



9/15/20

Project Name: eBid #20200116 – Attachment D  
Replacement of Emergency Generator at Port St. Lucie at City Hall  
121 SW Port St. Lucie Blvd.  
Port St. Lucie, FL 34984

**SPECIFICATIONS FOR WORK**

**Mandatory Pre-Bid Meeting Date: October \_\_, 2020 at 10:30 AM at the Port St. Lucie Community Center, Rooms B, C & D 2195 SE Airoso Blvd. Port St. Lucie, Florida 34984.**

**Bid Due Date: October \_\_, 2020 at 3:00 PM.**

**NOTE TO BIDDERS: The City of Port St. Lucie reserve the right to award the contract to the most responsive bidder that can supply the earliest delivery of the new generator and earliest completion of the total project. The Bidder will be required to provide dates for both the delivery and the completion in their proposal.**

**GENERAL SPECIFICATIONS  
Section A: State & Federal Statutes**

The purpose of this Scope of Work is to provide Emergency Generator Replacement for back-up electrical service to the entire City Hall building for the City of Port St. Lucie, Florida. The project is for the purchase and installation of an emergency generator to back-up electrical service loss that may occur from severe weather or other hazards. The Contractor will construct a new concrete pad and retrofit existing concrete enclosure, provide and install a 1500kW generator, a 2000-amp transfer switch and other necessary components.

This project is funded through the Hazard Mitigation Grant Program (HMGP), FEMA-Irma-DR-FL. This is FEMA Project #433784-R, as approved by the Florida Division of Emergency Management (Division) and the Federal Emergency Management Agency (FEMA). This project must adhere to all program guidelines established for the HMGP in accordance with PAS Operational Agreement for Disaster 4337.

**APPENDIX II TO PART 200—CONTRACT PROVISIONS FOR NON-FEDERAL ENTITY  
CONTRACTS UNDER FEDERAL AWARDS**

**All applicable State and Federal Statutes must be followed (i.e. Davis Bacon, Child Labor Laws, Equal Employment Opportunities, etc.). Failure to comply with all general conditions may result in removal from the project.**

In addition to other provisions required by the Federal agency or non-Federal entity, **all contracts made by the non-Federal entity under the Federal award must contain provisions covering the following, as applicable.**

Contracts for more than the simplified acquisition threshold currently set at \$150,000, which is the inflation adjusted amount determined by the Civilian Agency Acquisition Council and the Defense Acquisition Regulations Council (Councils) as authorized by 41 U.S.C. 1908, must address administrative, contractual, or legal remedies in instances where contractors violate or breach contract terms, and provide for such sanctions and penalties as appropriate.

All contracts in excess of \$10,000 must address termination for cause and for convenience by the non-Federal entity including the manner by which it will be affected and the basis for settlement.

The following Items (26) through (32) are “MANDATED CONDITIONS that will be incorporated into the awarded contract as well as all applicable provisions of the DAVIS BACON ACT as amended (40 U.A.C.3141-3148). These following numbered sections are from the Federally Funded Subaward and Grant Agreement between the City of Port Saint Lucie and the Florida Division of Emergency Management (Pass-Through Entity) for the Federal Emergency Management Agency:

(26) **EQUAL OPPORTUNITY EMPLOYMENT**

In accordance with 41 C.F.R. §60-1.4(b), the Sub-Recipient hereby agrees that it will incorporate or cause to be incorporated into any contract for construction work, or modification thereof, as defined in the regulations of the Secretary of Labor at 41 CFR Chapter 60, which is paid for in whole or in part with funds obtained from the Federal Government or borrowed on the credit of the Federal Government pursuant to a grant, contract, loan insurance, or guarantee, or undertaken pursuant to any Federal program involving such grant, contract, loan, insurance, or guarantee, the following equal opportunity clause:

During the performance of this contract, the contractor agrees as follows:

- 1) The Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.
- 2) The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive considerations for employment without regard to race, color, religion, sex, or national origin.

