

EAST BAY MUNICIPAL UTILITY - DISTRICT

REQUEST FOR PROPOSAL (RFP) No. FES 18-03 for Consultant Services -Mechanical and Electrical Systems Improvements at Occupied Buildings

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For complete information regarding this project, see RFP posted at <https://www.ebmud.com/business-center/requests-proposal-rfps/> or contact the EBMUD representative listed above. Please note that prospective bidders are responsible for reviewing this site during the RFP process, for any published addenda regarding this RFP.

RESPONSE DUE
by
4:00 p.m.
on
January 29, 2019
at
**EBMUD, Purchasing Division
375 Eleventh St., First Floor
Oakland, CA 94607**



375 Eleventh Street, Oakland, CA 94607
Website: ebmud.com

EAST BAY MUNICIPAL UTILITY DISTRICT

Request For Proposal for Mechanical and Electrical Systems Improvements at Occupied Buildings

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I. STATEMENT OF WORK

A. SCOPE

East Bay Municipal Utility District (District) is seeking consulting services for engineering of mechanical and electrical improvements to occupied buildings. The District intends to award a contract to the Proposer(s) who best meets the District's requirements.

Improvements to mechanical and electrical systems of District buildings in Alameda and Contra Costa County will require consultant resources that are qualified to perform evaluations and design of building systems such as HVAC, electrical power and lighting, fire alarm and suppression, and security. In addition to mechanical and electrical engineering, services may include acoustics engineering, buildings automation engineering, technology engineering and other disciplines as needed to support the implementation of mechanical and electrical improvements. Some work may also be required to support projects at the District's remote facilities in Stockton, Lodi and locations near Valley Springs, CA.

B. PROPOSER QUALIFICATIONS

1. Proposer Minimum Qualifications

- a. Proposer, Proposer's principal, or Proposer's staff shall have been regularly engaged in the business of providing consulting services for improvements to buildings mechanical and electrical systems for at least ten (10) years.
- b. Proposer shall possess all permits, licenses, and professional credentials necessary to perform services as specified under this RFP.

C. SPECIFIC REQUIREMENTS

1. Perform evaluations, analyses, calculations, condition assessments, design and design support during construction required for implementing improvements to mechanical and electrical systems of District occupied facilities. Prepare technical memoranda and reports describing evaluation findings, conclusions and recommendations. Assist with preparation of permit applications, and attend and/or facilitate meetings with representatives of authorities having jurisdiction to address permit and code requirements. Prepare drawings and specifications of mechanical and electrical systems improvements, following District and CSI standards. Prepare estimates following the District's cost estimating guidelines. Provide project management of Consultant services to establish and monitor scope, budget and schedule of engineering services.

2. Depending on the project and on the level of District resources available, consultant services shall include either preparation of complete contract documents ready for bid, or preparation of drawings to be included in design packages prepared by the District.
3. Services will be authorized through task orders defining scope, budget, schedule and deliverables. After selection and before commencing work, consultant will prepare written task orders outlining schedule, scope and budget to perform the work requested by the District. Consultant will perform services under a task order only after receipt of District authorization to proceed with the task order. Task orders will include those listed below and task orders performed under optional services as identified during the duration of the consulting services agreement. The agreement is intended to cover improvements to be designed and built between 2019 and 2022.

a. Task Order 1 – East Area Service Center Electrical and HVAC Improvements

Perform evaluation, design, and design support during construction of electrical and HVAC improvements to the East Area Service Center located at 2551 North Main Street in Walnut Creek. Provide support with obtaining planning and building permits from the City of Walnut Creek, by preparing applications and contacting permitting agencies on the District's behalf. Provide complete contract documents ready for bid, meeting the District's CAD and specification standards. Provide all engineering services required for electrical and mechanical improvements design, including any structural design, acoustical design, fire protection design, waterproofing design, or other design disciplines that may be needed for a complete design package. Evaluation and preliminary design is expected to begin April 2019.

Electrical improvements include replacing a back-up generator, modifying switchgear, and adding minor lighting and power improvements to two small structures. The existing 40kW, 240/120 V back-up generator is to be replaced with an upsized generator to enable the service center to function as an incident command base during a disaster event. To address an outage event occurring in mid-summer, the new back-up generator must be sized to accommodate loads from air-conditioning units.

