



EASTERN STAR HOME

SPECIAL NEEDS ASSISTED LIVING RESIDENCE ADDENDUM TO RESIDENCY AGREEMENT

This is a Special Needs Assisted Living Residence Addendum to a Residency Agreement made between Trustees of the Eastern Star Hall and Home of the State of New York, doing business as Eastern Star Home (the “Operator”), _____ (the “Resident” or “You”), _____ (the “Resident’s Representative”) and _____ (the “Resident’s Legal Representative”). Such Residency Agreement is dated _____, 20____.

This Addendum adds new sections and amends, if any, only the sections specified in this Addendum. All other provisions of the Residency Agreement shall remain in effect, unless otherwise amended in accordance with this Addendum. This Addendum must be attached to the Residency Agreement between the parties.

1. Special Needs Assisted Living Certification

The Operator is currently certified by the New York State Department of Health to provide Special Needs Assisted Living Services at 8290 State Route 69, Oriskany, New York 13424.

2. Request for and Acceptance of Admission

You or your Representative or Legal Representative have requested that you become a Resident at this Special Needs Assisted Living Residence and the Operator has accepted such request.

3. **Specialized Programs, Staff Qualifications and Environmental Modifications**

Attached as Exhibit SNALR # 1 and made a part of this Agreement is a written description of:

- Specialized services to be provided with specific special needs;
- Staffing levels;
- Staff education and training, work experience, and any professional affiliations or special characteristics relevant to serving persons in the Special Needs Assisted Living Residence; and
- Any environmental modifications that have been made to protect the health, safety and welfare of persons with specific special needs.

4. **Addendum Authorization**

We, the undersigned parties, have read this Addendum Agreement, have received a duplicate copy thereof, and agree to abide by the terms and conditions therein.

Dated: _____

(Signature of Resident)

Dated: _____

(Signature of Resident's Representative)

Dated: _____

(Signature of Resident's Legal Representative)

Dated: _____

(Signature of the Operator's Representative)

ATTACHMENT SNALR # 1

Specialized Services to be Provided in the Special Needs Assisted Living Residence

You will receive all of the services outlined in the Residency Agreement. In addition, below is a list of the needs/conditions that we are able to serve and accommodate under the Special Needs Assisted Living Certification.

- Individuals have a medical diagnosis of Alzheimer's disease or related disorder;
- Individuals have a manageable medical and psychiatric condition not exhibiting behavior that presents a danger to self or others;
- Individuals must be mobile (including use of wheelchair), able to participate in activities of daily living, and able to communicate basic needs and follow simple directions; and
- Individuals must be assessed as being able to participate in and benefit from Eastern Star Home daily life and programs.

Staffing Levels

The Operator will provide, either directly or through contract, sufficient nursing staff to meet the health care needs of the residents. Nursing coverage, at a minimum, will include:

1. A registered professional nurse on call and available for consultation 24 hours a day, seven days a week, if not available onsite; and
3. Additional nursing coverage, as determined necessary and documented by the Resident's medical evaluation or otherwise by the Resident's attending physician and/or the ISP.
4. Direct care staffing to be provided in a ratio of one staff for every 6-8 residents during the day and evening, and one staff for every 12-15 residents at night.

At any time in which a registered professional nurse is not on duty and on-site at the Special Needs Assisted Living Residence, the Operator will provide at a minimum, directly or through contract, sufficient home health aide staff to meet the care needs of the residents. In addition to the training required by law, such home health aides will receive training in first aid and medication assistance as specified by the Department of Health and will be thoroughly oriented to procedures to be followed in emergency situations, as approved by the Department of Health.

Staff Education and Training, Work Experience, Professional Affiliations or Special Characteristics

To ensure that quality care is delivered to all residents through competent, well-educated staff and that all regulatory requirements are met, Eastern Star Home conducts comprehensive training and orientation for every employee prior to going on duty. This training is in compliance with New York State and Federal requirements and provides a solid foundation and emphasizes high quality standards. Said training and orientation covers the following topics:

- The Characteristics and Needs of the Population;
- Rules and Regulations for Residents, Resident Rights, and Abuse Reporting;
- Emergency Procedures and Disaster Preparedness, Fire Safety, Lock Out/Tag Out, MSDS, Work Injury Reporting;
- Position Specific Orientation and General Overview of Duties and Responsibilities of all Staff;
- Employee Handbook (Employment Classification, Pay Day, Over Time, Work Schedule, Meal Breaks, Time Clock, Attendance and Tardy Policy, Disciplinary Procedure, Performance Reviews, Termination of Employment);
- Harassment;
- Body Mechanics, Transferring, Gait Belts;
- The Stages of Dementia;
- Infection Control, First Aid, Medication Management, Blood Borne Pathogens, Prevention of Pressure Wounds, Contagious/Communicable Disease, Use of Restraints and Annual TB; and

On-going training for staff will be conducted in order to comply with the New York State Department of Health regulations, and additional dementia care training programs will be conducted through Senior Home Care Solutions.

Environmental Modifications for the Protection of the Health, Safety and Welfare of Residents

The Operator will include the following design features in the Special Needs Assisted Living Residence to create a protective environment for Special Needs residents:

1. A NFPA 13 automatic sprinkler system throughout the building;
2. A supervised smoke-detection system throughout the building, including all bedrooms;
3. Fire protection systems directly connected to a 24-hour attended central station;
4. Handrails on both sides of all resident-use corridors and stairways;
5. A centralized emergency call-system in all bedrooms easily reachable from bedside and in all resident-use toilet and bathing areas, easily reachable from each fixture;
6. Smoke barriers to divide each floor into at least two smoke compartments, neither of which have corridors exceeding 100 feet in length;
7. Bedrooms limited to single or double occupancy;
8. Minimum corridor widths of 60 inches; and
9. Minimum door widths of 32 inches to assure wheelchair accessibility.
10. A secure outdoor space and walkways are provided that will allow resident to ambulate, with or without assistive devices such as wheelchairs or walkers. The outdoor area is enclosed with fencing to prevent injury and elopement. The outdoor space will also have two entrances and exits to access the outdoor area from the Special Needs unit. Additionally, there will be an emergency egress gate for exiting the outdoor space that may

be used in emergency situations.

11. All windows are equipped with mechanisms to limit window openings to a maximum of 4" and in such a way that meets emergency egress requirements to prevent elopement and prevent accidental falls.
12. Delayed egress system on all exit doors to the outside, or roof areas, as well as leading to other areas of the facility.