



# TOWN OF GOLDEN BEACH

100 Ocean Boulevard  
Golden Beach, FL 33160

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## MEMORANDUM

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**Date:** April 23, 2025

Item Number:

**To:** Honorable Mayor Glenn Singer &  
Town Council Members

11

**From:** Alexander Diaz, *Alex B*  
Town Manager

**Subject:** Resolution No. 3007.25 – Approving the purchase of A New  
Generator for the Civic Center Complex

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### Recommendation:

It is recommended that the Town Council adopt the attached Resolution No. 3007.25 as presented.

### Background:

The current generator in the Civic Center only services the Landfall Team Bunker. The Town hired an Engineer to commission a study to determine what type of generator would be needed to power the entire Civic Center facility in the event of an emergency. The Engineer determined that a 64-kilowatt generator would be needed to power the entire building and designed a generator with the capacity to meet that need.

In addition, the existing generator at the Civic Center will be repurposed to power the Wellness Center, upon completion of that project.

By purchasing this new generator, this will allow for there to be no breaks in the Administration of the Town in the event of an emergency as all employees will be able to continue to work in the Civic Center. In addition, the Civic Center could also serve as an emergency evacuation center, as having a generator of this magnitude would provide for the ability to provide valuable resources to the residents should a town-wide emergency event take place.

### Fiscal Impact:

An amount not to exceed \$80,000.00 that will include the purchase, installation and delivery of a generator as described in the attached Exhibit A.

**TOWN OF GOLDEN BEACH, FLORIDA**

**RESOLUTION NO. 3007.25**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING AND APPROVING THE PURCHASE OF A NEW GENERATOR FOR THE CIVIC CENTER COMPLEX; PROVIDING FOR WAIVER OF COMPETITIVE BIDDING; PROVIDING FOR IMPLEMENTATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Town Council of the Town of Golden Beach, Florida (the "Town") wishes to install a new generator in the Civic Center Complex; and

**WHEREAS**, the current generator in the Civic Center only services the Landfall Team Bunker; and

**WHEREAS**, the Town hired an Engineer to conduct a study to determine the type of generator that would be needed to power the entire facility; and

**WHEREAS**, it was determined that to power the entire Civic Center building it would require a 64-kilowatt generator; and

**WHEREAS**, the Engineer designed a generator that has the capacity to power the entire Civic Center facility; and

**WHEREAS**, the existing generator in the Civic Center will be repurposed to power the Wellness Center, upon completion of that project; and

**WHEREAS**, it is requested that the Town authorize the expenditure of a combined total amount of no more than \$80,000.00 for the delivery, installation and purchase of a generator as described in the attached Exhibit "A"; and

**WHEREAS**, the Work is exempt from competitive bidding under Florida law, and it is otherwise impractical to competitively bid the Work; and

**WHEREAS**, the Town Council finds that it is in the best interest of the Town to proceed as indicated in this Resolution.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AS FOLLOWS:**

**Section 1. Recitals Adopted.** That each of the above-stated recitals is hereby adopted and confirmed.

**Section 2. Purchase Authorized.** The expenditure of funds in a combined total amount, not to exceed \$80,000.00 for the purchase, delivery and installation of a generator for the new Civic Center Complex is hereby authorized and approved.

**Section 3. Waiver of Competitive Bidding.** Pursuant to the Town's Ordinance No. 540.09, the Town Council hereby finds that it is impractical to competitively bid the Work and not in the best interests of the Town.

**Section 4. Implementation.** That the Mayor and Town Manager are authorized to take any and all action which is necessary to implement this Resolution.

**Section 5. Effective Date.** That this Resolution shall be effective immediately upon adoption.

Sponsored by the **Town Administration.**

The Motion to adopt the foregoing Resolution was offered by Vice Mayor Lusskin, seconded by Councilmember Mendal, and on roll call the following vote ensued:

Mayor Glenn Singer	<u>Aye</u>
Vice Mayor Judy Lusskin	<u>Aye</u>
Councilmember Jessie Mendal	<u>Aye</u>
Councilmember Bernard Einstein	<u>Aye</u>
Councilmember Kenneth Bernstein	<u>Aye</u>

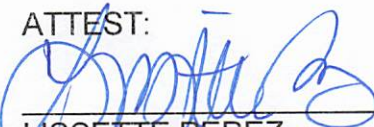
**PASSED AND ADOPTED** by the Town Council of the Town of Golden Beach,  
Florida, this 23<sup>rd</sup> day of April, 2025.



