

## MEMORANDUM

DATE: September 24, 2025

TO: \*\*\*\*ORIGINAL\*\*\*\*  
CITY CLERK

FROM: Alaina Knofla  
Procurement Management Department

SUBJECT: Record Retention

CONTRACT: 20250216  
CONTRACT TITLE: InsertValve Equipment-Sole Source

VENDOR NAME: Team Industrial Services, Inc.  
VENDOR ADDRESS: 13131 Dairy Ashford, Suite 600  
CITY & STATE: Sugar Land, TX 77478

APPROVED BY COUNCIL: September 22, 2025

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CONTRACT TERM: Two years with 2 additional 1 year terms.

Please see the attached for (1) original contract for your records

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**CITY OF PORT ST. LUCIE  
CONTRACT #20250216**

This Contract executed this 23rd day of September, 2025, by and between the CITY OF PORT ST. LUCIE, FLORIDA, a municipal corporation, duly organized under the laws of the State of Florida, hereinafter called "City," and TEAM INDUSTRIAL SERVICES, INC., 13131 Dairy Ashford, Suite 600, Sugar Land, TX 77478, hereinafter called "Contractor" or "Proposer." City and Contractor may be referred to herein individually as a "party" or collectively as the "parties."

**SECTION I  
RECITALS**

In consideration of the below agreements and covenants set forth herein, the parties agree as follows:

**WHEREAS**, Contractor is licensed in the State of Florida; and

**WHEREAS**, the City wishes to contract with a contractor to provide various types of pumps for Utilities based on the terms and subject to the conditions contained herein; and

**WHEREAS**, Contractor is qualified, willing, and able to provide the Scope of Services and services specified on the terms and conditions set forth herein; and

**WHEREAS**, the City desires to enter into this Contract with Contractor to perform the Scope of Services and services specified and, with a commission amount to be paid as agreed upon below.

**NOW THEREFORE**, in consideration of the premises and the mutual covenants herein named, the parties agree as follows:

The Recitals set forth above are hereby incorporated into this Contract and made a part hereof for reference.

**SECTION II  
NOTICES**

All notices or other communications hereunder shall be in writing and shall be deemed duly given if delivered in person, sent by certified mail with return receipt request, email with read receipt, or by Fed-EX, UPS, courier, or other similar and reliable carrier and addressed as follows, unless written notice of a change of address is given pursuant to the provisions of this Contract. Each such notice shall be deemed to have been provided:

- I. The same day, if sent via email with read receipt.
- II. Within one (1) day in the case of overnight hand delivery, courier, or services such as Fed-Ex or UPS with guaranteed next day delivery; or,
- III. Within seven (7) days after it is deposited in the U.S. Mail in the case of registered U.S. Mail.

From time to time, the parties may change the name and address of the person designated to receive notice. Such change of the designated person or their designees and/or address shall be in writing to the other party and as provided herein.

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Contractor: Team Industrial Services, Inc.  
Michael J. Mercredy  
P.O. Box 842233  
Dallas, TX 75284-2233  
Email: [Mike.Mecredy@teaminc.com](mailto:Mike.Mecredy@teaminc.com)

City Contract Administrator: Procurement Management Division  
Alaina Knofla, Acting Procurement Manager  
121 SW Port St. Lucie Boulevard  
Port St. Lucie, FL 34984-5099  
(772) 871-7612  
Email: [aknofla@cityofpsl.com](mailto:aknofla@cityofpsl.com)

City Project Manager: Utilities Systems Department  
Kenny Williams, Warehouse Supervisor  
1001 SE Prineville St.  
Port St. Lucie, FL 34983  
Telephone: (772) 873-6474  
Email: [kwilliams@cityofpsl.com](mailto:kwilliams@cityofpsl.com)

**SECTION III**  
**DESCRIPTION OF SERVICES TO BE PROVIDED**

The specific work that the Sole Source Contractor has agreed to perform pursuant to the supply of Water Treatment & Controls Technology, Inc. sole source items to be used throughout the City's Utility System are incorporated by this reference.

**SCOPE OF WORK**

The Contractor is the sole manufacture of InsertValve products and materials "Attachment A- Product List and prices"

**1. Introduction/Objective/Statement of Needs**

The City of Port St. Lucie Utility Systems Department requires a reliable vendor to supply equipment for the City's water and wastewater treatment operations. The objective of this procurement is to ensure timely and consistent delivery of specialized, high-quality, and compatible components essential to the City's treatment systems.

**2. Background/Existing Environment**

The City's water and wastewater treatment facilities utilize proprietary InserValve equipment and valves that are only provided through the Contractor. The equipment and valves are utilized for the grinders throughout the City.

**3. Procurement Description**

This procurement is for the provision of specialized equipment, components, and replacement parts directly from the Contractor. The Contractor is expected to fulfill orders for equipment, valves, and associated accessories used throughout the City's treatment facilities.

**4. Implied Requirements**

- All equipment must be compatible with the existing infrastructure.
- Only the original equipment manufacturer (OEM) parts and products will be accepted.

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- Timely delivery and order accuracy are critical.
- The vendor must maintain an understanding of the City's system specifications to ensure appropriate fulfillment.

#### 5. Supplier Tasks

- Provide quotations and confirm availability upon request.
- Fulfill and ship purchase orders as issued by the City.
- Ensure equipment is packaged appropriately and arrives undamaged.
- Provide certificates of authenticity or compliance documentation, as required.
- Maintain availability of key inventory items used in the City's systems.

#### 6. Reporting Requirements/Deliverables

- Order confirmations and shipping notifications.
- Invoices with detailed line items.
- Product documentation as applicable (e.g., technical datasheets, manuals).

#### 7. Work Locations

- Products will be shipped to various City of Port St. Lucie treatment facilities and warehouses as specified in individual purchase orders.

#### 8. Hours of Work

- The vendor is expected to be available during normal business hours for correspondence regarding quotes and orders. Delivery timelines will be based on agreed shipping terms.

#### 9. Furnished Equipment

- Not applicable. Vendor is supplying equipment, not utilizing City-provided tools or resources.

#### 10. City Responsibilities

- Issue clear and complete purchase orders.
- Provide accurate shipping information.
- Notify vendor of any changes in system requirements that could affect equipment.

#### 11. Exhibits

- Product specification requirements (maybe included in future Contract Amendment(s)).
- List of commonly ordered parts/components (may be included in future Contract Amendment(s)).

### **SECTION IV TIME OF PERFORMANCE**

The Contract Period start date will be the execution date above and will terminate two (2) years thereafter on. The Contractor will be required to commence work under this Contract within ten (10) calendar days after the start date identified in this Contract. In the event all work required in the bid specifications has not been completed by the specified date, the Contractor agrees to provide work as authorized by the Project Manager until all work specified in the bid specifications has been rendered and accepted by the City.

Written requests shall be submitted to the Project Manager for consideration of extension of completion time due to strikes, unavailable materials, or other similar causes over which the Contractor feels it has no control. Requests for time extensions shall be submitted immediately, but in no event, more than two (2) weeks upon occurrence of

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conditions, which, in the opinion of the Contractor, warrant such an extension with reasons clearly stated and a detailed explanation given as to why the delays are considered to be beyond the Contractor's control.

#### **SECTION V** **RENEWAL OPTION**

If each party agrees in a duly executed writing, the City may renew the Contract for up to two (2) additional one (1) year terms.

#### **SECTION VI** **COMPENSATION**

The total amount to be paid by the City to the Contractor is on a per unit price basis as contained in the attached Exhibit A Price Sheet. City shall make payment within thirty (30) days following receipt of Contractor's valid Invoice. All payments not made within the time specified by this section shall bear interest from thirty (30) calendar days after the due date at the rate of one (1) percent per month on the unpaid balance.

**Taxes** – Contractor is responsible for all federal, state, and local taxes and other charges related to the performance of this Contract.

#### **SECTION VII** **WORK CHANGES**

The City reserves the right to order work changes in the nature of additions, deletions, or modifications without invalidating the Contract, and agrees to make corresponding adjustments in the Contract price and time for completion. Any and all changes must be authorized by a written change order signed by the City's Purchasing Agent, or his or her designee, as representing the City. Work shall be changed and the Contract price and completion time shall be modified only as set out in the written change order. Any adjustment in the Contract price resulting in a credit or a charge to the City shall be determined by mutual agreement of the parties, memorialized in a signed writing, before starting the work involved in the change. Any dispute concerning work changes which is not resolved by mutual agreement shall be decided by the City Manager who shall reduce the decision to writing. The decision of the City Manager shall be final and conclusive.

