TOWN OF GOLDEN BEACH, FLORIDA

RESOLUTION NO. 3045.25

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

WHEREAS, on April 23, 2025 via Resolution 3007.25, the Town Council of the Town of Golden Beach, Florida (the "Town") approved the purchase of a new standby generator to service the new Civic Center and Landfall Team Bunker; and

WHEREAS, Town staff spent the summer coordinating with Flex Electric, John Bell Construction, Inc., Southeast Engineering, Inc., and Island Electric to obtain comprehensive proposals for the extensive electrical work required to fully integrate the generator into the Civic Center's infrastructure; and

WHEREAS, the staff is requesting authorization to award the generator installation contract to Flex Electric as the lowest, responsible proposer; and

WHEREAS, it is requested that the Town authorize the expenditure of a combined total amount of no more than $148,000.00 for the delivery, installation and purchase of a generator as described in the attached Exhibit "A"; and

WHEREAS, the existing generator at the Civic Center will be repurposed to power the Wellness Center, upon completion of that project; 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 $148,000.00 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	Aye
Vice Mayor Judy Lusskin	Aye
Councilmember Jessie Mendal	Aye
Councilmember Bernard Einstein	Aye
Councilmember Kenneth Bernstein	Aye

PASSED AND ADOPTED by the Town Council of the Town of Golden Beach, Florida, this 18th day of November, 2025.

MAYOR GLENN SINGER

ATTEST:

LISSETTE PEREZ
TOWN CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

STEPHEN J. HELFMAN
TOWN ATTORNEY

TOWN OF GOLDEN BEACH

100 Ocean Boulevard
Golden Beach, FL 33160

MEMORANDUM

Date: November 18, 2025

Item Number: 4

To: Honorable Mayor Glenn Singer & Town Council Members

From: Alexander Diaz, Town Manager

Subject: **Resolution No. 3045.25 – Approving the Installation of A New Generator for the Civic Center Complex**

Recommendation:

It is recommended that the Town Council adopt the attached Resolution No. 3045.25 as presented.

Background:

At the April 23, 2025 Regular Town Council meeting, Council approved an allocation of $80,000 for the purchase of a standby generator to service the new Civic Center and Landfall Team Bunker. Since that approval, Town staff has spent the summer coordinating with Flex Electric, John Bell Construction, Southeast Engineering, and Island Electric to obtain comprehensive proposals for the extensive electrical work required to fully integrate the generator into the Civic Center's infrastructure.

During this review process, it became clear that the scope of work is significantly more complex than originally anticipated. When the building was first designed, only the hardened bunker wing of the Civic Center was wired for generator power. As the operational needs of the Town evolved, it was determined that the entire building—including the administrative offices, EOC space, police facilities, and community areas—must remain functional during emergencies. To achieve this, several technical modifications were required:

- Reconfiguration and consolidation of electrical panels so that the entire Civic Center can be serviced by a single generator system.
- Installation of a new automatic transfer switch (ATS) capable of managing full-building load, ensuring seamless transition between utility service and generator power.

- Additional conduit and feeder work throughout the building to tie previously isolated electrical systems into one coordinated backup-power circuit.
- Engineering adjustments to meet updated load calculations, safety requirements, and Florida Building Code standards.

In addition, the physical installation presents its own challenges. With the Civic Center site now fully constructed, the generator must be placed on an elevated pad adjacent to the building. This requires lifting the generator by crane, maneuvering it into a very tight and already finished site, and coordinating with structural engineers to ensure the pad and surrounding improvements are protected during installation.

After evaluating all four proposals, staff is recommending award to Flex Electric as the lowest, most responsive, and most responsible proposer. Flex Electric not only submitted the most competitive pricing but also completed the original electrical work for the Civic Center. Their intimate knowledge of the building's circuitry, panel layout, and previously completed wiring makes them uniquely qualified to perform this highly specialized installation with the least disruption and greatest efficiency.

This agenda item seeks Council authorization to award the generator installation contract to Flex Electric, completing the final step in activating the generator you approved for purchase in April 2025.

Fiscal Impact:
An amount not to exceed $148,000.00 that will include the purchase, installation and delivery of a generator as described in the attached Exhibit A.

Flex Electric Inc.
3425 Bayside Lakes Blvd, Ste 103-201
Palm Bay, FL 32909
Phone: (954) 868-9893
Email: flexelectric.fl@gmail.com

Date: 10/16/2025

State Certified EC# 13008376

Proposal submitted to: Gerrits Construction Inc
8177 Glades Road, Suite 206
Boca Raton, FL 33434
Ph: 561-477-3553
E-mail:

954 -
767
8331

Job information: Town of Golden Beach Civic Center
1 Golden Beach Drive
Golden Beach, FL 33160

954
444
5990

Scope of Work: The following items have been included in this proposal

1. Purchase and install a1 SG200 Generac generator
2. Purchase ATS rated 600-amps based on Electric riser E5 -11-202-2024
3. Provide crane to take down old unit and lift new unit to the roof
4. All fuels, disconnect and reconnect by others
5. Not including permit fees

Flex Electric proposes to furnish the aforementioned material and/or labor in accordance with the above conditions for the sum of: ***One hundred forty-eight thousand dollars (148,000.00)***

Proposed price shall remain in effect for a period of ___1____ month from this date. Any work required under this proposal after this date is not covered within the scope of this proposal.

Payment Schedule: 50% deposit to start, balance at completion

Flex Electric Signed by: _____ Date:12/15/2025
This is your authorization to complete the work as outlined above according to conditions on the front and reverse sides of this proposal.

Acceptance Signed by: _____

Date:

Print name: _____

When both parties sign this proposal, this instrument constitutes a legal and binding contract between the parties.

In addition, this proposal or the Scope of Work and Exclusions shall become an attachment to any mutually agreeable subcontract signed.

This proposal may be withdrawn if not accepted within thirty (30) days from date of submission.

We thank you for considering Flex Electric, for this job and look forward to the opportunity to working with you on this and other future projects.

GENSET SERVICES, INC.
Sales & Service for Standby Engine Generators

GENERAC | INDUSTRIAL POWER

Job Name: **Golden Beach Civic Center**

Prepared For: Flex Electric

Contact: Andre Luders

Quantity 1 - Generac Industrial gaseous engine-driven generator, turbocharged/aftercooled 6 cylinder 14.2L engine, consisting of the following features and accessories:

- Stationary Emergency-Standby rated
- 200kW Rating, wired for 277/480 VAC three phase, 60 Hz
- Natural Gas fuel system
- Permanent Magnet Excitation
- UL2200
- EPA Non Emergency Certified
- Level 2 Acoustic Enclosure Enclosure, Aluminum
  - Industrial Grey Baked-On Powder Coat Finish
  - 150 MPH Wind Load Certified
- Power Zone Digital Control Panel for Single or MPS Generators
  - Meets NFPA 99 and 110 requirements
  - Temp Range -40 to 70 degrees C
  - Humidity 2 – 95% (Non Condensing)
  - UL6200
  - C-ETL-US
  - CE
  - FCC
  - IEC801 (Radiated Emissions, Susceptibility, and Surge Immunity)
  - 7" Resistive Color Touchscreen
    - Built-in Webserver
    - IP65 (front)
    - Auto/Manual/Off key switch, Alarm Indication, Not in Auto Indication, audible alarm, emergency stop switch
  - Dual Core Digital Microprocessor
    - RS485, Ethernet and CANbus ports
  - Sensors: Oil Pressure, optional Oil Temp, Coolant Temp and Level, Fuel Level/Pressure (where applicable), Engine Speed, DC Battery Voltage, Run-time Hours, Generator Voltages, Amps, Frequency, Power, Power Factor
    - Alarm Status: Low or High AC Voltage, Low or High Battery Voltage, Low or High Frequency, Pre-low or Low Oil Pressure, Pre-high or High Oil Temp (optional), Low Water Level and Temp, Pre-high or High Engine Temp, High, Low, and Critical-low Fuel Level/Pressure (where applicable), Overcrank, Over and Under Speed, Unit

Not in Automatic
- Programmable I/O
- Built-in PLC for special applications

- Engine function monitoring and control:
  - Full range standby operation; programmable auto crank, Emergency Stop, Auto-Off-Manual switch
  - Isochronous Governor
    - 0.25% digital frequency regulation with: soft-start ramping - adjustable, gain - adjustable, overshoot limit - adjustable
  - 3 Phase RMS Voltage Sensing
    - +/-0.5% digital voltage regulation with: soft-start voltage ramping - adjustable, loss of sensing protection - adjustable, negative power limit - adjustable, Hi/Lo voltage limit - adjustable, V/F slope and gain - adjustable, fault protection
- Service reminders, trending, fault history (alarm log)
- I2T function for full generator protection
- Selectable low-speed exercise
- 2 and 3-wire start controls for any industrial grade transfer switch