Improvements to the existing HVAC system are needed to enable air recirculation within the building. The existing system, which operates on outside air intake only, is not energy efficient and draws in excess dust from outdoor yard operations. Refer to Exhibit C for project drawings related to the existing electrical and HVAC systems.

b. Task Order 2- Fleet Maintenance East Facility

Provide plumbing and HVAC systems construction documents for the Fleet Maintenance East (FME) facility located at 2658 North Main Street, Walnut Creek. District staff will provide architectural, electrical, civil, and structural design, and will lead the design and construction management efforts. Design effort is underway and anticipated to be complete by September 2019.

Improvements at the site include the replacement of a portion of the Fleet Building that houses bay nos. 3-5 and the reconfiguration of an administration building. For proposal budgeting purposes, plan on preparing 15 drawings for plumbing and HVAC and providing associated specification sections (including Title 24 calculation), following District standards.

c. Task Order 3 – AMC Administration Building

Provide design and design support during construction for upgrade of the HVAC system in the Adeline Maintenance Center Administration Building at 1100 21st Street in Oakland. Provide support with obtaining planning and building permits from the City of Oakland. Provide complete contract documents ready for bid. Provide all engineering services required for HVAC improvements design, including mechanical, automation and electrical engineering, and any structural design, acoustical design, fire protection design, waterproofing design, or other design disciplines that may be needed for a complete design package. Design is expected to begin in approximately July 2019.

HVAC improvements include replacement of a 115 ton Trane “boxcar” air conditioning unit, replacing pneumatic controls with DDC controls for variable air volume boxes, and replacing the existing boiler. For proposal budgeting purposes, plan on preparing 40 mechanical drawings, 12 electrical drawings, 3 structural drawings (for duct roof openings), and associated specifications sections, following District standards.

d. Task Order 4 – Master Plan Support

Provide consultant services during condition assessment of District buildings and preparation of a master plan of phased improvements. Services may involve fire protection, mechanical, and electrical engineering to evaluate existing building systems and recommend specific improvements. Tasks may include development of assessment criteria and checklists, review of as-built drawings, site visits and evaluation, and documentation of assessment findings. Condition assessment is

anticipated to begin in March 2019. For proposal budgeting purposes allocate 200 hours, 200 hours and 100 hours of effort by senior professionals in mechanical, electrical and fire protection engineering respectively, reporting to a District engineer. Actual level of effort will depend upon District engineering workload and on the number of buildings selected for assessment.

e. Task Order 5 – Work Space Improvements

On an as-requested basis, provide evaluation and design of lighting, power, HVAC and fire protection systems requiring modification as a result of changes to work spaces within District occupied buildings. Services under this task order may occur between April 2019 and July 2021.

Work space modifications are driven by staff additions, staff relocations, ergonomic work space needs, and evolving code requirements. Approximately 5 to 10 office space modifications occur annually typically ranging from \$20,000 up to \$30,000 in cost, and occasionally up to \$300,000 for major staff relocations. Services under this task order are anticipated to be needed when work space modifications requests exceed District resources availability. For proposal budgeting purposes allocate 300, 200, and 80 hours of effort respectively for senior staff in mechanical, electrical and fire protection engineering.

f. Task Order 6 – Technical Advisory Support

Provide technical support as requested to assist District with evaluation and interpretation of code requirements, permit applications, and assessment of project alternatives. In the proposal budget allocate a total of 300 hours of effort of a senior engineer in the areas of mechanical, electrical, or fire protection engineering.

g. Task Order 7 – Project Management

Provide project management of consultant services including drafting of task orders, monitoring budget and schedule, coordinating the work of consultant staff and sub-consultants, and preparation of invoices and associated progress statements.

h. Optional Services

Prepare task order scopes and budgets for optional services requested by District. Perform task order work only after receipt of notice to proceed from the District. For optional services, allocate 400 hours of senior professional engineering staff time in the proposal.

Levels of effort noted in the above task order descriptions are subject to adjustment during development of the final agreement for consultant services.