#### **SECTION VIII** **SHIPPING DELIVERY, AND PACKAGING**

1. Unless otherwise specified on the face of the Order, all deliveries are for "inside delivery," at location designated by the City. Contractor shall promptly notify City of deliveries that require special handling and/or assistance for off-loading. Contractor's failure to promptly notify the City concerning this type of delivery shall result in billing to the Contractor of any resulting re-delivery, storage, or handling charges. Unless otherwise specified on the face of the Order, all deliveries are to be made during the hours of 8:00 a.m. to 3:00 p.m., Monday through Friday, excluding holidays. Contractor will pay all charges for containers, crating, boxing, bundling or dunnage, unless otherwise stated in writing by the City. The Contractor agrees to assume and pay all extra expenses accruing because of improper packing. This includes, but is not limited to, damage to items and cost of re-packing.
2. Transportation Charges on all shipments must be fully prepaid by Contractor. All shipments are FOB

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Destination; title transfer will take place at delivery site. All freight charges, applicable duties, and applicable taxes are to be included on the invoice or Visa receipt. C.O.D. shipments will not be accepted. If the Order authorizes addition of freight to Invoice, Contractor is expected to make complete shipments in accordance with the Order schedule. Any increase in freight cost resulting from unauthorized split shipments shall be Contractor's responsibility.

3. Unless otherwise directed by the City in writing, all shipments must be accompanied by a Packing List containing: the Contractor's Packing List Number, the City's Purchase Order Number or Visa account number, the City's name, and an itemized description of items shipped. When multiple shipments are required to complete the purchase(s) under this Contract, the final shipment must be labeled as "FINAL SHIPMENT" on the Contractor's Packing List and Invoice.
4. Contractor shall render separate Invoices for each Order and each delivery. A proper invoice must include a unique invoice number, Contractor number, Purchase Order number, and the Contractor's Packing List, and any additional information requested by the City. On Visa purchases, the Contractor shall email the original receipt to the City. Receipt shall indicate paid by Visa, the City's name, items purchased, quantity, and unit prices. Contractor shall email Invoice to the assigned Project Manager. Invoice or Invoices will not be paid until all item(s) on the Order are received in full, unless prior written approval by City for partial payment has been made and is indicated on the face of the Order.
5. The specific quantity ordered must be delivered in full and not be changed without the City's prior consent in writing. Any unauthorized quantity received is subject to City's rejection and return at Contractor's expense. No allowances for trade practices will be accepted unless expressly agreed to by the City in writing.
6. Time is of the essence under this Contract. Contractor is hereby advised that the City may become liable to others if the Contractor fails to deliver goods and services of the quality and quantity specified herein, at the times specified herein. In addition to its other remedies for Contractor's failure to make sufficient progress in the work to endanger timely delivery, the City may require the Contractor to ship the goods by any means of transportation the City specifies and any additional costs for such transportation services shall be paid by the Contractor. In addition to its other remedies for the Contractor's failure to deliver on time, the City may refuse to accept and pay for any late delivery of any goods or services. The Contractor shall bear the risk of loss or damage for all goods until actual receipt and acceptance thereof by the City. Goods shall be delivered free of all liens of third parties. The Contractor waives all rights in liens in any property arising from its performance under this Contract.
7. The City shall have a reasonable period after receipt to inspect goods and services supplied and to reject (in whole or in part), or to retain (in whole or in part) subject to a claim for damages, such goods and services as are in its judgement defective. Goods so rejected and goods supplied in excess of quantities specified in this Contract, or any Order issued pursuant to this Contract, may be returned at the Contractor's risk and expense for credit or replacement at the City's option, and all handling and transportation expenses both ways shall be assumed by the Contractor. Payment for, or use of, any or all the goods or services supplied hereunder shall not constitute acceptance or waiver of defects by the City. Nothing in this paragraph shall in any way limit the City's warranty rights herein.
8. Contractor warrants that all materials, equipment, and services furnished hereunder will conform to specifications, drawings, samples, or other description furnished or approved by the City; will be fit and sufficient for the purposes intended; will perform as specified herein; and will be free from defects and merchantable for twelve (12) months following substantial performance of this Contract. This warranty will

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run to the City, its successors and assigns, and to the City's customers and users of the City's products. The Contractor shall be liable to the City for all damages and expenses resulting from the Contractor's failure to make timely delivery of goods and services of the quantity and quality specified, whether or not the City rejects such goods and services, in whole or in part, or terminates this Contract, or any Order issued hereunder.

9. The City reserves the right at any time to change an Order in any particular manner with respect to the goods and/or services not yet shipped. If any such change shall increase the Contractor's cost of performance, the Contractor shall immediately notify the City thereof and an equitable adjustment in the price shall be made by written amendment to the Order.
10. Unless specific delivery dates are provided in an Order, the Contractor shall not fabricate any of the supplies covered by the Order, or procure any of the materials required in their fabrication, except to the extent authorized in written instructions forwarded to the Contractor by the City. The City shall have no responsibility for materials for which written fabrication and/or delivery instructions have not been provided. The City may, from time to time, change shipping schedules specified in the Order or contained in such written instructions, or direct temporary suspension of such scheduled shipments.
11. Defective items, at the City's option and upon notice to the Contractor, will be repaired by the City or returned to the Contractor for repair, in either case, at the Contractor's risk and expense. Items that are rejected and returned are not to be replaced without the prior written permission of the City. In the event that return of the equipment to the Contractor is not practical, the Contractor shall, at the City's request, make repairs at the City's location and at Contractor's sole expense.
12. Any material furnished by the City (and not sold to the Contractor) in conjunction with this Contract, or any Order issued under this Contract, shall be deemed as held by the Contractor as a Bailee and the Contractor agrees to keep the same fully insured for the benefit of the City and to pay for all such material spoiled by it or not otherwise satisfactorily accounted for.
13. All Orders issued under this Contract shall be governed by the terms of this Contract, and no other terms, unless expressly on the face of the Order, shall apply. For example, any terms contained in a quote, proposal, or similar document submitted by Contractor shall have no force or effect upon this Contract, or any Order issued under this Contract, unless expressly signed by the City's Purchasing Agent or his delegee.
14. The City is exempt from federal excise tax, transportation tax and state sales tax. Do not include these taxes in your invoice. Exemption Certificate will be provided upon request.

**SECTION IX**  
**INDEMNIFICATION/HOLD HARMLESS**

Contractor agrees to indemnify, defend, and hold harmless, the City, its officers, agents, and employees from, and against any and all claims, actions, liabilities, losses, and expenses including, but not limited to, reasonable attorney's fees for personal, economic, or bodily injury, wrongful death, loss of or damage to property, at law or in equity, which may arise or may be alleged to have risen from the negligent acts, errors, omissions, or other wrongful conduct of Contractor, agents, laborers, subcontractors, or other personnel entity acting under Contractor control in connection with the Contractor's performance of services under this Contract. To that extent, Contractor shall pay such claims and losses and shall pay all such costs and judgments which may issue from any lawsuit arising from such claims and losses including wrongful termination or allegations of discrimination or harassment, and shall pay all costs and attorney's fees expended by the City in defense of such claims and losses, including

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appeals. That the aforesaid hold-harmless agreement by Contractor shall apply to actual, direct damages and claims for damages, or alleged to have been suffered, by reason of any of the aforesaid operations of Contractor or any agent laborers, subcontractors, or employee of Contractor regardless of whether or not such insurance policies shall have been determined to be applicable to any of such damages or claims for damages. Contractor shall be held responsible for any violation of laws, rules, regulations, or ordinances affecting in any way the conduct of all persons engaged in or the materials or methods used by Contractor on the work. This indemnification shall survive the termination of this Contract. Nothing in this Section IX shall obligate Contractor to indemnify, hold harmless, save, protect or defend any individual or entity from and against the consequences of that individual's or entity's own negligence, gross negligence or willful misconduct. The parties hereto intend and agree that the indemnity provisions be applied as a comparative fault indemnity. NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR SPECIAL, INDIRECT, PUNITIVE OR CONSEQUENTIAL DAMAGES TO THE EXTENT RESULTING FROM OR ARISING OUT OF THIS AGREEMENT, INCLUDING, WITHOUT LIMITATION, LOSS OF PROFIT OR BUSINESS INTERRUPTIONS INCLUDING LOSS OR DELAY OF OPERATIONS, HOWEVER CAUSED.

#### **SECTION X SOVEREIGN IMMUNITY**

Nothing contained in this Contract shall be deemed or otherwise interpreted as waiving the City's sovereign immunity protections existing under the laws of the State of Florida, or as increasing the limits of liability as set forth in section 768.28, Florida Statutes.

#### **SECTION XI INSURANCE**

The Contractor shall, on a primary basis and at its sole expense, agree to maintain in full force and effect at all times during the life of this Contract, insurance coverage and limits, including endorsements, as described herein. The requirements contained herein, as well as City's review or acceptance of insurance maintained by the Contractor are not intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by Contractor under the Contract.

The parties agree and recognize that it is not the intent of the City of Port St. Lucie that any insurance policy/coverage that it may obtain pursuant to any provision of this Contract will provide insurance coverage to any entity, corporation, business, person, or organization, other than the City of Port St. Lucie and the City shall not be obligated to provide any insurance coverage other than for the City of Port St. Lucie or extend its immunity pursuant to section 768.28, Florida Statutes, under its self-insured program. Any provision contained herein to the contrary shall be considered void and unenforceable by any party. This provision does not apply to any obligation imposed on any other party to obtain insurance coverage for this project and/or any obligation to name the City of Port St. Lucie as an additional insured under any other insurance policy or otherwise protect the interests of the City of Port St. Lucie as specified in this Contract.