- Primary MLCB, 100% Rated LSI Electronic Trip
  - PDF33F0400B2N
  - 300 Amp
  - Alarm Contacts
  - Auxiliary Contacts, 1 Set
- 225 AH, 1155 CCA Group 8D Batteries, with rack, installed
- Battery Charger, 10 Amp, NFPA 110 compliant, installed
- Coolant Heater, 2000W, 240VAC
- Alternator Strip Heater
- Alternator Tropical Coating
- Flex Fuel Line, shipped loose
- Flush Mount Annunciator Kit
- Industrial Connectivity Gateway Device
- Oil Temp Sender
- 21 Light Remote Annunciator
  - Surface-Mount
  - Integral 8 Function Relay Board
- Remote Emergency Stop Switch, Flush-Mount, shipped loose
- 3 Owner's Manuals
- Standard 2-Year Limited Warranty
- SG0200KG20142S18PPLYG

Quantity 1 - TX Series Automatic Transfer Switch consisting of the following features and accessories:

- 600 Amp, 3 pole, 277/480 VAC three phase, 60 Hz, with 2 or 3-Wire Start Circuit

ISLAND
POWER & LIGHTING

CONSTRUCTION CONTRACT AND AUTHORIZATION TO COMMENCE WORK

Customer Authorizes and Agrees that Island Power & Lighting, Inc., shall perform the construction work and supply all materials described in the foregoing Proposal, Estimate # 25234 ("Proposal"). By signing this Construction Contract and Authorization to Commence Work, Customer accepts and agrees to the charges and prices stated in the foregoing Proposal. This is a binding written agreement and by signing this authorization and agreement, Customer warrants and represents that Customer has the authority to sign this Agreement as Owner of the Property on which the foregoing described work is to be performed or that Customer is the authorized agent of the property owner. Customer agrees to timely pay for all charges, work and materials described in the Proposal. Customer also acknowledges receipt of the attached Terms and Conditions which are a part of this Agreement and Customer agrees to be bound by said Terms and Conditions, along with this Construction Agreement and the provisions contained in the foregoing Proposal.

DATED THIS 5 DAY OF Aug, 2025

ISLAND POWER & LIGHTING, INC.

BY:_____
JUAN REYES, PRESIDENT

ACKNOWLEDGED AND AGREED

BY_____
CUSTOMER
PRINT FULL NAME:
TITLE _____(IF CUSTOMER IS A
CORPORATION OR LLC ADDRESS:
STATE OF INCORPORATION OR STATE OR
COUNTRY OF LLC FORMATION_____
EMAIL AND PHONE:

TERMS AND CONDITIONS APPLICABLE TO CONSTRUCTION CONTRACT

WARRANTY

Contractor warrants to Customer only that all materials furnished by it will be of standard quality, type and condition, free from defects, and will be installed or applied in a good workmanlike manner, in reasonable compliance with manufacturer's published application instructions. Should any defect occur within the one (1) year of work, due to defective materials or workmanship supplied by Island Power & Lighting, Inc.. ("Island" or "Contractor"). Island hereby agrees to repair same without charge, upon receipt of proper notice in writing, by certified mail, providing that Island has been paid in full. There is no warranty and same shall be void if the total Agreement price is not paid in full or if the work or materials supplied by Island are abused, not maintained or modified in any way. All warranty work shall be performed during normal business hours and within 15 business days following written notice to Contractor. EXCEPT AS SPECIFICALLY PROVIDED HEREIN, THERE ARE NO OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FORA PARTICULAR PURPOSE. ISLAND WILL NOT BE RESPONSIBLE FOR ANY SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES AND ANY CLAIM AGAINST ISLAND OR ITS AGENTS, OFFICERS, AND EMPLOYEES SHALL BE LIMITED TO THE REPLACEMENT VALUE OF ITS WORK AND ONLY IF SUCH WORK OR MATERIAL IS FOUND TO BE DEFECTIVE. Contractor is not responsible for any and/or all risk of loss of its work, labor, or materials furnished to the project. Customer agrees to fully insure, guard and protect the project and Contractor's work, labor and materials at Customer's sole expense.

COMPLETION AND ACCEPTANCE

Customer shall immediately inspect the Work when it has been completed and any aspect of the Work not acceptable to the Customer must be specifically noticed in writing to the Contractor within a reasonable time of completion of that aspect of the work, but not more than 15 days, and Contractor shall be given a reasonable opportunity to address the issue (as set forth herein and pursuant to Florida law). A full and complete acceptance of the Work and materials shall be presumed upon the Customer's making final payment to the Contractor.

SITE CONDITIONS

Customer is responsible for advising the Contractor, in writing, prior to the Contractor's commencement of the Work, of the location of any life safety systems and utilities, as well as any other objects or structures, including but not limited to, telephone, computer, plumbing, water, sewer, electric and/or gas lines, which could be damaged by the Contractor's personnel, machinery, materials, or vehicles during the performance of the Work. Customer is responsible for providing ingress and egress to the Work. The Contractor employees shall not be required to Work in hazardous conditions and the Tenant agrees to mitigate such conditions prior to commencement of the Work. Damage to the Work caused by others is not the responsibility of the Contractor. The Contractor is not responsible and shall be entitled to a Contract Time extension and Contract Sum increase for any and all non-visible or unforeseen site conditions, be they underground, under-floor, behind-wall, or the like, or any and all other site conditions that are not disclosed to Contractor in writing.

Customer shall furnish surveys describing physical characteristics, legal limitations and utility locations for the site of the project, and a legal description of the site. The Contractor shall be entitled to rely on the accuracy of any and all documents and information furnished by the Customer.

Customer warrants the constructability of any and all supplied plans, drawings, specifications, or Customer directions/instructions and Contract Documents. The Contractor has not and shall not interpret the Contract Documents, plans, specifications, or project design in order to fill in missing information or confirm compliance with the applicable building code, life safety systems, OSHA, or the Americans with Disabilities Act (ADA). Contractor's sole obligation is to perform the Work actually depicted and described in the Contract Documents and/or plans and specifications or the Work directed by Tenant. The Contractor is not responsible for missing or conflicting information or components from the Contract Documents, plans and/or specifications or for the construct ability, performance, or use of the Contract Documents, plans, specifications, or the project.

LIMITATION OF LIABILITY AND INDEMNIFICATION

Contractor's liability in any action related to this Construction Contract or the work performed hereunder shall in no event exceed the amount of this Agreement and such liability shall be fully discharged by a reimbursement of any payments received by Contractor under this Agreement. This limitation of liability is expressly intended to apply to all types of claims, including but not limited to claims for Contractor's own negligence. Notwithstanding anything else to the contrary, Contractor shall have no liability or responsibility for any damages caused by others or for damages either before commencement of, or during said work, or after said work, caused by structural faults, strikes, war, Acts of God, sudden rain, wind storms, hurricanes or any event beyond its reasonable immediate control. Any interruption in the work which results in lost time and/or material and is not the fault of Contractor, or which is beyond the immediate reasonable control of Island, shall be paid by Customer as an extra cost according to time and material lost. Failure of Contractor to enforce all or any of the terms or conditions of this Construction Contract shall not be interpreted as a waiver of its continuing effect thereof. If any claim is made for damage or injury including death, Customer agrees to indemnify and hold Contractor harmless from and against such claim and all loss, damage, injury and expense (including reasonable attorney's fees and costs) that Contractor may sustain when such claim is directly or indirectly based or related to Customer or its agents', contractors', or employees' negligent, intentional or wrongful acts or omissions. Customer acknowledges that a 1.0% reduction of the price for the work was received in exchange for this indemnification and said indemnification on the part of Customer shall not exceed, per occurrence, either the greater of $2,000,000 or ten (10) times the total billing from Contractor to Customer for the work.

NOTICE: ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

NOTICE–FLORIDA LAW CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY FILE A LAWSUIT FOR DEFECTIVE CONSTRUCTION AGAINST A CONTRACTOR, SUBCONTRACTOR, SUPPLIER, OR DESIGN PROFESSIONAL FOR AN ALLEGED CONSTRUCTION DEFECT IN YOUR HOME. SIXTY DAYS BEFORE YOU FILE YOUR LAWSUIT, YOU MUST DELIVER TO THE CONTRACTOR, SUBCONTRACTOR, SUPPLIER, OR DESIGN PROFESSIONAL A WRITTEN NOTICE OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE YOUR CONTRACTOR AND ANY SUBCONTRACTORS, SUPPLIERS, OR DESIGN PROFESSIONALS THE OPPORTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS AND MAKE AN OFFER TO REPAIR OR PAY FOR THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER MADE BY THE CONTRACTOR OR ANY SUBCONTRACTORS, SUPPLIERS, OR DESIGN PROFESSIONALS. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER FLORIDA LAW.