D. DELIVERABLES / REPORTS

1. Except for Task Order No. 1, deliverables will be defined in approved task orders. Deliverables will include technical memoranda, reports, contract drawings and specifications, and construction phase work products. During construction, deliverables may consist of RFI responses, submittal review comments, and change order designs. For Task Order No. 1, provide deliverables specified below. For other task orders that involve preparation of drawings and specifications, deliverables will be similar to that shown below for Task Order No. 1, and defined in the task order.
2. Task Order 1 Deliverables
 - a. Prepare a preliminary design report, containing technical memoranda presenting the results of evaluation of electrical and HVAC systems. The preliminary (15 to 20%) design report shall include a description of recommended improvements, design criteria, equipment sizing and selection, a listing of drawings and specifications, a budget estimate, and a design and construction timeline. The report shall contain site drawings, equipment layout drawings, one-line diagrams, and other drawings as needed to establish a basis for preparing the final design. Submit three hard copies and electronic copies of a draft report in Word and PDF formats for District review. Review District comments (provided in “track changes”) and address comments as required to produce final report. Provide three hard copies and electronic copies of final report in Word and PDF formats. The intent of the report is to establish the basis for preparation of final construction contract drawings and specifications.
 - b. Prepare final contract drawings and specifications, complete and ready for District review prior to bid. Besides District review, this set of contract documents will also be used for permitting and plan checking by the City of Walnut Creek. The District will provide Division 00 and 01 specifications, and will coordinate with the Consultant to obtain input for selected sections and to ensure compatibility with the technical specification sections. The Consultant shall prepare a specification section of construction constraints identifying outage limits of existing HVAC and electrical systems intended to minimize impacts on occupants during construction. Constraints may be related to working outside of normal business hours or during specific seasonal windows. Submit three hard copies of half-size (11”x17”) drawings and electronic copies in MicroStation or AutoCAD format and PDF. Follow District CAD drafting

guidelines and line weights. Submit three hard copies of technical specifications and electronic copies in Word and PDF. Specifications shall be in Construction Specifications Institute format. The District will review the documents and provide comments. Specifications comments will be provided in “track changes” in Word. Drawings comments will be provided either in table format, or as mark-ups on PDF drawings.

- c. Prepare Issue for Bid (IFB) set of contract documents that incorporates revisions to address District review comments. Provide electronic copies of drawings in MicroStation or AutoCAD format and PDF. Provide electronic copies of specifications in Word and PDF. The District will prepare the cover sheets of drawings and specifications, and will print IFB sets of contract documents for bidders.
- d. Between the preliminary design report and the submittal of final contract documents, the Consultant shall provide informal submittals of drawings or specifications as required for coordination, discussion and problem resolution with the District.
- e. At the time of submittal of final contract drawings and specifications, provide a construction cost estimate, including a 15% contingency, in Excel format.

II. CALENDAR OF EVENTS

EVENT	DATE/LOCATION	
RFP Issued	December 21, 2018	
Site Walk	January 10, 2019 at 10:00a.m.	at: 2658 North Main Street Walnut Creek, CA 94597
Receive Proposal	As specified on cover sheet	
Interview (optional)	February 11, 2019	
Consultant Selection	February 14, 2019	
EBMUD Board Approval	March 2019	
Anticipated Contract Start Date	April 2019	

Note: All Dates are subject to change.

Proposers are responsible for reviewing <https://www.ebmud.com/business-center/requests-proposal-rfps/> for any published addenda. Hard copies of addenda will not be mailed out.

A. SITE WALK/ PROPOSAL CONFERENCE

Optional site walk/proposal conference will be held to:

1. Allow the District to discuss the scope of projects and services.
2. Provide Proposers an opportunity to view a site, etc. necessary to respond to this RFP.
3. Provide an opportunity for Proposers to ask specific questions and request RFP clarifications.
4. Provide the District with an opportunity to receive feedback regarding the RFP.

All questions deemed by the District to require a change to the RFP will be addressed in addenda following the site walk/proposal conference.