Workers' Compensation Insurance & Employer's Liability: The Contractor shall agree to maintain Workers' Compensation Insurance & Employers' Liability in accordance with section 440, Florida Statutes. Employers' Liability must include limits of at least \$100,000.00 each accident, \$100,000.00 each disease/employee, and \$500,000.00 each disease/maximum. A Waiver of Subrogation endorsement must be provided. Coverage shall apply on a primary basis. Should scope of work performed by Contractor qualify its employee(s) for benefits under Federal Workers' Compensation Statute (for example, U.S. Longshore & Harbor Workers Act or Merchant Marine Act), proof of appropriate Federal Act coverage must be provided.

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Commercial General Liability Insurance: The Contractor shall agree to maintain Commercial General Liability insurance, issued under an Occurrence form basis, including Contractual liability, to cover the hold harmless agreement set forth herein, with limits of not less than:

Each occurrence	\$1,000,000
Personal/advertising injury	\$1,000,000
Products/completed operations aggregate	\$2,000,000
General aggregate	\$2,000,000
Fire damage	\$100,000 any 1 person
Medical expense	\$10,000 any 1 person

Additional Insured: An Additional Insured endorsement must be attached to the certificate of insurance (should be CG2026) under the General Liability policy. Coverage is to be written on an occurrence form basis and shall apply as primary and non-contributory. Defense costs are to be in addition to the limit of liability. A waiver of subrogation is to be provided in favor of the City. Coverage shall extend to fellow employees. Contractual Liability is to be included. Coverage is to include a cross liability or severability of interests provision as provided under the standard ISO form separation of insurers clause.

Except as to Workers' Compensation and Employers' Liability Insurance, Certificates of Insurance and policies shall clearly state that coverage required by the Contract has been endorsed to include the City of Port St. Lucie, a municipality of the State of Florida, its officers, agents, and employees as Additional Insured for Commercial General Liability, Business Auto Liability, and Pollution Liability policies. The name for the Additional Insured endorsement issued by the insurer shall read: **"City of Port St. Lucie, a municipality of the State of Florida, its officers, employees and agents shall be listed as additional insured and shall include Contract #20250216 – InsertVavle Equipment Sole Source."** Copies of the Additional Insured endorsements shall be attached to the Certificate of Insurance. The policies shall be specifically endorsed to provide thirty (30) days written notice to the City prior to any adverse changes, cancellation, or non-renewal of coverage thereunder. Formal written notice shall be sent to City of Port St. Lucie, 121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984, Attn: Procurement. In the event that the statutory liability of the City is amended during the term of this Contract to exceed the above limits, the Contractor shall be required, upon thirty (30) days written notice by the City, to provide coverage at least equal to the amended statutory limit of liability of the City. Copies of the Additional Insured endorsement shall be attached to the Certificate of Insurance.

Automobile Liability Insurance: The Contractor shall agree to maintain Automobile Liability at a limit of liability not less than \$1,000,000.00 each accident covering any auto, owned, non-owned and hired automobiles. In the event the Contractor does not own any automobiles, the Business Auto Liability requirement shall be amended, allowing Contractor to agree to maintain only Hired & Non-Owned Auto Liability. This amended requirement may be satisfied by way of endorsement to the Commercial General Liability, or separate Business Auto Coverage form. Certificate holder must be listed as additional insured. A waiver of subrogation must be provided. Coverage shall apply on a primary and non-contributory basis.

Pollution Insurance: Contractor shall procure and agree to maintain in full force during the term of this Contract, Pollution Liability Insurance in limits not less than \$1,000,000 per occurrence, \$2,000,000 aggregate, for any operations relating to the handling, storage, and transportation of hazardous materials and/or waste. Contractors Pollution should be in force for no less than the entire term of the project and two years extended Completed Operations The City of Port St. Lucie shall be listed as an additional insured. A waiver of subrogation shall be provided in favor of the City. Coverage shall apply on a primary and non-contributory basis.

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Waiver of Subrogation: By entering into this Contract, Contractor agrees to a Waiver of Subrogation for each required policy. When required by the insurer or should a policy condition not permit an Insured to enter into a pre-loss contract to waive subrogation without an endorsement, then Contractor shall agree to notify the insurer and request the policy be endorsed with a Waiver of Transfer of Rights of Recovery Against Others, or its equivalent.

Deductibles: All deductible amounts shall be paid for and be the responsibility of the Contractor for any and all claims under this Contract. Where an SIR or deductible exceeds \$5,000, the City of Port St. Lucie reserves the right, but is not obligated, to review and request a copy of the Contractor's most recent annual report or audited financial statement.

It shall be the responsibility of the Contractor to ensure that all independent contractors and subcontractors comply with the same insurance requirements referenced herein. It will be the responsibility of the Contractor to obtain Certificates of Insurance from all independent contractors and subcontractors listing the City as an Additional Insured without the language, "when required by written contract." If Contractor, any independent contractor, and/or any subcontractor maintain higher limits than the minimums listed above, the City requires and shall be entitled to coverage for the higher limits maintained by Contractor/independent contractor/subcontractor.

The Contractor may satisfy the minimum limits required above for either Commercial General Liability, Business Auto Liability, Employers' Liability or Pollution Liability coverage under Umbrella or Excess Liability. The Umbrella or Excess Liability shall have an Aggregate limit not less than the highest "Each Occurrence" limit for either Commercial General Liability, Business Auto Liability, or Employers' Liability. When required by the insurer, or when Umbrella or Excess Liability is written on Non-Follow Form, the City shall be endorsed as an "Additional Insured."

The City, by and through its Risk Management Department, reserves the right, but is not obligated, to review, modify, reject, or accept any required policies of insurance, including limits, coverages, or endorsements, herein from time to time throughout the term of this Contract. All insurance carriers must have an AM Best rating of at least A:VII or better. When a self-insured retention or deductible exceeds \$5,000, the City reserves the right, but is not obligated, to review and request a copy of Contractor's most recent annual report or audited financial statement.

A failure on the part of the Contractor to execute the Contract and/or punctually deliver the required insurance certificates and other documentation may be cause for annulment of the award.

**SECTION XII**  
**ACTS OF GOD**

This section will not be used under this Contract.

**SECTION XIII**  
**PROHIBITION AGAINST FILING OR MAINTAINING LIENS AND SUITS**

Subject to the laws of the State of Florida and of the United States, neither Contractor nor any subcontractor, supplier of materials, laborer, or other person/entity shall file or maintain any lien for labor or materials delivered in the performance of this Contract against the City. The right to maintain such lien for any or all of the above parties is hereby expressly waived.

**SECTION XIV**

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## COMPLIANCE WITH LAWS

The Contractor shall give all notices required by and shall otherwise comply with all applicable laws, ordinances, and codes and shall, at his own expense, secure and pay the fees and charges for all permits required for the performance of the Contract. All materials furnished and works done are to comply with all federal, state, and local laws and regulations. Contractor will comply with all requirements of 28 C.F.R. § 35.151. Contractor and any subcontractors shall comply with section 119.0701, Florida Statutes. The Contractor and any subcontractors are to allow public access to all documents, papers, letters, or other material made or received by the Contractor in conjunction with this Contract, unless the records are exempt from Article I, section 24(a), Florida Constitution, and section 119.07(1)(a), Florida Statutes. Pursuant to section 119.10(2)(a), Florida Statutes, any person who willfully and knowingly violates any of the provisions of Chapter 119, Florida Statutes, commits a misdemeanor of the first degree, punishable as provided in sections 775.082 and 775.083, Florida Statutes.

## RECORDS

The City of Port St. Lucie is a public agency subject to chapter 119, Florida Statutes. The Consultant shall comply with Florida's Public Records Law. CONTRACTOR'S RESPONSIBILITY FOR COMPLIANCE WITH CHAPTER 119, FLORIDA STATUTES. Pursuant to section 119.0701, Florida Statutes, Contractor agrees to comply with all public records laws, specifically to:

Keep and maintain public records required by the City in order to perform the service.

1. The timeframes and classifications for records retention requirements must be in accordance with the [General Records Schedule GS1-SL for State and Local Government Agencies and GS2 for Criminal Justice Agencies and District Medical Examiners](#).
2. During the term of the Contract, the Contractor shall maintain all books, reports and records in accordance with generally accepted accounting practices and standards for records directly related to this Contract. The form of all records and reports shall be subject to the approval of the City.
3. Records include all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received pursuant to law or ordinance or in connection with the transaction of official business with the City. Contractor's records under this Contract include, but are not limited to, supplier/subconsultant invoices and contracts, project documents, meeting notes, emails and all other documentation generated during this Contract.
4. The Contractor agrees to make available to the City, during normal business hours all books of account, reports and records relating to this Contract.
5. A Contractor who fails to provide the public records to the City within a reasonable time may also be subject to penalties under section 119.10, Florida Statutes.

Upon request from the City's custodian of public records, provide the public agency with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.

Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Contract term and following completion of

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the Contract if the Consultant does not transfer the records to the City.