3) The Contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the contractor's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

4) The Contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

5) The Contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

6) In the event of the Contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

7) The Contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance: provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency the contractor may request the United States to enter into such litigation to protect the interests of the United States.

The Sub-Recipient further agrees that it will be bound by the above equal opportunity clause with respect to its own employment practices when it participates in federally assisted construction work: provided, that if the applicant so participating is a State or local government, the above equal opportunity clause is not applicable to any agency, instrumentality or subdivision of such government which does not participate in work on or under the contract.

The Sub-Recipient agrees that it will assist and cooperate actively with the administering agency and the Secretary of Labor in obtaining the compliance of contractors and subcontractors with the equal opportunity clause and the rules, regulations, and relevant orders of the Secretary of Labor, that it will furnish the administering agency and the Secretary of Labor such information as they may require for the supervision of such compliance, and that it will otherwise assist the administering agency in the discharge of the agency's primary responsibility for securing compliance.

The Sub-Recipient further agrees that it will refrain from entering into any contract or contract modification subject to Executive Order 11246 of September 24, 1965, with a contractor debarred from,

or who has not demonstrated eligibility for, Government contracts and federally assisted construction contracts pursuant to the Executive order and will carry out such sanctions and penalties for violation of the equal opportunity clause as may be imposed upon contractors and subcontractors by the administering agency or the Secretary of Labor pursuant to Part 11, Subpart D of the Executive order. In addition, the Sub-Recipient agrees that if it fails or refuses to comply with these undertakings, the administering agency may take any or all of the following actions: cancel, terminate, or suspend in whole or in part this grant (contract, loan, insurance, guarantee); refrain from extending any further assistance to the Sub-Recipient under the program with respect to which the failure or refund occurred until satisfactory assurance of future compliance has been received from such Sub-Recipient; and refer the case to the Department of Justice for appropriate legal proceedings.

(27) COPELAND ANTI-KICKBACK ACT

The Sub-Recipient hereby agrees that, unless exempt under Federal law, it will incorporate or cause to be incorporated into any contract for construction work, or modification thereof, the following clause:

Contractor. The contractor shall comply with 18 U.S.C. § 874, 40 U.S.C. § 3145, and the requirements of 29 C.F.R. pt. 3 as may be applicable, which are incorporated by reference into this contract.

Subcontracts. The contractor or subcontractor shall insert in any subcontracts the clause above and such other clauses as the FEMA may by appropriate instructions require, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all of these contract clauses.

Breach. A breach of the contract clauses above may be grounds for termination of the contract, and for debarment as a contractor and subcontractor as provided in 29 C.F.R. § 5.12.

(28) CONTRACT WORK HOURS AND SAFETY STANDARDS

If the Sub-Recipient, with the funds authorized by this Agreement, enters into a contract that exceeds \$100,000 and involves the employment of mechanics or laborers, then any such contract must include a provision for compliance with 40 U.S.C. 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5). Under 40 U.S.C. 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation.

(29) CLEAN AIR ACT AND THE FEDERAL WATER POLLUTION CONTROL ACT

If the Sub-Recipient, with the funds authorized by this Agreement, enters into a contract that exceeds \$150,000, then any such contract must include the following provision:

Contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C.1251-1387), and will report violations to FEMA and the Regional Office of the Environmental Protection Agency (EPA).

(30) SUSPENSION AND DEBARMENT

If the Sub-Recipient, with the funds authorized by this Agreement, enters into a contract, then any such contract must include the following provisions:

This Contract is a covered transaction for purposes of 2 C.F.R. pt. 180 and 2 C.F.R. pt. 3000. As such the contractor is required to verify that none of the contractor, its principals (defined at 2 C.F.R. § 180.995), or its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at 2 C.F.R. § 180.940) or disqualified (defined at 2 C.F.R. § 180.935).

The Contractor must comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.

This certification is a material representation of fact relied upon by the Division. If it is later determined that the contractor did not comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, in addition to remedies available to the Division, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.

The bidder or proposer agrees to comply with the requirements of 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C while this offer is valid and throughout the period of any contract that may arise from this offer. The bidder or proposer further agrees to include a provision requiring such compliance in its lower tier covered transactions.