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MAYOR GLENN SINGER

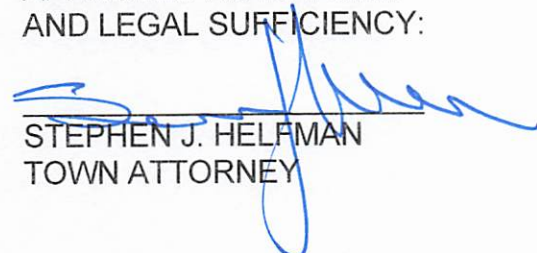
ATTEST:



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LISSETTE PEREZ  
TOWN CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:



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STEPHEN J. HELFMAN  
TOWN ATTORNEY





M.E. Engineering Consultants, Inc.  
11401 Old Hwy. S. Suite 201  
P.O. Box 882122  
Orlando, FL 32888-2122

Zola Morales, Electrical  
P.E. # 64981

PROJECT:

TOWN OF GOLDEN BEACH  
CIVIC BUILDING  
GOLDEN BEACH, FLORIDA 33160

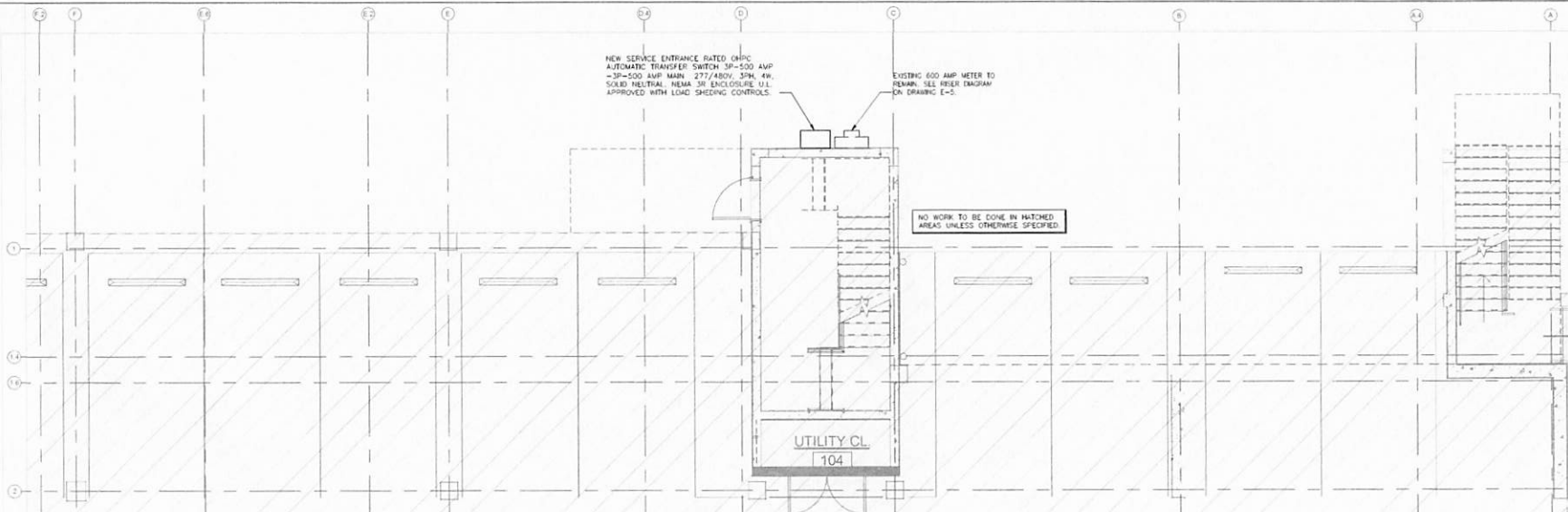
DATE:	11-20-24
JOB NO.:	240150
DRAWN:	JFC
CHECKED:	ZJM
SCALE:	AS SHOWN
REVISIONS:	

<input type="checkbox"/> For Construction	<input type="checkbox"/> Panel Set
<input type="checkbox"/> Not for Construction	<input type="checkbox"/> Office Set
<input type="checkbox"/> Not Set	<input type="checkbox"/> Record Set