Upon completion of the Contract, transfer, at no cost to the City, all public records in possession of the Contractor, or keep and maintain public records required by the City to perform the service. If the Contractor transfers all public records to the City upon completion of the Contract, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City's custodian of public records in a format that is compatible with the information technology systems of the City.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:**

**CITY CLERK  
121 SW Port St. Lucie Blvd.  
Port St. Lucie, FL 34984  
(772) 871 5157  
[pr@cityofpsl.com](mailto:pr@cityofpsl.com)**

**TRADE SECRETS**

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Any material submitted to the City that Contractor contends constitutes or contains trade secrets or is otherwise exempt from production under Florida public records laws (including chapter 119, Florida Statutes) ("Trade Secret Materials"), must be separately submitted and conspicuously labeled: "EXEMPT FROM PUBLIC RECORD PRODUCTION – TRADE SECRET." In addition, simultaneous with the submission of any Trade Secret Materials, the Contractor shall provide a sworn affidavit from a person with personal knowledge attesting that the Trade Secret Materials constitute trade secrets under section 688.002, Florida Statutes, and stating the factual basis to support the attestation. If a third party submits a request to the City of records designated by the Contract as Trade Secret Materials, the City shall refrain from disclosing the Trade Secret Materials, unless otherwise ordered by a court of competent jurisdiction or authorized in writing by the Contractor. Contractor shall indemnify and defend the City, its employees, agents, assigns, successors, and subcontractors from any and all claims, causes of action, losses, fines, penalties, damages, judgments, and liabilities of any kind, including attorney's fees, litigation expenses, and court costs, relating to the nondisclosure of any Trade Secret Materials in response to a records request by a third party.

**SECTION XV**  
**INSPECTION AND CORRECTION OF DEFECTS**

In order to determine whether the required material has been delivered or the required work performed in accordance with the terms and conditions of the Contract documents, the Project Manager shall make inspection as soon as practicable after receipt from the Contractor of a Notice of Performance or delivery ticket. If such inspection shows that the required material has been delivered and required work performed in accordance with terms and conditions of the Contract documents and that the material and work is entirely satisfactory, the Project Manager shall approve Contractor's invoice in accordance with Section VI. Thereafter the Contractor shall be entitled to payment, as described in Section VI. If, upon such inspection the Project Manager is not satisfied, he or she shall as promptly as practicable inform the parties hereto of the specific respects in which their findings are not favorable. Contractor shall then be afforded an opportunity if desired by it, to correct the deficiencies so pointed out at no additional charge to the City, and otherwise on terms and conditions specified by the Project Manager. Upon failure of the Contractor to perform the work in accordance with the Contract Documents, including any requirements with respect to the Schedule of Completion, and after five (5) days written notice to the Contractor, the City may, without prejudice to any other remedy they may have, correct such deficiencies. The Contractor shall be charged all costs incurred to correct deficiencies. All such costs incurred by the City, in the City's option, may be invoiced to the Contractor and/or may be deducted from payments due to the Contractor. Deductions thus made will not excuse the Contractor from other penalties and conditions contained in the Contract. Such examination, inspection, or tests made by the Project Manager, at any time, shall not relieve Contractor of their responsibility to remedy any deviation, deficiency, or defect.

**Authority** – The Contractor is hereby informed that City inspectors are not authorized to alter, revoke, enlarge, or relax the provisions of these specifications. They are not authorized to approve or accept any portion of the completed work, or instructions contrary to the specifications. An inspector is placed on the project (or sent to the location of materials) to inspect materials being used in the work and to observe the manner in which the work is being performed and to report the progress of the work to the City. The inspector shall have the authority to reject defective materials or suspend any work that is being improperly done subject to the final decision of the City.

**Notification** – The Contractor shall be responsible to give twenty-four (24) hour notification to the City, when field observations are required.

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**Defective Work** – All work and/or materials not meeting the requirements of these specifications shall be deemed as defective by the City, and all such work and/or material, whether in place or not, shall be removed immediately from the site of the work. All rejected materials that have been corrected shall not be used until the City has issued written approval to the Contractor. Without unnecessary delay and without any additional cost to the City, all work that has been rejected shall be remedied or removed and replaced in a manner acceptable to the City. If the Contractor fails to promptly remove and properly dispose of rejected materials and/or work then replaces same immediately after being notified to do so, the City may employ labor to remove and replace such defective work and/or materials. All charges for replacement of defective materials and/or work shall be charged to the Contractor and may be deducted from any moneys due to the Contractor or their Surety.

**Repair or Replacement** – Should any defect appear during the warranty period, the Contractor shall, at their own expense, have repaired or replaced such item upon receipt of written notice from the City of said defect. Said repair or replacement must be accomplished within fourteen (14) calendar days after receipt of notification from the City of the defect.

**Deductions** – In the event the City deems it expedient to perform work which has not been done by the Contractor as required by these Specifications, or to correct work which has been improperly and/or inadequately performed by the Contractor as required in these Specifications, all expenses thus incurred by the City, in the City's option, will be invoiced to the Contractor and/or may be deducted from payments due to the Contractor. Deductions thus made will not excuse the Contractor from other penalties and conditions contained in the Contract.

#### **SECTION XVI** **SCRUTINIZED COMPANIES**

By entering into this Contract with the City, Contractor certifies that it and those related entities of Contractor, as defined by Florida law, are not on the Scrutinized Companies that Boycott Israel List, created pursuant to section 215.4725, Florida Statutes, and are not engaged in a boycott of Israel. The City may terminate this Contract if Contractor or any of those related entities of Contractor, as defined by Florida law, are found to have submitted a false certification or any of the following occur with respect to the company or a related entity: (i) it has been placed on the Scrutinized Companies that Boycott Israel List, or is engaged in a boycott of Israel, or (ii) for any contract for goods or services of one million dollars or more, it has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or it is found to have been engaged in business operations in Cuba or Syria. Notwithstanding the preceding, the City reserves the right and may, in its sole discretion, on a case by case basis, permit a company on such lists or engaged in business operations in Cuba or Syria to be eligible for, bid on, submit a proposal for, or enter into or renew a contract for goods or services of one million dollars or more, or may permit a company on the Scrutinized Companies that Boycott Israel List to be eligible for, bid on, submit a proposal for, or enter into or renew a contract for goods or services of any amount, should the City determine that the conditions set forth in section 287.135(4), Florida Statutes, are met.

#### **SECTION XVII** **CONTRACT ADMINISTRATION**

**Amendments** – The City and the Contractor agree that they will, from time to time, execute, acknowledge, and deliver, or cause to be executed, acknowledged, and delivered, such supplements hereto and such further instruments as may reasonably be required for carrying out the expressed intention of the Contract. The Contract may be amended in writing from time to time by mutual consent of the parties. All amendments to the Contract

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must be in writing and fully executed by duly authorized representatives of the City and the Contractor.

**Fiscal Year** – All reference to Fiscal Year shall mean the City's Fiscal Year. The City's Fiscal Year is from October 1<sup>st</sup> through September 30<sup>th</sup>.

**Joint Venture** – Nothing in the Contract shall be construed as creating or constituting the relationship of a partnership, joint venture, or other association of any kind or agent and principal relationship, between the vested parties. Each party shall be deemed to be an independent contractor contracting for the services and acting toward the mutual benefits expected to be derived from the mutually agreed upon Contract. Neither Contractor nor any of Contractor's agents, employees, subcontractors, or contractors shall become or be deemed to become agents or employees of the City. Contractor shall therefore be responsible for compliance with all laws, rules, and regulations involving its employees and any subcontractors, including but not limited to, employment of labor, hours of labor, health, and safety, working conditions, workers' compensation insurance, and payment of wages. No party has the authority to enter into any contract or create an obligation or liability on behalf of, in the name of, or binding upon another party to the Contract.

**Performance by Industry Standards** – The Contractor represents and expressly warrants that all aspects of the Services provided or used by it shall, at a minimum, conform to the standards in the Contractor's industry. This requirement shall be in addition to any express warranties, representations, and specifications included in the Contract, which shall take precedence.

**Permits, Licenses, and Certifications** – The Contractor shall be responsible for obtaining all permits, licenses, certifications, etc., required by Federal, State, County, and Municipal laws, regulations, codes, and ordinances for the performance of the work required in these specifications and to conform with the requirements of said legislation. The Contractor shall be required to complete a **W-9 Taxpayer Identification Form**, provided with the City's Contract, and return it with the signed Contract and insurance documents.

**Use of Name or Intellectual Property** – Contractor agrees it will not use the name or any intellectual property, including but not limited to, City trademarks or logos in any manner, including commercial advertising or as a business reference, without the express prior written consent of the City.

**Waiver** – Except as specifically provided for in a waiver signed by duly authorized representatives of the City and the Contractor, failure by either party at any time to require performance by the other party or to claim a breach of any provision of the Contract shall not be construed as affecting any subsequent right to require performance or to claim a breach. Each waiver, if mutually agreed upon, shall be published as a Contract amendment.

### **SECTION XVIII** **ADDITIONAL REQUIREMENTS**

In the event of any conflict between the terms and conditions, appearing on any purchase order issued relative to this Contract, and those contained in this Contract and the Specifications herein referenced, the terms of this Contract and Specifications herein referenced shall apply.

