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A 152	Continued From page 10 was not supplying sufficient cool air. In an observation conducted at this time, the AC unit's control indicated the fan speed to be on high while the vent was blowing on low. In an interview with Resident #15 at this time, she stated that the AC system in her bedroom did not work properly because it did not cool below 79 degrees Fahrenheit, and this was uncomfortable to sleep in. She stated that she was aware that the central AC system for the facility was not working properly, and this happened for many months. She stated that it was uncomfortable when the temperature in the common areas got to be warm, but she would just go outside to get more comfortable with fresh air. In an observation conducted on at 12:50 PM, resident 's individual AC unit had dark-colored particles inside its air grill, and it had a moist towel placed underneath it. In an interview conducted with Resident #16 at this time, she stated that the maintenance staff just cleaned the filter of her room's AC unit, but they did not clean the dirt inside the air grill. She stated that the AC unit needed some repair because it did not blow strongly, and it continually leaked water. She stated that the facility staff placed a towel underneath the unit to attempt to remedy this problem. She stated that this was not an adequate solution because the AC unit leaked so much water sometimes, that it spilled from the towel on to the floor. (Photographic evidence was obtained). In an interview conducted with the Maintenance Director on at 2:50 PM, he stated that the central AC cooling tower was repaired and operational, but he did not know if there was AC air coming out of the supply vents in the common areas.	A 152		

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A 152	Continued From page 11 In an observation conducted on at 3:10 PM, the AC supply vents in the common areas (dining room, activity area and hallways) did not have AC air coming out of them. In an interview conducted with the Maintenance Director at this time, he stated that the air coming out of the supply vents in the common areas presented to be just room temperature air. He stated that it was likely that either the condensing or air handling units were not properly working, and that the AC contractor was scheduled to provide an estimate on the repair of those units. In an interview conducted with the Maintenance Director on at 9:10 AM, he stated that despite the AC cooling tower being repaired and the work was completed, the remaining of central AC system was not presently working in optimal condition. He stated that the AC contractor was onsite to assess the condition of the central AC system and provide a proposal for repair/replacement. In an interview conducted with the AC Contractor on at 10:40 AM, he stated that 3 out of the 4 central air handling units needed replacement due to their age and lack of maintenance. He stated that one of the air handling units was supplying cool air to the auditorium and the kitchen areas and the 3rd and 4th floor hallways were also receiving cool air. He stated that the lobby, dining room and activity room were presently not receiving cool air. He stated that he was in process of preparing a proposal for the facility to repair/replace these AC units to get all of the common areas with cool air. In an observation conducted on at 12:45 PM, the medication room on the first floor	A 152		

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A 152	Continued From page 12 registered an . . . . temperature of 82.7 degrees Fahrenheit. In an observation conducted on at 12:50 PM, the kitchen on the first floor registered an temperature of 82.0 degrees Fahrenheit. In an observation conducted on . . . . at 12:55 PM, the dining room on the first floor registered an . . . . temperature of 81.8 degrees Fahrenheit. Class III	A 152		