Customer Initials_____

NOTICE

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND: PAYMENT MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: Construction Industries Recovery Fund, 1940 North Monroe Street, Tallahassee, FL 32399: phone (850) 921-6593.

YOU ARE ADVISED THAT THE COUNTY CONSTRUCTION TRADES QUALIFYING BOARD AND THE BUILDING AND ZONING DEPARTMENT OF MIAMI-DADE COUNTY, AND THE STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION MAY HAVE INFORMATION ON FILE CONCERNING THE FINANCIAL RESPONSIBILITY AND ANY COMPLAINTS AND INVESTIGATIONS PERTAINING TO THE WORK OF THIS CONTRACTOR. THE PUBLIC RECORDS OF THE COUNTY ARE AVAILABLE FOR INSPECTION AND COPYING.

YOU ARE ADVISED THAT IN ORDER TO PROTECT YOURSELF, YOU MAY REQUEST THAT THIS CONTRACT ALLOW FOR PAYMENTS TO THE CONTRACTOR TO BE CONDITIONED UPON THE CONTRACTOR OBTAINING AND PASSING MANDATORY INSPECTIONS.

YOU ARE ADVISED THAT YOU MAY PAY THE COST OF PURCHASING A CONTRACTOR'S PAYMENT BOND OR OTHER SECURITY, TO COVER PAYMENTS TO SUBCONTRACTORS AND MATERIAL SUPPLIERS, IN THE EVENT THIS CONTRACTOR FAILS TO DO SO, A COPY OF THOSE DOCUMENTS WHICH PROTECT YOU WILL BE FURNISHED UPON REQUEST, IF YOU SO WISH TO PURCHASE SUCH PROTECTION.

YOU ARE ADVISED THAT IN ORDER TO PROTECT YOURSELF, YOU MAY REQUEST THAT THIS CONTRACT CONTAIN A WORK COMPLETION DATE, IN THE ABSENCE OF A COMPLETION DATE, YOU MAY REQUEST THAT INTERIM MILESTONES OR TIME PERIODS BE ESTABLISHED FOR COMPLETION OF PORTIONS OF THE WORK.

WITH LIMITED EXCEPTIONS PROVIDED BY LAW, THE WORK YOU ARE CONTRACTING FOR MUST BE PERFORMED BY A STATE OF FLORIDA CERTIFIED CONTRACTOR OR A MIAMI COUNTY CERTIFIED CONTRACTOR WHO IS ALSO REGISTERED WITH THE STATE.

YOU ARE FURTHER ADVISED THAT IF, AFTER OBTAINING A PERMIT FOR THE WORK, YOUR CONTRACTOR TERMINATES THIS PROJECT WITHOUT JUST CAUSE OR FAILS TO PERFORM WORK WITHOUT JUST CAUSE FOR 30 CONSECUTIVE DAYS, THE PROJECT MAY BE CONSIDERED ABANDONED. ABANDONMENT CONSTITUTES A PENALTY FOR WHICH A CONTRACTOR MAY BE DISCIPLINED BY THE STATE OR BY THE COUNTY.

MISCELLANEOUS PROVISIONS

Payments due and unpaid under the Contract shall bear interest from the date payment is due at 1.5% per month (18% per annum).

Customer shall pay all costs and expenses, including but not limited to reasonable attorney's fees and costs, incurred by the Contractor in collecting any outstanding amount due under this Contract, or enforcing its rights hereunder, with or without suit.

Any and all matters of dispute between the parties to this agreement, whether arising from the agreement itself or from extra-contractual facts, shall be exclusively governed by the laws of the State of Florida, not including its conflict of laws rules but including its statutes of limitation Further, for all matters of dispute, the sole and exclusive venue shall be any court of competent jurisdiction in Miami-Dade County, Florida , and each party hereto hereby submits to the exclusive personal and subject matter jurisdiction of the courts in and of Miami-Dade County, Florida.. Each party hereby waives any claim that any legal proceeding including any tort claim has been brought in an inconvenient forum or that venue of that proceeding is improper.

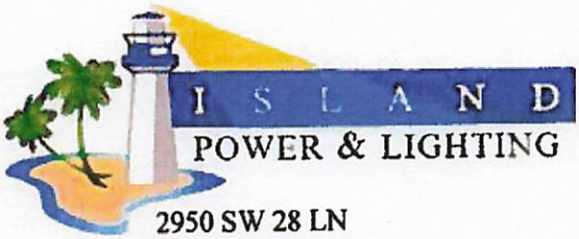
The prevailing party shall be entitled to recover from the non-prevailing party its reasonable attorney's fees, costs, and any other relief to which such party may be entitled including any and all attorney's fees, including fees of paralegals, mediator charges, and the attorney's fees and costs and expenses incurred for any appeals and any administrative proceedings

Failure of the Contractor to enforce all or any of the terms or conditions of this Contract shall not be interpreted as a waiver of its continuing effect thereof Neither party to the Contract shall assign the Contract as a whole without written consent of the other which shall not be unreasonably withheld. If either party attempts to make such an assignment without such consent, that party shall nevertheless remain legally responsible for all obligations under the Contract. All references to Customer herein shall include the named Customer and its trustee in bankruptcy, receiver, conservator, successor, and assignee for benefit of creditors. Any and all notices and/or claims by the Customer to the Contractor must be in writing. Unless stated otherwise, all days shall be calendar days.

EACH PARTY EXPRESSLY WAIVES ANY RIGHT TO TRIAL BY JURY OF ANY CLAIM, DEMAND OR ACTION ARISING UNDER THIS CONTRACT OR ANY OTHER INSTRUMENT, DOCUMENT OR AGREEMENT EXECUTED IN CONNECTION WITH THIS CONTRACT OR IN ANY WAY CONNECTED OR INCIDENTAL TO THE DEALINGS BETWEEN THE PARTIES HERETO, WHETHER SOUNDING IN TORT OR IN CONTRACT.

Customer
Initials_____

Estimate #
05334



2950 SW 28 LN
MIAMI, FL 33133
305-361-2929
EC13008996

Date
8/13/2025
Rep
JCR

Bill To
TOWN OF GOLDEN BEACH 100 OCEAN BLVD 2ND FLOOR Golden Beach, FL 33160

Job Address

PROPOSAL

Description	Qty	Rate	Total
JOB SITE: TOWN OF GOLDEN BEACH CIVIC BUILDING SEAN COMPEL PLAN PAGES: E-1, E-2,E-3,E-4 & E-5 PLAN DATE 11/20/24 PROJECT # 240250			
NEW 200 KW GENERATOR WITH NEW 600A A.T.S.			
1- WE WILL SUPPLY & INSTALL NEW GENERATOR & AUTOMATIC TRANSFER SWITCH.			
2- ALL WORK TO BE DONE ACCORDANCE WITH THE APPROVED PLANS & SPECIFICATIONS.			
3- PERMITS TO BE BILLED ACCORDINGLY.			
4- CONCEALED UNFORESEEN OR ADDITIONAL WORK TO BE BILLED ACCORDINGLY.			
5- CHANGE ORDERS ARE DUE UPON RECEIPT PLUS 15%.			
SCOPE OF WORK AS FOLLOWS:			
1- DISCONNECT AND DEMO		12,000.00	12,000.00
2- WE WILL SUPPLY & INSTALL A NEW 600A A.T.S..		26,500.00	26,500.00
3- WE WILL SUPPLY NEW CUMMINS 200 KW GENERATOR, VOLTAGE 480/277 3 PHASE.		125,500.00	125500.00
4- WE WILL ROUGH & SET EQUIPMENT AS PER PLANS.		35,000.00	35,000.00

Signature	Total

Estimate #
05334

ISLAND
POWER & LIGHTING

2950 SW 28 LN
MIAMI, FL 33133
305-361-2929
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Bill To
TOWN OF GOLDEN BEACH 100 OCEAN BLVD 2ND FLOOR Golden Beach, FL 33160

