Long Term Care of Gulf Breeze
Assisted Living Facility #9664
101 McAbee Court
Gulf Breeze, FL 32561
850-934-1061
Tammy Parsons, Administrator
Cell: 850-449-7448

GENERATOR ADDENDUM TO LONG TERM CARE OF GULF BREEZE ASSISTED LIVING FACILITY'S COMPREHENSIVE EMERGENCY MANAGEMENT PLAN

Pursuant to Emergency Rule 58AER 17-1 and 59AER17-1 entitled "Procedure Regarding Emergency Environmental Control for Assisted Living Facilities", this addendum is supplied as an addendum to my current Comprehensive Emergency Management Plan.

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 assisted living facility. The plan is intended to address the maintenance and testing of an installed generator. The plan also addresses the storage of fuel on the premises for the generator.

Acquisition of Generator:
Long Term Care of Gulf Breeze was constructed in 1999. A Winco Inc. model # B35CS-4R/DLP, a 30 KW generator. Generator was previously installed and operated for a few years. Generator is fixed. We have a generator and AC schedule. Generator will run until power is restored to the building. **See exhibit B**

Acquisition of Fuel:
Generator's fuel source is piped natural gas supplied by the city of Gulf Breeze. Generator will be able to run as long as necessary until the power is restored due to fuel being supplied by piped natural gas. Generator's fuel is not stored on site due to fuel being supplied by piped natural gas. **(Supplied by the city of Gulf Breeze)**

Generator Location:
Generator is located at the north, front side of the building near the entrance. Generator is Protected from debris by using debris guards.

Cooling Area:

Generator is capable of powering air conditioning in Lobby, common area
Facility cooled area that will be kept below 80 degrees: Lobby, common area
The square footage of cooled area is 3,000 square feet.
HVAC portable unit 7.5 tons. will cool this area.
Occupancy of 110 people calculating 23,400btu/h.
Integrated Cooling Experts has recommended a 7 ½ ton AC unit to cool the common area.
Temperature will be monitored hourly utilizing the thermometer/thermostat on the HVAC portable unit. A check off sheet will document the hourly temperatures.
See Exhibit A

Staff Training:
All staff will undergo training of the procedure during the loss of power. During any named storms or emergencies that would cause a power outage in our Gulf Breeze area. There will be trained staff in the building to ensure Resident's safety.

All staff, as a part of their orientation requirements, will be trained on the procedures that are to be followed in a power outage. Our Maintenance Supervisor will demonstrate how to operate the generator. Upon completion, each employee will receive a certificate.
See exhibit C

Procedures During the Loss of Power:
If power is lost to the building, staff on duty will perform the following:
Notify Gulf Power of the loss of electrical service call 1-800-487-6937
Staff will not assume it has already been reported.
Staff will contact the Administrator and the DON. Additional staff may be called in.
If the power remains off for longer than 15 minutes
Staff will go into each room and will check each resident to ensure they have a light source and check the room temperature.
If the room temperature is 80 degrees staff will move residents to the common area of the building where temperatures are 80 degrees or below.
Staff will move the Residents by walking on their own, using walkers, wheelchairs and by bed if needed. There will be 12 beds in the cooled area. All 12 beds are on site.
We also have backboards to move them for the 1st and 3rd floors.
If the temperature is not an issue, staff will regularly make rounds throughout the building every 20 minutes for wellness checks to determine if any resident requires assistance.

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.
NOTE: ONLY TRAINED STAFF CAN ENGAGE THE GENERATOR

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.**

Exhibit A

Prepared by: Daniel Cotton

Integrated Cooling Experts

3208 Princeton Dr. Gulf Breeze, FL 32563

License: CAC1817617

For: Watermark of Gulf Breeze

101 McAbee Ct, Gulf Breeze, FL 32561

For the emergency comfort cooling of the main lobby of the building, we have used maximum occupancy of 110 people calculating 23,400 btu/h. The square footage of the common area is 3,000 ft/2. The existing unit for the space is 7.5 tons.

This is an emergency stand alone system to be used in an event that there is no power to the building. Therefore, indoor lighting, computers, or other heat generating electromechanical devices were not considered for the purpose of this solution.

We are proposing a 7.5 ton air conditioner be set up on a trailer. We will have a flexible outdoor duct supply and return pre-attached and sealed on the unit, and pre attached and sealed to a 46 ¼" by 19" panel, one each. The thermostat will be attached to a cat 5 connection cord. The panels will fit inside an open window to the left and to the right of the main entrance, becoming the supply and the return. The thermostat will be pre-attached to the return panel. There is a 3 phase 30Kw generator on site, which will have a dedicated 3 phase disconnect and outlet. A power cord will be plugged in and ran to the trailered unit which will also have a dedicated disconnect and outlet (outdoor design for both). This set up is designed so that the instructions are easy to follow, simple enough to do that any caretaker on site can do this in the event of an emergency.

The 7.5 ton air conditioner is more than sufficient to achieve below 80 degrees in the common area for a minimum of 96 hours, per Florida mandate.

Exhibit A

TEMPERTURES

DATE	TIME	TEMPERTURE

Exhibit A

W.G. COZART LLC
4830 Cozart Ln
Jay, Fl 32565
FL LIC ER0009743

October 23, 2017

Watermark of Gulf Breeze
101 McAbee Court
Gulf Breeze, FL 32561

To Whom It May Concern:

In order to meet the needs of air conditioning the Common Area in the event of a power outage, I would to like make to following proposal:

The facility has an existing 30 kw natural gas generator, this generator has been wired to supply the kitchen circuits.