(31) BYRD ANTI-LOBBYING AMENDMENT

If the Sub-Recipient, with the funds authorized by this Agreement, enters into a contract, then any such contract must include the following clause:

Byrd Anti-Lobbying Amendment, 31 U.S.C. § 1352 (as amended). Contractors who apply or bid for an award of \$100,000 or more shall file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non- Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the recipient.

(32) CONTRACTING WITH SMALL AND MINORITY BUSINESSES, WOMEN'S BUSINESS ENTERPRISES, AND LABOR SURPLUS AREA FIRMS

a. If the Sub-Recipient, with the funds authorized by this Agreement, seeks to procure goods or services, then, in accordance with 2 C.F.R. §200.321, the Sub-Recipient shall take the following affirmative steps to assure that minority businesses, women's business enterprises, and labor surplus area firms are used whenever possible:

1) Placing qualified small and minority businesses and women's business enterprises on solicitation lists;

2) Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;

3) Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses, and women's business enterprises;

4) Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority businesses, and women's business enterprises;

5) Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce; and

6) Requiring the prime contractor, if subcontracts are to be let, to take the affirmative steps listed in paragraphs i. through v. of this subparagraph.

b. The requirement outlined in subparagraph a. above, sometimes referred to as "socioeconomic contracting," does not impose an obligation to set aside either the solicitation or award of a contract to these types of firms. Rather, the requirement only imposes an obligation to carry out and document the six affirmative steps identified above.

c. The "socioeconomic contracting" requirement outlines the affirmative steps that the Sub-Recipient must take; the requirements do not preclude the Sub-Recipient from undertaking additional steps to involve small and minority businesses and women's business enterprises.

d. The requirement to divide total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses and women's business enterprises, does not authorize the Sub-Recipient to break a single project down into smaller components in order to circumvent the micro-purchase or small purchase thresholds so as to utilize streamlined acquisition procedures (e.g. "project splitting").

DAVIS-BACON ACT, AS AMENDED (40 U.S.C. 3141–3148). As required by Federal program legislation, all prime construction contracts in excess of \$2,000 awarded by non-Federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. 3141–3144, and 3146–3148) as supplemented by Department of Labor regulations (29 CFR Part 5, ‘Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction’). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-Federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-Federal entity must report all suspected or reported violations to the Federal awarding agency.

The Wage Decision to used for this contract is [FL20200228](#) – Building.

Any procurement involving funds authorized by Hazard Mitigation Grant Program (HMGP) must comply with all applicable federal and state laws and regulations, to include [2 C.F.R. 200.318 through 200.326 as well as Appendix II to C.F.R. Part 200](#).

**The following form Attachment H will be required to be supplied by the contractor awarded the contract as well as all sub contractors that will be utilized for this project.**

**Attachment H**

**Certification Regarding  
Debarment, Suspension, Ineligibility  
And Voluntary Exclusion**

**Subcontractor Covered Transactions**

- (1) The prospective subcontractor, \_\_\_\_\_, of the Sub-Recipient certifies, by submission of this document, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.
- (2) Where the Sub-Recipient's subcontractor is unable to certify to the above statement, the prospective subcontractor shall attach an explanation to this form.

**SUBCONTRACTOR**

_____	
By: _____	<b>City of Port St. Lucie</b>
Signature	Sub-Recipient's Name
_____	<b>H0176</b>
Name and Title	DEM Contract Number
_____	<b>4337-84-R</b>
Street Address	FEMA Project Number
_____	
City, State, Zip	
_____	
Date	

**GENERAL SPECIFICATIONS**  
**Section B: Contractor Responsibilities**

The Contractor shall perform the services with the standard of skill, care and due diligence, which a competent and suitable qualified person performing such services would reasonably be expected to exercise, and in accordance with the Work Specifications. The work shall be performed in a "Workman Like Manner." Contractor to include cost of services of any licensed professional, if necessary, in procuring permits for the work.