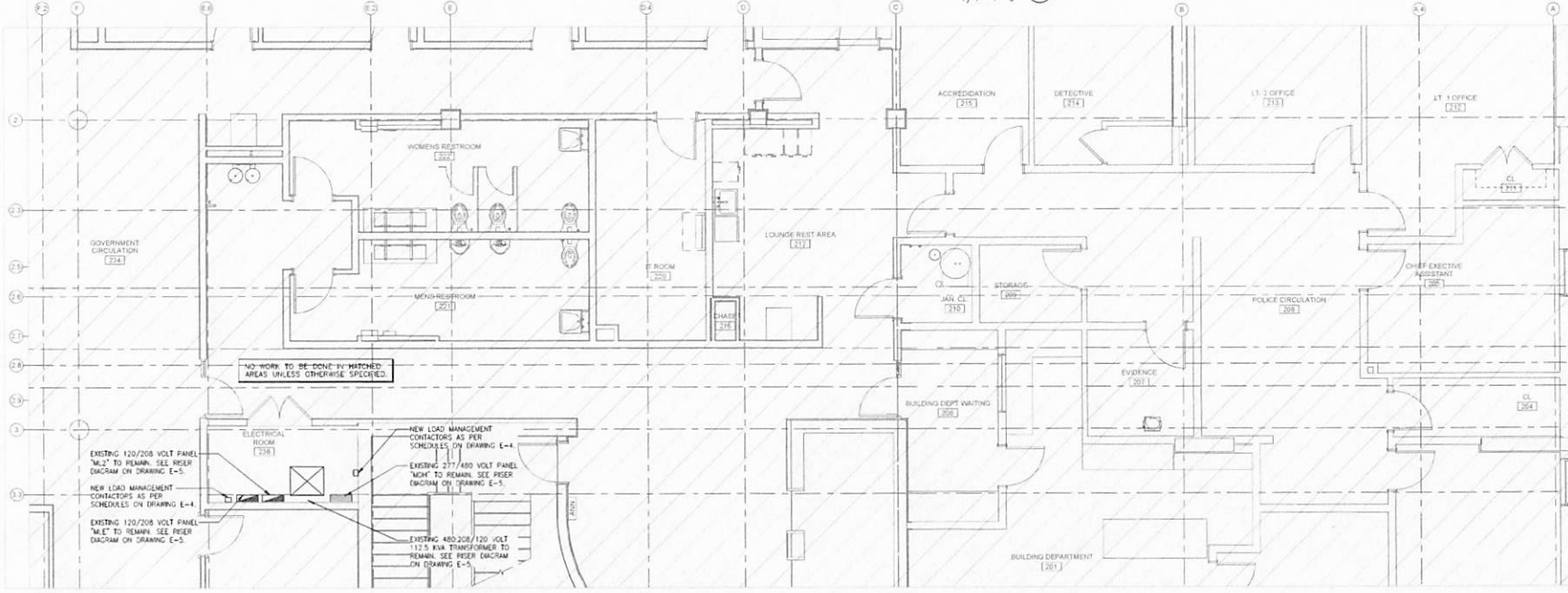
All design details will always indicated and represented on the set or will be coordinated with the specified project the design and drawings are the property of the architect and shall not be reproduced or used in any form without the written permission of M.E. Engineering Consultants, Inc.