**City's Public Relations Image** – The Contractor's personnel shall at all times handle complaints and any public contact with due regard to the City's relationship with the public. Any personnel in the employ of the Contractor involved in the execution of work that is deemed to be conducting him/herself in an unacceptable manner shall be

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removed from the project at the request of the City Manager.

**Contractual Relations** – The Contractor is advised that nothing contained in the Contract or specifications shall create any contractual relations between the City and any subcontractors of the Contractor.

**Cooperative Purchasing Agreement** – This Contract may be expanded to include other governmental agencies. Contractor may agree to allow other public agencies the same items at the same terms and conditions as this Contract, during the period of time that this Contract is in effect. Each political entity will be responsible for execution of its own requirements with the Contractor.

**Dress Code** – All personnel in the employ of the Contractor shall be appropriately attired. Employees engaged in the course of work shall wear company uniforms neat and clean in appearance, readily identifiable to all City employees and the public. No tee shirts with obscene pictures or writings will be allowed. Swimsuits, tank tops, shorts, and sandals are also prohibited. Safety-toed shoes shall be worn at all times.

**Patent Fees, Royalties, and Licenses** – If the Contractor requires or desires to use any design, trademark, device, material, or process covered by letters of patent or copyright, the Contractor and their surety shall indemnify and hold harmless the City from any and all claims for infringement in connection with the work agreed to be performed. The Contractor shall indemnify the City from any cost, expense, royalty, or damage which the City may be obligated to pay by reason of any infringement at any time during the prosecution of or after completion of the work.

**Cleaning Up** – The Contractor shall, during the performance of this Contract, remove and properly dispose of resulting dirt and debris, and keep the work area reasonably clear. Contractor shall remove equipment, materials, excess debris, and put the work area in a neat, clean, sanitary, and safe condition by the end of each shift. All disturbed areas shall be restored to existing or better conditions. The Contractor shall only be entitled for payment of authorized areas within the project work limits. Contractor shall make every effort to minimize unnecessary damage. All damaged areas outside the project work limits must be repaired to existing conditions or better, at the cost of the Contractor, prior to payment of invoices. Contractor shall also take care to avoid sprinkler heads and irrigation lines, unless the aforementioned cannot be avoided, in which case irrigation lines will be relocated to cover all grassed areas. This cost is incidental to the clearing and grubbing cost.

## **SECTION XIX** **ASSIGNMENT**

Contractor shall not delegate, assign, or subcontract any part of the work under this Contract or assign any monies due him hereunder without first obtaining the written consent of the City. If Contractor sells all or a majority of its shares, merges with, or otherwise is acquired by or unifies with a third party, it shall notify the City within ten (10) days. If after such notice, the City determines in its sole discretion, it may terminate the Contract, without penalty. Any assignment and/or assumption by/through Contractor and a third party via a business transaction is strictly conditioned upon the third party assuming all obligations under the Contract as it exists at the time of the assignment and/or assumption.

## **SECTION XX** **TERMINATION, DELAYS, AND LIQUIDATED DAMAGES**

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**Termination for Cause** – The occurrence of any one or more of the following events shall constitute cause for the City to declare the Contractor in default of its obligations under the Contract:

- I. The Contractor fails to deliver or has delivered nonconforming services or fails to perform, to the City's satisfaction, any material requirement of the Contract or is in violation of a material provision of the Contract, including, but without limitation, the express warranties made by the Contractor;
- II. The Contractor fails to make substantial and timely progress toward performance of the Contract;
- III. In the event the Contractor is required to be certified or licensed as a condition precedent to providing the Services, the revocation or loss of such license or certification may result in immediate termination of the Contract effective as of the date on which the license or certification is no longer in effect;
- IV. The Contractor becomes subject to any bankruptcy or insolvency proceeding under federal or state law to the extent allowed by applicable federal or state law including bankruptcy laws; the Contractor terminates or suspends its business; or the City reasonably believes that the Contractor has become insolvent or unable to pay its obligations as they accrue consistent with applicable federal or state law;
- V. The Contractor has failed to comply with applicable federal, state, and local laws, rules, ordinances, regulations, and orders when performing within the scope of the Contract;
- VI. If the City determines that the actions, or failure to act, of the Contractor, its agents, employees, or subcontractors have caused, or reasonably could cause, life, health, or safety to be jeopardized;
- VII. The Contractor has engaged in conduct that has or may expose the City to liability, as determined in the City's sole discretion; or
- VIII. The Contractor furnished any statement, representation, or certification in connection with the Contract, which is materially false, deceptive, incorrect, or incomplete.

**Notice of Default** – If there is a Default Event caused by the Contractor, the City shall provide written notice to the Contractor requesting that the breach or noncompliance be remedied within the period of time specified in the City's written notice to the Contractor. If the breach or noncompliance is not remedied within the period of time specified in the written notice, the City may:

- I. Immediately terminate the Contract without additional written notice(s); and/or
- II. Enforce the terms and conditions of the Contract and seek any legal or reasonable remedies; and/or
- III. Procure substitute services from another source and charge the difference between the Contract and the substitute contract to the defaulting Contractor. Such a charge, in the City's option, may be invoiced to the Contractor and/or may be deducted from payments due to the Contractor. Deductions thus made will not excuse the Contractor from other penalties and conditions contained in the Contract.

In the event that the City fails to timely pay Contractor for its Work performed, Contractor may terminate this Agreement upon ten (10) days' written notice if the City has not satisfied its payment obligations by the end of such ten (10) day period. In the event that Contractor terminates this Contract due to the City's non-payment, Contractor shall be relieved of all obligations under this Contract (except for obligations that survive termination,

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including those related to indemnity, confidentiality, insurance), provided, however, that such termination shall not relieve the City of its obligation to pay Contractor for all Work performed by Contractor, including any demobilization expenses, associated with the Work prior to the effective date of termination.

**Termination for Convenience** – The City may, at any time, with or without cause, or for its convenience, terminate all or a portion of the Contract upon thirty (30) days written notice to Contractor. Any such termination shall be accomplished by delivery in writing of a notice to Contractor. Following termination without cause, the Contractor shall be entitled to compensation upon submission of invoices and proper proof of claim, for services provided under the Contract to the City up to the time of termination, pursuant to Florida law.

**Termination for Non-Appropriation** – The City is a governmental agency which relies upon the appropriation of funds by its governing body to satisfy its obligations. If the City reasonably determines that it does not have funds to meet its obligations under the awarded Contract, the City will have the right to terminate the Contract, without penalty, on the last day of the fiscal period for which funds were legally available.

**Liquidated Damages for Delays** – If material is not provided or work is not completed within the time stipulated in this Contract, including any extensions of time for excusable delays as herein provided, it being impossible to determine the actual damages occasioned by the delay, the Contractor shall provide to the City one hundred (\$100.00) dollars as fixed, agreed, and liquidated damages for each calendar day of delay until the work is completed. The parties agree that this amount represents a good faith estimate on the part of the parties as to the actual potential damages that would occur because of late completion. Contractor hereby expressly waives and relinquishes any right which it may have to seek to characterize the above noted liquidated damages as a penalty, which the parties agree represents a fair and reasonable estimate of City's actual damages at the time of contracting. The Contractor and their sureties shall be jointly and severally liable to the City for the total amount thereof. This shall be the City's sole remedy as to these delays. Any other provision herein that provides for multiple, alternative, discretionary, or cumulative relief, shall not apply to this paragraph.

#### **SECTION XXI** **LAW, VENUE, AND WAIVER OF JURY TRIAL**

This Contract is to be construed as though made in and to be performed in the State of Florida and is to be governed by the laws of Florida in all respects without reference to the laws of any other state or nation. The venue of any action taken to enforce this Contract, arising from this Contract, or related to this Contract, shall be in St. Lucie County, Florida.

The parties to this Contract hereby freely, voluntarily, and expressly, waive their respective rights to trial by jury on any issues so triable after having the opportunity to consult with an attorney.

#### **SECTION XXII** **APPROPRIATION APPROVAL**

The Contractor acknowledges that the City of Port St Lucie's performance and obligation to pay under this Contract is contingent upon an annual appropriation by the City Council. The Contractor agrees that, in the event such appropriation is not forthcoming, this Contract may be terminated by the City and that no charges, penalties or other costs shall be assessed.

#### **SECTION XXIII** **Page 17 of 21**

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## **CONFLICT OF INTEREST**

The City hereby acknowledges that the Contractor may be performing professional services for private developers within the Treasure Coast area. Should a conflict of interest arise between providing services to the City and/or other clients, the Contractor shall terminate its relationship with the other client to resolve the conflict of interest. The City Manager shall determine whether a conflict of interest exists. At the time of each Project Proposal the Contractor shall disclose all its Treasure Coast clients and related Scope of Work.

## **SECTION XXIV PROHIBITION AGAINST CONTINGENT FEES**

The Contractor warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Contractor, to solicit or secure this Contract and that he or she has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Contractor, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Contract.

## **SECTION XXV ATTORNEY'S FEES**

Each party is responsible for its own attorney's fees for any action arising from or related to this Contract. Each party expressly waives any right to seek attorney's fees from the other party, regardless of the source of such right, whether statute, agreement, or otherwise.

## **SECTION XXVI CODE OF ETHICS**

Contractor warrants and represents that its employees will abide by any applicable provisions of the State of Florida Code of Ethics in [Chapter 112.311 et seq.](#), Florida Statutes, and as may be amended from time to time, and Code of Ethics Ordinances in [Section 9.14 of the City of Port St. Lucie Code](#).

## **SECTION XXVII POLICY OF NON-DISCRIMINATION**

Contractor shall not discriminate against any person in its operations, activities, or delivery of services under this Contract. Contractor shall affirmatively comply with all applicable provisions of federal, state, and local equal employment laws and shall not engage in or commit any discriminatory practice against any person based on race, age, religion, color, gender, sexual orientation, national origin, marital status, physical or mental disability, political affiliation, or any other factor which cannot be lawfully used as a basis for service delivery.

## **SEVERABILITY**

The provisions of this Contract shall be deemed severable and if any portion of the Contract is found invalid or unenforceable, it shall not affect the validity or enforceability of the other provisions herein.

## **SECTION XXIX AUDITS**

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The Contractor shall establish and maintain a reasonable accounting system that enables the City to readily identify the Contractor's assets, expenses, costs of goods, and use of funds throughout the term of the Contract for a period of at least seven (7) years following the date of final payment or completion of any required audit, whichever is later. Records shall include, but are not limited to, accounting records, written policies and procedures; subcontract files (including proposals of successful and unsuccessful contractors, bid recaps, etc.); all paid vouchers including those for out-of-pocket expenses; other reimbursement supported by invoices; ledgers; cancelled checks; deposit slips; bank statements; journals; original estimates; estimating work sheets; contract amendments and change order files; back charge logs and supporting documentation; insurance documents; payroll documents; timesheets; memoranda; and correspondence. The Contractor shall permit the City's authorized auditor or any authorized representative of the State, and where federal funds are involved, the Comptroller General of the United States, or any other authorized representative of the United States government, to access and examine, audit, excerpt, and to make copies of all books, documents, papers, electronic or optically stored and created records or other records relating or pertaining to this Contract kept by or under the control of the Contractor, including, but not limited to, those kept by the Contractor, its employees, agents, assigns, successors, and subcontractors. Such records shall be made available to the City during normal business hours at the Contractor's office or place of business. The Contractor shall not impose a charge for audit or examination of the Contractor's books and records. If an audit discloses incorrect billings or improprieties, the City reserves the right to charge the Contractor for the cost of the audit and appropriate reimbursement. Any adjustments and/or payments that must be made as a result of any such audit or inspection of the Contractor's invoices and/or records shall be made within a reasonable amount of time (not to exceed ninety (90) days) from presentation of the City's findings to the Contractor. Evidence of criminal conduct will be turned over to the proper authorities.

The Contractor shall ensure the City has these rights with Contractor's employees, agents, assigns, successors, and subcontractors, and the obligations of these rights shall be explicitly included in any subcontracts or agreements formed between the Contractor and any subcontractors to the extent that those subcontracts or agreements relate to fulfillment of the Contractor's obligations to the City.

**SECTION XXX**  
**FORCE MAJEURE**

Any deadline provided for in this Contract may be extended, as provided in this paragraph, if the deadline is not met because of one of the following conditions occurring with respect to that particular project or parcel: fire, strike, explosion, power blackout, earthquake, volcanic action, flood, war, civil disturbances, terrorist acts, hurricanes and Acts of God. When one of the foregoing conditions interferes with Contract performance, then the party affected may be excused from performance on a day-for-day basis to the extent such party's obligations relate to the performance so interfered with; provided, the party so affected shall use reasonable efforts to remedy or remove such causes of non-performance. The party so affected shall not be entitled to any additional compensation by reason of any day-for-day extension hereunder.

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**SECTION XXXI**  
**E-VERIFY**

In accordance with section 448.095, Florida Statutes, the Contractor agrees to comply with the following:

1. Contractor must register with and use the E-Verify system to verify the work authorization status of all new employees of the Contractor. Contractor must provide City with sufficient proof of compliance with this provision before beginning work under this Contract.
2. If Contractor enters into a contract with a subcontractor, Contractor must require each and every subcontractor to provide the Contractor with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall maintain a copy of each and every such affidavit(s) for the duration of the Contract and any renewals thereafter.
3. The City shall terminate this Contract if it has a good faith belief that a person or an entity with which it is contracting has knowingly violated section 448.09(1), Florida Statutes.
4. Contractor shall immediately terminate any contract with any subcontractor if Contractor has, or develops, a good faith belief that the subcontractor has violated section 448.09(1), Florida Statutes. If City has or develops a good faith belief that any subcontractor of Contractor knowingly violated section 448.09(1), Florida Statutes, or any provision of section 448.095, Florida Statutes, the City shall promptly notify the Contractor and order the Contractor to immediately terminate the contract with the subcontractor.
5. The City shall terminate this Contract for violation of any provision in this section. If the Contract is terminated under this section, it is not a breach of contract and may not be considered as such. If the City terminates this Contract under this section, the Contractor may not be awarded a public contract for at least one (1) year after the date on which the Contract was terminated. A contractor is liable for any additional costs incurred by the City as a result of the termination of a contract.
6. The City, Contractor, or any subcontractor may file a cause of action with a circuit or county court to challenge a termination under section 448.095(5)(c), Florida Statutes, no later than twenty (20) calendar days after the date on which the Contract was terminated. The parties agree that such a cause of action must be filed in St. Lucie County, Florida, in accordance with the Venue provision herein.

**SECTION XXXII**  
**CONSTRUCTION**

The title of the section and paragraph headings in this Contract are for reference only and shall not govern, suggest, or affect the interpretation of any of the terms or provisions within each section or this Contract as a whole. The use of the term "including" in this Contract shall be construed as "including, without limitation." Where specific examples are given to clarify a general statement, the specific language shall not be construed as limiting, modifying, restricting, or otherwise affecting the general statement. All singular words and terms shall also include the plural, and vice versa. Any gendered words or terms used shall include all genders. Where a rule, law, statute, or ordinance is referenced, it shall mean the rule, law, statute, or ordinance in place at the time the Contract is executed, as well as may be amended from time to time, where application of the amended version is permitted by law.

The parties have participated jointly in the negotiation and drafting of this Contract, and agree that both have been represented by counsel and/or had sufficient time to consult counsel, before entering into this Contract. In the event an ambiguity, conflict, omission, or question of intent or interpretation arises, this Contract shall be

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construed as if drafted jointly by the parties, and there shall be no presumption or burden of proof or persuasion based on which party drafted a provision of the Contract.

**SECTION XXXIII**  
**NON-EXCLUSIVITY**

Contractor acknowledges and agrees that this Contract is non-exclusive.

**SECTION XXXIV**  
**DISCRIMINATORY, CONVICTED, AND ANTITRUST VIOLATOR VENDOR LISTS**

Contractor certifies that neither it nor any of its affiliates, as defined in the statutes below, have been placed on the discriminatory vendor list under section 287.134, Florida Statutes; the convicted vendor list under section 287.133, Florida Statutes; or the antitrust violator vendor list under section 287.137, Florida Statutes. Absent certain conditions under these statutes, neither contractors nor their affiliates, as defined in the statutes, who have been placed on such lists may submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity.

**SECTION XXXV**  
**COOPERATION WITH INSPECTOR GENERAL**

Pursuant to section 20.055, Florida Statutes, it is the duty of every state officer, employee, agency, special district, board, commission, contractor, and subcontractor to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to this section. Contractor understands and will comply with this statute.

**SECTION XXXVI**  
**ENTIRE AGREEMENT**

This Contract sets forth the entire agreement between Contractor and City with respect to the subject matter of this Contract. This Contract supersedes all prior and contemporaneous negotiations, understandings, and agreements, written or oral, between the parties. The parties shall not rely on any representation that may have been made by either party which is not included in this Contract. This Contract may not be modified except by the parties' mutual agreement set forth in writing and signed by the parties.

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IN WITNESS WHEREOF, the parties have executed this Contract, the day and year first above written.

CITY OF PORT ST. LUCIE, FLORIDA

TEAMINDUSTRIAL SERVICES, INC.

By: Caroline Stugis  
Purchasing Agent

By: Peter Fuselier  
Authorized Representative

NOTARIZATION AS TO AUTHORIZED REPRESENTATIVE'S EXECUTION

STATE OF VIRGINIA            )  
  )ss  
COUNTY OF CHESTERFIELD )

The foregoing instrument was acknowledged before me by [ ] physical presence or [x] online notarization, this 15th day of SEPTEMBER, 2025 by PETER FUSELIER who is [ ] personally known to me, or who has [x] produced the following identification:  
DRIVERS LICENSE VIA VIDEO CONFERENCE

Nancy Jean Trimble  
Signature of Notary Public



NANCY JEAN TRIMBLE  
Print Name of Notary Public  
Notary Public, State of Virginia  
My Commission expires: 9/30/2026

# **TEAM**® Industrial Services

## **EXHIBIT A**



## **TEAM Insert Valve™ Installer Price List**

**Effective July 1, 2024**

**\$1000 minimum order for parts and valves  
Orders under \$1000, \$250 shipping charge applies**

**3% is added to invoice if paying by credit card**

### **Instructions:**

To order a complete valve for installation, please do the following:

1. Select a valve that fits your pipe size from section 1 and select a machining charge if required for your pipe OD. You must specify the specific OD the valve is to be machined for (**NOT A RANGE**). Machined valves are non-returnable.
2. Select the Restrainer Glands to fit your valve and pipe type from section 2. Two glands are required per valve.
3. Select the Gaskets to fit your pipe from section 3. Two gaskets are required per valve.