III. DISTRICT PROCEDURES, TERMS, AND CONDITIONS

A. RFP ACCEPTANCE AND AWARD

1. RFP responses will be evaluated by the Selection Committee and will be scored and ranked in accordance with the RFP section entitled “Evaluation Criteria/Selection Committee.”
2. The Selection Committee will recommend award to the Proposer who, in its opinion, has submitted the RFP response that best serves the overall interests of the District. Award may not necessarily be made to the Proposer with the lowest overall cost.
3. The District reserves the right to award to a single or to multiple Professional Service Providers, dependent upon what is in the best interest of the District.
4. The District has the right to decline to award this contract or any part of it for any reason.
5. Any specifications, terms, or conditions issued by the District, or those included in the Proposer’s submission, in relation to this RFP, may be incorporated into any purchase order or contract that may be awarded as a result of this RFP.
6. Award of contract. The District reserves the right to reject any or all proposals, to accept one part of a proposal and reject the other, unless the bidder stipulates to the contrary, and to waive minor technical defects and administrative errors, as the interest of the District may require. Award will be made or proposals rejected by the District as soon as possible after bids have been opened.

B. EVALUATION CRITERIA/SELECTION COMMITTEE

The Selection Committee will evaluate each RFP response meeting the qualification requirements set forth in this RFP. Proposer should bear in mind that any RFP response that is unrealistic in terms of the technical or schedule commitments, or unrealistically high or low in cost, will be deemed reflective of an inherent lack of technical competence or indicative of a failure to comprehend the complexity and risk of the District's requirements as set forth in this RFP.

RFP responses will be evaluated and scored according to the Evaluation Criteria below. The scores for all Evaluation Criteria will then be added to arrive at a weighted score for each RFP response. An RFP response with a high weighted total will be ranked higher than one with a lesser-weighted total.

Use our standard terminology The Evaluation Criteria are as follows:

	Evaluation Criteria
A.	Firm(s) Experience: The evaluation will consider the type of projects completed and compare the extent of experience of Proposers.
B.	Firm(s) Resources: The evaluation will assess the quantity, qualifications and experience of personnel available to be assigned to this project.
C.	Approach: The proposed approach to providing services will be evaluated, including approach to project management and coordination for assigning professional staff and managing budgets and invoicing, and technical approach to performing the work under Task Order No. 1.
D.	Oral Interview (optional): The oral interview may consist of standard questions asked of each of the Proposers and specific questions regarding the specific RFP response
E.	Contract Equity Program: Proposer shall be eligible for SBE or DVBE preference points if they are a certified small business entity or a disabled veteran business enterprise, as described in the guidelines contained in Exhibit A-Contract Equity Program, <u>and</u> they check the appropriate box, requesting preference, in Exhibit A-Proposer Information and Acceptance. Qualified DVBEs and/or SBEs will receive an additional 5 points to their total score.

C. AGREEMENT TERMS AND INSURANCE REQUIREMENTS

Refer to Exhibit B for District agreement terms, conditions and insurance requirements that selected consultant will be required to comply with.

D. PROTESTS

Protests must be in writing and must be received no later than seven (7) business days after the District issues the Notice of Intent to Award, which is sent to all entities who submitted a proposal. The District will reject the protest as untimely if it is received after this specified time frame. Protests will be accepted from proposers or potential proposers only.

If the protest is mailed and not received by the District, the protesting party bears the burden of proof to submit evidence (e.g., certified mail receipt) that the protest was sent in a timely manner so that it would be received by the District within the RFP protest period.

Bid protests must contain a detailed and complete written statement describing the reason(s) for protest. The protest must include the name and/or number of the bid, the name of the firm protesting, and include a name, telephone number, email address and physical address of the protester. If a firm is representing the protester, they shall include their contact information in addition to that of the protesting firm.

Protests must be mailed or hand delivered to the Manager of Purchasing, East Bay Municipal Utility District, 375 Eleventh Street, Oakland, CA 94607 or P.O. Box 24055, Oakland, California 94623. Facsimile and electronic mail protests must be followed by a mailed or hand delivered identical copy of the protest and must arrive within the seven day time limit. Any bid protest filed with any other District office shall be forwarded immediately to the Manager of Purchasing.

The bid protester can appeal the determination to the requesting organization's Department Director. The appeal must be submitted to the Department Director no later than five business days from the date of receipt of the requesting organization's determination on the protest.

Such an appeal must be made in writing and must include all grounds for the appeal and copies of the original protest and the District's response. The bid protester must also send the Purchasing Division a copy of all materials sent to the Department Director. The Department Director will make a determination of the appeal and respond to the protester by certified mail in a timely manner. If the appeal is denied, the letter will include the date, time, and location of the Board of Directors meeting at which staff will make a recommendation for award and inform the protester it may request to address the Board of Directors at that meeting.