To the fullest extent permitted by law, the Contractor shall indemnify, defend and hold harmless the owner (City of Port St. Lucie) and its agents and employees, from and against claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from performance of the work or providing of materials to the extent caused in whole or in part by negligent or wrongful acts or omissions of, or a breach of this agreement by, the contractor, a subcontractor, anyone directly or indirectly employed by them or anyone whose acts they are legally responsible.

The Contractor certifies that the location of the proposed work has been examined, as necessary to fully understand the nature of the obligation. The Contractor is responsible for measurements. The work should be complete in the time limit(s) specified and in accordance with the plans and Work Specifications.

The Contractor shall pull the permit within ten (10) days of the issuance of the Notice to Proceed. Construction work shall begin within twenty (20) days from the date of the Building Permit issuance and shall be carried out at a rate that ensures its full completion no later than one hundred and twenty (120) days from the date of the issuance of the Notice to Proceed.

The Contractor shall provide all necessary materials, equipment and personnel who have the appropriate qualifications and experience to undertake the scope of the Work Specifications.

The Contractor agrees to provide a one (1) year warranty for all work performed under these specifications. This will include all labor and materials. If certain items require different warranty periods, these items will be cited in the individual specifications.

All work performed under these specifications must be done in compliance with the local City Ordinance and within the interpretation of the Florida Building Code. It is the Contractor's responsibility to identify and pull all required permits.

There can be no verbal agreements between the Contractor and Owner.

Each of the Parties (by notice) in writing to the other can request a modification(s) to the requirement(s) cited in the Work Specifications should such modification(s) (at any time) become necessary due to Code requirements or unforeseen conditions/circumstances. In the event of any such modifications, the payment or credit for these (documented) changes may be subject to fair and reasonable adjustment(s) agreed upon between the City agent and the Contractor; these payment or credit adjustment(s) will be recorded in writing.

If there are conflicts between the Owner and the Contractor, the requirements cited in the Work Specifications shall prevail.

The Contractor acknowledges that the agent of the City shall perform pre and post inspections of all work performed. Final and full payment for all work completed pursuant to the Work Specifications (as amended/modified, if applicable) shall be made upon completion of all inspection(s) required by the program and



the work has been deemed satisfactory.

The invoice for work satisfactorily completed must be submitted to the City agents and shall include the following documents at a minimum;

1. Invoice with invoice numbers (#)
2. Amount of invoice must match the signed proposal and signed Change Order(s), if applicable.
3. Owner's agent signature stipulating work satisfaction and completion
4. Contractor Release of Liens and each Sub-contractor Release of Liens
5. Copies of all required Permits signed off and approved.
6. Warranty for work performed.

The City shall provide the Contractor access to the property; Monday through Saturday between 8am and 6pm. The City shall provide the water and electric services necessary to accomplish this work.

### **PERMITS AND MISCELLANEOUS FEES**

All permits, inspections, process fees, engineering or survey required to complete the following tasks shall be the responsibility of the Contractor.

For the Inspector, the contractor must have on site the complete permit package for all trades (permit cards, applications, drawings, etc.).

### **SOIL TEST**

Contractor to provide soil testing and compaction testing of site to determine required PSF.

### **CLEAN UP**

Contractor agrees to keep the property clean and orderly during the course of the work and to remove all materials, debris, equipment and machinery at the completion of the workday. Clean all interior and exterior work in a professional, workmanship type manner with all O.S.H.A. safety laws and rules observed. Remove all debris daily and broom clean the worksite at all times. Cover and protect all surfaces.

All related construction items removed will become the property of the Contractor, unless a prior agreement is reached (in writing) with the City.