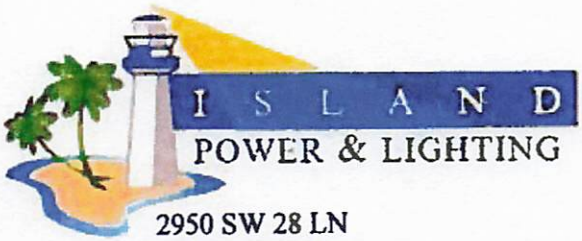
Job Address

PROPOSAL

Description	Qty	Rate	Total
5- WE WILL SUPPLY & INSTALL WIRING AS PER PLANS.		13,500.00	13,500.00
6- WE WILL MODIFY EXISTING STEEL FRAME TO ACCOMMODATED NEW GENERATOR.		12,500.00	12,500.00
7- WE WILL PROVIDE ONSITE CRANE. ALLOWANCE		7,500.00	7,500.00
8- WE WILL REMOVE EXISTING GENERATOR FROM ROOF & PLACE AT GROUND LEVEL.		1,800.00	1,800.00
9- WE WILL CONNECT EXISTING NATURAL GAS LINE TO NEW GENERATOR.		2,800.00	2,800.00
10- WE WILL SUPPLY ONSITE LIFT.		4,500.00	4,500.00
11- WE WILL REMOVE EXISTING MANUAL TRANSFER SWITCH NEXT TO MAIN DISCONNECT.		2,500.00	2,500.00
NOTES AS FOLLOWS: 1- PERMIT COST NOT INCLUDED IN THIS PROPOSAL. 2- ORDER WILL BE PLACED ONCE FUNDS HAVE BEEN RECEIVED FOR PAYMENT # 1. 3- APPROXIMATE LEAD-TIME ON GENERATOR 18-24 WEEKS UPON PLACING ORDER 4- APPROXIMATE LEAD-TIME ON AUTOMATIC TRANSFER SWITCH.12-16 WEEKS UPON PLACING ORDER. 5- ROOF WORK NOT PART OF THIS PROPOSAL. 6- ANY ROOF WORK TO BE DONE BY ROOFING CONTRACTOR HOLDING THE WARRANTY ON THE EXISTING ROOF AND BILLED DIRECTLY TO GOLDEN BEACH. THE FOLLOWING ITEMS, COST NOT PART OF THIS PROPOSAL. 7- CITY TO PROVIDE POLICE FOR TRAFFIC CONTROL ON A1A. 8- CITY TO PROVIDE POLICE FOR CRANE STAGING AREA.			

Signature	Total

Estimate #
05334



Date
8/13/2025
Rep
JCR

2950 SW 28 LN
MIAMI, FL 33133
305-361-2929
EC13008996

Bill To	Job Address
TOWN OF GOLDEN BEACH 100 OCEAN BLVD 2ND FLOOR Golden Beach, FL 33160	

PROPOSAL

Description	Qty	Rate	Total
9- CITY TO CLOSE OFF NORTH PARKING LOT FOR CRANE STAGING AREA. 10- CITY TO MAINTAIN CRANE STAGING AREA FREE OF PEDESTRIANS.			
PAYMENT SCHEDULE AS FOLLOWS: 1- 50 % UPON ACCEPTANCE. 2- 25 % UPON DELIVERY OF EQUIPMENT. 3- 25 % UPON COMPLETION.			
SUB-TOTAL			244100.00
OVERHEAD & SUPERVISION		15.00%	36,615.00
Total			$280,715.00

Signature _____

Southeastern
ENGINEERING CONTRACTORS, INC.

PROPOSAL

PROJECT DESCRIPTION: TOWN OF GOLDEN BEACH — **DATE: 08/25/25**
FINANCIAL PROJECT ID: TO-51 TGB Civic Center Generator
PROJECT NO.: N/A

ITEM		UNIT	QTY.	UNIT PRICE	TOTAL AMOUNT
1	Mobilization and General Items	LS	1.00	1,800.00	1,800.00
2	Remove and Unload the Generator, Control Panel and related piping and fittings. Small demolitions	LS	1.00	29,450.00	29,450.00
3	F&I the Generator C200N6B, 200kW, 60Hz, Standby, Natural Gas Genset Aluminum Sound Attenuated Level 2 Enclosure, with Exhaust System Proposal based upon supplied E2, E3 and E5 only. No SPECs were provided at the time of this quote.	LS	1.00	169,000.00	169,000.00
4	Electrical and Miscellaneos Concrete Disconnect and remove the existing ATS (Automatic Transfer Switch, emergency shut down push button and annunciator panel. Equipment and manpower to install a new 200KW generator on the third floor. Mount and install a new 500 Amp, Service Rated, 480 Volt, 3 Phase ATS in place of the generator removed. Furnish and install 2 sets of 4, 1/0 AWG wire in 2" conduit from the new ATS to the new Generator on the third floor.	LS	1.00	124,300.00	124,300.00
				TOTAL	**324,550.00**

Payment Terms:

The price(s) quoted here are based on the quantities/measurements stated above. Any change in measurement or quantity may result in a price adjustment. Customer agrees to pay interest on past due payments at the highest rates allowed by law from when payment is due until payment is received by Southeastern. Customer agrees to pay all costs of collections due to non payment and reasonable attorney fees of the contractor in any effort to collect moneys under this agreement. All prices quoted are good for 30 days.

Exclusions: Permit fees unless specifically accounted for above, HOA fees, landscape restoration or any other work not specifically listed or described in this proposal. If you do not see an item of work described above please do not assume that it is accounted for.
Cost of restoration work of affected areas is to be priced by SEC and approved by the Town prior to SEC performing the restoration work. No restoration or repairs work such as landscaping, irrigation, etc., etc. is included in above items.

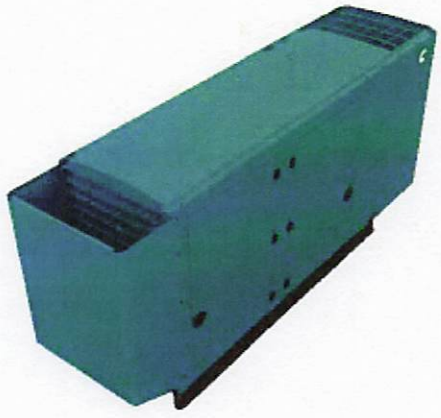
Submitted by: Southeastern Engineering Contractors, Inc.
911 NW 209th Avenue, Suite 101
Pembroke Pines, Fl. 33029

Accepted by:
Town of Golden Beach

Specification Sheet

Spark-Ignited Generator set

125, 150, 175, & 200 kW
Standby
EPA Emissions



Description

Cummins Power Generation generator sets are fully integrated power generation systems providing optimum performance, reliability and versatility for stationary standby applications.

Features

Gas engine - Rugged 6-cyclinder Cummins QSJ8.9G spark-ignited engine delivers reliable power. The electronic air/fuel ratio control provides optimum engine performance and fast response to load changes.

Alternator - Several alternator sizes offer selectable motor starting capability with low reactance 2/3 pitch windings, low waveform distortion with non-linear loads and fault clearing short-circuit capability.

Control system - The PowerCommand® 2.3 electronic control is standard equipment and provides total generator set system integration including automatic remote starting/stopping, precise frequency and voltage regulation, alarm and status message display, output metering, auto-shutdown at fault detection and NFPA 110 Level 1 compliance.

Cooling system - Standard cooling package provides reliable running at up to 50 °C (122 °F) ambient temperature.

Enclosures - The aesthetically appealing enclosure incorporates special designs that deliver one of the quietest generators of its kind. Aluminum material plus durable powder coat paint provides the best anti-corrosion performance. The generator set enclosure has been evaluated to withstand 180 MPH wind loads in accordance with ASCE7-10. The design has hinged doors to provide easy access for service and maintenance.

NFPA - The generator set accepts full rated load in a single step in accordance with NFPA 110 for Level 1 systems.

Warranty and service - Backed by a comprehensive warranty and worldwide distributor and dealer network.