The District may transmit copies of the protest and any attached documentation to all other parties who may be affected by the outcome of the protest. The decision of the District as to the validity of any protest is final. This District's final decision will be transmitted to all affected parties in a timely manner.

IV. RFP RESPONSE SUBMITTAL INSTRUCTIONS AND INFORMATION

A. DISTRICT CONTACTS

All contact during the competitive process is to be through the contact listed on the first page of this RFP. The following persons are to be contacted only for the purposes specified below:

FOR INFORMATION REGARDING TECHNICAL SPECIFICATIONS:

Attn: Tim Fuelle, Associate Civil Engineer

EBMUD- Facilities Engineering Section/ Engineering Services Division

E-Mail: timothy.fuelle@ebmud.com

PHONE: 510-287-1324

FOR INFORMATION ON THE CONTRACT EQUITY PROGRAM:

Attn: Contract Equity Office

PHONE: (510) 287-0114

B. SUBMITTAL OF RFP RESPONSE

1. Late and/or unsealed responses will not be accepted.
2. RFP responses submitted via electronic transmissions will not be accepted. Electronic transmissions include faxed RFP responses or those sent by electronic mail ("e-mail").
3. RFP responses will be received only at the address shown below, must be SEALED, and must be received at the District Purchasing Division by 4:00 p.m. on the due date specified in the Calendar of Events. Any RFP response received after that time or date or at a place other than the stated address cannot be considered and will be returned to the Proposer unopened. All RFP responses must be received and time stamped at the stated address by the time designated. The Purchasing Division's timestamp shall be considered the official timepiece for the purpose of establishing the actual receipt of RFP responses.

4. RFP responses are to be addressed/delivered as follows:

Mailed:

Kelley K. Smith, Manager of Purchasing
East Bay Municipal Utility District
Mechanical and Electrical Systems Improvements at Occupied Buildings
EBMUD—Purchasing Division
P.O. Box 24055
Oakland, CA 94623

Hand Delivered or delivered by courier or package delivery service:

Kelley K. Smith, Manager of Purchasing-EBMUD
East Bay Municipal Utility District
Mechanical and Electrical Systems Improvements at Occupied Buildings
EBMUD—Purchasing Division
375 Eleventh Street, First Floor
Oakland, CA 94607

Proposer's name, return address, and the RFP number and title must also appear on the mailing package.

5. Proposers are to submit one (1) original hardcopy RFP response (Exhibit A – RFP Response Packet, including Contract Equity Program forms and all additional documentation stated in the “Required Documentation and Submittals” section of Exhibit A), all with original ink signatures. Submit two (2) additional hardcopies.

Proposers **must** also submit an electronic copy of their RFP response, with their hardcopy RFP response Package. The file must be on a disk or USB flash drive and enclosed with the sealed original hardcopy of the RFP response. The electronic copy should be in a single file (PDF) format, and shall be an **exact** copy of the original hard copy Exhibit A – RFP Response Packet, Contract Equity Program forms and all additional documentation stated in the “Required Documentation and Submittals” section of Exhibit A.

6. All costs required for the preparation and submission of an RFP response shall be borne by the Proposer.
7. California Government Code Section 4552: In submitting an RFP response to a public purchasing body, the Proposer offers and agrees that if the RFP response is accepted, it will assign to the purchasing body all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. Sec. 15) or under the Cartwright Act (Chapter 2, commencing with Section 16700, of Part 2 of Division 7 of the Business and Professions Code), arising from purchases of goods, materials, or services by the Proposer for sale to the

purchasing body pursuant to the RFP response. Such assignment shall be made and become effective at the time the purchasing body tenders final payment to the Proposer.

8. Proposer expressly acknowledges that it is aware that if a false claim is knowingly submitted (as the terms “claim” and “knowingly” are defined in the California False Claims Act, Cal. Gov. Code, §12650 et seq.), the District will be entitled to civil remedies set forth in the California False Claim Act.
9. The RFP response shall remain open to acceptance and is irrevocable for a period of one hundred eighty (180) days, unless otherwise specified in the RFP documents.
10. It is understood that the District reserves the right to reject any or all RFP responses.
11. **Proposers shall not modify any part of Exhibits A, B, or C, or qualify their RFP responses. Proposers shall not submit to the District a re-typed or otherwise re-created version of these documents or any other District-provided document.**
12. RFP responses, in whole or in part, are NOT to be marked confidential or proprietary. The District may refuse to consider any RFP response or part thereof so marked. RFP responses submitted in response to this RFP may be subject to public disclosure. The District shall not be liable in any way for disclosure of any such records.