### **SITE CONSTRUCTION**

Any surfaces that are damaged during construction shall be repaired, finished and painted to match existing. These include but are not limited to- plaster, stucco, tile, soffit, fascia, flooring, etc. All debris from the Contractor's activities shall be removed from the property and all surfaces swept or raked clean. The Contractor is responsible for providing protection from the weather during the construction and protection of all areas of the property affected by the Contractor's activities. **Final Inspections done by the City agent will NOT be signed off unless finishes and cleaning are complete.**

*Balance of page left intentionally blank*

**GENERAL SPECIFICATIONS**  
**Section C: Construction Specifications**

**1.0 GENERAL CONDITIONS**

**NOTE: Complete scope of work and detailed specifications are shown on Architectural & Structural Drawings A-1 thru A-4, S-1 thru S-2, and MEP Engineering Drawings E-001 thru MD-100.**

**1.1** All required permits and inspections shall be obtained by the Contractor from the City of Port St. Lucie. All permit fees and any related agency fees shall be paid by the Contractor. The Davis Bacon Wage Decision shall be posted at the job site along with the permit documents and all other required documents as needed. Contractor shall be responsible for verifying all job conditions, measurements, work item amounts and Building Code requirements prior to submitting his/her bid. Submit any questions in writing to the Architect and a written reply will be provided to all invited contractors.

**1.2** All work shall be performed during normal working hours of the City Hall unless otherwise authorized under Special Permit and the Contractor shall coordinate access and maintain security measures of the facility as directed by Facilities Maintenance Department.

**1.3** The scope of work is shown on Drawing A-1 by Jeffrey Igoe Architects, P.A. and is generally described as replacement of an existing standby generator and related equipment, demolition of some existing walls, new walls & concrete pads, all electrical & mechanical hookups, relocation of existing dumpsters and new access gates as shown on the drawings.

**2.0 DEMOLITION & PROTECTION**

**2.1** All work will be performed during normal working hours at the facility unless otherwise authorized under Special Permit.

The Contractor should complete the entire scope of work before March 31, 2021 unless an Extension of Time is agreed to by the City of Port St. Lucie based on documented delivery date of the new generator.

**2.2** All existing equipment shall be protected during the Contractor's work activities. Contractor to remove existing generator electrical conduits and conductors, automatic transfer switch and panels and demolish existing generator concrete pad. Demolish a portion of existing chilled water piping in the chiller yard to allow for the enlargement of existing generator enclosure. Adjacent existing 40-foot wall with mural to be protected from damage during all demolition and construction. All areas to be protected, kept clean and touch-up painted if necessary, so the Contractor delivers to the Owner a completed project in the same or better condition than when the work commenced.

**3.0 CONCRETE PAD AND ENCLOSURE INSTALLATION**

**3.1** Conduct both soil testing and compaction test for new concrete pads and CMU walls. Soil compaction results must meet or exceed soil pressure design as indicated on drawings.

**3.2** Install new concrete pads to be poured to specifications for new generator, transformer and transfer switch locations. Install new reinforced concrete block walls as shown on drawings A-1 through S-2.

**3.3** Modify existing transformer concrete pad to accommodate dumpsters and build new 8” concrete block walls with precast cap enclosure for relocated dumpsters.

**4.0 GENERATOR REPLACEMENT**

**4.1** Provide new 1500kw, 2000amp diesel **Kohler Generator** (or Project Engineer approved equal) including day tank, controls, remote annunciator, automatic transfer switches, panels, electrical conduits and feeders and all other necessary components as detailed on the drawings.

**4.2** The City of Port St. Lucie will arrange for temporary power to City Hall during the new generator construction period and will not be a part of this project requirements.

**5.0 GATES**

**5.1** Install new solid steel frame & panels rolling gates with powder coated factory paint finish by **Seegars Fence Company** (or approved equal) for dumpster enclosure.

**5.2** Install new chain link gates to generator yard enclosure. **(Photos #4 & 8)**

**5.3** Install **4** concrete filled steel bollards for protection at new transfer station area. Bollards to be 4” diameter with finished height of 4 feet above grade, set a minimum of 36” deep in 12” diam. concrete footer. Bollards to be painted yellow with 2 rows of reflective tape just below top of pipe.