	Natural Gas		
	Standby (60 Hz)		Data sheets
Model	kW	kVA	60 Hz
C125N6	125	156	NAD-6303
C150N6	150	188	NAD-6304
C175N6B	175	218	NAD-6632
C200N6B	200	250	NAD-6633

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Generator Set Specifications

Governor regulation class	ISO 8528 Part 1 Class G3
Voltage regulation, no load to full load	± 1.0%
Random voltage variation	± 1.0%
Frequency regulation	Isochronous
Random frequency variation	± 0.25% @ 60 Hz
Radio frequency emissions compliance	FCC code title 47 part 15 class B

Engine Specifications

Design	Turbocharged and Aftercooled
Bore	114.1 mm (4.49 in)
Stroke	144.5 mm (5.69 in)
Displacement	8.9 liters (543 in^3)
Cylinder block	Cast iron, in-line 6 cylinder
Battery capacity	850 amps standard, dual battery optional
Battery charging alternator	100 amps
Starting voltage	12-volt, negative ground
Lube oil filter type(s)	Spin-on
Standard cooling system	125 kW - 50 °C (122 °F) ambient cooling system 150 kW - 45 °C (113 °F) ambient cooling system 175 kW - 50° C (122° F) ambient cooling system 200 kW - 45° C (113° F) ambient cooling system
Rated speed	1800 rpm

Alternator Specifications

Design	Brushless, 4 pole, drip proof, revolving field
Stator	2/3 pitch
Rotor	Direct coupled, flexible disc
Insulation system	Class H per NEMA MG1-1.65
Standard temperature rise	120 °C (248 °F) standby
Exciter type	Torque match (shunt) with PMG as option
Alternator cooling	Direct drive centrifugal blower
AC waveform total harmonic distortion	< 5% no load to full linear load, < 3% for any single harmonic
Telephone influence factor (TIF)	< 50 per NEMA MG1-22.43
Telephone harmonic factor (THF)	< 3%

Available Voltages

1-phase	3-phase				
• 120/240	• 120/208	• 120/240	• 277/480	• 347/600	• 127/220

Generator Set Options

Fuel system
- ☐ 125 and 150 kW:
  - o Single fuel – natural gas or propane vapor, field selectable
  - o Dual fuel – natural gas or propane vapor, auto changeover
- ☐ 175 and 200 kW:
  - o Single fuel – natural gas
- ☐ Low fuel gas pressure warning

Engine
- ☐ Normal or Heavy-duty engine air cleaner
- ☐ Shut down – low oil pressure
- ☐ Extension – oil drain
- ☐ Engine oil heater

Electrical
- ☐ One, two or three circuit breaker configurations
- ☐ 80% rated circuit breakers
- ☐ 100% rated LSI circuit breakers

Control
- ☐ PC2.3 with AmpSentry
- ☐ PC3.3 with Paralleling option
- ☐ AC output analog meters
- ☐ Stop switch – emergency
- ☐ Auxiliary output relays (2)
- ☐ Auxiliary configurable signal inputs (8) and relay outputs (8)

Alternator
- ☐ 120 °C temperature rise alternator
- ☐ 105 °C temperature rise alternator
- ☐ PMG
- ☐ Alternator heater, 120V Reconnectable full 1 phase output alternator

Enclosure
- ☐ Aluminum enclosures with muffler installed – green color
  - o Weather
  - o Sound Level 1
  - o Sound Level 2
  - o Winter

Cooling system
- ☐ Shutdown – low coolant level
- ☐ Warning – low coolant level
- ☐ Extension – coolant drain
- ☐ Coolant heater options:
  - o < 4 °C (40 °F) - Cold weather
  - o < -17 °C (0 °F) - Extreme cold

Exhaust system
- ☐ Exhaust connector NPT
- ☐ Exhaust muffler mounted

Generator set application
- ☐ Base barrier – elevated genset
- ☐ Battery rack, single or dual battery
- ☐ Radiator outlet duct adapter

Warranty
- ☐ Base warranty – 2 year / 1000 hours, standby
- ☐ 3-year standby warranty options
- ☐ 5-year standby warranty options

Generator Set Accessories

- ☐ Coolant heaters – 1500W / 2000W
- ☐ Battery rack, single or dual battery
- ☐ Battery heater kit
- ☐ Engine oil heater
- ☐ Remote control displays
- ☐ Auxiliary output relays (2)
- ☐ Auxiliary configurable signal inputs (8) and relay outputs (8)
- ☐ Annunciator – RS485
- ☐ Remote monitoring device – PowerCommand 500/550
- ☐ Battery charger – stand-alone, 12V
- ☐ Circuit breakers
- ☐ Enclosure Sound Level 1 to Sound Level 2 upgrade kit
- ☐ Base barrier – elevated generator set
- ☐ Mufflers – industrial, residential, or critical
- ☐ Alternator PMG
- ☐ Alternator heater

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Control System PowerCommand 2.3

An integrated generator set control system providing voltage regulation, engine protection and operator interface.

Power Management - Provides battery monitoring and testing features and smart-starting control system.

InPower™ – PC-based service tool available for detailed diagnostics.

PCCNet RS485 - Network interface (standard) to devices such as remote annunciator for NFPA 110 applications.

Control boards - Potted for environmental protection.

Ambient operation - Suitable for operation in ambient temperatures from -40 °C to +70 °C and altitudes to 13,000 feet (5,000 meters).

AC Protection

- AmpSentry protective relay
- Over current warning and shutdown
- Over and under voltage shutdown
- Over and under frequency shutdown
- Over excitation (loss of sensing) fault
- Field overload
- Overload warning
- Reverse kW shutdown
- Reverse VAR shutdown
- Short circuit protection

Engine protection

- Overspeed shutdown
- Low oil pressure warning and shutdown
- High coolant temperature warning and shutdown
- Low coolant level warning or shutdown
- Low coolant temperature warning
- High, low and weak battery voltage warning
- Fail to start (overcrank) shutdown
- Fail to crank shutdown
- Redundant start disconnect
- Cranking lockout
- Sensor failure indication
- Low fuel level warning or shutdown
- Emergency stop
- Fuel-in-rupture-basin warning or shutdown

Operator/display panel

- Manual off switch
- 320 x 240 Pixels graphic LED backlight LCD with push button access for viewing engine and alternator data and providing setup, controls, and adjustments (English, Spanish, or French).
- LED lamps indicating genset running, not in auto, common warning, common shutdown, manual run mode and remote start
- Suitable for operation in ambient temperatures from -20 °C to +70 °C

Alternator data

- Line-to-line and Line-to-neutral AC volts
- 3-phase AC current
- Frequency
- Total kVa

Engine data

- DC voltage
- Lube oil pressure
- Coolant temperature
- Engine speed

Other data

- Generator set model data
- Start attempts, starts, running hours
- Fault history
- RS485 Modbus® interface
- Data logging and fault simulation (requires InPower service tool)

Digital governing (optional)

- Integrated digital electronic isochronous governor
- Temperature dynamic governing

Digital voltage regulation

- Integrated digital electronic voltage regulator
- 2-phase line-to-line sensing
- Configurable torque matching

Control functions

- Time delay start and cooldown
- Cycle cranking
- PCCNet interface
- (2) Configurable inputs
- (2) Configurable outputs
- Remote emergency stop
- Automatic transfer switch (ATS) control
- Generator set exercise, field adjustable

Options

- ☐ Auxiliary output relays (2)
- ☐ Remote annunciator with (3) configurable inputs and (4) configurable outputs
- ☐ PMG alternator excitation
- ☐ PowerCommand 500/550 for remote monitoring and alarm notification (accessory)
- ☐ Auxiliary, configurable signal inputs (8) and configurable relay outputs (8)
- ☐ Digital governing
- ☐ AC output analog meters (bargraph)
  - Color-coded graphical display of:
    - 3-phase AC voltage
    - 3-phase current
    - Frequency
    - kVa
- ☐ Remote operator panel

For further detail on PC 2.3, see document S-1569
For further detail on PC 3.3, see document S-1570

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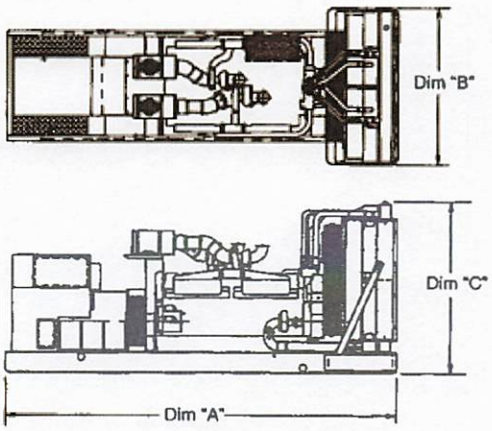
Ratings Definitions

Emergency standby power (ESP):
Applicable for supplying power to varying electrical load for the duration of power interruption of a reliable utility source. Emergency Standby Power (ESP) is in accordance with ISO 8528. Fuel Stop power in accordance with ISO 3046, AS 2789, DIN 6271 and BS 5514.

Limited-time running power (LTP):
Applicable for supplying power to a constant electrical load for limited hours. Limited Time Running Power (LTP) is in accordance with ISO 8528.

Prime power (PRP):
Applicable for supplying power to varying electrical load for unlimited hours. Prime Power (PRP) is in accordance with ISO 8528. Ten percent overload capability is available in accordance with ISO 3046, AS 2789, DIN 6271 and BS 5514.