EXHIBIT A

RFP RESPONSE PACKET

RFP For MECHANICAL AND ELECTRICAL SYSTEMS IMPROVEMENTS AT OCCUPIED BUILDINGS

To: The EAST BAY MUNICIPAL UTILITY District (“District”)

From: _____
(Official Name of Proposer)

RFP RESPONSE PACKET GUIDELINES

- **AS DESCRIBED IN SECTION V- RFP RESPONSE SUBMITTAL INSTRUCTIONS AND INFORMATION, PROPOSERS ARE TO SUBMIT ONE (1) ORIGINAL HARDCOPY RFP RESPONSE WITH ORIGINAL INK SIGNATURES, THREE (3) COPIES, AND ONE (1) ELECTRONIC COPY (preferably in PDF format and on a CD or flash drive) CONTAINING THE FOLLOWING, IN THEIR ENTIRETY:**
 - **EXHIBIT A – RFP RESPONSE PACKET**
 - **INCLUDING ALL REQUIRED DOCUMENTATION AS DESCRIBED IN “EXHIBIT A- REQUIRED DOCUMENTATION AND SUBMITTALS”**
- **PROPOSERS THAT DO NOT COMPLY WITH THE REQUIREMENTS, AND/OR SUBMIT AN INCOMPLETE RFP RESPONSE MAY BE SUBJECT TO DISQUALIFICATION AND THEIR RFP RESPONSE REJECTED IN WHOLE.**
- **IF PROPOSERS ARE MAKING ANY CLARIFICATIONS AND/OR AMENDMENTS, OR TAKING EXCEPTION TO ANY PART OF THIS RFP, THESE MUST BE SUBMITTED IN THE EXCEPTIONS, CLARIFICATIONS, AND AMENDMENTS SECTION OF THIS EXHIBIT A – RFP RESPONSE PACKET. THE DISTRICT, AT ITS SOLE DISCRETION, MAY ACCEPT AMENDMENTS/EXCEPTIONS, OR MAY DEEM THEM TO BE UNACCEPTABLE, THEREBY RENDERING THE RFP RESPONSE DISQUALIFIED.**
- **BIDDERS SHALL NOT MODIFY DISTRICT LANGUAGE IN ANY PART OF THIS RFP OR ITS EXHIBITS, NOR SHALL THEY QUALIFY THEIR RFP RESPONSE.**



PROPOSER INFORMATION AND ACCEPTANCE

1. The undersigned declares that all RFP documents, including, without limitation, the RFP, Addenda, and Exhibits, have been read and that the terms, conditions, certifications, and requirements are agreed to.
2. The undersigned is authorized to offer, and agrees to furnish, the articles and services specified in accordance with the RFP documents.
3. The undersigned acknowledges acceptance of all addenda related to this RFP. List Addenda for this RFP on the line below:

Addendum #	Date

4. The undersigned hereby certifies to the District that all representations, certifications, and statements made by the Proposer, as set forth in this RFP Response Packet and attachments, are true and correct and are made under penalty of perjury pursuant to the laws of California.
5. The undersigned acknowledges that the Proposer is, and will be, in good standing in the State of California, with all the necessary licenses, permits, certifications, approvals, and authorizations necessary to perform all obligations in connection with this RFP and associated RFP documents.
6. It is the responsibility of each Proposer to be familiar with all of the specifications, terms, and conditions and, if applicable, the site condition. By the submission of an RFP response, the Proposer certifies that if awarded a contract it will make no claim against the District based upon ignorance of conditions or misunderstanding of the specifications.
7. Patent indemnity: General or Professional Service Providers who do business with the District shall hold the District, its Directors, officers, agents, and employees harmless from liability of

any nature or kind, including cost and expenses, for infringement or use of any patent, copyright or other proprietary right, secret process, patented or unpatented invention, article, or appliance furnished or used in connection with the contract or purchase order.

8. Insurance certificates are not required at the time of submission. However, by signing Exhibit A – RFP Response Packet, the Proposer agrees to meet the minimum insurance requirements stated in the RFP. This documentation must be provided to the District prior to execution of an agreement by the District, and shall include an insurance certificate which meets the minimum insurance requirements, as stated in the RFP.
9. The undersigned acknowledges that RFP responses, in whole or in part, are NOT to be marked confidential or proprietary. The District may refuse to consider any RFP response or part thereof so marked. RFP responses submitted in response to this RFP may be subject to public disclosure. The District shall not be liable in any way for disclosure of any such records.
10. The undersigned Proposer hereby submits this RFP response and binds itself to the District. The RFP, subsequent Addenda, Proposers Response Packet, and any attachments, shall be used to form the basis of a Contract, which once executed shall take precedence.
11. The undersigned acknowledges **ONE** of the following (please check only one box)*:
☐ Proposer is not an SBE nor a DVBE and is ineligible for any Proposal preference; **OR**
☐ Proposer is an SBE or DVBE as described in the Contract Equity Program (CEP) and Equal Employment Opportunity (EEO) Guidelines, and has completed the CEP and EEO forms at the hyperlink contained in the CEP and EEO section of this Exhibit A.

*If no box is checked it will be assumed that the Proposer is ineligible for Proposal preference and none will be given. For additional information on SBE/DVBE Proposal preference please refer to the Contract Equity Program and Equal Employment Opportunity Guidelines at the above referenced hyperlink.

Official Name of Proposer (exactly as it appears on Proposer's corporate seal and invoice): _____

Street Address Line 1: _____

Street Address Line 2: _____

City: _____ State: _____ Zip Code: _____

Webpage: _____

Type of Entity / Organizational Structure (check one):

☐ Corporation

☐ Joint Venture

☐ Limited Liability Partnership

☐ Partnership

☐ Limited Liability Corporation

☐ Non-Profit / Church

☐ Other: _____

Jurisdiction of Organization Structure: _____

Date of Organization Structure: _____

Federal Tax Identification Number: _____

Department of Industrial Relations (DIR) Registration Number: _____

Primary Contact Information:

Name / Title: _____

Telephone Number: _____ Fax Number: _____

E-mail Address: _____

Street Address Line 1: _____

City: _____ State: _____ Zip Code: _____

SIGNATURE: _____

Name and Title of Signer (printed): _____

Dated this _____ day of _____ 20_____



PROPOSAL FORM

Cost shall be submitted on this Proposal Form as is. The prices quoted shall not include Sales Tax or Use Tax; said tax, wherever applicable, will be paid by the District to the Professional Service Provider, if licensed to collect, or otherwise directly to the State.

No alterations or changes of any kind to the Proposal Form(s) are permitted. RFP responses that do not comply may be subject to rejection in total. The cost quoted below shall be the cost the District will pay for the term of any contract that is a result of this RFP process.

Quantities listed herein are annual estimates based on past usage and are not to be construed as a commitment. No minimum or maximum is guaranteed or implied.

Unit costs for drawings provided below shall include all related costs including, but not limited to, preparation of applicable specifications. Under "Estimated Quantity" insert the quantity where not already shown.



Description	Unit of Measure	Estimated Quantity	Unit Cost	Extended Cost
Task Order No. 1 – East Area Service Center				
Principal in Charge	hour		\$	\$
Project Manager	hour		\$	\$
Mechanical Engineer	hour		\$	\$
Electrical Engineer	hour		\$	\$
Fire Protection Engineer	hour		\$	\$
Other	hour		\$	\$
subtotal	hour		---	\$
Task Order No. 2 - Fleet Maintenance East				
Mechanical (HVAC/Plumbing)	drawing	15	\$	\$
subtotal	drawing	15	---	\$
Task Order No. 3 - Adeline Maintenance Center Administration Building				
Mechanical	drawing	40	\$	\$
Electrical	drawing	12	\$	\$
Structural	drawing	3	\$	\$
subtotal	drawing	55	---	\$
Task Order No. 4 -Master Plan Support				
Senior Mechanical	hour	200	\$	\$
Senior Electrical	hour	200	\$	\$
Senior Fire Protection	hour	100	\$	\$
subtotal	hour	500	---	\$
Task Order No. 5 -Work Space Improvements				
Senior Mechanical	hour	300	\$	\$
Senior Electrical	hour	200	\$	\$
Senior Fire Protection	hour	80	\$	\$
subtotal	hour	580	---	\$



Task Order No. 6 -Technical Advisory Support				
Senior Engineer	hour	300	\$	\$
Task Order No. 7 - Project Management				
Project Management	hour		\$	\$
Optional Services				
Senior Engineer	hour	400	\$	\$
TOTAL COST				\$



REQUIRED DOCUMENTATION AND SUBMITTALS

All of the specific documentation listed below is required to be submitted with the Exhibit A – RFP Response Packet. Proposers shall submit all documentation, in the order listed below, and clearly label each section of the RFP response with the appropriate title (i.e. Table of Contents, Letter of Transmittal, Key Personnel, etc.).

1. **Letter of Transmittal**: RFP response shall include a description of the Proposer's capabilities and approach in providing its services to the District, and provide a brief synopsis of the highlights of the RFP response and overall benefits to the District. This synopsis should not exceed two (2) pages in length.
2. **Firm Qualifications**: RFP response shall include a description of the firm's qualifications, experience, and expertise in providing services on similar projects and the quantity of available resources within the firm and any sub-consultant firms.
3. **Key Personnel**: RFP response shall include a complete list of all key personnel associated with the RFP. Include personnel proposed for the work under Task Order No. 1 and personnel available that will or may be assigned to the work under the remaining task orders, depending upon the actual start dates of the work under the task orders. For each person on the list, the following information shall be included:
 - (a) The person's relationship with the Proposer, including job title and years of employment with the Proposer;
 - (b) The role that the person will play in connection with the RFP;
 - (c) The person's telephone number, fax number, and e-mail address;
 - (d) The person's educational background; and
 - (e) The person's relevant experience, certifications, and/or merits
4. **Approach**: RFP response shall describe the proposed approach to providing services required. The description shall address project management approach (staffing management, coordination among engineering disciplines, budget monitoring and invoice management), and technical approach to performing the work under Task Order No. 1.
5. **Sustainability Statement**: Contractors shall submit a statement regarding any sustainable, environmental or socially responsible initiatives or practices that they or their suppliers engage in. This information can be in relation to the specific services or work products solicited via this RFP, or in relation to the manufacture, delivery, or business practices of your firm.

6. **References:**

- (a) Proposers must use the templates in the “References” section of this Exhibit A – RFP Response Packet to provide references.
- (b) References should have similar scope, volume, and requirements to those outlined in these specifications, terms, and conditions.
 - Proposers must verify the contact information for all references provided is current and valid.
 - Proposers are strongly encouraged to notify all references that the District may be contacting them to obtain a reference.
- (c) The District may contact some or all of the references provided in order to determine Proposer’s performance record on work similar to that described in this RFP. The District reserves the right to contact references other than those provided in the RFP response and to use the information gained from them in the evaluation process.

7. **Exceptions, Clarifications, Amendments:**

- (a) The RFP response shall include a separate section calling out all clarifications, exceptions, and amendments, if any, to the RFP and associated RFP documents, which shall be submitted with the proposer’s RFP response using the template in the “Exceptions, Clarifications, Amendments” section of this Exhibit A – RFP Response Packet.
- (b) **THE DISTRICT IS UNDER NO OBLIGATION TO ACCEPT ANY EXCEPTIONS, AND SUCH EXCEPTIONS MAY BE A BASIS FOR RFP RESPONSE DISQUALIFICATION.**

8. **Contract Equity Program:**

- (a) Every proposer must fill out, sign, and submit the appropriate sections of the Contract Equity Program and Equal Employment Opportunity documents located at the hyperlink contained in the last page of this Exhibit A. Special attention should be given to completing Form P-25, "Employment Data and Certification". Any proposer needing assistance in completing these forms should contact the District's Contract Equity Office at (510) 287-0114 prior to submitting an RFP response.



REFERENCES

RFP for Mechanical and Electrical Systems Improvements at Occupied Buildings

Proposer Name: _____

Proposer must provide a minimum of three references.

Company Name:	Contact Person:
Address:	Telephone Number:
City, State, Zip:	E-mail Address:
Services Provided / Date(s) of Service:	

Company Name:	Contact Person:
Address:	Telephone Number:
City, State, Zip:	E-mail Address:
Services Provided / