



The Critical Power Specialist

Winner of the 2004
BOMA CANADA
Pinnacle Award

The GAL Power Source -Property Management Edition

Points of Interest

GAL Power Systems recently rented a 500kW generator to Blenda Construction Inc. for a real estate project located at 715 Wolfe Street in



Montreal.

GAL also rented a second 500 kW generator to another Montreal construction company for their condo project.

If your company is interested in learning more about the new CSA standards or other services and products GAL provides, we would love the opportunity to inform you over a Lunch and Learn. To book one send a request to:

powersourcepm

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Introducing a New Source of Power Information

For the last 21 years GAL has maintained its position as an industry leader by consistently offering top of the line equipment and customer oriented service.

We provide emergency power solutions for every type of need as well as offering rental solutions for compressed air and temperature control needs. Our business advantage has been that we can offer product solutions from various distributors; a newsletter that could provide the same benefit was our logical next step.

Due to the close relationship we have with our distributors we are often the first in line to hear what the most current solutions are to industry issues. It is our goal with this newsletter to be able to pass on this information so you, our readership, can benefit.

Specifically, the GAL Power Source will focus on providing articles on new innovations, projects and solutions for electrical, heating and cooling issues for members within our business community. We look forward to your comments, criticisms and suggestions.

Contingency Planning is the Key to Being Prepared

August 14th was the 3rd anniversary of the 2003 Blackout that affected millions of people in Canada and the United States. For many, this was their first experience with a large-scale interruption of electricity and how it affected their day-to-day business activities. Unfortunately, no one has a crystal ball that will allow the prediction of events like those or the failure of a high voltage transformer or when the building HVAC system will fail. As a Property Manager the only thing you can do is be prepared.

Contingency planning is one of the best ways to be prepared. A contingency plan that is readily accessible by property management staff can alleviate time consuming research and logistics that lead to financial losses. By reviewing and documenting building systems such as power, water, heating, cooling, and compressed air in advance: a decisive plan can be documented. The first step in preparing a contingency plan should be gathering the information regarding the size and power requirements of all building systems, connection points for temporary replacement equipment and a location for placement of that equipment. With this information on hand the cost of equipment and connection can be estimated. These temporary systems can be installed directly to existing building infrastructure to temporarily support day-to-day business. In today's environment of just-in-time delivery of just about everything, it is not unheard of waiting for 3 months for a new chiller or transformer. Most buildings cannot operate more than a few hours without one of these building systems.

Being prepared for your next emergency with an up to date contingency plan can be translated directly into financial savings. Typically that savings will be 30-50% of the unprepared emergency cost. Most of the savings are found by eliminating the overtime labour of your staff and contractors by having the equipment needs and installation procedures properly documented. Likewise, by working with GAL Power, we can accommodate your emergency building systems requirements through our fleet of temporary chillers, heaters, generators, boilers and generators. GAL also offers their services to help develop your contingency plan. The cost of a contingency plan can vary from \$2,000.00 to \$10,000.00 depending on the size of the facility and the complexity of the plan. This cost can be easily be covered by being prepared for a single equipment failure or natural disaster. For more information or a quotation for a contingency plan, please send an email to:

powersourcepm@galpower.com

Updated CSA Codes: What You Should Know

In our ever changing world of technology, there is always a need for new and updated maintenance procedures. CSA's latest version of the Electrical Safety and Essential Electrical Systems in Health Care Facilities code, Z32-04, states that all maintenance procedures are to follow the latest CSA C282 code. In Dec 2005, CSA released the latest version of the Emergency Electrical Power Supply for Buildings, C282-05. Although this latest version is not very different from its predecessor (C282-00) there are a few notable differences.

1. Annual fuel testing for all fuel tanks.
2. Replace engine thermostats and check valve clearances every 5 years.
3. Measure and record exhaust back pressure annually. Annual 2 hour full load testing.

If you have any questions regarding CSA compliant maintenance procedures, please contact your local GAL Service Department or send us an email to:

powersourcepm@galpower.com.