**6.0 FINISHES**

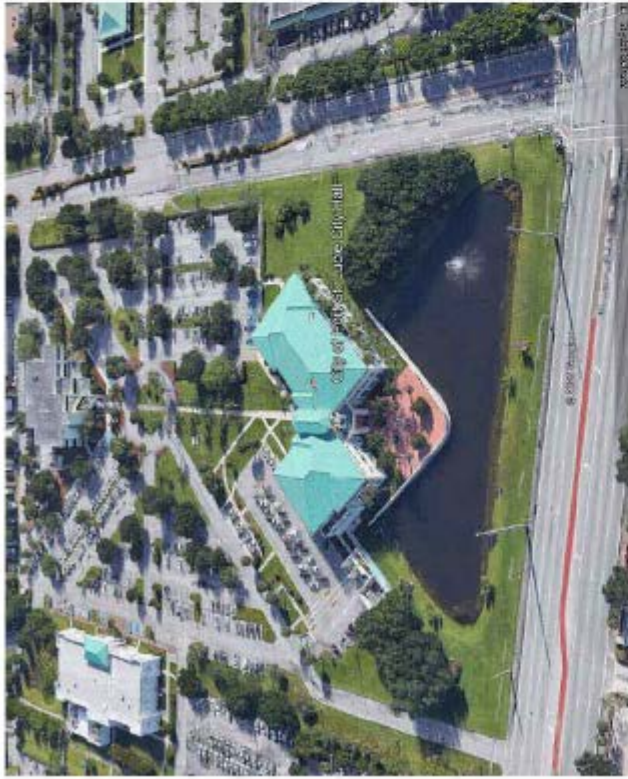
**6.1** Provide painted stucco finish over concrete block wall enclosures. All surfaces to be painted, including any previously painted areas, require priming and two coats of paint. Tint the primer per color selection. All paint must be minimum 15 years warranty and **ZERO OR LOW VOC 100%** acrylic products for exterior paint. Contact the City of Port St. Lucie Facilities Maintenance Department for owner approved paint colors and manufacturers. All selections shall be confirmed in writing.

**6.2** Existing artist painted mural on south wall of generator yard shall remain. Provide protection of this wall surface throughout the construction. All reinforcing or other work at this wall shall be done on the inside wall surface so no damage to the painted Mural will occur on the exterior surface. New louvers to be installed above Mural wall and south concrete wall around new generator. See drawings A-1 through S-2. Provide all necessary protections needed to ensure against damage of Mural wall. **(Photo #2)**

**END of SPECIFICATIONS**

**INDEX OF ATTACHED EXISTING CONDITION PHOTOS**

- |   |  |
|---|--|
| <b>1. Aerial View of Site</b>                             | <b>11. Hose bib &amp; access gate at dumpster area</b> |
| <b>2. South Mural Wall and existing access gate</b>       | <b>12. West wall &amp; outside electric room</b>       |
| <b>3. Transformer &amp; FPL Meter &amp; dumpster area</b> | <b>13. Generator</b>                                   |
| <b>4. Access gate &amp; generator yard</b>                | <b>14. Generator controls</b>                          |
| <b>5. Existing generator</b>                              | <b>15. Generator controls close up</b>                 |
| <b>6. Dumpster area &amp; North wall of chiller yard</b>  | <b>16. Electric room</b>                               |
| <b>7. Dumpster area &amp; North wall</b>                  | <b>17. Electric room</b>                               |
| <b>8. Access gate</b>                                     | <b>18. Electric room</b>                               |
| <b>9. Access gate chiller yard</b>                        | <b>19. Underground access</b>                          |
| <b>10. Chiller yard &amp; South wall</b>                  | <b>20. Underground access</b>                          |



#1 - Aerial View of Site



#2 - South Mural Wall and existing access gate



#4 - Access Gate to Generator



#3 - Transformer & FPL Meter & dumpster area



#5 - Existing Generator



#6 - Dumpster area & North wall of chiller yard



#7 - Dumpster area & North wall



#8 - Access gate



#9 - Access gate chiller yard



#10 - Chiller yard at South wall



#11 - Hose bub & access gate to dumpster area



#12 - West wall & outside of Electric Room



#13 - Generator



#14 - Generator controls



#15 - Generator controls close up



#16 - Electric Room





#17 - Electric Room



#18 - Electric Room



#19 - Underground access



#20 - Underground access