

**CITY OF SANTA MARIA
IMPLEMENTATION PROJECT
WORK ORDER**

This WORK ORDER (“Work Order”), effective as of the date of the last signature executing this agreement (“Work Order Effective Date”) is made and entered into by and between by and between the City of Santa Maria, a California Municipal Corporation (“Customer”) and Pacific Gas and Electric Company, a California corporation (“PG&E”). This Work Order is subject to the terms and conditions of the PG&E Master Service Agreement between Customer and PG&E dated February 26, 2019 (“Service Agreement”). Customer and PG&E are referred to collectively as the “Parties.”

In accordance with the provisions of the Service Agreement, the Customer wishes to engage PG&E to provide the Implementation Work on the following Project:

PROJECT NAME:	City of Santa Maria SST Implementation – Project 1
CONTRACT No.:	20973
WORK ORDER AMOUNT	\$22,247,372

The Customer will issue to PG&E a written Notice to Proceed (NTP), see Attachment 2, after Project financing is secured. PG&E will not proceed with Implementation until it has received this NTP.

1. SCOPE OF WORK

1.1 PG&E will complete design, procure equipment for, construct, implement and deliver to Customer those measures described in the Scope of Work (“SOW”) at the designated Customer facilities described in the SOW (each facility a “Site” and collectively the “Sites”). The SOW is attached hereto as Exhibit A and incorporated by reference herein. The services to be performed under this Work Order shall be referred to hereinafter as the “Implementation Work”.

PG&E shall have no obligations to perform any Implementation Work under this Work Order unless and until PG&E and Customer have signed this Work Order. The issuance of this Work Order does not commit PG&E to perform any future work for Customer.

1.2 Subcontractors. PG&E reserves the right to engage third party subcontractors (“Subcontractors”) to perform some or a portion of the Implementation Work. PG&E agrees that, as between PG&E and Customer, PG&E shall be solely responsible for the Subcontractors performance of the Implementation Work under this Work Order. In addition, unless otherwise set forth in this Work Order, the fees and costs billed to Customer shall be inclusive of any, and all, fees and compensation due to any Subcontractors. PG&E shall be responsible for the payment of any compensation, monies, wages

or other payment due or allegedly due Subcontractors. For purposes of this Work Order, PG&E and its Subcontractors shall be collectively referred to as “PG&E”.

1.3 Term of Work Order. This Work Order shall commence upon the Work Order Effective Date, and shall continue until all of the Implementation Work is complete; unless sooner terminated or extended as permitted under the Service Agreement (the “Work Order Term”). Contractor shall complete the Implementation Work in accordance with the milestone dates described in the project schedule attached hereto as Exhibit B and incorporated by reference herein.

2. PERFORMANCE OF THE IMPLEMENTATION WORK

2.1 Project Construction

2.1.1 PG&E’s Responsibilities.

2.1.1.1. Upon execution of this Work Order by Customer and subsequent approval of project financing, PG&E shall commence and complete construction and implementation of the Project in accordance with the Service Agreement, this Work Order, the attached SOW and any applicable Work Order modifications. PG&E will provide all professional and other services, labor, materials, equipment, tools, transportation and other services necessary for the proper performance and completion of the Implementation Work.

2.1.1.1. PG&E will use commercially reasonable efforts to minimize disruption to Customer’s use and operations at the Site. PG&E will provide at least ten (10) calendar days written notice to Customer of any planned power or other utilities outages that will be necessary for the Implementation Work. Customer will cooperate with PG&E in scheduling such outages, and Customer agrees to provide its reasonable approval of any scheduled outage.

2.1.2 Customer's Responsibilities.

2.1.2.1. Customer will take reasonable measures to provide PG&E, its personnel and Subcontractors with site access, suitable office space and other reasonable accommodations and facilities necessary to permit PG&E personnel and its Subcontractors to perform the Implementation Work on this Project. While working on the Site, if requested by Customer, the PG&E Project team personnel will be located in an area adjacent to Customer's subject matter experts and technical personnel, and all necessary security badges and clearance will be provided for access to this area, all in accordance with Customer’s vendor policies. Additionally, upon request Customer will provide to PG&E and its Subcontractors relevant site information or documents necessary to perform the Implementation Work, including but not limited to a copy of this Work Order, all Work Order modifications, the Service

Agreement, a copy of relevant drawings, specifications, operation and maintenance manuals for equipment at the Site, and other pertinent documents.

2.1.2.2. Customer will arrange for a temporary staging area for the storage and assembly of equipment for completion of the Implementation Work, if needed.

2.1.2.3. Customer will coordinate the Implementation Work to be performed by PG&E with the Customer's operations and other activities and with any other construction project that is ongoing at or around the Site.

2.2 Commissioning Services. PG&E shall perform commissioning services in accordance with the equipment manufacturers' startup and commissioning recommendations.

2.3 Certificate of Substantial Completion. Promptly upon substantial completion of each Project measure, PG&E will submit a Certificate of Substantial Completion to Customer for such measure. Upon receipt of such certificate, Customer may inspect the Implementation Work and meet with PG&E's Project Manager to determine if the Project measure has achieved substantial completion. Customer shall, within ten (10) business days of receipt of the Certificate of Substantial Completion, inform PG&E if Customer agrees that the Project measure has achieved substantial completion. If Customer disagrees that the Project measure has achieved substantial completion, Customer will specify in detail and in writing the deficiencies requiring correction in order to achieve substantial completion. When substantial completion has been achieved, Customer will execute and return the Certificate of Substantial Completion to PG&E stating that: (i) the Project measure has achieved substantial completion and the date on which it did so, and (ii) that on and after that date Customer will assume responsibility for the Project measure's operation, maintenance and repair, for damage to or destruction of the Project measure, and for the Project measure's security and insurance coverage. Title to the Project measure materials and equipment installed pursuant to this Work Order shall pass to Customer on the date of substantial completion together with equipment warranties.

2.4 Close-Out Documentation. Within forty-five (45) days after each Certificate of Substantial Completion has been executed by Customer and received by PG&E, PG&E shall provide Customer with (a) any applicable governmental approvals, permits, and sign-offs, (b) all equipment specifications and ratings, (c) any applicable test data and reports, (d) final as-built and shop drawings, (e) operating instructions, operations and maintenance manuals and schedules, recommended spare parts lists, and all other written information relating to the Project measure, and (f) equipment warranties.

2.5 Final Completion. Promptly after PG&E reasonably believes that Final Completion has occurred, PG&E shall issue to Customer a Notice of Final Completion (defined below in Section 2.5.1). Thereafter, Customer shall, within fourteen (14) business days, deliver its acknowledgment that Final Completion has been achieved. The date of Final Completion shall be the date of Customer's written

acceptance of PG&E's Notice of Final Completion. Customer's failure to respond within the fourteen (14) day notice period shall be deemed acceptance that Final Completion has occurred.

2.5.1 For purposes of this Work Order, the term "Final Completion" means the date when all of the following have been accomplished: (a) each Project measure has achieved Substantial Completion, (b) all "punch list" items have been completed, (c) all Close-out documentation has been delivered to Customer, (d) PG&E has delivered to Customer: (i) a release of all lien rights, (ii) certification that all claims for payment for labor and equipment for which PG&E is responsible have been paid or satisfied, (iii) copies of waivers/releases of lien rights by Subcontractors that have furnished more than twenty-five thousand dollars (\$25,000) of goods, services or both for the Project, (iv) notice of all outstanding claims of PG&E, any Subcontractor or equipment or materials supplier or distributor that may affect Customer, PG&E or the Project, (v) a letter of indemnification regarding claims not addressed by waivers/releases, and (vi) removal of all of PG&E and Subcontractors' personnel, supplies, equipment, waste materials, rubbish, and temporary facilities from the Site.

2.6 PG&E shall not be liable for any claims, liabilities, or losses arising out of, resulting from, or in any way connected with, Customer's: (a) neglect, misuse or abuse of the equipment; (b) use of unauthorized parts, or removal of any parts; (c) repair, modification or alteration of equipment by anyone other than authorized representatives as described in the warranties covering the equipment; (d) relocation of the equipment.

3. MODIFICATIONS

If a modification to this Work Order is necessary, the Parties agree to follow the modification process set forth in Article II, Section B.5. of the Service Agreement.

4. PAYMENT

4.1 PG&E will submit monthly invoices to Customer based upon an agreed upon percentage completion of each task line item in the Schedule of Values, which is attached hereto as Exhibit C and incorporated by reference herein.

4.2 Each PG&E invoice will reference this Work Order and be submitted to Customer's billing address. Customer shall instruct its financial institution or Project financier to render, all payments to PG&E within thirty (30) days from the invoice date. Each payment made by Customer or its third-party designee must reference this Work Order and invoice number and be mailed to:

PACIFIC GAS AND ELECTRIC COMPANY
Attn: Sales and Service Manager, Business Development
P.O. Box 770000, Mail code: N10D
San Francisco, CA 94177

5. ORDER OF PRECEDENCE

In the event of a conflict between the provisions of the Work Order, any modification to the Work Order, and the Service Agreement, the following order of precedence shall apply (in descending order): (a) the modification to this Work Order, (b) the Work Order, and (c) the Service Agreement.

6. NOTIFICATIONS AND INTERFACE

Both Parties shall contact and/or deliver written notices (email is allowed) to the business contacts below in the normal course of business, and in the event of any problems which may significantly affect the performance of the Implementation Work under this Work Order.

BUSINESS CONTACTS

CUSTOMER REPRESENTATIVE

Name _____
 Title _____
 Address _____
 Telephone _____
 Email _____

PG&E REPRESENTATIVE

Name Brent Patera
 Title Sr. Business Development Manager
 Address 245 Market Street
San Francisco, CA 94105
 Telephone 415-973-5335
 Email Brent.Patera@PGE.com

7. AUTHORITY

Each Party represents and warrants that the individual signing below, as well as any Work Order Modifications and approvals hereunder, has and shall have all requisite power and legal authority to bind the Party on whose behalf he/she is signing to that Party's obligations hereunder.

IN WITNESS THEREOF, the parties agree to be bound by this Work Order as of the date first set forth above.

CITY OF SANTA MARIA

PACIFIC GAS AND ELECTRIC COMPANY

Signature: _____
 Print Name: _____
 Title: _____
 Date: _____

Signature: _____
 Print Name: _____
 Title: _____
 Date: _____

**EXHIBIT A
SCOPE OF WORK**

Scope of Work Overview

PG&E will provide implementation services for the energy related measures (“ERM”) described generally below, and more specifically in the Investment Grade Audit – Project 1, dated August 28, 2019 (“IGA Report”). The IGA Report is attached hereto as Attachment 1 and is incorporated herein. Additional details and specifics are also provided in the project files located in the secure web server of PG&E’s subcontractor, Southland Energy (hereinafter referred to as “**Southland Project Files**”). PG&E has already granted access to the Southland Project Files to specific Customer personnel.

Scope descriptions are shown in narrative form below.

ERM #	ERM Name
1.01	Lighting Retrofits
1.06	Roof replacements, HVAC-affected areas only
1.09	HVAC - Split System Replacements
2.01	Irrigation Retrofits
2.02	Atkinson Turf Replacement
1.03	HVAC - Unit Refurbishment
1.04	HVAC - RTU Replacements
1.05	HVAC – Direct Digital Controls (DDC)
2.03	Hagerman Park Lighting
2.04	Maramonte Park Lighting
2.05	Fletcher Park Lighting (Not included in NOE)
2.06	Crossroads Park Lighting (Not included in NOE)
2.07	Minami Park Lighting
2.08	Adam Basin Lighting (Not included in NOE)
2.09	Paul Nelson Park Lighting (Not included in NOE)
2.10	Elks Field / Simas Park Lighting
2.11	Atkinson Park Lighting
2.12	Oakley Park Lighting (Not included in NOE)
2.13	North Preisker Park Lighting (Not included in NOE)

ERM # 1.01 – Building Lighting Retrofits

This ERM will be completed in the following 55 facilities:

Abel Maldonado Youth Center	Armstrong Park	Atkinson
Blending Facility	Bob Orach Park	Buena Vista Park
City Attorney/Code Compliance	City Hall	Edwards Community Center

Elk's Field	Elwin Mussell Senior Center	Fire Administration Complex
Fire Station #1	Fire Station #2	Fire Station #3
Fire Station #3 (NEW)	Fire Station #4	Fire Station #5
Fire Station #6	Fletcher Park	Grogan Park
Hagerman Complex	Jim May Park	Landfill and Scale House
Landfill Scale House #7	Lawn Bowling	Library / Orcutt
Library (New)	Library Parking Structure	Los Flores Ranch
Maramonte Park	Media Center	Minami Community Center
North Preisker Park	Parks & Rec. Equip. Storage	Paul Nelson Aquatic Center
Pioneer Park	Police Department "A"	Police Department "B"
Police Offsite	Preisker Park	Public Works Operations
Recreation & Parks Office	Rice Park	Rotary Centennial Park
Ruffoni Building	Safe Haven (Newlove Comm. Bldg)	SMAT Operations Fac.
Support Service	Town Center Mall Parking East	Town Center Mall Parking West
Transit Center	Tunnell Park	Veterans Memorial Center
Wastewater Treatment Plant		

This ERM consists of the following services:

PG&E will install 5,665 interior light fixtures, 2,176 exterior light fixtures, and 405 new occupancy sensors at the above 55 facilities and sites throughout the City. In general, PG&E will improve the indoor lighting systems by installing LED retrofit kits for application in interior drop ceiling troffers and downlights and UL Type B direct wire TLED lamp replacements for non-troffer surface mounted fixtures. PG&E will improve exterior lighting systems mainly by installing new exterior rated LED fixtures and LED lamp replacements. A detailed lighting scope of work with room-by-room level detail of the existing and proposed fixtures is contained in the **Southland Project Files** in the folder labeled Appendix D- Lighting Efficiency Improvements (“Southland Server App. D”).

The proposed upgrades will increase fixture efficiency and lamp life while maintaining equal or greater light levels and provide greater quality light to the spaces and areas. PG&E will also install occupancy sensors in those transient-occupancy indoor spaces specified in the Lighting Line by Line (LxL) in the **Southland Project Files**. These ceiling and wall mounted passive infrared sensors will automatically turn lights off in unoccupied areas, helping reduce excess runtimes when the room is not in use.

Scope of Work

The Lighting audit portion of the IGA Report provides the basis for this scope of work. The goal of the IGA was to identify the quantity, type, and location of fixtures, and characterize the operation of the lighting systems. The IGA results and recommended lighting controls solutions are presented in the IGA Report. Detailed line by line (LxL) information listing each fixture, the retrofit scope and savings

calculations are contained in the document labeled “LxL Scope of Work.xls” in the Southland Server App.
D.

1) General

- a) The proposed lighting retrofits will be designed and installed in accordance with applicable local, state, and national codes and ordinances.
- b) The existing quantity and location of light fixtures will remain the same unless explicitly stated otherwise in this scope of work.

2) Proposed Interior Lighting Upgrades

- a) Existing 2x4 fluorescent troffer fixtures will be upgraded to LED by modifying them with LED retrofit kits. The existing fixture housing and power wiring for each fixture will remain in place. The retrofit of each fixture typically includes:
 - i) Removal and disposal of the existing cover, lens, lamps and ballast.
 - ii) Installation of new linear LED kit with internal controls and LED driver. The kit will attach to the existing troffer and be wired to the existing 120/277V power wiring.
- b) Existing surface fluorescent fixtures will be upgraded to direct-wire UL Type B TLED tube replacements. The existing fixture housing, lens, and power wiring for each fixture will remain in place. The retrofit of each fixture may include one or more of the following, which will be determined on a case-by-case basis:
 - i) Removal and disposal of the existing lamps.
 - ii) Removal and proper disposal of existing ballast.
 - iii) Replacement of fixture sockets.
 - iv) Installation of new linear TLED lamps.
- c) Existing compact fluorescent and recessed downlight fixtures will be retrofit with new LED lamps that are compatible with the existing fixture configuration. The existing fixture housing, lens and power wiring for each fixture will remain in place. Fixtures with screw-in bases will receive screw-in lamps (A-type). Fixtures with fixed ballasts and lamps with pin-type bases will receive pin-type ballast compatible lamps and the existing ballast will remain in place.
- d) Existing halogen fixtures will be retrofit with new PAR-type LED lamps compatible with the existing fixture configuration. The existing fixture housing, lens and power wiring for each fixture will remain in place.

3) Proposed Exterior Lighting Upgrades

- a) No exterior lighting work under this measure is included for high-mast sports field and tennis court lighting. High-mast sports field and tennis court lighting replacement measures are addressed in ERM 2.02 through ERM 2.13.
- b) Existing exterior High-Pressure Sodium (HPS) and Metal Halide (MH) custom decorative fixtures will be retrofit with new LED lamps. This includes acorn fixtures in open parking areas and parking structures.

ERM # 1.03 – HVAC Unit Refurbishment

This ERM will be completed in the following facilities:

Atkinson Park	City Hall	Elwin Mussell Senior Center
Fire Administration Complex	Fire Station #2	Fire Station #5
Library (New)	Minami Community Center	Ruffoni Building
Safe Haven (Newlove Comm. Bldg)	Transit Center	Wastewater Treatment Plant (Shop)

This ERM consists of the following services:

For HVAC units not being replaced under ERMs 1.04 and 1.09, and for units that exhibit deterioration, PG&E will implement the refurbishment actions described below. The list of units to be refurbished is found in the IGA report and its appendices, available from Southland’s web server in Appendix E – HVAC Re-conditioning.

Coil Restoration

The coils will be detergent-washed to remove dirt, loose scale and other debris. The condenser coils will then be straightened with a fin comb. Once cleaned and straightened, the aluminum oxide on the coils will be removed with a proprietary cleaner. After cleaning, a restorative coating that is impregnated with 65% aluminum metal in a base of industrial grade polyurethane will be spray-coated onto the coil surfaces. This coating provides an impenetrable layer of protection that provides an excellent heat transfer medium and thus will improve energy efficiency and energy savings. Hail/Vandalism Guards will be added to all coils upon completion of the work.

ERM # 1.04 – HVAC Rooftop Unit (RTU) Replacement and ERM # 1.09 – Split System Replacement

This ERM will be completed in the following facilities:

Abel Maldonado	City Attorney/Code Compliance	Fire Station #1
Fire Station #2	Fire Station #4	Landfill and Scale House
Media Center	Parks Yard	Police Offsite (CCC)
Public Works Operations - Facilities Shop	Recreation and Parks Office	Ruffoni Building

SMAT Operations Fac.		
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This ERM consists of the following services:

PG&E will replace/install rooftop gas-electric package units and also split-system DX units. All of the units proposed for replacement are fifteen years or older.

Project Design Guidelines

The new HVAC units will have the following features and functionality:

1. All units will meet or exceed current Title 24 design requirements for unit efficiencies.
 - a. Economizers will be included on units of 2,000 cfm or larger.
 - b. Demand Control Ventilation will be included on units with economizers
 - c. Minimum Energy Efficiency Ratings (EER) or Seasonal Energy Efficiency Ratings (SEER) for the given capacity of each unit will be met.
2. All replacement units will be standardized upon one manufacture (Trane). Standardization will reduce O&M costs due to simplified parts stocking and staff training requirements.
3. All units will contain BACNet MSTP interface cards to facilitate Building Automation System (BAS) control interface.
4. All units will come with new room temperature sensors that contain push-button overrides and carbon-dioxide (CO2) monitors (if 2,000 cfm or greater).
5. HVAC units to come with local fused disconnect mounted on each unit.
6. New adapter curbs to be supplied in all cases.
7. All permits, inspections and code compliance.
8. Existing conduit and wire may be reused when possible.
9. Smoke detectors shall be installed on all units greater than 2000 CFM.
10. All old refrigerant shall be recovered from the units and provided to Customer or otherwise disposed of in accordance with applicable environmental regulations.
11. Due to CA Title-24 code requirements, the weights of the replacement units may be greater than the weights of the equipment being replaced. Weights of new equipment will be reviewed against existing equipment by a Structural Engineer. A Structural Analysis will be performed if required. Structural bracing will be installed if needed.
13. Roof replacements for areas affected by new unit installation are provided as described under a separate ERM (ERM 1.06).

14. All equipment start-up and commissioning.
15. One-year parts and labor warranty.
16. As-Builts, O&M and Installation Manuals upon completion.
17. Eight hours Training for City Staff.

General Conditions, Exclusions & Clarifications

- PG&E is not responsible for repairs to existing HVAC equipment not being replaced.
- Customer to provide traffic control and/or barricades if required during installation.
- Replacement, repair or modification of internal ductwork is excluded.
- Air balance work is excluded.
- All air distribution systems, including VAV boxes shall remain “as-is”.

ERM # 1.05 – Direct Digital Control (DDC) Replacement and Expansion

This ERM will be completed in the following facilities:

Abel Maldonado Youth Center	Atkinson	City Attorney/Code Compliance
Police Department "B"	City Hall	Elwin Mussell Senior Center
Fire Administration Complex	Fire Station #1	Fire Station #2
Fire Station #3	Fire Station #4	Fire Station #5
Grogan Park	Hagerman Complex	Landfill Office
Library (New)	Media Center	Minami Community Center
Police Department	Police Offsite (CCC Building)	Public Works Operations
Recreation & Parks Office	Ruffoni Building	SMAT Operations Fac.
Support Services (Reservoir)	Transit Center	Wastewater Treatment Plant

This ERM consists of the following services:

PG&E will upgrade the existing Direct Digital Control (DDC) System (“DDC”) system to modern standards by installing a BACNet MSTP protocol-based system. PG&E will expand the DDC system to the following buildings that are not currently on the DDC system:

City Attorney/Code Compliance	Edwards Community Center	Fire Administration Complex
Police Offsite (CCC Building)	Ruffoni Building	

With the addition of these five buildings to the 27 listed above, the final system will control a total of 28 buildings, spanning roughly 366,237 square feet of interior space.

Project Design The new DDC will have the following features and functionality:

1. A new Graphical User Interface (“GUI”) aka “Front End” with new graphics and with the ability to have the graphics displayed on multiple platforms, such as phones and multiple other workstations.
2. All new Graphics shall be created for all controlled systems and locations. The graphics shall show the building floor plan and identify each piece of controlled HVAC equipment by Unit Identification number. Building zones served by each HVAC unit shall be clearly identified. Non-controlled areas shall be shown as “grey space’ with reference to what HVAC unit serves that area, if any.
3. Provide trends and alarms per the Customer’s direction.
4. Incorporate CO2 sensors and programming to allow Demand Control Ventilation (“DCV”) per ASHRAE 62.1 at the Police Department and Library.
5. Incorporate occupancy sensors in spaces in some areas, such as the Rec & Parks Buildings, to allow use of unoccupied room temperature set-backs during unoccupied periods.
6. In buildings with regular occupancy, incorporate Equipment Schedules that match building occupancy patterns. Use Start-Stop-Time-Optimization (“SSTO”) programming to maximize energy efficiency in buildings with standing schedules.
7. In buildings with irregular occupancy, such as Rec & Parks buildings, provide a local override to activate the HVAC systems for 1 – 6 hrs in 1 hr increments.
8. Replace the existing ALCS Master Building Controller at all locations with new BACNet MSTP controller.
9. The City-Wide Area Network (“WAN”) with a dedicated domain will be used for communication from each building to the front end.
10. Where unitary equipment is scheduled for replacement, assume that the new HVAC unitary equipment will have a BACNet MSTP factory installed interface card available.
11. Where existing unitary equipment will remain, the PG&E shall provide new BACNet controls via a network thermostat or unitary controller. The PG&E shall be responsible for establishing communication from the Building Controller to each HVAC unit and to ensure that all desired HVAC unit functionality is in place.
12. Assume all room temperature sensors on remaining HVAC units will require replacement.
13. Where existing unitary equipment will remain, a discharge air temperature (“DAT”) sensor shall be installed as part of the control.
14. Where there is existing control of secondary HVAC equipment such as exhaust fans, make-up air units, radiant heaters, etc. the existing control shall be maintained through the use of interposing relays. Where no such secondary controls exist, this equipment is excluded from the Scope.

15. PG&E is not responsible for repairs of existing HVAC equipment.
16. Existing conduit and wire may be reused when possible.

Detailed Requirements by Location

1. The existing Front End which resides at the Facilities Office at 810 West Church Street will be reused and the new Graphical User Interface (GUI) software will be installed on it.
2. The existing proprietary HVAC unitary controls in the three McQuay Library RTU's shall be recommissioned for full functionality including advanced control algorithms such as discharge air static reset and discharge temperature reset.
 - a. All VAV controls shall remain "as-is" with a Gateway being provided for communications. All existing points such as % damper position, reheat coil % open, discharge air temperature, actual CFM, CFM MAX and MIN points and room temperatures shall remain.
 - b. Communication using an BACNet MSTP protocol to all VFD's shall be established.
 - c. Advanced control algorithms will be used, such as discharge static pressure resets and DCV control to minimize energy operating costs will be used for HVAC unit control.
3. At the Police Department, replace the existing proprietary ALCS unitary controls in the two large RTU's with open protocol controllers.
 - a. All VAV controls shall remain "as-is" with a Gateway being provided for communications. All existing points such as % damper position, reheat coil % open, discharge air temperature, actual CFM, CFM MAX and MIN points and room temperatures shall remain.
 - b. All points internal to the unit shall be re-terminated into a new unit controller. This shall include compressor controls, furnace controls, economizer controls, VFD fan controls and all sensors such as DAT sensor, duct static pressure, OSA temp etc.
 - c. Advanced control algorithms will be used, such as discharge static pressure resets and DCV control to minimize energy operating costs will be used for HVAC unit control.

A list of equipment to be controlled by the new DDC in each building can be found in the IGA Report on Southland's web server, specifically Appendix H.

Miscellaneous Information

Warranty

- There is a one-year parts and labor warranty on all work

Training

- 40 hours of formal classroom training will be provided to two City Staff members

ERM # 1.06 – Replacement of Roofs affected by HVAC modifications

This ERM will be completed in the following facilities:

Abel Maldonado Youth Center	Police Offsite
City Attorney / Police Department B	Ruffoni Building
Fire Administration Complex	SMAT Operations Facility
Fire Station Southland Project Files #2	

With respect to this ERM, PG&E will replace existing roofing with mechanically-fastened new GAF 60 mil TPO single ply membrane over ¼” DensDeck. The new material will include fully adhered wall sheets (as needed), base flashing, pipe boots, drip edge, pipe supports, the existing parapet cap will be reused.

ERM # 2.01 – Irrigation Retrofits

The Scope of Work for the Irrigation System Improvements is as follows:

1. Procure and electrically install two (2) Campbell Scientific T107 Weather Stations. One weather station will be located on the roof of the concession stand at Hagerman Sports Complex, and the other will be located on the roof of the Grogan Rec & Parks building.

Weather stations have the capability to transmit data via radio link to the existing Toro Irrigation front end computer located in the Public Works building. All labor required for programming of the weather stations for proper operation, including any programming necessary for data transmission and incorporation of data into sequences of operation for irrigation controllers, will be done by the Customer.

2. Procure and install twenty-two (22) Hunter Model IIC controllers to replace the existing stand-alone Irritrol, Rainbird, Superior and Hunter controllers. The existing stand-alone controllers are not on the Toro Site Link system and require at least eight field visits per year to maintain and adjust programming.

The proposed controllers have Wi-Fi capabilities and will operate on the proposed citywide Wi-Fi network. These controllers would not integrate into the Toro Central Control, but would be directly accessible based on a TCP/IP address. All labor required for programming of the controllers for proper operation, including any programming necessary for data transmission, will be done by the Customer

ERM # 2.02 – Atkinson Turf Replacement

This ERM will be completed at Customer’s facility identified as Atkinson Park Soccer Fields.

This ERM consists of the following services:

PG&E will replace the turf of the soccer field, as well as the surrounding area of irrigated grass. PG&E shall install new artificial turf for the playing surface and surrounding grassy areas. This will include

removal of existing natural turf, surface and sub-base preparation including necessary excavation and infill, removal of existing irrigation system, installation of artificial turf to standards specified by Recreation & Parks, field markings, and re-installation of seating and other existing ancillary items.

Specific details concerning the services to be provided in this ERM are described in detail in the **Southland Project Files**, specifically in the folder labeled “Appendix I – Artificial Turf” and its files, “Design Drawings_Demo, Turf and Drainage Details.pdf” and “Scope of Work_Turf Replacements.doc”.

Scope includes:

1. Furnish all labor, materials, tools and equipment necessary to install synthetic grass turf field as indicated on the plans and as specified herein; including components and accessories required for a complete installation.
2. Coordinate with related trades to ensure a complete, integrated, and timely installation as needed.
3. Perform demolition work, by skilled workers experienced in demolition procedures, using appropriate tools and equipment, and under the direct supervision of a supervisor approved by Customer’s Representative.
4. Provide the synthetic turf aggregate base system and sub-base material (tested for permeability) and related appurtenances, including but not limited to sub-drains, concrete headers & edge anchorage details, ready to receive the synthetic turf fabric.
5. Install a Quick Coupler Irrigation that includes all appurtenances for a functioning system.
6. Perform weed abatement, furnish and apply mulch as indicated on the design drawings

Additional requirements:

1. Synthetic grass material shall be FieldTurf Monofilament FTRV 360-1: Revolution 360 or Customer-approved equivalent grade specification material.
2. The installation of all materials shall be performed in strict accordance with the manufacturer’s installation instructions and in accordance with all approved shop drawings.
3. Following completion, PG&E shall provide “As-Builts” and provide Product Training.

ERMs # 2.03 – #2.13 Inclusive – Outdoor Park Lighting

This ERM will be completed in the following facilities:

Hagerman Park	Paul Nelson Park
Maramonte Park	Elks Field / Simas Park
Fletcher Park	Atkinson Park
Crossroads Park	Oakley Park
Minami Park	North Preisker Park

Adam Basin	
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This ERM consists of the following services:

PG&E shall retrofit existing fixtures and install new fixtures at unlit fields with new state-of-the-art LED lighting systems, complete with new controls. A detailed listing of locations and the associated work is referenced herein and can be found on Southland’s web server in the City of Santa Maria IGA folder and its subfolder containing the IGA Report and Appendices. Lighting information is found in Appendix D.

Playing fields will be lit to tournament, league or practice lighting levels per direction from Recreation & Parks staff. Skate parks, basketball and tennis courts will be lit to prevailing standards, generally around 20 to 30-foot candles. In addition, lighting controls will allow lighting at the venues to be easily scheduled and controlled remotely, greatly increasing staff’s ability to provide optimal service to the public. The hardware and control strategy will include bi-level lighting levels for security during periods of non-use, a significant upgrade over the current situation where lighting is either on or off. Control of adjacent parking lot lighting will be integrated into the venue’s lighting controller.

When retrofitting existing lighting, we will re-use existing poles and wiring to the maximum extent possible in order to minimize cost. PG&E will evaluate the structural integrity of existing poles to ensure they are suitable for new fixtures, or demolish and recycle poles which are inadequate.

For sites that are currently unlit, PG&E will install new poles (including necessary footings) and electrical infrastructure as required, and coordinate new electrical service to the site from PG&E. Fletcher Park will require upgraded electrical service, as the new design will significantly boost light levels at this site.

General Assumptions/Clarifications:

1. Customer shall provide all services needed for testing and remediation of hazardous materials (“Hazmat”), including but not limited to Asbestos and Lead Based Paint. Customer will provide testing at all locations where construction activities will take place and where there is a potential for Hazmat.
2. Crane lifts for HVAC changeouts can take place during normal working hours. Customer will coordinate to have work areas below crane path of travel cleared of people and otherwise secured during the crane lifts.
3. All demolished equipment will be removed from site and disposed of by PG&E. Customer may retain any demolished equipment at its discretion.
4. Customer will provide a location for a PG&E trailer as well as storage trailers for subcontractors and electrical power for office trailer.
5. Hours of Work: PG&E assumes that working hours will be the standard 7am to 4pm hours of work during weekdays. However, lighting work (except for sports field lighting) is planned to take place during second shift.

6. Prevailing wages are included for all trades.
7. PG&E will be working in existing facilities however PG&E does not have upgrades or repairs to existing systems included unless they specifically mentioned herein.
8. For HVAC changeouts, new curb adaptors will be added to existing curbs, raising the height of the HAVC equipment. All existing rooftop duct and supports are to remain. No new architectural screens are included.
9. Any Fire Alarm work will be carried out by Customer and its contractor if needed.
10. Existing thermostat locations will be reused, and it is assumed that all ADA requirements are in place.
11. Existing DDC components will be reused in some cases. It is assumed that IT support and any necessary requirements for interconnectivity between buildings will be provided by Customer.
12. PG&E assumes that no Lighting Retrofit plans will be required, since permitting, plan check and Title 24 compliance will be waived by Customer for this project, and any permit costs will be waived by Customer.
13. Some minor Structural improvements may be required at the new roof top HAVC units and PG&E has included an allowance for this work.
14. Sports field lighting cost assumes that the existing light poles that PG&E will be reusing are in good condition. PG&E will assess the condition of existing poles prior to construction and advise Customer of any that require additional testing or cannot be used.

Exclusions:

1. Overtime labor
2. Hazmat testing or remediation.
3. Smoke Detector tie in into new DDC system.
4. Fire Alarm.
5. Painting of new conduits or curbs.
6. Upgrades or repairs to existing Customer equipment or infrastructure not specifically included in this proposal.
7. New operator work stations for DDC Upgrades (existing to remain).
8. Integration of Fire life safety systems into the DDC.

**EXHIBIT B
ESTIMATED PROJECT SCHEDULE**

Estimated time frame for the SOW is as follows:

Task Name	Duration	Start	Finish
City of Santa Maria - Preliminary	430 days	Tue 10/1/19	Mon 5/24/21
Precon	175 days	Tue 10/1/19	Mon 6/1/20
<i>Receive NTP</i>	<i>0 days</i>	<i>Tue 10/1/19</i>	<i>Tue 10/1/19</i>
Submit Performance Bonds and Insurance	1 day	Tue 10/15/19	Tue 10/15/19
Submit Schedule	5 days	Tue 10/15/19	Mon 10/21/19
Formulate Safety Plan	5 days	Tue 10/15/19	Mon 10/21/19
Write Subcontracts	5 days	Tue 10/15/19	Mon 10/21/19
Submit Site Mobilization plan	5 days	Tue 10/15/19	Mon 10/21/19
Submittals Lighting and SFL, EMCS, Turf	15 days	Tue 10/29/19	Mon 11/18/19
Lighting and SFL, EMCS, Turf submittals approval	10 days	Tue 11/19/19	Mon 12/2/19
Complete HVAC shop drawings/Structural review	60 days	Wed 11/27/19	Tue 2/18/20
Obtain Construction Permits	5 days	Wed 2/19/20	Tue 2/25/20
Submit HVAC Submittals	1 day	Wed 3/11/20	Wed 3/11/20
Submittal Approval process	15 days	Thu 3/12/20	Wed 4/1/20
HVAC Long Lead Equipment	12 wks	Wed 2/19/20	Tue 5/12/20
EMCS Precon	12 wks	Tue 10/22/19	Mon 1/13/20
Hazmat Layout and testing	40 days	Thu 3/12/20	Wed 5/6/20
Lighting Materials	8 wks	Tue 12/3/19	Mon 1/27/20
Sportsfield PG&E new electrical service	6 mons	Tue 10/22/19	Mon 4/6/20
Sportsfield materials lead time	8 wks	Tue 12/3/19	Mon 1/27/20
Construction	305 days	Tue 12/3/19	Mon 2/1/21
Lighting	165 days	Tue 1/28/20	Mon 9/14/20
Mobilize	5 days	Tue 1/28/20	Mon 2/3/20
Interior Lighting	5 mons	Tue 2/4/20	Mon 6/22/20
Exterior Lighting	2 mons	Tue 6/23/20	Mon 8/17/20
Punchlist	4 wks	Tue 8/18/20	Mon 9/14/20
HVAC Upgrades/Roofing	189 days	Thu 5/7/20	Tue 1/26/21
Hazmat remediation	20 days	Thu 5/7/20	Wed 6/3/20
Mobilize	5 days	Wed 5/13/20	Tue 5/19/20
Installation	8 mons	Wed 5/20/20	Tue 12/29/20
Punchlist	4 wks	Wed 12/30/20	Tue 1/26/21
EMCS Upgrades	245 days	Tue 1/14/20	Mon 12/21/20

Mobilize	5 days	Tue 1/14/20	Mon 1/20/20
Installation	11 mons	Tue 1/21/20	Mon 11/23/20
Punchlist	4 wks	Tue 11/24/20	Mon 12/21/20
Sportsfield lighting	265 days	Tue 1/28/20	Mon 2/1/21
Mobilize	5 days	Tue 1/28/20	Mon 2/3/20
Installation	12 mons	Tue 2/4/20	Mon 1/4/21
Punchlist	4 wks	Tue 1/5/21	Mon 2/1/21
Turf Replacement	75 days	Tue 12/3/19	Mon 3/16/20
Mobilize	5 days	Tue 12/3/19	Mon 12/9/19
Installation	3 mons	Tue 12/10/19	Mon 3/2/20
Punchlist	2 wks	Tue 3/3/20	Mon 3/16/20
Closeout	80 days	Tue 2/2/21	Mon 5/24/21
Training	1 mon	Tue 2/2/21	Mon 3/1/21
O&M Manuals	1 mon	Tue 3/2/21	Mon 3/29/21
Asbuilts	2 mons	Tue 3/30/21	Mon 5/24/21
M&V	1 mon	Tue 2/2/21	Mon 3/1/21
Demobilization	2 mons	Tue 3/2/21	Mon 4/26/21

PG&E will submit a detailed schedule following the kick-off meeting.



**EXHIBIT C
Schedule of Values**

ECM ID	ECM Description	Client Cost (\$)
1.01	Lighting Retrofits	\$ 2,681,887
1.06	Roof replacements, HVAC-affected areas only	\$ 677,653
1.09	HVAC - Split System Replacements	\$ 751,809
2.01	Irrigation Fixture Retrofits	\$ 519,970
2.02	Atkinson Turf Replacement	\$ 2,159,113
1.03	HVAC - Unit Refurbishment	\$ 403,574
1.04	HVAC - RTU Replacements	\$ 1,486,044
1.05	HVAC - DDC (repl AL, add new)	\$ 1,610,109
2.03	Hagerman Park Lighting	\$ 1,552,546
2.04	Maramonte Park Lighting	\$ 323,574
2.05	Fletcher Park Lighting	\$ 761,449
2.06	Crossroads Park Lighting	\$ 1,409,891
2.07	Minami Park Lighting	\$ 1,173,021
2.08	Adam Basin Lighting	\$ 1,875,409
2.09	Paul Nelson Park Lighting	\$ 828,146
2.10	Elks Field / Simas Park Lighting	\$ 997,389
2.11	Atkinson Park Lighting	\$ 676,054
2.12	Oakley Park Lighting	\$ 1,363,400
2.13	North Preisker Park Lighting	\$ 996,334
Totals		\$ 22,247,372



Anticipated Construction Draw Schedule

ECM	Our CV	Monthly \$																			
		Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	
Lighting Retrofits	2,681,887	536,377	-	-	670,472	402,283	536,377	402,283	134,094	-	-	-	-	-	-	-	-	-	-	-	-
Roof replacements, HVAC affected areas only	677,653	135,531	-	-	-	-	-	-	135,531	135,531	135,531	135,531	-	-	-	-	-	-	-	-	-
HVAC - Split System Replacements	751,809	150,362	75,181	-	-	37,590	75,181	75,181	37,590	37,590	37,590	37,590	37,590	37,590	37,590	30,072	45,109	-	-	-	-
Irrigation Fixture Retrofits	519,970	103,994	-	-	-	-	-	103,994	103,994	103,994	103,994	-	-	-	-	-	-	-	-	-	-
Atkinson Turf Replacement	2,159,113	431,823	-	-	-	-	-	-	431,823	431,823	431,823	431,823	-	-	-	-	-	-	-	-	-
HVAC - Unit Refurbishment	403,574	80,715	-	40,357	121,072	161,430	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HVAC - RTU Replacements	1,486,044	297,209	148,604	-	-	-	-	297,209	297,209	297,209	148,604	-	-	-	-	-	-	-	-	-	-
HVAC - DDC (repl AL, add new)	1,610,109	322,022	322,022	-	-	80,505	80,505	80,505	80,505	80,505	80,505	80,505	80,505	80,505	80,505	64,404	96,607	-	-	-	-
Hagerman Park Lighting	1,552,546	310,509	310,509	77,627	77,627	77,627	77,627	62,102	62,102	46,576	46,576	46,576	46,576	46,576	46,576	-	93,153	46,576	46,576	31,051	
Maramonte Park Lighting	323,574	64,715	64,715	16,179	16,179	16,179	16,179	12,943	12,943	9,707	9,707	9,707	9,707	9,707	9,707	9,707	9,707	9,707	9,707	6,471	
Fletcher Park Lighting	761,449	152,290	152,290	38,072	38,072	38,072	38,072	30,458	30,458	22,843	22,843	22,843	22,843	22,843	22,843	22,843	22,843	22,843	22,843	15,229	
Crossroads Park Lighting	1,409,891	281,978	281,978	70,495	70,495	70,495	70,495	56,396	56,396	42,297	42,297	42,297	42,297	42,297	42,297	42,297	42,297	42,297	42,297	28,198	
Mnam Park Lighting	1,173,021	234,604	234,604	58,651	58,651	58,651	58,651	46,921	46,921	35,191	35,191	35,191	35,191	35,191	35,191	35,191	35,191	35,191	35,191	23,460	
Adam Basin Lighting	1,875,409	375,082	375,082	93,770	93,770	93,770	93,770	75,016	75,016	56,262	56,262	56,262	56,262	56,262	56,262	56,262	56,262	56,262	56,262	37,508	
Paul Nelson Park Lighting	828,146	165,629	165,629	41,407	41,407	41,407	41,407	33,126	33,126	24,844	24,844	24,844	24,844	24,844	24,844	24,844	24,844	24,844	24,844	16,563	
Elke Field / Simas Park Lighting	997,389	199,478	199,478	49,869	49,869	49,869	49,869	39,896	39,896	29,922	29,922	29,922	29,922	29,922	29,922	29,922	29,922	29,922	29,922	19,948	
Atkinson Park Lighting	676,054	135,211	135,211	33,803	33,803	33,803	33,803	27,042	27,042	20,282	20,282	20,282	20,282	20,282	20,282	20,282	20,282	20,282	20,282	13,521	
Oakley Park Lighting	1,363,400	272,680	272,680	68,170	68,170	68,170	68,170	54,536	54,536	40,902	40,902	40,902	40,902	40,902	40,902	40,902	40,902	40,902	40,902	27,268	
North Preisker Park Lighting	966,334	199,267	199,267	49,817	49,817	49,817	49,817	39,853	39,853	29,890	29,890	29,890	29,890	29,890	29,890	29,890	29,890	29,890	29,890	19,927	
Totals	22,247,372	4,449,474	2,937,250	638,218	1,389,405	1,279,669	1,289,924	1,437,461	1,699,035	1,445,368	1,296,764	1,044,165	476,812	476,812	476,812	406,617	547,008	358,716	358,716	239,144	



***Pacific Gas and
Electric Company***

**ATTACHMENT 1
INVESTMENT GRADE AUDIT REPORT**



ATTACHMENT 2

NOTICE TO PROCEED

Pacific Gas and Electric
(C/O of Brent Patera)
245 Market Street
Mail Code N10D
San Francisco, CA 94105

Attention:

Re: Notice to Proceed for City of Santa Maria, PG&E SST Energy Project

Dear PG&E:

This Notice to Proceed is being issued by City of Santa Maria ("Customer") to Pacific Gas and Electric (PG&E) pursuant to that certain Work Order entered into between Customer and PG&E on _____ for the purpose of notifying PG&E to commence implementation work under such contract.

By signing and dating this Notice to Proceed, the parties hereto agree to these terms and represent and warrant they have the authority to execute this Notice to Proceed on behalf of their respective organizations.

City of Santa Maria

Pacific Gas and Electric

Signature: _____

Signature: _____

Printed Name:

Printed Name:

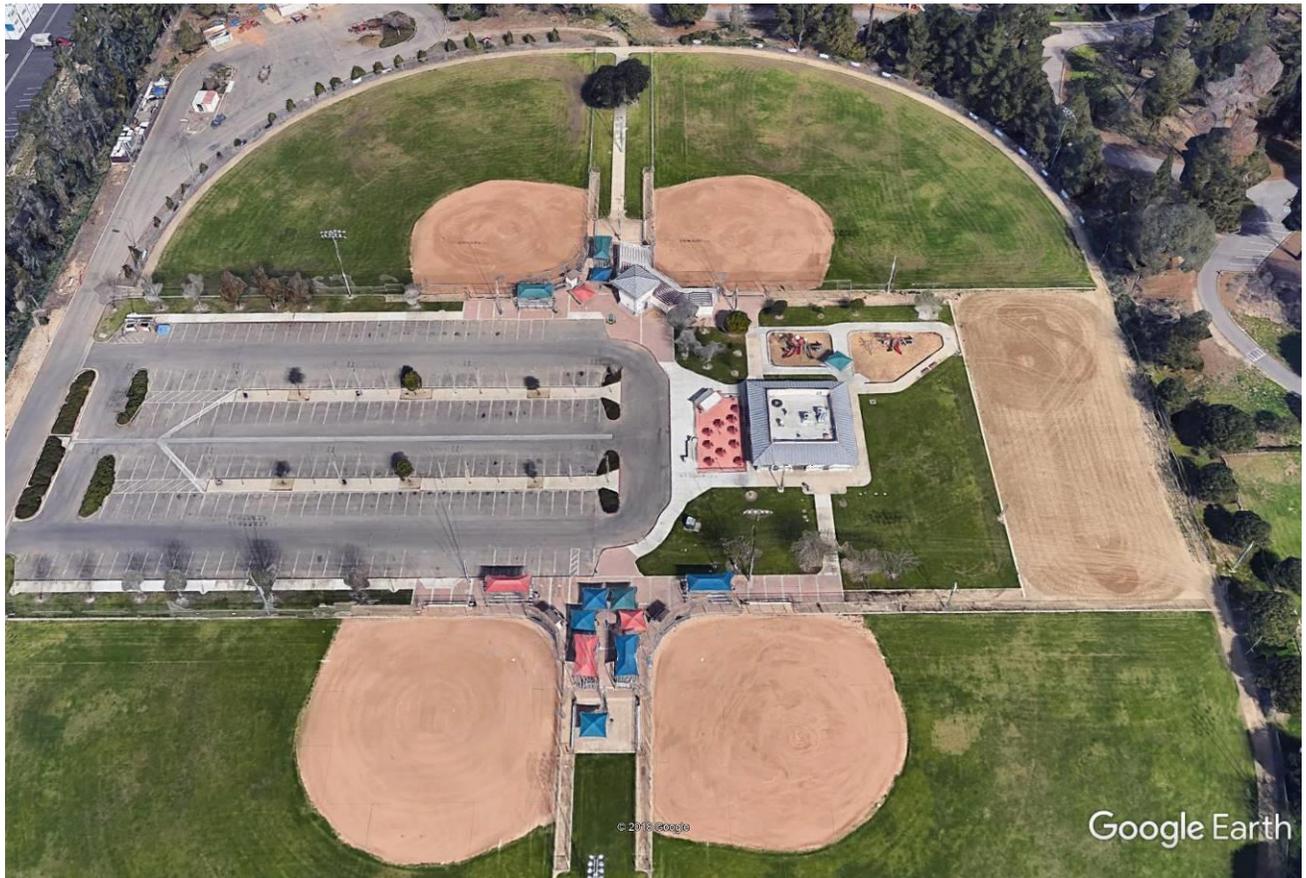
Title:

Title:

Date: _____

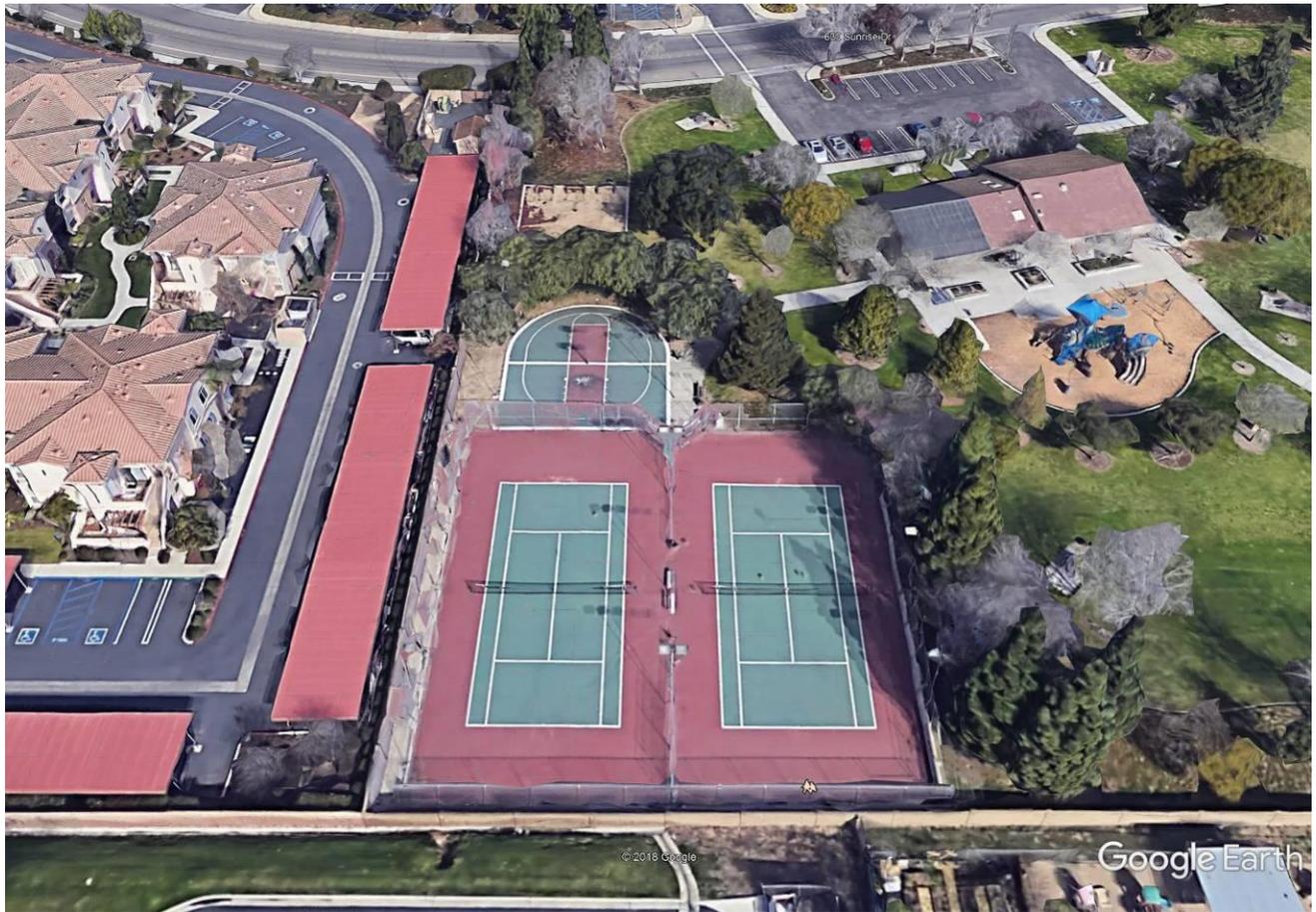
Date: _____

Hagerman Sports Complex



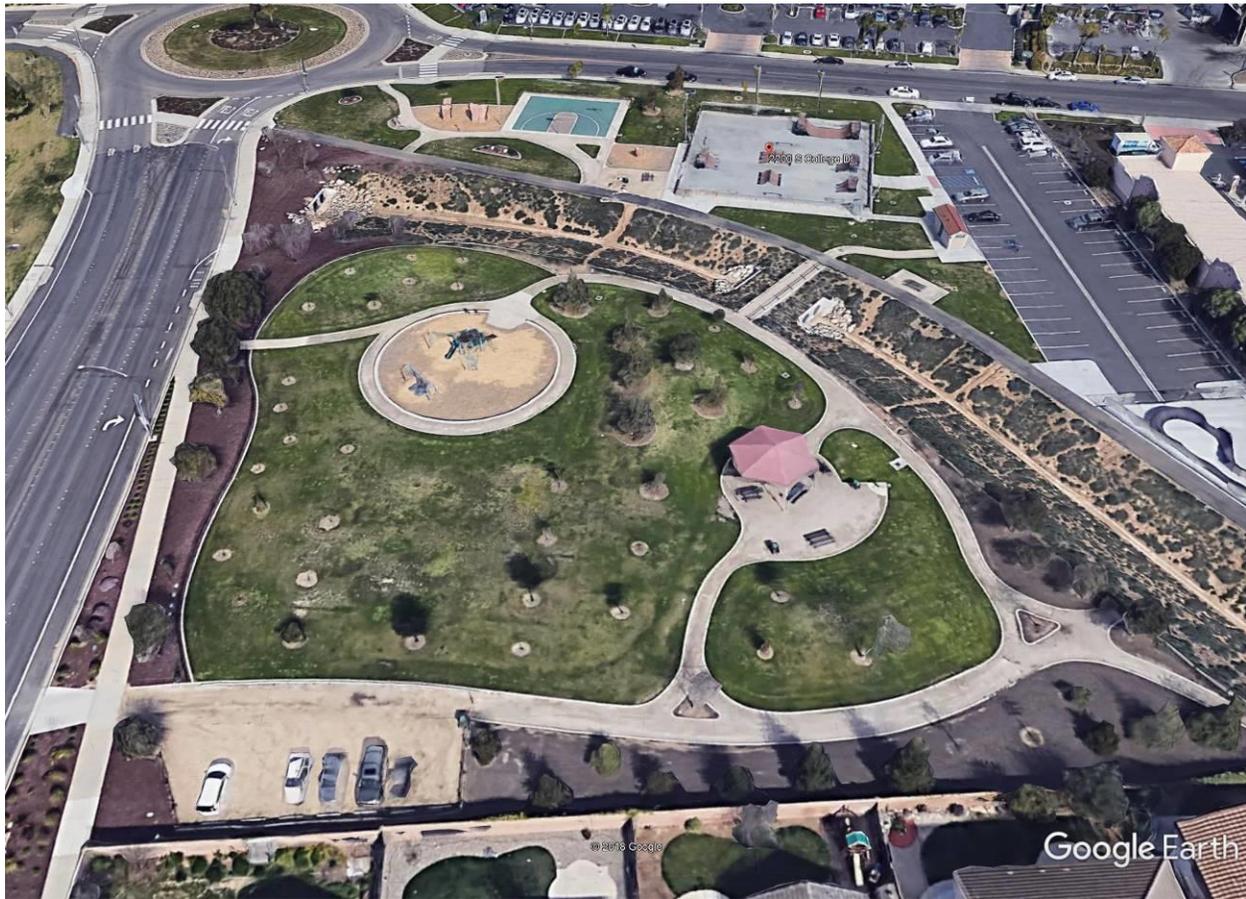
1. Scope of Work is to retrofit the existing ball field and soccer practice field lighting
2. Demolish the existing lighting fixtures on four ball fields and one soccer practice field.
3. Demolish the existing controls
4. Re-use existing wiring, power source and circuit breakers/safeties as power source for new lighting fixtures.
5. Anticipated full power draw will be 161 kW for lighting.
6. Install new Musco LED lighting fixtures on the existing 70' poles at the four ballfields and one soccer practice field. Note: City to certify the structural integrity of the poles. No new poles to be installed.
7. Ball field lighting levels to be 50 foot-candles (fc) on the infield and 30 fc on the outfield (Little League Standard). Practice Area and playground area to be lit to 20fc
8. Install new Musco Control Link Core Package for lighting control. Also integrate the parking lot lighting into the new controls package. (Parking Lot lighting to be replaced by others)

Maramonte Park



1. Scope of Work is to retrofit the existing tennis court and basketball court lighting
2. Demolish the existing lighting fixtures on the two tennis courts and one basketball court.
3. Demolish the existing controls (timeclocks)
4. Re-use existing wiring, power source and circuit breakers/safeties as power source for new lighting fixtures.
5. Anticipated full power draw will be 8.7 kW for lighting.
6. Install new Cree LED lighting fixtures on the existing poles for the two tennis courts and one basketball court. Note: City to certify the structural integrity of the poles. City to have existing "flagged" poles structurally inspected.
7. Lighting level on the Tennis courts to be 50fc and the basketball court 40fc. Lighting to be bi-level to provide security lighting during periods of non-use.
8. No new poles to be installed.
1. Install Musco Control Link Retrofit for tennis and basketball court and parking lot/walking lighting. Integrate the parking lot lighting into the new controls package. (Parking Lot lighting to be replaced by others)

Fletcher Park



1. Scope of Work is to retrofit the skate park and basketball court with new poles with Cree fixtures.
2. There will need to be upgraded electrical service at this site as it was previously powered by a PV Array and batteries. Only 110VAC single phase service is available.
3. Install new PG&E power service and transformer. Estimated maximum power draw 5.50 kW.
4. Install new electrical service/underground wiring from the secondary side of the transformer to all new lighting control panels.
5. Demolish the existing poles, fixtures and footings.
6. Install new footings (24" below grade), new poles and fixtures per diagram. Run new wiring service from the control to the fixtures.
7. Lighting levels at the Skatepark to be 30fc, the Basketball Court to be 20fc and the Pump Track to be 20fc
8. Lighting to be bi-level to provide security lighting during periods of non-use.
9. Install a new Musco Control Link Core Package for lighting control. Integrate the parking lot lighting into the new controls package. (Parking Lot lighting to be replaced by others)

Crossroads Basin



1. The Scope of Work will be to install all new Light Structures for the soccer fields. None currently exist.
2. Install new PG&E power service and transformer. Estimated maximum power draw 93 kW.
3. Install new electrical service/underground wiring from the secondary side of the new transformer to all new lighting control panels.
4. Install new pier footings for the new poles. Footings are based on an assumed standard soil bearing pressure of 5,000 psi. No Geo-Technical studies have been performed.
5. Install eight (8) 50' new poles per diagram. Install new Musco LED lighting fixtures on poles.
6. Run underground wiring service from lighting control panel to light fixtures.
7. Soccer field lighting level to be 50fc
8. Lighting to be bi-level to provide security lighting during periods of non-use.
9. Install new Musco Control Link Core Package for lighting control. Integrate future parking lot lighting into the new controls package.)

Minami Park

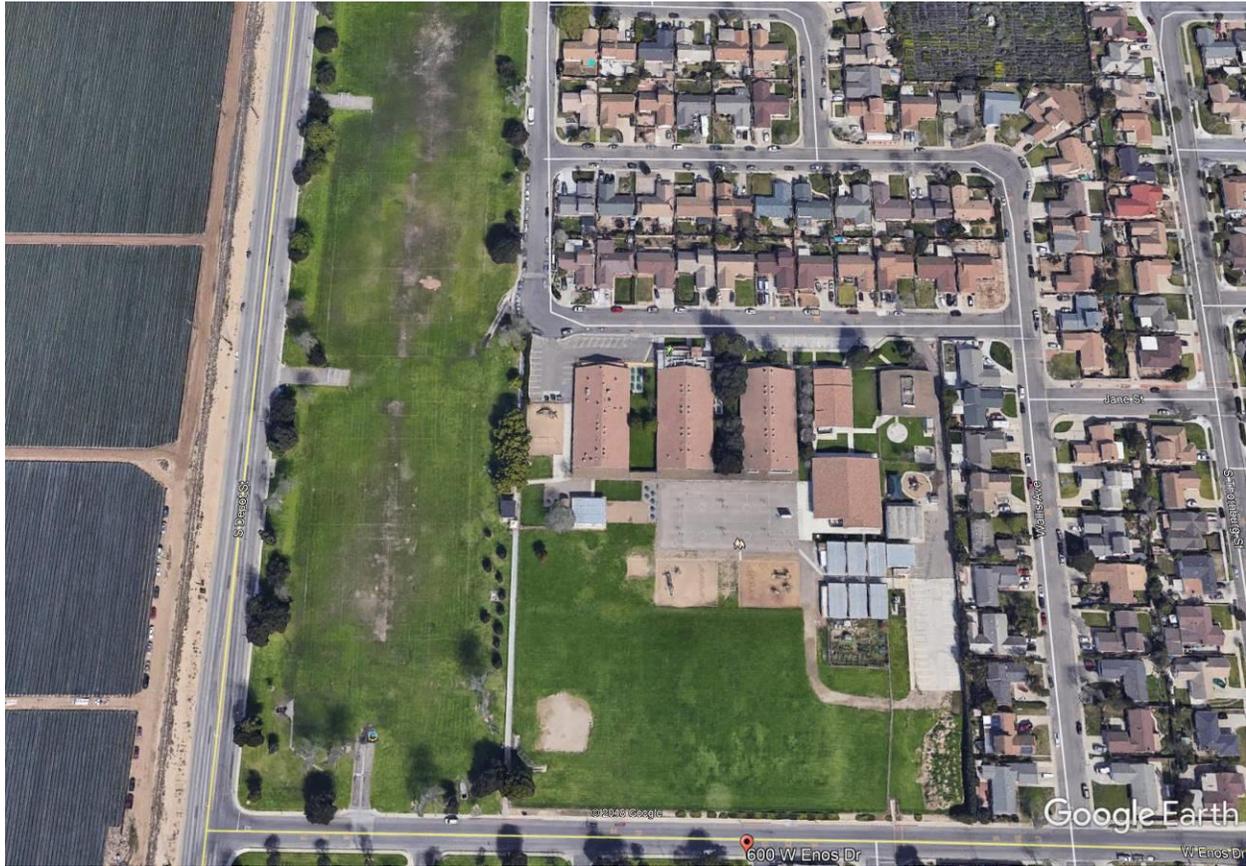


1. Scope of Work is to retrofit the existing softball field and tennis court lighting
2. Demolish and recycle the existing lighting fixtures on the softball field. Poles to remain.
3. Re-use the existing wiring, power source and circuit breakers/safeties as power source for new ball field lighting fixtures.
4. Install new Musco LED lighting fixtures on the existing poles for the ballfield. Note: City to certify the structural integrity of the poles. No new poles to be installed.
5. Ball field lighting levels to be 50 foot-candles (fc) on the infield and 30 fc on the outfield (Little League Standard).
6. Demolish and recycle the existing poles, fixtures and foundations on the tennis courts.
7. Install new pier footings for the new tennis court poles. Footings are based on an assumed standard soil bearing pressure of 5,000 psi. No Geo-Technical studies have been performed.
8. Install four (8) 20' new poles per diagram. Install new Musco LED lighting fixtures on poles.
10. Install new underground wiring from the existing control to the new poles/light fixtures on the tennis courts.
11. Tennis court lighting level to be 50fc.
9. Anticipated total full power draw will be 74 kW for lighting (excluding parking lot).

City of Santa Maria Sports Field Lighting Scope of Work

10. Install Musco Control Link Retrofit for the ballfield, tennis courts, parking lot and walkway lighting. Integrate parking lot lighting into the new controls package. (Parking Lot lighting to be replaced by others)

Adam Basin



1. The Scope of Work is to install all new Light Structures for the three soccer fields. None currently exist.
2. Install new PG&E power service and transformer. Estimated maximum power draw 132 kW.
3. Install new electrical service/underground wiring from the secondary side of the new transformer to all new lighting control panels.
4. Install new pier footings for the new poles. Footings are based on an assumed standard soil bearing pressure of 5,000 psi. No Geo-Technical studies have been performed.
5. Install twelve (12) 50' new poles per diagram. Install new Musco LED lighting fixtures on poles.
6. Run underground wiring service from lighting control panel to light fixtures.
7. Soccer field lighting level to be 50fc
8. Lighting to be bi-level and zoned to provide security lighting during periods of non-use.
9. Install new Musco Control Link Core Package for lighting control.

Paul Nelson Aquatic Center



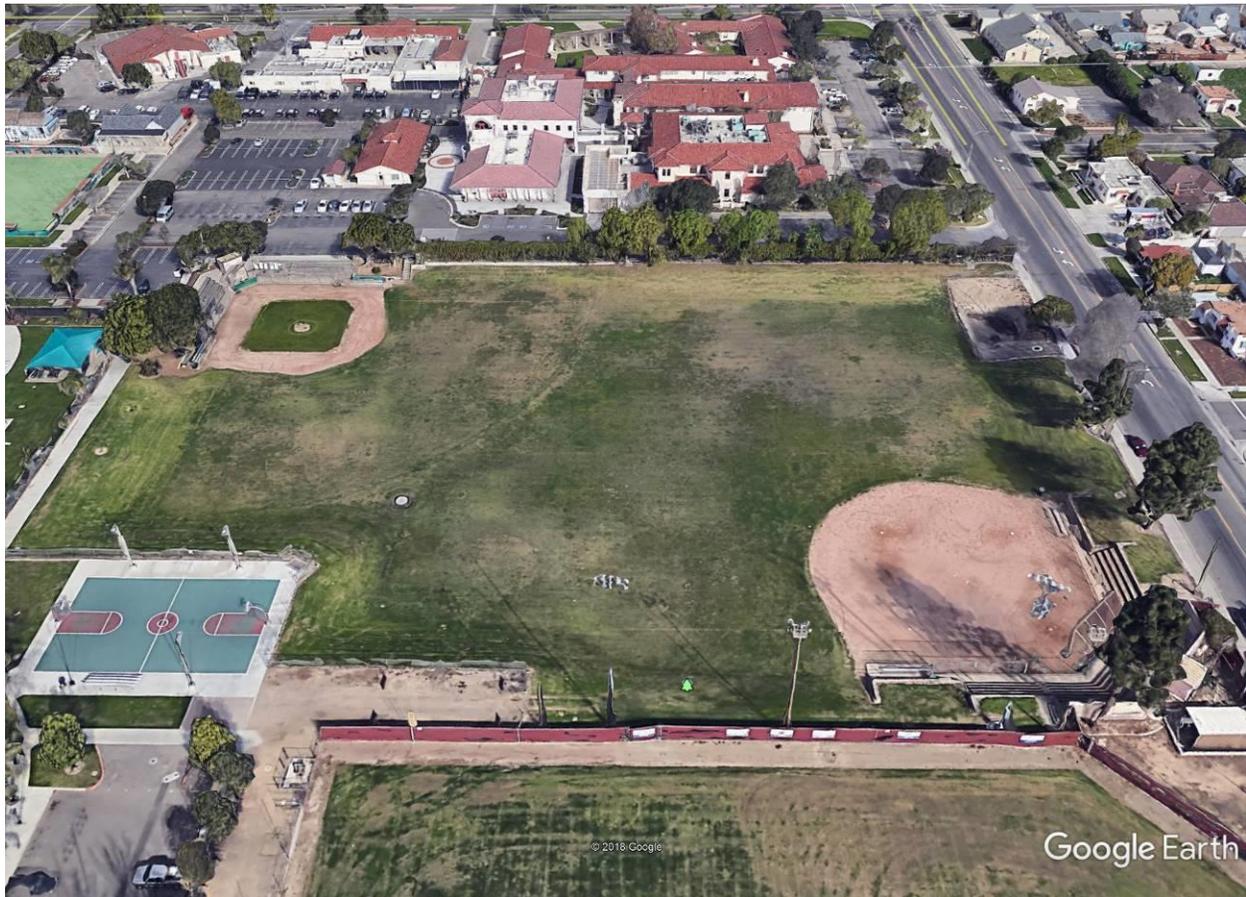
1. Scope of Work is to provide all new Light Structures on the pool deck
2. Demolish the existing pool deck poles, fixtures and foundations.
3. Install new pier footings for the new poles. Footings are based on an assumed standard soil bearing pressure of 5,000 psi. (foundations to 24" below grade). No Geo-Technical studies have been performed.
4. Install twelve (12) 30' new poles per diagram. Install new Musco LED lighting fixtures on poles.
5. Install new electrical service/underground wiring from the existing control to the new poles/lighting fixtures.
6. Repair all concrete on the pool deck upon completion of work.
7. Pool lighting level to be 50fc
8. Demolish the existing Basketball Court foundations, poles and shoe box fixtures.
9. Use the back of the existing P3 pole to mount the new basketball court lights. Install a new circuit and control for the basketball court lighting
10. Light the basketball court to 16fc
11. Estimated maximum power draw 26.46 kW.
12. Provide bi-level lighting that can be used for security lighting during periods of non-use.
13. Install new Musco Control Link Core Package for all lighting control. Also integrate parking lot lighting into the new controls package. (Parking Lot lighting to be replaced by others)

Elks Field



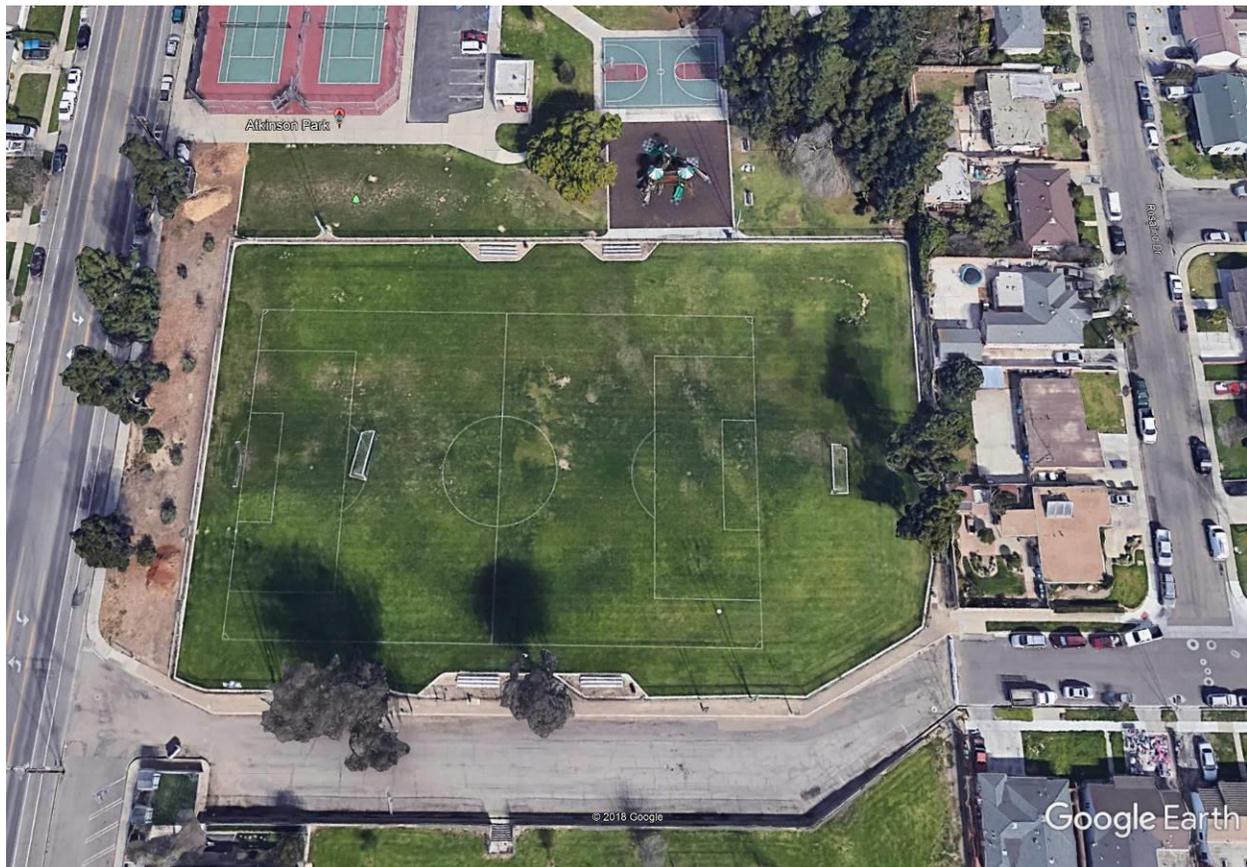
1. The scope of work at Elks Field will be to retrofit the existing fixtures while reusing the existing lighting poles and two cell two tower (C1 & D1) poles that are common to Elks and Simas.
2. Demolish and recycle the existing lighting fixtures on the ball field poles. Demolish the existing controls.
3. Install new Musco LED lighting fixtures on existing poles. Note: City to certify the structural integrity of the poles. No new poles to be installed.
4. Note: The City will need to get approval on retrofitting the A2 & B2 poles on Elks Field as they are very close to high voltage wiring.
5. The existing electrical service will be reused. Circuit breakers to be replaced based on reduced load of LED lamps. Note: The City will need to get approval on retrofitting the A2 & B2 poles on Elks Field as they are very close to high voltage wiring.
6. Lighting levels at Elks Field to be 50fc in the infield and 30fc in the outfield.
7. Anticipated full power draw will be 74 kW for lighting. No new PG&E service will be required
8. Install a new Musco Control Link Core Package for lighting control.

Simas Field



1. The scope of work at Simas Field will be to demolish the existing ball field poles and fixtures and reuse the cell two towers (C1 & D1) poles that are common to Elks and Simas.
2. Demolish and recycle the existing ballfield poles, footings and lighting fixtures. Demolish the existing controls.
3. Install new pier footings for the new poles. Footings are based on an assumed standard soil bearing pressure of 5,000 psi. No Geo-Technical studies have been performed.
4. Install eight (8) 50' new poles per diagram. Install new Musco LED lighting fixtures on poles.
5. Install new underground electrical service to the new poles from the existing control. Replace and downsize circuit breakers as necessary.
6. Install new Musco LED lighting fixtures on the A2 & B2 poles. Reuse the electrical service. Note: The City will need to get approval on retrofitting the A2 & B2 poles as they are very close to high voltage wiring.
7. Lighting levels at the Simas Soccer Field to be 40fc.
8. Anticipated full power draw will be TBD kW for lighting. No new PG&E service will be required
9. Install a new Musco Control Link Core Package for lighting control.

Atkinson



1. The scope of work at Atkinson is to retrofit the lighting at the playground, skatepark, basketball and tennis courts and install “competition” level lighting on the soccer field.
2. Demolish and recycle all soccer pole top fitters, fixtures, crossarms and enclosures. Note: Pole S1 is a cell pole retrofit.
3. Install new Musco LED lighting fixtures on soccer field poles, including S1.
4. Re-use existing electrical/underground wiring on the Soccer Field. Replace the circuit breakers.
5. Lighting level at the Soccer field to be 40fc.
6. Demolish the existing lighting structure at the basketball court/playground.
7. Install new footings and pole at the basketball court/playground.
8. Run all new underground and wiring to the new basketball pole (BA1). Lighting to be bi-level to provide security lighting during periods of non-use.
9. The lighting level at the Basketball court will be 20fc, the skatepark will be 18fc and the playground 17fc
10. Demolish and recycle of existing pole top fixtures at the Tennis courts.
11. Existing tennis court poles and wiring to remain. The City to inspect the poles for structural integrity and get approval to re-use.
12. The City will need to get approval to retrofit the tennis poles on the west side due to PG&E high voltage wiring being in near proximity.

City of Santa Maria Sports Field Lighting Scope of Work

13. Install new Musco LED lighting fixtures on the tennis court poles. Lighting to be bi-level to provide security lighting during periods of non-use.
14. The tennis court lighting will be 40fc,
15. The Soccer, Tennis and Basketball are all on one electrical service. The Soccer field is currently controlled by a Musco Control Link but it is in a 48" cabinet. The enclosure will need to be demoed and recycled and the existing Control Link then be re-installed in a larger enclosure along with a new Core Service to control the Tennis and Basketball court lighting. The control will also include the walkway and parking lot lighting into the new Control package. (Parking Lot lighting and walkway lighting to be replaced by others). Lighting to be bi-level to provide security lighting during periods of non-use.
16. Anticipated full power draw will be 44.92 kW for lighting. No new PG&E service will be required

Oakley Soccer Fields



1. The scope of work will be to light the soccer field and the east softball field and basketball court. There is no existing lighting at this site.
2. Install new PG&E power service and transformer. Estimated maximum power draw of 62.4 kW.
3. Install new electrical service/underground wiring from the secondary side of the new transformer to all new lighting control panels.
4. Install new pier footings for the new poles. Footings are based on an assumed standard soil bearing pressure of 5,000 psi. No Geo-Technical studies have been performed.
5. Install eight (8) 50' new poles per diagram. Install new Musco LED lighting fixtures on poles.
6. Install four (4) additional new poles (A1, B1, S1 and B3) to light the west softball field in the future.
7. Run underground wiring service from the new lighting control panel to the light fixtures.
8. Soccer field lighting level to be 50fc
9. Lighting levels to be 40fc at the Soccer field, 50fc on the Baseball infield and 30fc in the outfield. Basketball court to be lit to 20fc

City of Santa Maria Sports Field Lighting Scope of Work

10. Lighting to be bi-level to provide security lighting during periods of non-use.
11. Install new Musco Control Link Core Package for lighting control. Integrate the parking lot and walkway lighting control into the new controls package. (Parking Lot and walkway lighting to be replaced by others). Note: The pathway lighting could be provided by the new Light Structures.

North Preisker Ranch Park



1. The scope of work will be to light the basketball and tennis courts. There is no existing lighting at this site.
2. Install new PG&E power service and transformer. Estimated maximum power draw of 13.36 kW.
3. Install new electrical service/underground wiring from the secondary side of the new transformer to an all new lighting control panel.
4. Install new pier footings for the new poles. Footings are based on an assumed standard soil bearing pressure of 5,000 psi. No Geo-Technical studies have been performed.
5. Install new poles and new Cree LED lighting fixtures
6. Install new electrical service to the new poles. This will require boring under the Basketball courts to get to BA1 & BA2. Cutting and patching of concrete will be required. T1 & T2 will also require cutting and patching of the concrete
7. Lighting level at the Tennis Courts to be 50fc and at the Basketball Courts 20fc.
8. Lighting to be bi-level to provide security lighting during periods of non-use.
9. Install new Musco Control Link Core Package for lighting control. Also integrate parking lot/walkway lighting in the new controls package. (Parking Lot/Walkway lighting to be replaced by others)