# TEAM<sup>®</sup> Industrial Services

## 1. Valves

Part No.	Description	OD Range	Sales Price US Dollars
IV-0400-L	INSERT VALVE 4" OPEN LEFT	4.50" – 5.26"	\$4,800.00
IV-0400-R	INSERT VALVE 4" OPEN RIGHT	4.50" – 5.26"	\$4,800.00
IV-0600-L	INSERT VALVE 6" OPEN LEFT	6.625" – 7.20"	\$5,500.00
IV-0600-R	INSERT VALVE 6" OPEN RIGHT	6.625" – 7.20"	\$5,500.00
IV-0600-MAC	6" Machining Charge (specify OD)	7.21" – 7.50"	\$1,175.00
IV-0800-L	INSERT VALVE 8" OPEN LEFT	8.625" – 9.30"	\$6,600.00
IV-0800-R	INSERT VALVE 8" OPEN RIGHT	8.625" – 9.30"	\$6,600.00
IV-0800-MAC	8" Machining Charge (specify OD)	9.31" – 9.55"	\$1,175.00
IV-1000-L	INSERT VALVE 10" OPEN LEFT	10.75" – 11.50"	\$11,350.00
IV-1000-R	INSERT VALVE 10" OPEN RIGHT	10.75" – 11.50"	\$11,350.00
IV-1000-MAC	10" Machining Charge (specify OD)	11.51" – 11.60"	\$2,500.00
IV-1000-MACX	10" Machining Charge (specify OD)	11.61" – 12.10"	\$4,000.00
IV-1200-L	INSERT VALVE 12" OPEN LEFT	12.75" – 13.55"	\$13,500.00
IV-1200-R	INSERT VALVE 12" OPEN RIGHT	12.75" – 13.55"	\$13,500.00
IV-1200-MAC	12" Machining Charge (specify OD)	13.56" – 13.95"	\$2,500.00
IV-1200-MACX	12" Machining Charge (specify OD)	13.96" – 14.50"	\$4,000.00

# TEAM<sup>®</sup> Industrial Services

## 2. Glands (aka Megalugs)

Note: Two are needed per valve to install

Part No.	Description	OD Range	Sales Price US Dollars
IV-RG-1104SD	4" DUCTILE IRON RESTRAINER GLAND	4.80" - 4.90"	\$120
IV-RG-2004SV	4" PVC RESTRAINER GLAND	4.50" - 4.90"	\$148
IV-RG-1104SX	4" GRAY IRON RESTRAINER GLAND	5.00" - 5.10"	\$166
IV-RG-1106SD	6" DUCTILE IRON RESTRAINER GLAND	6.90" - 7.00"	\$169
IV-RG-2006SV	6" PVC RESTRAINER GLAND	6.63" - 7.00"	\$195
IV-RG-1106SX	6" GRAY IRON RESTRAINER GLAND	7.10" - 7.20"	\$217
IV-RG-1108SD	8" DUCTILE IRON RESTRAINER GLAND	9.05" - 9.15"	\$208
IV-RG-2008SV	8" PVC RESTRAINER GLAND	8.63" - 9.15"	\$213
IV-RG-1108SX	8" GRAY IRON RESTRAINER GLAND	9.30" - 9.40"	\$255
IV-RG-1110SD	10" DUCTILE IRON RESTRAINER GLAND	11.10" - 11.20"	\$292
IV-RG-2010SV	10" PVC RESTRAINER GLAND	10.75" - 11.20"	\$326
IV-RG-1110SX	10" GRAY IRON RESTRAINER GLAND	11.50" - 11.40"	\$374
IV-RG-1112SD	12" DUCTILE IRON RESTRAINER GLAND	13.20" - 13.30"	\$432
IV-RG-2012SV	12" PVC RESTRAINER GLAND	11.75" - 13.30"	\$490
IV-RG-1112SX	12" GRAY IRON RESTRAINER GLAND	13.50" - 13.60"	\$526
IV-SG-0526	4" AC gland Kit (IV-RG-1104SX machined)	4.90" - 5.23"	\$420
IV-SG-0750	6" AC gland Kit (IV-RG-1106SX machined)	7.20" - 7.50"	\$472
IV-SG-0950	8" AC gland Kit (IV-RG-1108SX machined)	9.40" - 9.50"	\$512
IV-SG-1210	10" AC Gland Kit	12.10"	\$1,811
IV-SG-1450	12" AC Gland Kit	14.50"	\$2,308



**3. Gaskets**      **Note: Two are needed per valve to install**

**MJ Gaskets for use on Ductile Iron, C900 & Cast Iron**

Part No.	Description	OD Range	Sales Price US Dollars
MJ-GSK-06	MECHANICAL JOINT GASKET FOR 4" IV	4.80" - 5.10"	\$29
MJ-GSK-08	MECHANICAL JOINT GASKET FOR 6" IV	6.90" - 7.30"	\$31
MJ-GSK-10	MECHANICAL JOINT GASKET FOR 8" IV	9.05" - 9.40"	\$43
MJ-GSK-12	MECHANICAL JOINT GASKET FOR 10" IV	11.10" - 11.40"	\$51
MJ-GSK-14	MECHANICAL JOINT GASKET FOR 12" IV	13.20" - 13.60"	\$128

**Transition Gaskets for use on Steel, IPS or PVC with steel OD**

Part No.	Description	OD Range	Sales Price US Dollars
TR-GSK-06	TRANSITION GASKET FOR 4" IV	4.50"	\$33
TR-GSK-08	TRANSITION GASKET FOR 6" IV	6.63"	\$48
TR-GSK-10	TRANSITION GASKET FOR 8" IV	8.63"	\$55
TR-GSK-12	TRANSITION GASKET FOR 10" IV	10.75"	\$32
TR-GSK-14	TRANSITION GASKET FOR 12" IV	12.75"	\$271

**Transition Gaskets for use with AC Pipe**

Part No.	Description	OD Range	Sales Price US Dollars
AC-GSK-0410	GASKET FOR AC PIPE – 4" – 10" IV	5.25" - 11.75"	\$64
AC-GSK-1012	GASKET FOR AC PIPE – 12" IV extra length req'd	12.00" - 14.50"	\$150



**4. Stainless Steel Fasteners**

Part No.	Description	OD Range	Sales Price US Dollars
IV-FAS-0400SS	4" IV STAINLESS FASTENER KIT 304SS	all	\$652
IV-FAS-0600SS	6" IV STAINLESS FASTENER KIT 304SS	all	\$591
IV-FAS-0800SS	8" IV STAINLESS FASTENER KIT 304SS	all	\$578
IV-FAS-1000SS	10" IV STAINLESS FASTENER KIT 304SS	all	\$1,693
IV-FAS-1200SS	12" IV STAINLESS FASTENER KIT 304SS	all	\$3,503
IV-FAS-0400SS-316	4" IV STAINLESS FASTENER KIT 316SS	all	\$669
IV-FAS-0600SS-316	6" IV STAINLESS FASTENER KIT 316SS	all	\$889
IV-FAS-0800SS-316	8" IV STAINLESS FASTENER KIT 316SS	all	\$936
IV-FAS-1000SS-316	10" IV STAINLESS FASTENER KIT 316SS	all	\$4,203
IV-FAS-1200SS-316	12" IV STAINLESS FASTENER KIT 316SS	all	\$4,390

**5. Accessories**

Right Angle Gear Box - *Horizontal installation tool required for side installation			
Part No.	Description	OD Range	Sales Price US Dollars
IV-0408-GBOX-ASSY	Miter Gear for use on 4" thru 8" Valves*	4-8"	\$2,846
IV-1012-GBOX-ASSY	Bevel Gear for use on 10" & 12" Valves*	10-12"	\$3,782
IV-0408-GBOX-CRING	4 - 8" horizontal install centering tool	4-8"	\$3,444
IV-1012-GBOX-CRING	10 - 12" horizontal install centering tool	10-12"	\$3,722

Post Indicator			
Part No.	Description	OD Range	Sales Price US Dollars
Special	Post Indicator Plate	all	\$770
	Post Indicator		Consult Factory
Special	Hand wheel	all	\$667

Touch Up Paint			
Part No.	Description	OD Range	Sales Price US Dollars
IV-PNT-0001	IV Touch-up paint	all	\$154.00

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## 6. Spare Parts

Cutters			
Part No.	Description	OD Range	Sales Price US Dollars
IV-0400-C-2	4" CUTTER	all	2,183
IV-0600-C-2	6" CUTTER	all	3,125
IV-0800-C-2	8" CUTTER	all	4,306
IV-1000-C-2	10" CUTTER	all	5,625
IV-1200-C-1	12" CUTTER	all	8,889
IV-TAPM-HLD-03	Cutter holder bolt	all	\$13
IV-TAPM-HLD-01	Cutter bolt (6 required per cutter holder)	all	\$3
IV-TAPM-HLD-02	Cutter nut (6 required per cutter holder)	all	\$3
IV-TAPM-HLD	TAPPING MACHINE CUTTER HOLDER	all	\$900

Pilot Bits			
Part No.	Description	OD Range	Sales Price US Dollars
IV-PLTD-INDX	INDEXABLE PILOT DRILL 4"-8" (replaceable tip)	all	\$972
IV-PLTD-CARB	CARBIDE TIPPED PILOT DRILL 4"-8" (welded tip)	all	\$1,172
IV-PLTD-1012-C	12" CARBIDE INSERTED PILOT BIT 10"-12" (replaceable tip)	all	\$1,250
IV-PLTD-CARB-1012	12" Masonry Pilot Drill (welded tip)	all	\$2,770
IV-PLTD-1012-I	1 5/16" T/A SPADE BIT Replacement tip for IV-PLTD-1012-C	all	\$272
IV-PLTD-0408-I	1" T/A SPADE BIT Replacement tip for IV-PLTD-INDX	all	\$217

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Alignment Washers / Misc. Bolting and O-rings			
Part No.	Description	OD Range	Sales Price US Dollars
IV-ALW-0408	ALIGNMENT WASHER SET 4"-8" (15 PCS)	all	\$917
IV-ALW-1000	10" ALIGNMENT WASHER SET (8 PCS.)	all	\$733
IV-ALW-1200	12" ALIGNMENT WASHER SET (10 PCS.)	all	\$1,146
TPV-0408-HDW-01	STUD 7/8"-9 X 4", A193 GR.B7, ZINC PLATE	all	\$12
TPV-0408-HDW-02F	Finish Nut, 7/8"-9 Gr 5 Zinc Plated	all	\$5
TPV-0408-HDW-03	SAE Flat Washer 7/8" Zinc Plated	all	\$1
TPV-0408-HDW-04	0408 Tapping / Insert housing attaching bolts	all	\$21
IV-TAPM-HLD-03	Cutter holder bolt	all	\$13
IV-TAPM-HLD-01	Cutter bolt (6 required per cutter holder)	all	\$3
IV-TAPM-HLD-02	Cutter nut (6 required per cutter holder)	all	\$3
IV-ORB-377B	4" ADAPTER FLANGE O-ring	all	\$12
IV-ORB-454B	6" ADAPTER FLANGE O-ring	all	\$22
IV-1000-ADF-04	10" X 12" IV ADAPTER SPOOL O-ring	all	\$51
IV-ORB-431B	TAPPING ADAPTER O-ring	all	\$32
IV-ORB-448B	INSERT HOUSING O-ring	all	\$36
IV-RG-1100-SP	EBAA Megalug Split Retainer Washer	all	\$15

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Temporary valve parts			
Part No.	Description	OD Range	Sales Price US Dollars
TPVBVG0408	4-8" BYPASS VALVE GASKET	all	\$7
TPV-0408-BVA	Bypass Valve Assembly for 4-8" Temporary V	all	\$1,033
TPV-0408-SRL	SLIDE ROD LOCKING BLOCK	all	\$384
TPV-0408-HDW-11	SLIDE ROD LOCKING LEVER	all	\$52
TPV-0408-SRA	SLIDE ROD	all	\$436
TPV-0408-GTL	GATE LUG	all	\$300
TPV-0408-SRC	SLIDE ROD COLLAR	all	\$97
TPV-0408-HDW-05	1/4" x 1" ROLL PIN	all	\$2
IV-ORB-459B	GATE O-RING TPV-0408	all	\$46
TPVBGS0408	BONNET GASKET	all	\$20
TPV-0408-BDY-M	Valve Body TPV-0408	all	\$8,000
TPV-1012-HDW-04	Stud & Nut, Bottom side for 10-12 Temp Valve	all	\$51
TPV-1012-HDW-08	Stud & Nut, Top side for 10-12 Temp Valve	all	\$70
TPV-0408-HDW-13	Stem O-ring (2 req'd)	all	\$3
TPV-1012-HDW-07	10-12 Bypass Gasket	all	\$30
TPV-1012-BVA	Bypass Block 10"-12" IV Temporary Valve	all	\$941
TPV-1012-PACKING	PACKING SET - 20" FABRI VALVE, set	all	\$1,835
TPV-1012-GATE	Gate Assembly - 20" FABRI VALVE	all	\$8,466
TPV-1012-SEATORING	Seat O-ring - 20" FABRI VALVE	all	\$988

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Tapping Machine Parts			
Part No.	Description	OD Range	Sales Price US Dollars
IV-TAPM-02	Feed Screw Assembly (old style TM)	all	\$1,095
IV-TAPM-03	Feed Nut Flange Assembly (old style TM)	all	\$1,021
IV-TAPM-04	Thrust Bearing ( Old Style TM) 2 req.	all	\$18
IV-TAPM-05	Thrust Washer ( Old Style TM) 4 req.	all	\$13
IV-TAPM-06	Guide Rail Set, Tapping Machine (old style)	all	\$2,268
IV-TAPM-07	Acme Feed Screw Assembly (New Style TM)	all	\$1,095
IV-TAPM-08	Thrust Bearing ( New Style TM) 2 req.	all	\$18
IV-TAPM-09	Thrust Washer ( New Style TM) 4 req.	all	\$18
IV-TAPM-10	Guide Rail Set, Tapping Machine (new style)	all	\$2,271
IV-TAPM-11	Feed Screw Retainer, Tapping Machine (old st	all	\$413
IV-BONIT-16	Feed Screw Retainer (new style BIT & TM)	all	\$591
IV-TAPM-VLV	Hydraulic Control Valve	all	\$1,775
IV-TAPM-MTR	Hydraulic Motor	all	\$2,730

Bonnet Insertion Tool Parts			
Part No.	Description	OD Range	Sales Price US Dollars
IV-BONIT-01	Feed Screw Assembly (old style BIT)	all	\$870
IV-BONIT-02	Feed Nut Assembly (old style BIT)	all	\$454
IV-BONIT-03	Feed Nut (New style TM and BIT)	all	\$589
IV-BONIT-04	Acme Feed Screw Assembly (new style BIT)	all	\$949
IV-BONIT-05	Thrust Bearing ( New Style BIT) 2 req.	all	\$16
IV-BONIT-06	Thrust Washer ( New Style BIT) 4 req.	all	\$18
IV-BONIT-07	Thrust Bearing ( Old Style BIT) 2 req.	all	\$18
IV-BONIT-08	Thrust Washer ( Old Style BIT) 4 req.	all	\$17
IV-BONIT-09	Guide Rail Set, Bonnet Insertion Tool (old style	all	\$1,279
IV-BONIT-10	Guide Rail Set, Bonnet Insertion Tool (new sty	all	\$1,282

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<b>IV-BONIT-11</b>	BIT Front Flange o-ring (4 required)	all	\$3
<b>IV-BONIT-13</b>	Back plate (old style BIT)	all	\$983
<b>IV-BONIT-14</b>	Back plate (new style BIT)	all	\$983
<b>IV-BONIT-15</b>	Feed Screw Retainer (old style BIT)	all	\$454
<b>IV-BONIT-16</b>	Feed Screw Retainer (new style BIT & TM)	all	\$591
<b>IV-1012-VACF-RW</b>	Bonnet Attachment Rod (2 required)	all	\$454
<b>IV-1012-VACF-OR</b>	Bonnet Attachment Rod o-ring (4 required)	all	\$16
<b>IV-BONIT-12</b>	BIT Attachment Frame Assembly	all	\$3,328

<b>Vacuum Flange Parts</b>			
<b>Part No.</b>	<b>Description</b>	<b>OD Range</b>	<b>Sales Price US Dollars</b>
<b>IV-1012-VACF-VP</b>	View Port ( 2 req. on 4-8 & 4 req. on 10-12)	all	\$1,091
<b>IV-1012-VACF-VP-OR</b>	View Port O-Ring (1 per view port)	all	\$5
<b>IV-1012-VACF-SR</b>	View Port Support Ring (1 per view port)	all	\$204
<b>IV-1012-VACF-PB</b>	Pivot Ball	all	\$522
<b>IV-1012-VACF-PB-IO</b>	Pivot Ball inner O-ring (3 required)	all	\$4
<b>IV-1012-VACF-PB-OO</b>	Pivot Ball outer O-ring (2 required)	all	\$4
<b>IV-1012-VACF-PB-MP</b>	Pivot Ball Main Plate	all	\$1,147
<b>Special</b>	Main Pivot Plate outer O-ring	all	\$56
<b>IV-1012-VACF-PB-RP</b>	Pivot Ball Retainer Plate	all	\$730
<b>Special</b>	Pivot Plate & Retainer Plate O-ring	all	\$34
<b>IV-VACF-UPGRADE</b>	Vacuum Assembly Piping and Hose with swivel	all	\$2,607