Base load (continuous) power (COP):
Applicable for supplying power continuously to a constant electrical load for unlimited hours. Continuous Power (COP) in accordance with ISO 8528, ISO 3046, AS 2789, DIN 6271 and BS 5514.



This outline drawing is for reference only. See respective model data sheet for specific model outline drawing number.

Do not use for installation design

Model	Dim "A" mm (in.)	Dim "B" mm (in.)	Dim "C" mm (in.)	Set Weight* wet kg (lbs.)
Open Set				
C125N6	2867 (113)	1016 (40)	1415 (56)	1580 (3483)
C150N6	2867 (113)	1016 (40)	1415 (56)	1580 (3483)
C175N6B	2867 (113)	1016 (40)	1478 (58)	1610 (3543)
C200N6B	2867 (113)	1016 (40)	1478 (58)	1698 (3735)
Weather Protective Enclosure				
C125N6	2867 (113)	1016 (40)	1836 (72)	1661 (3662)
C150N6	2867 (113)	1016 (40)	1836 (72)	1661 (3662)
C175N6B	2867 (113)	1016 (40)	1836 (72)	1691 (3728)
C200N6B	2867 (113)	1016 (40)	1836 (72)	1779 (3922)
Sound Attenuated Enclosure Level 1				
C125N6	3621 (143)	1016 (40)	1836 (72)	1776 (3915)
C150N6	3621 (143)	1016 (40)	1836 (72)	1776 (3915)
C175N6B	3621 (143)	1016 (40)	1836 (72)	1806 (3982)
C200N6B	3621 (143)	1016 (40)	1836 (72)	1894 (4176)
Sound Attenuated Enclosure Level 2				
C125N6	4061 (160)	1016 (40)	1836 (72)	1791 (3940)
C150N6	4061 (160)	1016 (40)	1836 (72)	1791 (3940)
C175N6B	4061 (160)	1016 (40)	1836 (72)	1821 (4015)
C200N6B	4061 (160)	1016 (40)	1836 (72)	1909 (4209)

* Weights above are average. Actual weight varies with product configuration

Codes and Standards

Codes or standards compliance may not be available with all model configurations – consult factory for availability.

	The Prototype Test Support (PTS) program verifies the performance integrity of the generator set design. Cummins Power Generation products bearing the PTS symbol meet the prototype test requirements of NFPA 110 for Level 1 systems.		This generator set is designed in facilities certified to ISO 9001 and manufactured in facilities certified to ISO 9001 or ISO 9002.
			The generator set is available Listed to UL 2200, Stationary Engine Generator Assemblies.
			All low voltage models are CSA certified to product class 4215-01.
International Building Code	The generator set is certified to International Building Code (IBC) 2012.	**U.S. EPA**	Engine certified to U.S. EPA SI Stationary Emission Regulation 40 CFR, Part 60.

Warning: Back feed to a utility system can cause electrocution and/or property damage. Do not connect to any building's electrical system except through an approved device or after building main switch is open.

North America
1400 73rd Avenue N.E.
Minneapolis, MN 55432
USA

Phone 763 574 5000
Fax 763 574 5298

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NAS-6298-EN (12/22) A057Y417

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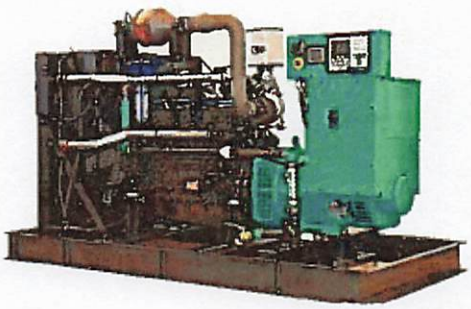
Specification sheet

Gaseous fuel generator set

11.1L engine series
130 kW - 200 kW 60 Hz



Description
The Cummins 11.1L engine series commercial generator set (GenSet) boasts a fully-integrated power generation system providing optimum performance, reliability and versatility for stationary non-emergency standby and non-emergency prime power applications.

Features
- Power Solutions International (PSI) industrial engine - rugged 4-cycle industrial spark-ignited engine delivers reliable power, low emissions, and quick response to load changes
- Designed, tested, and certified to UL 2200 standards (See Fuel installation requirements on page 5)
- Stamford rugged and reliable alternator with state-of-the-art technology
- One-year warranty supported by a worldwide Cummins twenty-four hour, seven days-a-week distributor network
- Accepts 100% rated load in a single step
- Surge rating - 110% of nameplate
- The GenSet accepts full rated load in a single step in accordance with NFPA 110 Type 10 (ten seconds) for Level 1 and Level 2 Emergency or Standby Power Supply Systems (EPSSs)
- Efficient and localized operation monitoring and control options:
  - Modbus over the Internet (monitor and control)
  - Remote HMI (monitor and control)
  - Field server reliable interface to a building management system Supervisory Control and Data Acquisition (SCADA) (monitor, only)
- Optional Power Command Control (PCC) 3300 technology provides digital (precise) frequency and voltage regulation

Model	Standby power rating*		Prime power rating*	Emissions compliance	Engine data sheet
	Propane 60 Hz kW (kVa)	NG 60 Hz kW (kVa)	NG 60 Hz kW (kVa)		
C200N6	130 (163)	200 (250)		EPA SI stationary non-emergency certified	PSI 36300018
			180 (225)	EPA stationary non-emergency and MOH certified	

* Tested at 0.8 power factor (PF) per NFPA 110.

GenSet specifications

Voltage regulation, no load to full load	±1%
Random voltage variation	±1% (three-phase only)
Frequency regulation	Isochronous
Random frequency variation	±0.5%

Engine Specifications

Base Engine	Power Solutions International (PSI)
Displacement	11.1 L (677 in^3)
Regenerative Power	11 kW
Cylinder Block Configuration	Cast iron
Cranking Current	900 amps at ambient temperature of 0 °C (32 °F)
Battery Charging Alternator	45 amps
Battery Type	4D (x2)
Starting Voltage	24-volt, negative ground
Standard Cooling System	See derates on Engine Data Sheet
Lube Oil Filter Types	One spin-on canister-combination full flow with bypass

Alternator specifications

Design	Brushless, 4-pole, drip-proof revolving field
Stator	2/3 pitch
Rotor	Direct-coupled by flexible disc
Insulation System	Class H per NEMA MG1-1.65 or better
Standard Temperature Rise*	125 °C
Exciter Type	Shunt or Permanent Magnet Generator (PMG)
Phase Rotation	A (U), B (V), C (W)
Alternator Cooling	Direct-drive centrifugal blower

* For UL 1004 ratings, refer to temperature rise at 120 °C or below, and ambient temperature up to 40 °C

Full-load amperage (FLA) at rated voltage

Model	Rating	Voltage*								
		120/240 (1 Ph)	120/208	127/220	139/240	220/380	240/416	254/440	277/480	347/600
C200N6	Propane Stdby	N/A	451	426	391	247	226	213	195	156
C200N6	NG Prime	N/A	625	590	541	342	312	295	271	217
C200N6	NG Standby	N/A	694	656	601	380	347	328	301	241

*Three-phase FLA based on 0.8 power factor (PF).

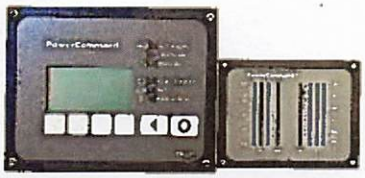
Rated load fuel consumption in standard cubic feet per hour (CFH)*

Model	Rating	Fuel type	100% Load	75% Load	50% Load	25% Load
C200N6	Standby	Propane	814	651	488	244
C200N6	Prime	NG	2043	1630	1341	518
C200N6	Standby	NG	2115	1692	1269	635

*See Fuel installation requirements on page 5.

NOTE: Fuel inlet pressure, measured at the fuel shut off valve while under full load, must be 180 to 280 mm WC (7 to 11 in. WC). Fuel supply pressure must not exceed 635 mm WC (25 in. WC) under any conditions.

PowerCommand 1.1 control system



The PowerCommand Control is an integrated GenSet control system providing voltage regulation, engine protection, operator interface and isochronous governing (optional). The integration of all functions into a single control system provides enhanced reliability and performance compared to conventional GenSet control systems. Prototype tested; UL, CSA, and CE compliant.

The PowerCommand control system includes:

Features
- InPower PC-based service tool available for detailed diagnostics.
- Battery monitoring and testing features and smart starting control system.
- Standard PowerCommand Control Network (PCCNet) interface to devices such as remote annunciator for NFPA 110 applications.

Environmental conditions
- Control boards potted for environmental protection.
- Ambient operating temperature from: -40 to +70 °C (-40 to 158 °F). HMI from -20 to +70 °C (-4 to 158 °F).
- Operating altitude up to 4000 m (13,000 ft.).

AC protection
- Field overload.
- Over current warning and shutdown.
- Over and under voltage shutdown.
- Over and under frequency shutdown.
- Over excitation (loss of sensing) fault.
- Integrated digital electronic voltage regulator.

Digital voltage regulation
- Three-phase line-to-line sensing.
- Configurable torque matching.
- Integrated digital electronic voltage regulator.

Engine data
- DC voltage battery charge.
- Adjustable lube oil pressure.
- Adjustable engine idle speed.
- 12/24 VDC battery configuration.

Alternator data
- 50/60 Hz frequency.
- Three-phase AC current.
- AC: Single or three-phase line-to-line or line-to-neutral.
- Digital output voltage regulation within +/-1.0% any loads between no load to full. Drift equals no more than +/-1.5% for 40 °C (104 °F) temperature change in eight hours.

Control functions
- Cycle cranking.
- PCCNet interface.
- Configurable inputs (2).
- Configurable outputs (2).
- Remote emergency stop.
- Time delay start and cooldown.

Engine protection
- Cranking lockout.
- Overspeed shutdown.
- Fail to start (overcrank) shutdown.
- Fail to crank shutdown.
- Sensor failure indication.
- Redundant start disconnect.
- Low fuel level warning or shutdown.
- Low oil pressure warning and shutdown.
- High coolant temperature warning and shutdown.
- Low coolant level warning or shutdown.
- Low coolant temperature warning.
- High, low, and weak battery voltage warning.

Operator/display panel
- Manual off switch.
- Bargraph display (optional).
- LED lamps indicating GenSet running, not in auto, common warning, common shutdown, manual run mode, and remote start.
- Alphanumeric display with pushbutton access for viewing engine and alternator data and providing setup, controls and adjustments (English or international symbols).

Other display data
- Fault history.
- GenSet model data.
- RS485 Modbus interface.
- Start attempts, starts, running hours.
- Data logging and fault simulation (requires InPower service tool).

Control options
- Remote operator panel.
- PMG alternator excitation.
- AC output analog meters (bargraph).
- Auxiliary output relays (2).
- Modbus to BACnet Module.
- 120/240 V, 100 W anti-condensation heater.
- Remote annunciator with configurable inputs (3) and configurable outputs (4).
- Auxiliary, configurable signal inputs (8) and configurable relay outputs (8).
- PowerCommand 2.2 control with AmpSentry protection.

PowerCommand 3.3 control system

An integrated microprocessor based generator set control system providing voltage regulation, engine protection, alternator protection, operator interface and isochronous governing. Refer to document S-1570 for more detailed information on the control.

AmpSentry - Includes integral AmpSentry protection, which provides a full range of alternator protection functions that are matched to the alternator provided.

Power management - Control function provides battery monitoring and testing features and smart starting control system.

Advanced control methodology -Three-phase sensing, full wave rectified voltage regulation, with a PWM output for stable operation with all load types.

Communications interface - Control comes standard with PCCNet and Modbus interface.

Regulation compliant - Prototype tested: UL, CSA and CE compliant.

Service - InPower PC-based service tool available for detailed diagnostics, setup, data logging and fault simulation.

Easily upgradeable - PowerCommand controls are designed with common control interfaces.

Reliable design - The control system is designed for reliable operation in harsh environment.

Multi-language support - English, Spanish, French (standard); other languages (optional).

Operator panel features

Operator/display panel

- Displays paralleling breaker status.
- 320 x 240 pixels graphic LED backlight LCD.
- Provides direct control of the paralleling breaker.
- Alphanumeric display with pushbuttons.
- Auto, manual, start, stop, fault reset, and lamp test/panel lamp switches.
- LED lamps indicating GenSet running, remote start, not in auto, common shutdown, common warning, manual run mode, auto mode and stop.

Paralleling control functions

- First Start Sensor System selects first genset to close to bus.
- Phase Lock Loop Synchronizer with voltage matching.
- Sync check relay.
- Isochronous kW and kVar load sharing.
- Load govern control for utility paralleling.
- Extended Paralleling (baseload/peak shave) Mode.
- Digital power transfer control, for use with a breaker pair to provide open transition, closed transition, ramping closed transition, peaking and base load functions.

Other control features

- 150 watt anti-condensation heater.
- DC distribution panel.
- AC auxiliary distribution panel.

Alternator data

- Line-to-neutral and line-to-line AC volts.
- Three-phase AC current.
- Frequency.
- kW, kVar, and power factor kVa (three-phase and total).
- Winding temperature (optional).
- Bearing temperature (optional).

Engine data

- DC voltage and engine speed.
- Lube oil pressure and temperature.
- Coolant temperature.
- Comprehensive FAE data.

Other display data

- GenSet model data.
- Start attempts, starts, running hours, kW hours.
- Load profile (operating hours at % load in 5% increments).
- Fault history – up to 32 events.
- Data logging and fault simulation (requires InPower™).
- Air cleaner restriction indication.
- Exhaust temperature in each cylinder.

Standard control functions

Digital governing

- Temperature dynamic governing.
- Integrated digital electronic isochronous governing.

Digital voltage regulation

- Configurable torque matching.
- 3-phase, 4 wire line-to-line sensing.
- Integrated digital electronic voltage regulator.

AmpSentry AC protection

- AmpSentry protective relay.
- Over current and short circuit shutdown.
- Over current warning.
- Single and three-phase fault regulation.
- Low oil pressure warning and shutdown.
- High coolant temperature warning and shutdown.
- Low coolant level warning and shutdown.
- Low coolant temperature warning.
- Over and under voltage shutdown.
- Over and under frequency shutdown.
- Overload warning with alarm contact.
- Reverse power and reverse var shutdown.
- Field overload shutdown.
- Fuel-in-rupture-basin warning or shutdown.
- Full authority electronic engine protection.
- AMM arc flash provision

Engine protection

- Cranking lockout; overspeed shutdown; and battleshort.
- Sensor failure indication.
- Low fuel level warning or shutdown.
- Fail to start (overcrank) and fail to crank shutdown.
- Full authority electronic engine protection.
- Battery voltage monitoring, protection, and testing.

Control functions

- Data logging and cycle cranking.
- Load shed.
- Remote emergency stop.
- Time delay start and cooldown.
- Configurable inputs and outputs (20).
- Real time clock for fault and event time stamping.
- Exerciser clock and time of day start/stop.

GenSet options and accessories

Engine

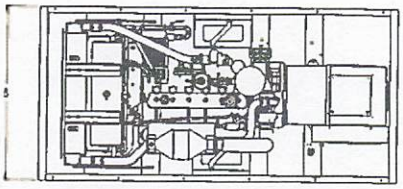
- 120/240 V, 2500 W coolant heaters
- 120 V, 400 W oil pan heater

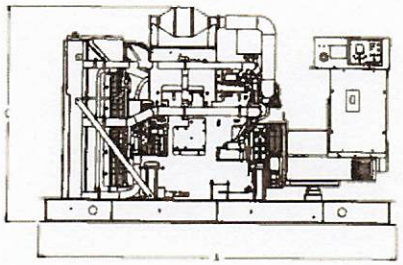
Fuel system - flexible fuel connector and fuel strainer

Exhaust system - GenSet mounted muffler (enclosure models, only)

Generator set

- PCC 3.3 MLD controls
- Batteries and battery charger
- ABB EMAX E.O. generator breaker
- Main line circuit breaker
- PowerCommand Network Input/Output (I/O) Module
- Modbus to BACnet Module
- Weather protective enclosure (F001) with silencer
- Level II enclosure w/silencer
- Audible alarm; remote drains; oil maintainer
- Remote annunciator panel and spring isolators
- Two-year standby warranty
- Five-year basic power warranty





This outline drawing is for reference only.
Do not use for installation design.

	Dim "A" mm (in.)	Dim "B" mm (in.)	Dim "C" mm (in.)
C200N6 Standby	3124 (123)	1524 (60)	1886 (74)
C200N6 Prime	4039 (159)	1524 (60)	1892 (75)

NOTE: Consult drawings for applicable weights. See enclosure Specification Sheet for enclosure dimensions.

Codes and standards

Codes and standards compliance may not be available with all model configurations - consult factory for availability.

c UL us LISTED

Underwriters Laboratory (UL) is a world leader in product safety testing and certification. This GenSet is certified to UL2200 as open set, weather enclosure, and sound-attenuated enclosure configurations. The generator is certified to UL1004. The PowerCommand® Control System is certified to UL508. (See Fuel Installation Requirements on this page.)

CSA Group tests products under a formal process to ensure that they meet the safety and/or performance requirements of applicable standards. This GenSet is certified to: CSA 22.2 No. 100 Motors and Generators; CSA 22.2 No. 0.4-044 Bonding of Electrical Equipment; CSA 22.2 No. 14 Industrial Control Equipment; and CSA 22.2 No. 0 General Requirements - Canadian Electrical Code, Part II. (See Fuel Installation Requirements on this page.)

EPA United States Environmental Protection Agency

Engine is certified to Stationary Non-Emergency U.S. EPA New Source Performance Standards (NSPS), 40 CFR 60 subpart JJJJ.
Engine is certified to Mobile Non-Emergency U.S. EPA New Source Performance Standards (NSPS), 40 CFR 60 subpart JJJJ.
U.S. applications must be applied per EPA regulations.

ISO 9001 BUREAU VERITAS Certification — UKAS MANAGEMENT SYSTEMS

This product has been manufactured under the controls established by a Bureau Veritas Certification approved management system that conforms to ISO 9001:2015.

Fuel installation requirements

Gas supply pressure is specified at the inlet to the fuel shut-off solenoid (FSO). If this engine is equipped with two FSOs in series, this value should be measured at the inlet to the downstream FSO. Each FSO can reduce the supply pressure up to 5" W.C. at full load. Additional options added to the fuel train such as those for CSA or UL compliance, strainers and/or flex connections can add restriction that must be considered in the site installation.

Ratings definitions

Emergency Standby Power (ESP):
Applicable for supplying power to varying electrical load for the duration of power interruption of a reliable utility source. Emergency Standby Power (ESP) is in accordance with ISO 8528. Fuel Stop power is in accordance with ISO 3046, AS 2789, DIN 6271, and BS 5514.

Prime Power (PRP):
Applicable for supplying power to varying electrical load for unlimited hours. Prime Power (PRP) is in accordance with ISO 8528. Ten percent overload capability is available in accordance with ISO 3046, AS 2789, DIN 6271, and BS 5514.

Base Load (Continuous) Power (COP):
Applicable for supplying power continuously to a constant electrical load for unlimited hours. Continuous Power (COP) is in accordance with ISO 8528, ISO 3046, AS 2789, DIN 6271, and BS 5514.

Demand Response Power Rating - Spark Ignited Gas (DRP):
Applicable for supplying electrical power in parallel with commercially available power in variable and non-variable load applications. This fuel rating is intended for use in situations where power outages are contracted, such as in utility power curtailment. Engine operation is limited to a total of 500 hours per year. Engines may be operated in parallel to the public utility for up to 500 hours per year, with an average load factor no greater than 80% of rated Demand Response Power. Engines with Standby Power ratings available can be run in Emergency Standby applications up to the Standby Power rating for up to 50 hours per year. The customer should be aware, however, that the life of any engine will be reduced by constant high load operation.

Warning: Backfeed to a utility system can cause electrocution and/or property damage. Do not connect GenSets to any building electrical system except through an approved device or after the building main disconnect is open. Neutral connection must be bonded in accordance with National Electrical Code.

Specifications are subject to change without notice.

Power You Can Rely On

To order, contact centralregionordergs@cummins.com.

Sales and Service

Cummins Sales and Service
875 Lawrence Drive
DePere, Wisconsin 54115

cummins.com

JOHN BELL CONSTRUCTION

GOLDEN BEACH WELLNESS CENTER

PCO #009 Civic Center Generator

This change order covers the installation of a new generator for the Civic Center Building. Please see breakdown for complete scope.

JOHN BELL CONSTRUCTION

POTENTIAL CHANGE ORDER

AIA DOCUMENT G701

OWNER	■
ARCHITECT	■
CONTRACTOR	■
FIELD	–
OTHER	–

PROJECT:	Golden Beach Wellness Center 1 Golden Beach Drive Golden Beach, FL 33160	**PCO #:** **DATE:**	009 Civic Center Generator 9/5/2025
		NTP #02:	7/14/2025
CONTRACTOR:	John Bell Construction 4000 SW 60th Court Miami, FL 33155	**Original Substantial Completion Date:** **CONTRACT FOR:**	7/24/2026 Golden Beach Wellness Center 1 Golden Beach Drive

Not valid until signed by the Owner, Architect and Contractor.

The original Contract Sum was			$ 5,272,660.94
The Costs Associated with this Change Order are:			$ 237,115.79
1 General Conditions & General Requirements		$ 19,100.00	
2 Site Construction		$ 6,250.00	
3 Concrete		$ 3,750.00	
4 Metals		$ 14,500.00	
5 Roofing		$ 7,500.00	
6 Finishes		$ 5,300.00	
7 Plumbing		$ 14,864.00	
8 Electrical		$ 157,816.60	
9 Fire Alarm		$ 8,035.19	
	See Breakdown Attached		
Insurance (GL & Workers Comp)	1.0%		$ 2,371.16
Project Overhead	12.5%		$ 29,639.47
Management Fee	12.5%		$ 29,639.47
The Contract Sum will be increased by this Change Order in the amount of			$ 298,765.90

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

Eric Dempsey	John Bell Construcion, Inc	Town of Golden Beach
ARCHITECT	CONTRACTOR	CONTRACTED
700 S. Rosemary Ave, Suite 401, West Palm Beach, FL 33401	4000 SW 60th Court, Miami FL 33155	100 Ocean Blvd, Golden Beach, FL 33160
Address	ADDRESS	ADDRESS
	Jay Castellanos	
BY	BY	BY
SIGNATURE	SIGNATURE	SIGNATURE
DATE	9/5/2025 DATE	DATE

GOLDEN BEACH CIVIC BUILDING

Scope of Work		Proposed Cost	per Unit	Units	UOM
1 - General Conditions & General Requirements	$ 19,100.00				
Estimator		$ 1,000.00	$ 1,000.00	1	Per Month
Superintendent		$ 7,500.00	$ 7,500.00	1	Per Month
Project Manager		$ 6,300.00	$ 6,300.00	1	Per Month
Project Accountant		$ 500.00	$ 500.00	1	Per Month
Dumpster		$ 750.00	$ 400.00	1	Loads
Misc. JBC Labor		$ 1,800.00	$ 900.00	2	Crew/Day
Final Pressure Washing		$ 1,250.00	$ 1,250.00	1	Crew/Day
2 - Site Construction	$ 6,250.00				
Demolition of Exisitng Generator Stand - Labor		$ 1,200.00	$ 1,200.00	1	Crew / Day
Demolition of Exisitng Generator Stand - Dump		$ 450.00	$ 450.00	1	LS
Back Fill for Underground Gas Line - Material		$ 1,600.00	$ 60.00	27	CY
Back Fill - Labor		$ 1,250.00	$ 1,250.00	1	Crew / Day
Sod Repairs - Material & Labor		$ 1,750.00	$ 1,750.00	1	LS
3 - Concrete	$ 3,750.00				
Sidewalk Repairs - Material & Labor		$ 3,750.00	$ 3,750.00	1	LS
5 - Metals	$ 14,500.00				
Generator Metal Stand & Engineering (ALLOWANCE - NO SPEC) - ASSUMING STRUCTURE CAN TOLERATE WEIGHT OF NEW GENERATOR		$ 10,000.00	$ 10,000.00	1	LS
Bollards - Material		$ 2,700.00	$ 450.00	6	EA
Bollards - Labor		$ 1,800.00	$ 900.00	2	Crew / Day
7 - Roofing	$ 7,500.00				
Roof Repairs at Generator Stand Only (ALLOWANCE - NOT IN PLANS)		$ 7,500.00	$ 7,500.00	1	LS
9 - Finishes	$ 5,300.00				
Painting - Material & Labor (ALLOWANCE)		$ 5,300.00	$ 5,300.00	1	LS
15 - Plumbing	$ 14,864.00				
Gas Line - Subcontracted		$ 14,864.00	$ 14,864.00	1	LS
16 - Electrical	$ 157,816.60				
Power/Generator/Demolition - Subcontracted		$ 157,816.60	$ 157,816.60	1	LS
16 - Fire Alarm	$ 8,035.19				
Subcontracted		$ 8,035.19	$ 8,035.19	1	LS
Total		$ 237,115.79			
Insurance (GL & Workers Comp)	1.00%	$ 2,371.16			
Overhead	12.50%	$ 29,639.47			
Fee	12.50%	$ 29,639.47			
Bid Amount		$ 298,765.90			