DESCRIPTION:  
ELECTRICAL PLAN,  
PANEL SCHEDULE  
AND CALCULATIONS

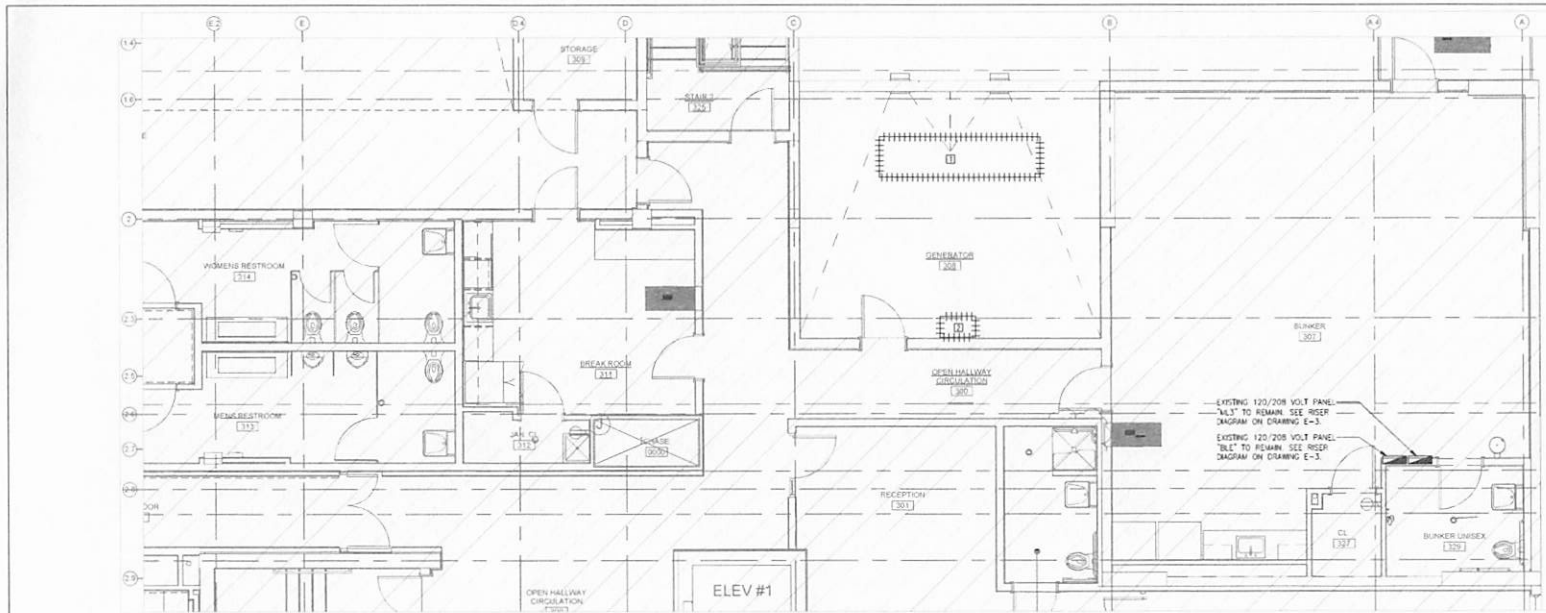
E-2



PARTIAL GROUND FLOOR ELECTRICAL PLAN  
1/4"=1'-0"



PARTIAL SECOND FLOOR ELECTRICAL PLAN  
1/4"=1'-0"



PARTIAL THIRD FLOOR ELECTRICAL DEMO PLAN  
1/4"=1'-0"

**GENERAL DEMOLITION NOTES**

1. ALL EXISTING ELECTRICAL WORK IN AREAS NOT AFFECTED BY THE DEMOLITION SHALL REMAIN ENERGIZED FROM EXISTING CIRCUITS.
2. CONTRACTOR SHALL TURN OVER TO OWNER EXISTING ELECTRICAL EQUIPMENT (GEN. POWERED GENERATOR AND TRANSFER SWITCH), AS INDICATED BY NOTES BY OWNER. PRIOR TO COMMENCEMENT OF DEMOLITION, THE CONTRACTOR SHALL CONDUCT A WALK DOWN WITH THE OWNER'S REPRESENTATIVE AND PREPARE A LIST OF ALL ITEMS TO BE DEMOLISHED AND RETURNED TO OWNER. ALL EXISTING EQUIPMENT TO BE TURNED OVER TO OWNER SHALL BE DISCONNECTED, TESTED AND CLEANED AND STORED IN A CLEAN AND SAFE ENVIRONMENT UNTIL IT IS TURNED OVER TO OWNER.
3. LEADING IS EXISTING TO REMAIN.

**DEMOLITION CODED NOTES**

- EXISTING GENERATOR TO BE REMOVED WITH CARE AND BE TURNED OVER TO OWNER. CONTRACTOR TO DISCONNECT WIRES FEEDING IT FROM ELECTRICAL PANEL #2 AND TO ELECTRICAL PANEL #2. REMOVE TRANSFER SWITCH, CLEAN AND STORE IN A CLEAN AND SAFE ENVIRONMENT UNTIL IT IS TURNED OVER TO OWNER.
- EXISTING TRANSFER SWITCH TO BE REMOVED WITH CARE AND BE TURNED OVER TO OWNER. CONTRACTOR TO DISCONNECT WIRES FEEDING IT FROM ELECTRICAL PANEL #2 AND TO ELECTRICAL PANEL #2. REMOVE TRANSFER SWITCH, CLEAN AND STORE IN A CLEAN AND SAFE ENVIRONMENT UNTIL IT IS TURNED OVER TO OWNER.



M.E. Engineering Consultants, Inc.  
11411 SW 46th St. Suite 101  
Miami, FL 33155  
CA 01011

Zola Morales, Electrical  
PE # 04981

PROJECT:

TOWN OF GOLDEN BEACH  
CIVIC BUILDING  
GOLDEN BEACH, FLORIDA 33160

DATE:	11-20-24
JOB NO.:	240250
DRAWN:	LFC
CHECKED:	Z.M.

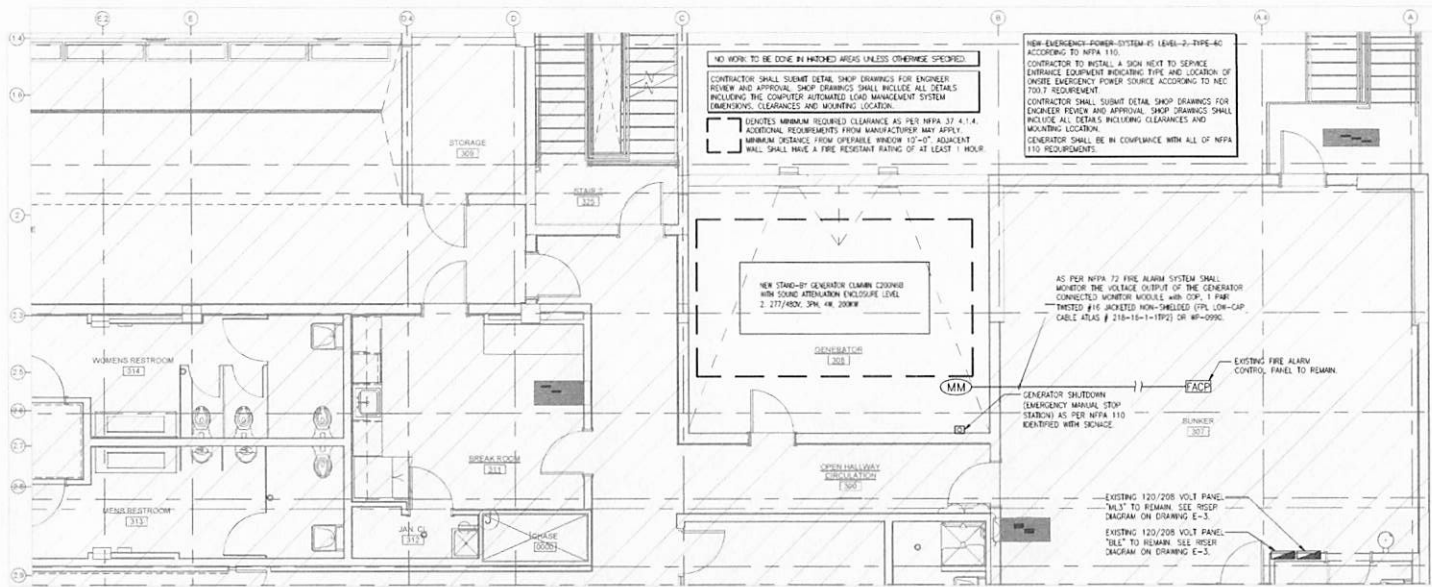
REVISIONS:

NO.	DESCRIPTION

- For Construction
- Not for Construction
- Bid Set
- Review Set
- Office Set
- Record Set

DESCRIPTION:  
THIRD FLOOR  
DEMOLITION AND NEW  
ELECTRICAL PLANS

E-3



PARTIAL THIRD FLOOR NEW ELECTRICAL PLAN  
1/4"=1'-0"

NO WORK TO BE DONE IN HATCHED AREAS UNLESS OTHERWISE SPECIFIED.  
CONTRACTOR SHALL SUBMIT DETAIL SHOP DRAWINGS FOR ENGINEER REVIEW AND APPROVAL. SHOP DRAWINGS SHALL INCLUDE ALL DETAILS INCLUDING THE COMPUTER AUTOMATED LOAD MANAGEMENT SYSTEM (DIMENSIONS, CLEARANCES AND MOUNTING LOCATION).  
INDICATES MINIMUM REQUIRED CLEARANCE AS PER NFPA 37 4.1.4. ADDITIONAL REQUIREMENTS FROM MANUFACTURER MAY APPLY.  
MINIMUM DISTANCE FROM OPENABLE WINDOW 12"±± ADJACENT WALL SHALL HAVE A FIRE RESISTANT RATING OF AT LEAST 1 HOUR.

NEW EMERGENCY-POWER-SYSTEM #5 (LEVEL-2)-TYPE-40 ACCORDING TO NFPA 110.  
CONTRACTOR TO INSTALL A SIGN NEXT TO SERVICE ENTRANCE EQUIPMENT INDICATING TYPE AND LOCATION OF EMERGENCY POWER SOURCE ACCORDING TO NEC 700.7 REQUIREMENT.  
CONTRACTOR SHALL SUBMIT DETAIL SHOP DRAWINGS FOR ENGINEER REVIEW AND APPROVAL. SHOP DRAWINGS SHALL INCLUDE ALL DETAILS INCLUDING CLEARANCES AND MOUNTING LOCATION.  
GENERATOR SHALL BE IN COMPLIANCE WITH ALL OF NFPA 110 REQUIREMENTS.

AS PER NFPA 72 FIRE ALARM SYSTEM SHALL MONITOR THE VOLTAGE OUTPUT OF THE GENERATOR CONNECTED MONITOR MODULE WITH 029, 1 FIVE WIRE #16 JACKETED NON-SHEATHED (FPL, LOW-CAP. CABLE, ATLAS # 218-16-1-180) OR NF-0996.

GENERATOR SHUTDOWN (EMERGENCY MANUAL STOP) STOPPING AS PER NFPA 110 IDENTIFIED WITH SIGNAGE.

EXISTING 120/208 VOLT PANEL 74L3 TO REMAIN. SEE RISEP DIAGRAM ON DRAWING E-3.  
EXISTING 120/208 VOLT PANEL 74L2 TO REMAIN. SEE RISEP DIAGRAM ON DRAWING E-3.







Zola Morales, Electrical  
PE # 64921

PROJECT:

TOWN OF GOLDEN BEACH  
CIVIC BUILDING  
GOLDEN BEACH, FLORIDA 33160

DATE	11-29-24
JOB NO.	24025D
DRAWN	LFC
CHECKED	Z.M.



REVISIONS:

- For Construction
- Not for Construction
- Not Set
- Other Set
- Revised Set

All design, details and drawings indicated and represented on this set are in accordance with the specified project description and drawings and the property of the consultant and shall not be reproduced in whole or in part without the written consent of M.E. Engineering Consultants, Inc.

DESCRIPTION:

RISER DIAGRAMS

E-5

3 AND PATCHING

RESPONSIBILITY FOR CUTTING OF CONSTRUCTION WHICH IS REQUIRED FOR THE INSTALLATION OF RICH WORK SHALL BE BY THE CONTRACTOR. CONTRACTOR SHALL COORDINATE WITH ALL OTHER DES AND THE OWNER BEFORE ANY CUTTING AND OBTAIN APPROVAL FROM ARCHITECT/ENGINEER PRIOR TO ANY CUTTING. ALL PATCHING, PAINTING AND FINISH SHALL BE BY THE CONTRACTOR. TWO SHALL BE DONE WITH EXTREME CARE AND IN SUCH A MANNER THAT THE STRENGTH OF THE LECTURE WALL NOT BE ENDANGERED. WHENEVER POSSIBLE, OPENINGS IN CONCRETE OR MAINTENANCE STRUCTURE SHALL BE BY CONCRETE BANK OR ROTARY CORE DRILL. OPENINGS IN ANY CONSTRUCTION SHALL BE CUT BY CONCRETE BANK OR ROTARY CORE DRILL. APPROPRIATE PROTECTION SHALL BE PROVIDED TO PREVENT DAMAGE TO ADJACENT AREAS AND TO PREVENT DUST FROM SPREADING TO ADJACENT AREAS. ONE OPENING OR HOLES ARE CUT IN CONSTRUCTION AND THE CUTTING AREAS ELECTRICAL DUTY OR CONTROL CIRCUITRY CONDUIT AND WIRING, THEN IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REROUTED THE CIRCUITRY CONDUIT AND WIRING AND TO COMPLETE THE CIRCUITRY AS JURED AND AS APPROVED BY THE ARCHITECT/ENGINEER. TEMPORARY PROTECTION SHALL BE MAINTAINED WHERE NECESSARY OPENINGS CUT IN FLOOR SHALL BE CUT BY CORE DRILLING WHERE NECESSARY. OR WORK IS INSTALLED THROUGH ANY OPENING IN FLOOR, THE OPENING AROUND THE WORK SHALL BE CHECKED AND SEALED WATERPROOF AND EPOXY OR BULKHEAD GROUTING ELASTOMERIC LAMINATE.

CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AREAS OF CONSTRUCTION THAT ARE SCRATCHED, DIRT OR DAMAGED BY THE NEW CONSTRUCTION. CONTRACTOR SHALL MATCH THE COLOR, TYPE AND JOINTS OF PAINT AS PREVIOUS.

FINISH TESTING

IN COMPLETION OF WORK, THE ENTIRE WIRING SYSTEM SHALL BE TESTED, AND SHALL BE SHOWN TO BE PROPER WORKING CONDITION IN ACCORDANCE WITH WITOUT OF SPECIFICATIONS AND DEMANDS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL SYSTEMS READY FOR OPERATION AND HAVE AN ELECTRICIAN AVAILABLE TO OPERATE SAME IN ACCORDANCE WITH AND UNDER THE SUPERVISION OF THE INSPECTOR REPRESENTATIVE OF THE ARCHITECT/ENGINEER. THE CONTRACTOR SHALL BE AVAILABLE TO ASSIST IN REMOVAL OF PANEL FRONTS, ETC., TO PERMIT INSPECTION AS REQUIRED.

T DRAWINGS

CONTRACTOR SHALL PROVIDE AND KEEP UP TO DATE A COMPLETE RECORD SET OF CONSTRUCTION BUILTS. THESE BUILTS SHALL BE CORRECTED DAILY, AND SHALL SHOW EVERY CHANGE FROM ORIGINAL CONTRACT DRAWINGS, INCLUDING ADDITIONS AND CHANGE ORDERS IN ACCORDANCE WITH ALL REQUIREMENTS AND SPECIAL CONDITIONS. THIS SET OF PRINTS SHALL BE KEPT ON THE JOB SITE, SHALL BE USED ONLY AS A RECORD SET. THIS SHALL NOT BE CONSTRUED AS AUTHORIZATION FOR THE CONTRACTOR TO MAKE CHANGES IN THE LAYOUT WITHOUT DEFINITE INSTRUCTION IN EACH CASE.

CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE CLEAN OF ALL WASTE MATERIALS AND RUBBISH. AFTER HIS WORK OR EMPLOYEES UPON COMPLETION OF THE WORK AND AT TIMES DURING PROGRESS OF THE WORK WHEN REQUESTED BY THE ARCHITECT/ENGINEER, THE CONTRACTOR SHALL REMOVE ALL PLUS MATERIALS, RUBBISH AND DEBRIS RESULTING FROM THE OPERATION, AND SHALL LEAVE THE WORK BUILDING AND INVOLVED PORTIONS OF THE SITE, INsofar AS THE WORK OF THE CONTRACT IS CONCERNED, IN A NEAT, CLEAN AND ACCEPTABLE CONDITION AS APPROVED BY THE ARCHITECT/ENGINEER. SPENT, LIGHTING FIXTURES, MATERIALS AND ACCESSORIES SHALL BE THOROUGHLY CLEANED OF OIL, GREASE, AND OTHER MATERIALS.

CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION WHEREVER WORK IS TO BE PERFORMED IN UNOCCUPIED SPACES, TO PREVENT DAMAGE TO ADJACENT AREAS, EQUIPMENT, OR FURNISHINGS, TO AVOID ACCIDENTAL INJURY TO BUILDING OCCUPANTS AND THE PUBLIC, TO PREVENT THE ESCAPE OF DIRT, DEBRIS, AND NOISE FROM THE AREA WHERE WORK IS BEING PERFORMED, AND TO PREVENT IT, DIRT, DEBRIS, AND NOISE FROM GETTING ON OR IN THE BUILDING OCCUPANTS FURNISHINGS OR SPACES.

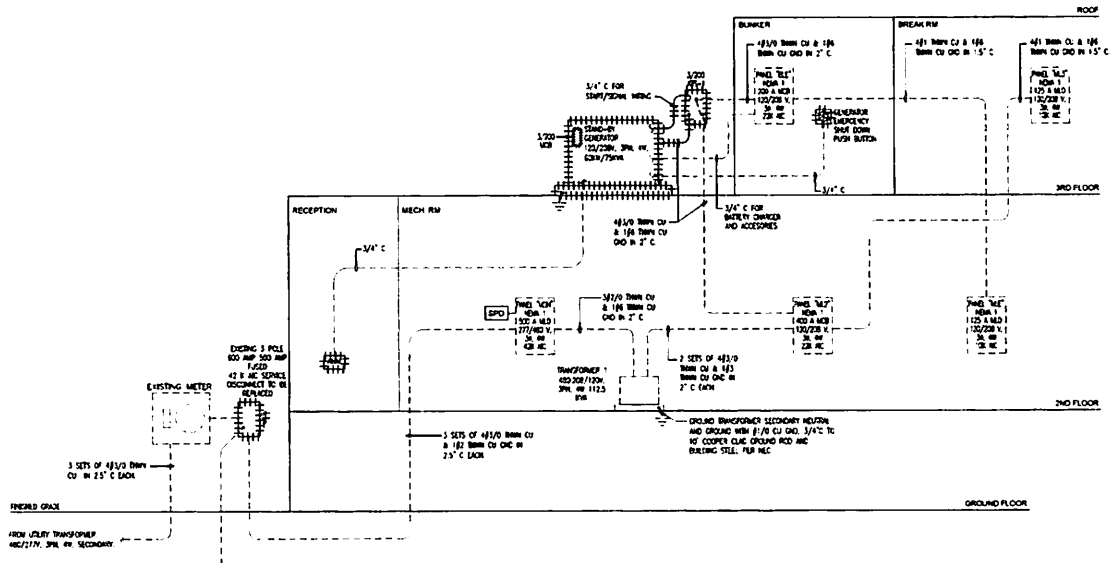
CONTRACTOR SHALL REPAIR, AT HIS COST TO THE OWNER, ANY DAMAGE DONE BY HIMSELF OR HIS EMPLOYEES. HE SHALL ALSO BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED TO PROPERLY FINISH HIS WORK. THIS SHALL ALSO INCLUDE THE PATCHING OF EXISTING ROADWAYS (PAVED) OR ROYEDS, PARKING AREAS, SIDEWALKS, CURBS, OUTLETS, ETC., CUT TO INSTALL WORK PROVIDED BY THE CONTRACTOR. PATCH WORK SHALL COMPLY WITH THE APPLICABLE SECTIONS OF THESE SPECIFICATIONS. SHALL MATCH THE EXISTING FINISHES.

RISER DIAGRAM GENERAL NOTES:

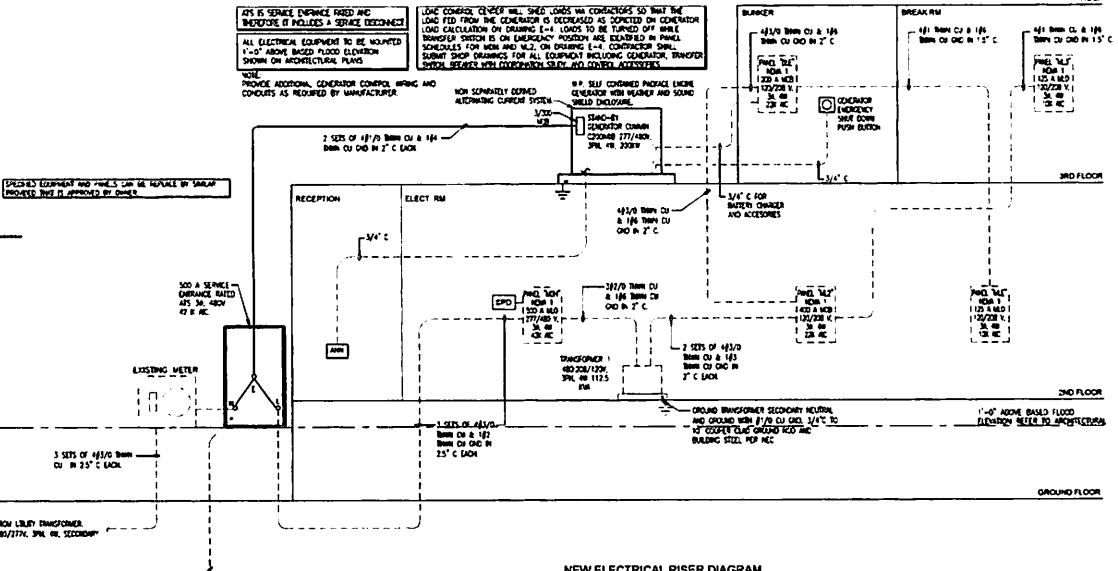
- A. ALL ELECTRICAL SERVICE ENTRANCE EQUIPMENT TO HAVE MIN. A1C RATING OF 42,000 AMPS AND BE NEARBY RATED
- B. DUTY
- C. PRIOR TO CONSTRUCTION, THE ELECTRICAL CONTRACTOR SHALL:
  1. VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO CONSTRUCTION
  2. COORDINATE THE ELECTRICAL SERVICE WITH UTILITY COMPANY REPRESENTATIVE
  3. NOTIFY THE ENGINEER OF ANY CHANGES REQUIRED TO COMPLETE NEW CONSTRUCTION
- D. ANY NEW ELECTRICAL SERVICE EQUIPMENT SHALL MATCH EXISTING A1C RATING
- E. ALL ELECTRICAL MOTORS OVER 1 HP SHALL HAVE STARTERS WITH HEATERS ENCLOSURES SHALL BE SUITABLE FOR THE DYNAMOHEAT THEY ARE IN

CODED NOTES:

1. STANDBY GENERATOR  
OPTIONAL STANDBY GENERATOR ACCORDING TO NFPA TO ARTICLE 702 MODEL, CUMMINS COGENER 200KW/2500VA, 277/480V, 3PH, 4W, WITH (1) 30-500 AMP OUTPUT BREAKER, FUEL TANK, NATURAL GAS, NATURAL GAS TO INCLUDE ALL STANDARD CONTROLS AND EQUIPMENT OPTIONAL EQUIPMENT INCLUDE CRITICAL DRIVERS SUPPLIER AND THREE DELAY (START)/THREE DELAY (STOP) ENCLOSURE INCLUDED
2. NEW SERVICE ENTRANCE RATED 400C AUTOMATIC TRANSFER SWITCH 3P/500 AMP, 3P-500 AMP MAIN, 277/480V, 3PH, 4W, 500K NEUTRAL, MAIN IN ENCLOSURE ILL, APPROVED WITH LOAD SHEDDING CONTROLS 42,000 A1C



EXISTING ELECTRICAL RISER DIAGRAM



NEW ELECTRICAL RISER DIAGRAM

ITS IS SERVICE ENTRANCE RATED AND INSIDE IT INCLUDES A SERVICE ENTRANCE. ALL ELECTRICAL EQUIPMENT TO BE MOUNTED 1'-0" ABOVE BASED FLOOR ELEVATION. SHOW PROVIDE ADDITIONAL GENERATOR CONTROL WIRING AND CONDUITS AS REQUIRED BY MANUFACTURER. LOAD CONTROL SYSTEM SHALL BE USED TO CONTROL THE LOAD FROM THE GENERATOR IS DISCONNECTED ON GENERATOR LOAD CALCULATION ON DRAWING L-1. LOADS TO BE TURNED OFF SHALL TRANSFER SECTION IN ON EMERGENCY MODES AND DESCRIBED IN PANEL SCHEDULES FOR NEW AND OLD. ON DRAWING L-1, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL EQUIPMENT INCLUDING COORDINATOR, TRANSFER SWITCH, BREAKER WITH INTERLOCK SYSTEM, AND CONTROL ACCESSORIES. 3P SELF-COMPACTED PHASE LOCKE GENERATOR WITH HEATER AND SOUND ATTENUATION CHASSIS. 3P/500 AMP, 277/480 V, 3PH, 4W, 500K NEUTRAL.