I recommend installing a manual transfer on this existing generator, and wire to power a new, 7 1/2-ton A/C unit, during a power outage. Generator back-up to the kitchen circuits will be discontinued.

The calculations for A/C demands have been made by Integrated Cooling of Gulf Breeze, and according to nameplate data, we have sufficient generator capacity for this installation.

If you have any questions, please feel free to call me at 850-426-9409

Sincerely,

W.G. Cozart
Owner

2017-2018 **GENERATOR SERVICE TIME** Exhibit B

Maintenance Items	Daily	Weekly	Monthly	6 Months	Yearly
Inspection	X				
Check Coolant Level		X			
Check Oil Level		X			
Check/clean Air Cleaner		X			
Check Battery Charger			X		
Check Coolant Concentration		X			
Check Drive Belt Tension			X		
Drain Exhaust Condensate			X		
Check Starting Batteries			X		
Change Oil and Filter				X = if needed	X
Clean Crankcase Breather				X	
Change Air Cleaner Element					X
Check Radiator Hoses				X	
Change Fuel Filters not needed - natural			gas		
Clean Cooking Systems					X

Exhibit B

Portable A/C schedule	Daily	Monthly	6 Months	Yearly
Inspection	X			
Check thermostat		X		
Check all electrical connections		X		
Check/Clean condensate drain		X		
Check all operating controls		X		
Check refrigerant level			X	
Check /Clean evaporator and condenser coils			X	
Lubricate all moving parts				X
Clean/Adjust Blower components			X	
Check/Clean Filters			X	
Check duct and window panels			X	
Check tires on trailer				X
Check/Clean storage area	X			

MAY-24-201 09:45 Exhibit B P.01

WINCO INC
A Division of DTI Dyna Technology Inc
225 South Cordova Ave.
Le Center, MN 56057
www.wincogen.com

SERVICE DEPARTMENT
Fax# 507-357-4857
Fax Operator# 507-357-6821
Service Phone# 507-357-6831
E-Mail jrethwill@wincogen.com

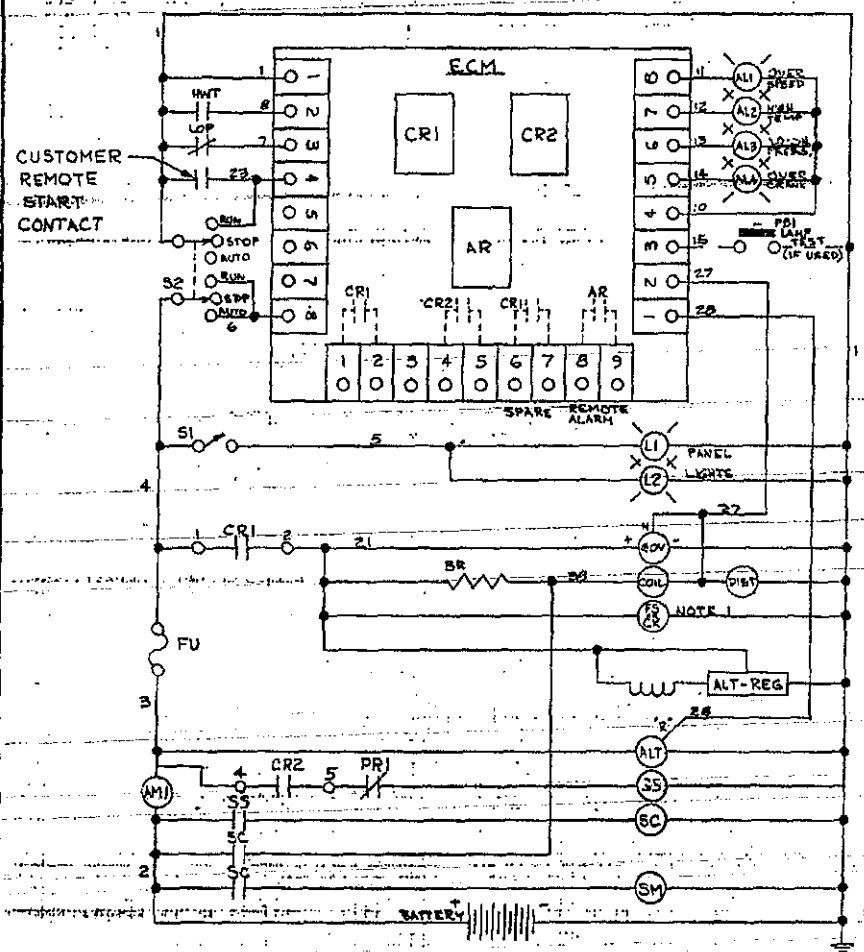
DATE: _____ CUSTOMER FAX#: 850 934 6932

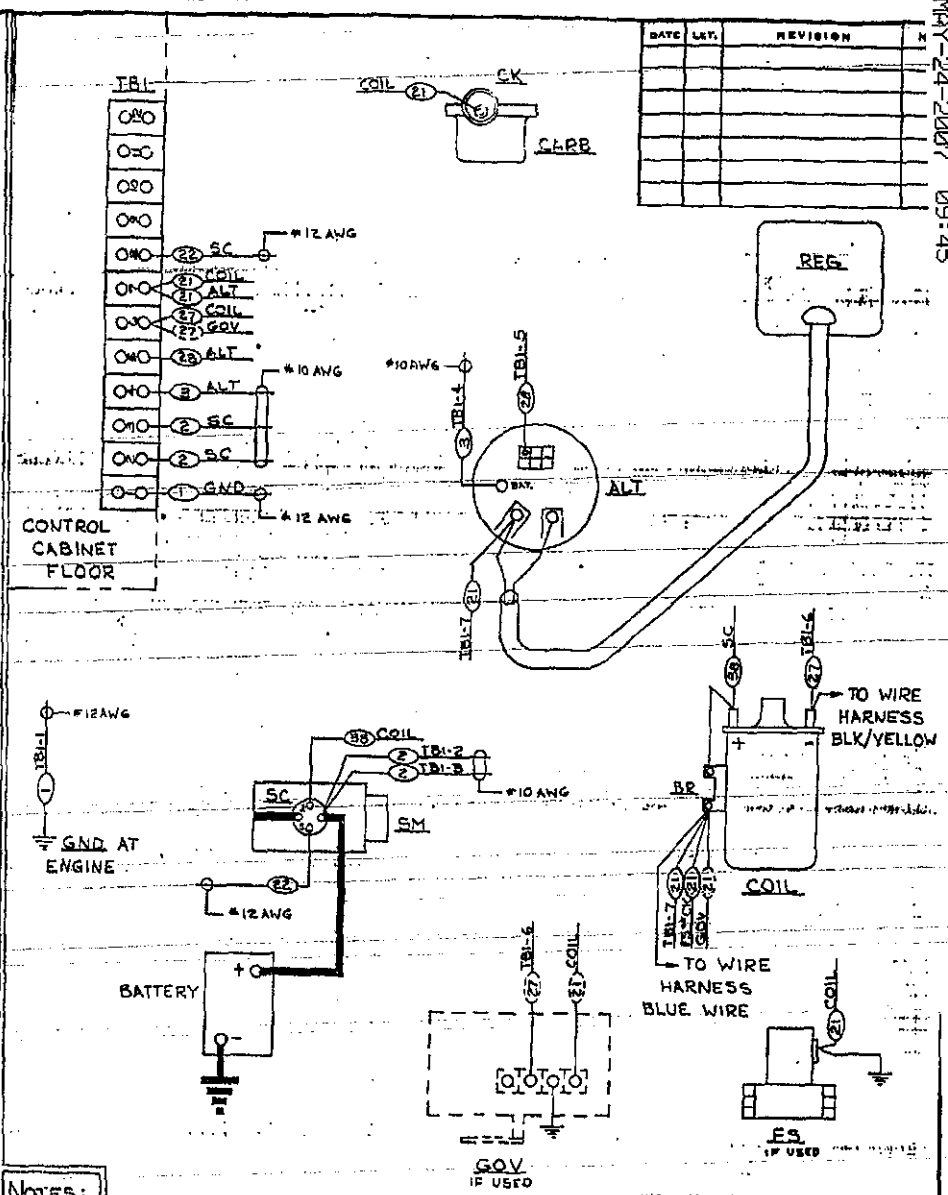
COMPANY: _____ ATTENTION: _____

B35CS-4R
975683-001 U83
w/D.

FROM: JR Rethwill

6-92512





LEGEND

SYM	DESCRIPTION	SYM	DESCRIPTION
AL	ALARM LIGHT	GOV	GOVERNOR
ALT	ALTERNATOR	HWT	HI-WATER TEMPERATURE SW.
AM	AMMETER	L	LIGHT
AR	ALARM RELAY	LOP	LO-OIL PRESSURE SW.
BR	BALLAST RESISTOR	LWT	LO-WATER TEMPERATURE SW.
CK	CHOKE	PB	PUSHBUTTON
CR	CONTROL RELAY	S	SWITCH
ECM	ENGINE CONTROL MODULE	SC	STARTER CONTACTOR
FS	FUEL SOLENOID	SM	STARTER MOTOR
FU	FUSE	TB	TERMINAL BLOCK
		PR	PROTECTIVE RELAY
		SS	START SOLENOID

NOTES:

1) THE CK (CHOKE) IS USED ONLY ON GASOLINE MODELS. FS (FUEL SOLENOID) IS USED ONLY ON LPG OR NATURAL GAS MODELS.
2) EXCEPT AS NOTED, ALL WIRES TO BE #16AWG.
3) COIL OF PR1 IS 120 VAC. SEE A.C. WIRING DIAGRAM FOR DETAILS.

DATE	LET.	REVISION

MACHINE LIMITS ± .015 UNLESS OTHERWISE SPECIFIED

WINCO
Division of Dyna Technology, Inc.
DETROIT, MICHIGAN U.S.A.

TITLE: ENGINE CONNECTION / SCHEMATIC DIAGRAM, D.C.

MATERIAL

DRAWN BY	DATE	SUPERSEDES BY
OS	10/22/92	
CHECKED BY	DATE	SUPERSEDES
APPROVED BY	DATE	SCALE

PATTERN OR FOUNDING NO. | DRAWING NO. 71526-9

P.03

A.C. Wiring Diagram

MATERIAL			
DRAWN BY CA	DATE 12/12/80	SUPERSEDED BY	
CHECKED BY	DATE	SUPERSEDES	
APPROVED BY	DATE	SCALE	
PATTERN OR FORGING NO.		DRAWING NO. 571519-12	

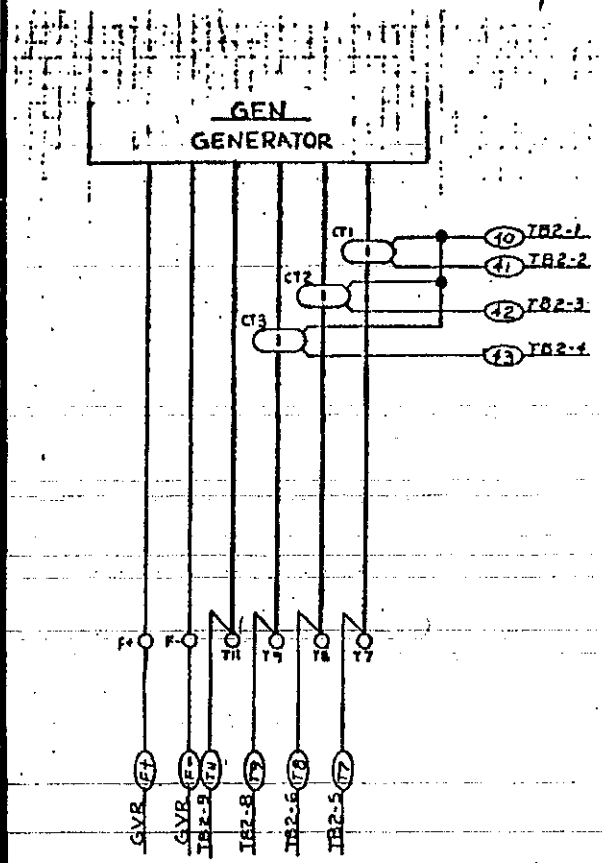
NOTES:

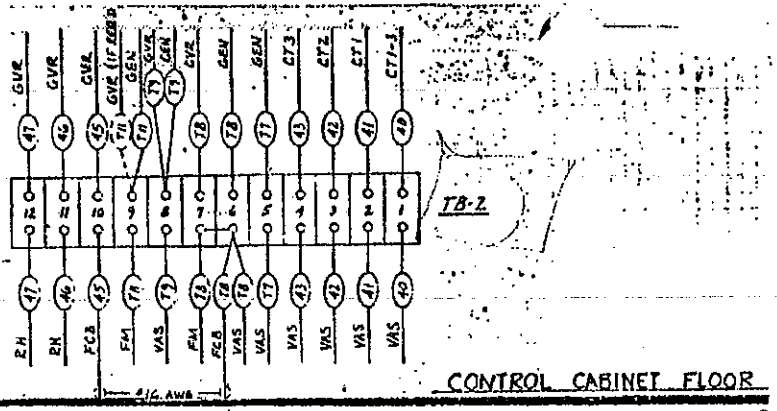
1.) ALL INTERNAL CONTROL CABINET WIRES TO BE #20 AWG, EXCEPT AS NOTED.

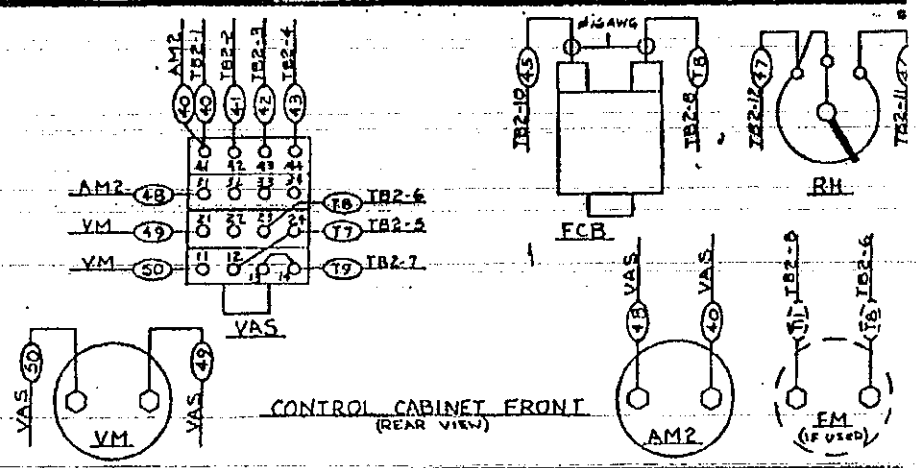
2.) ALL INTERCONNECTING WIRES BETWEEN TB2 & GEN-SET TO BE #16 AWG.

3.) LOAD LEADS MAY BE FACTORY CONNECTED TO ACCESSORY ITEMS (CIRCUIT BREAKER, ETC.)

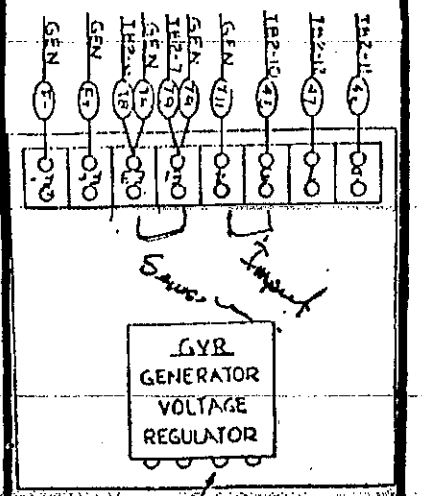
4.) USE GVR SENSING TRANSFORMER TAP FOR 208-240V.







KR4FF



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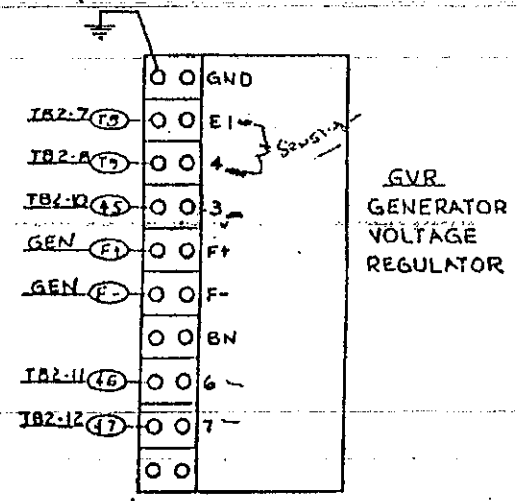

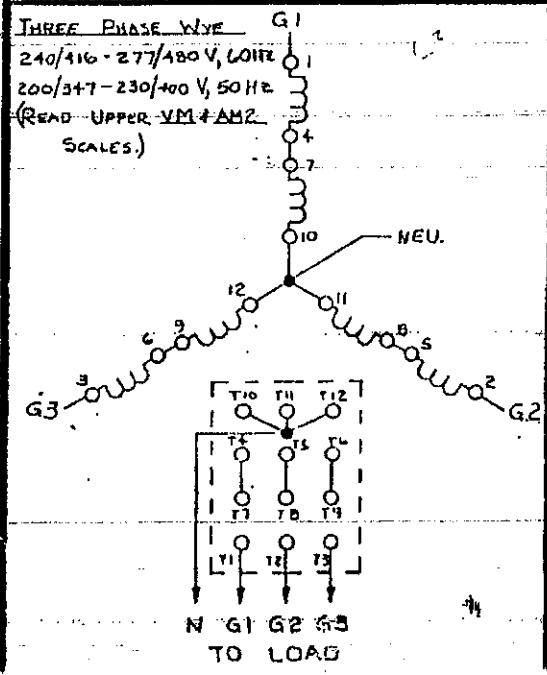

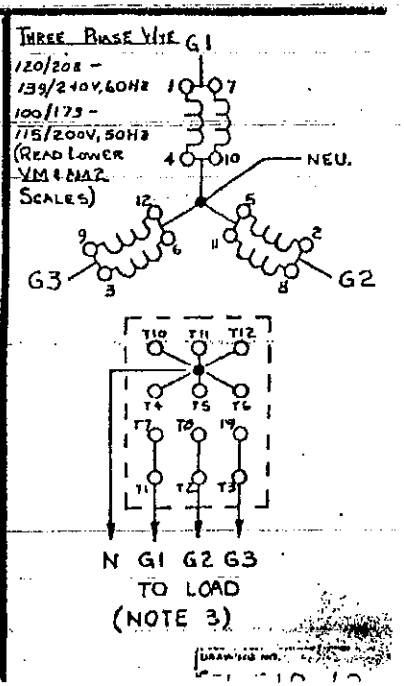

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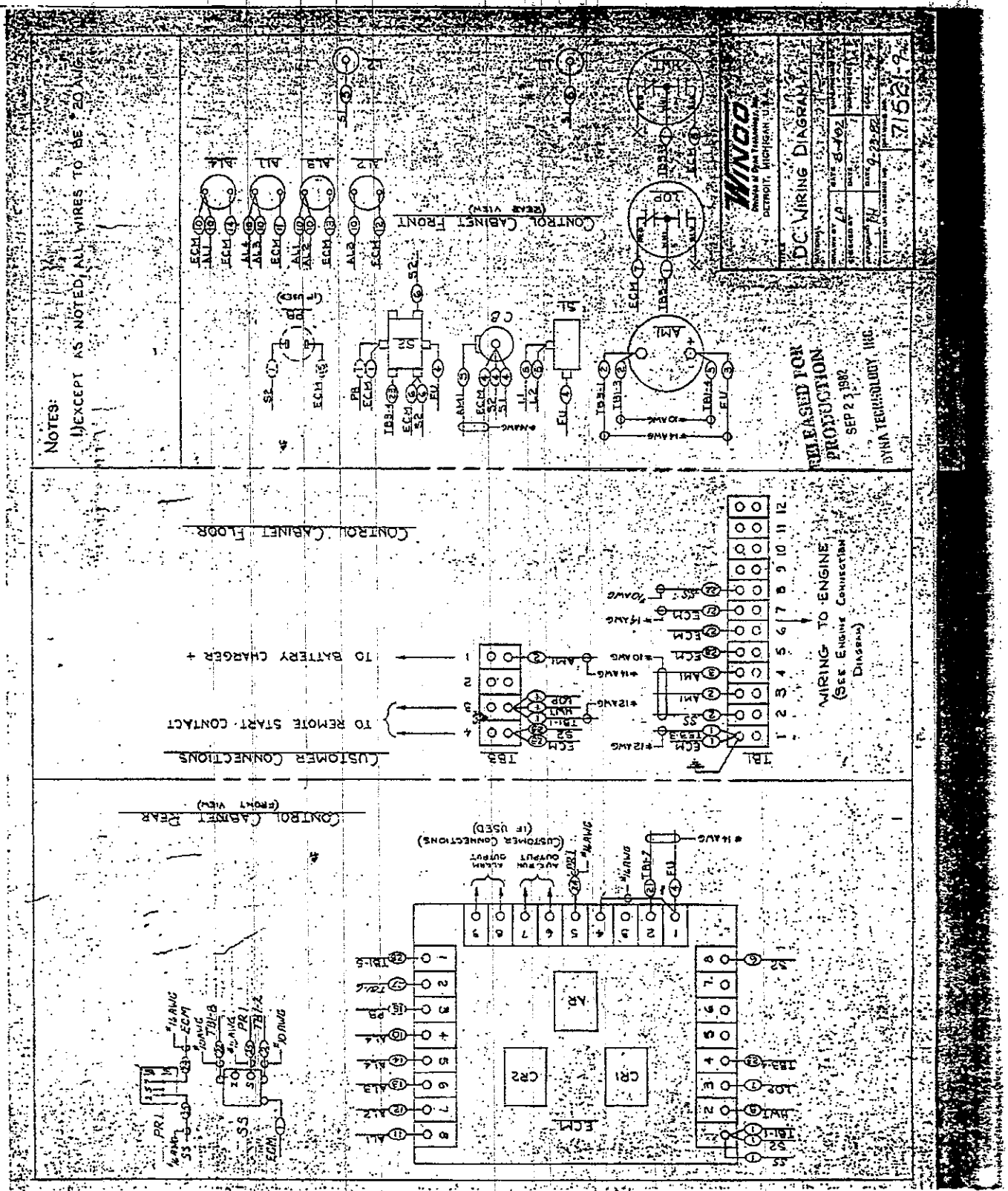
DC WIRING DIAGRAM
DYNA TECHNOLOGY, INC.
SEP 23 1982
RELEASED FOR PRODUCTION
NOTES:
1) EXCEPT AS NOTED, ALL WIRES TO BE # 20 AWG
CONTROL CABINET FRONT
(REAR VIEW)
CONTROL CABINET FLOOR
CUSTOMER CONNECTIONS
TO REMOTE START CONTACT
TO BATTERY CHARGER +
WIRING TO ENGINE
(SEE ENGINE CONNECTION DIAGRAM)
CONTROL CABINET REAR
(FRONT VIEW)
(CUSTOMER CONNECTIONS)
(IF USED)
ECM
CR1
CR2
AR
TB1
TB2
TB3

Operation

Unlike the conventional or rotating armature type generator which picks the output voltage from the armature slip rings through brushes, the brushless, rotating field type generator's output voltage is produced in the stationary windings.

The brushless, rotating field generator consists of a stator, rotor, rectifier assembly, and an exciter generator. The exciter generator is made up of a stationary field coil of the Lundell type and a rotating armature which produces the AC excitation voltage. This voltage is rectified in the rotating rectifier assembly. The rectified voltage is applied to the rotor field windings setting up an electromagnetic field. When this rotating electromagnetic field cuts the stationary windings (stator) current is produced. The voltage to the stationary exciter field coil is controlled externally by an electronic voltage regulator. The sensing voltage for this regulation is taken from the generator stator windings.

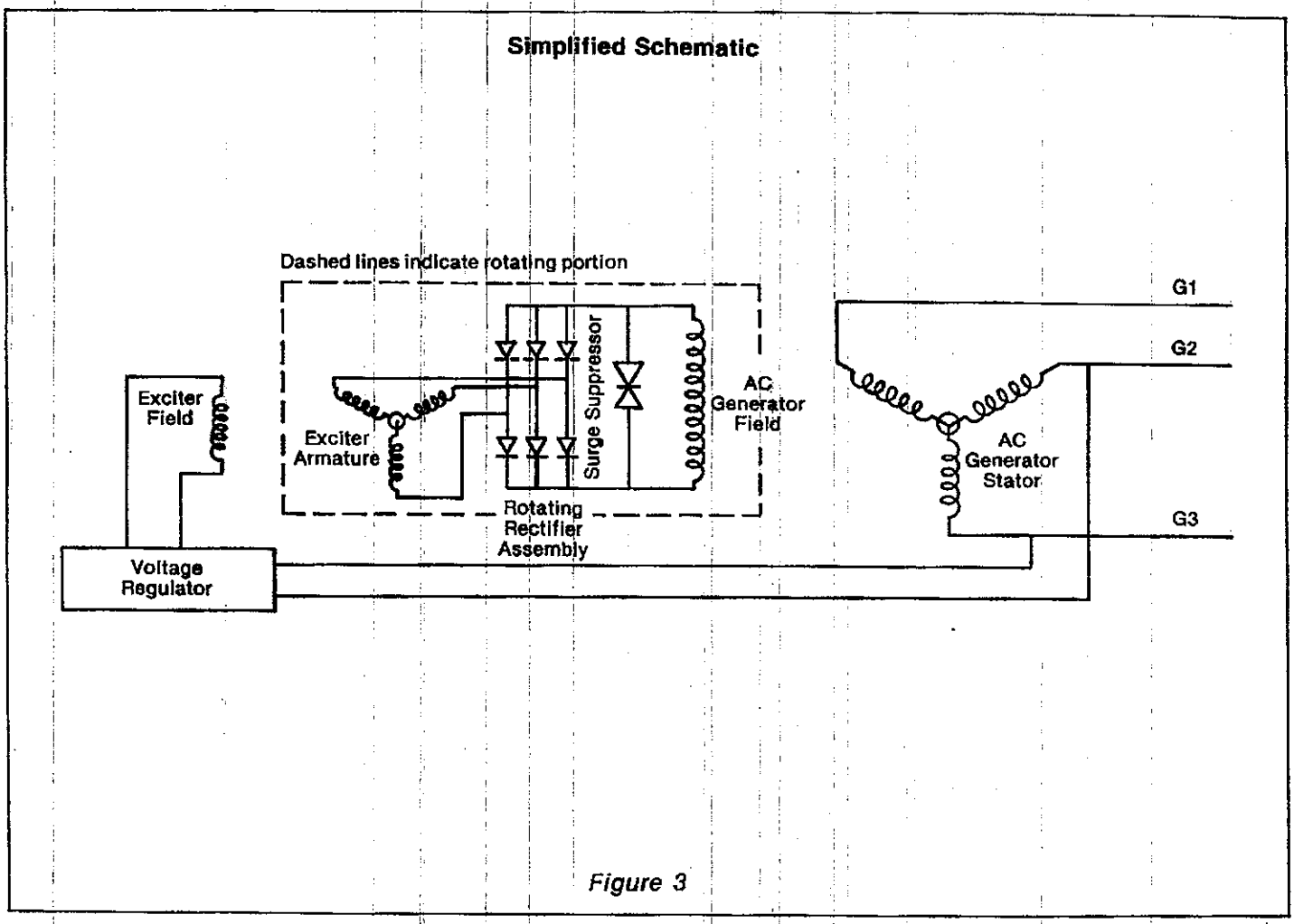

Figure 3

Trouble Shooting

As with any machine, trouble can develop in engine-generator sets and their associated control equipment. The following trouble shooting chart lists various symptoms of poor generator operation as well as possible causes and what corrective action can be taken. Engine-generator sets are under continuous vibration while running; therefore, it is advisable to check for loose wires or connectors whenever the generator control box is opened.

The following minimum test equipment should be on hand for field trouble shooting and maintenance. (See the section on test procedures when the problem area is pin-pointed.)

1. Volt-ohmmeter—20,000 ohms per volt
2. Frequency Meter—58 to 62 Hertz (cycles per second)
3. Clamp-on Ammeter—0 to 100 ampere range

The trouble shooting chart lists the following malfunctions and their possible causes and corrections.

1. No Output Voltage
2. Low Output Voltage
3. High Output Voltage
4. Fluctuating Voltage
5. Generator Overheating
6. Generator Noise and Vibration

WATERMARK OF GULF BREEZE

Emergency Generator – Weekly Inspection Checklist

June - July 2017

									Comments/Corrective Actions
Date of inspection	6-7	6-14	6-21	6-28	7-5	7-12	7-19	7-26	
Inspection performed by	CTC	CTC	CTC	CTC	CTC	CTC	CTC	CTC	
General condition of prime mover/generator	ok	ok	ok	ok	ok	ok	ok	ok	
Condition of belts & hoses	ok	ok	ok	ok	ok	ok	ok	ok	
Engine oil level	ok	ok	ok	ok	ok	ok	ok	ok	Checked before running
Lube oil heater N/A									
Coolant level	ok	ok	ok	ok	ok	ok	ok	ok	
Water pump	ok	ok	ok	ok	ok	ok	ok	ok	
Jacket water heater N/A									
Radiator	ok	ok	ok	ok	ok	ok	ok	ok	
Electrical/Generator breaker closed	ok	ok	ok	ok	ok	ok	ok	ok	
Battery system:	ok	ok	ok	ok	ok	ok	ok	ok	
Voltage	ok	ok	ok	ok	ok	ok	ok	ok	
Charger	ok	ok	ok	ok	ok	ok	ok	ok	
Exhaust system	ok	ok	ok	ok	ok	ok	ok	ok	Brackets will need to be changed
Fuel system:	ok	ok	ok	ok	ok	ok	ok	ok	natural Gas
Fuel Leaks	none	none	none	none	none	none	none	none	

WATERMARK OF GULF BREEZE

Emergency Generator – Weekly Inspection Checklist

August – September 2017

										Comments/Corrective Actions
Date of inspection	8-2	8-9	8-16	8-23	8-30	9-6	9-13	9-20	9-27	
Inspection performed by	CTC	CTC	CTC	CTC	CTC	CTC	CTC	CTC	CTC	
General condition of prime mover/generator	ok	ok	ok	ok	ok	ok	ok	ok	ok	
Condition of belts & hoses	ok	ok	ok	ok	ok	ok	ok	ok	ok	
Engine oil level	ok	ok	ok	ok	ok	ok	ok	ok	ok	checked when not running
Lube oil heater N/A										
Coolant level	ok	ok	ok	ok	ok	ok	ok	ok	ok	
Water pump	ok	ok	ok	ok	ok	ok	ok	ok	ok	
Jacket water heater N/A										
Radiator	ok	ok	ok	ok	ok	ok	ok	ok	ok	
Electrical/Generator breaker closed	ok	ok	ok	ok	ok	ok	ok	ok	ok	
Battery system:	ok	ok	ok	ok	ok	ok	ok	ok	ok	
Voltage	ok	ok	ok	ok	ok	ok	ok	ok	ok	
Charger	ok	ok	ok	ok	ok	ok	ok	ok	ok	
Exhaust system	ok	ok	ok	ok	ok	ok	ok	ok	ok	
Fuel system:	ok	ok	ok	ok	ok	ok	ok	ok	ok	natural Gas
Fuel Leaks	ok	ok	ok	ok	ok	ok	ok	ok	ok	none

WATERMARK OF GULF BREEZE

Emergency Generator – Weekly Inspection Checklist

October – Novembee 2017

										Comments/Corrective Actions
Date of inspection	10-4	10-11	10-18	10-25	11-1	11-8	11-15	11-22	11-29	
Inspection performed by	CTC	CTC	CTC	CTC						
General condition of prime mover/generator	ok	ok	ok	ok						Prepping for Paint
Condition of belts & hoses	ok	ok	ok	ok						
Engine oil level	ok	ok	ok	ok						Changed the oil
Lube oil heater N/A										
Coolant level	ok	ok	ok	ok						Changed fluid
Water pump	ok	ok	ok	ok						
Jacket water heater N/A										
Radiator	ok	ok	ok	ok						Cleaned @ CORES
Electrical/Generator breaker closed	ok	ok	ok	ok						
Battery system:	ok	ok	ok	ok						
Voltage	ok	ok	ok	ok						
Charger	ok	ok	ok	ok						
Exhaust system	ok	ok	ok	ok						
Fuel system:	ok	ok	ok	ok						
Fuel Leaks	ok	ok	ok	ok						none

WATERMARK OF GULF BREEZE
Emergency Generator – Monthly Test Log

Generator Model: Winco Inc Engine Model: Chrysler H225 Date installed: 01-2006

Standby kW nameplate rating: 32kw 30% of standby rating = 10kw Fuel type: N/G Normal operating temp: 170°-180°

Month	Test Date	Time Meter Reading		Transfer Switch		Battery Charger	Oil Pressure	Operating Temp.	Load kW	Tested By	Comments
		Start	End	Inspection	Test						
January	1-11-17	3143.0	3144.5	ok	ok	ok	40psi	170°	30	CTC	
February	2-15-17	3144.5	3145.0	ok	ok	ok	40psi	175°	30	CTC	
March	3-15-17	3145.0	3146.5	ok	ok	ok	40psi	180°	30	CTC	
April	4-12-17	3146.5	3147.0	ok	ok	ok	40psi	180°	30	CTC	
May	5-17-17	3147.0	3148.5	ok	ok	ok	40psi	170°	30	CTC	
June	6-14-17	3148.5	3149.0	ok	ok	ok	40psi	175°	30	CTC	
July	7-19-17	3149.0	3150.5	ok	ok	ok	40psi	175°	30	CTC	
August	8-16-17	3150.5	3151.0	ok	ok	ok	40psi	180°	30	CTC	
September	9-20-17	3151.0	3152.5	ok	ok	ok	40psi	180°	30	CTC	
October	10-18-17	3152.5	3153.0	ok	ok	ok	40psi	180°	30	CTC	
November											
December											

Exhibit C

Prepared by: Chris Champion

Maintenance Director of Watermark of Gulf Breeze

How to start and stop generator procedure (manual start generator)

Start procedure:

1. Check all fluids and make sure they are at correct operating levels.
2. Make sure gas valve is in the on position (natural gas).
3. Turn the ignition switch in the "on" position (located at the front of the generator panel).
4. Push the starter switch in the "up" position to activate the starter (located at the front of the generator panel).
5. Once the generator starts put the "starter switch" back in the "neutral" position to disengage the starter.
6. At this time, let the generator run until it reaches its correct operating temperature and oil pressure (temp. 175-180 degrees Fahrenheit) (oil psi 40).
7. Once the generator hits its correct operating temperature and oil pressure, you will then be able to put a load on the generator by switching the transfer switch to generator power.

Stop procedure:

1. Switch the transfer switch back to original power once it is restored (city power).
2. Turn the ignition switch back to the "off" position (located at the front of the generator panel).

In the event we have a named storm or emergency due to loss of power, these are the actions we will perform to keep designated area below 80 degrees.

Putting portable A/C in position:

1. Hook up trailer (which the portable A/C is assembled to and located on premises)
2. The portable A/C will then be parked at the main front entrance.
3. At this time the generator will be ready to connect to the portable A/C unit.

Portable A/C to the generator procedure:

1. Connect the (outdoor designed) power cord to both disconnects and outlets; which is located on both A/C unit and generator.

Portable A/C to the building procedure:

1. Assemble both window panels to proper locations (main air flow in chapel window and return in reception window).
2. At this time, the A/C unit can be turned to the "on" position to start air flow (will then start cooling the building in its designated area) (main lobby and 2nd floor dining).
3. Will then start keeping a temperature log every 30 minutes to maintain correct temperature of the designated area (main lobby and 2nd floor dining).

Additional notes:

All equipment including duct, window panels, and power cords to hook up the portable A/C to the building will be stored on the trailer with the A/C unit already pre-attached for easy setup. Also, the thermostat will be attached to a cat 5 connection cord and assembled to the return window panel for more of an accurate temperature reading. We will also have stand-alone thermometers to keep track of the temperature in all areas of the designated area. All staff will undergo a training course by the Maintenance Director/Supervisor and given a certificate of completion to ensure all staff has knowledge of how the procedures would be performed in the event of a named storm or emergency due to loss of power.

Exhibit C

CERTIFICATE OF COMPLETION
WATERMARK OF GULF BREEZE

This certificate is awarded to

W
M

WATERMARK
OF GULF BREEZE

For successfully completing a one hour in-service on "Emergency Generator"/portable AC

Signature _____ Date _____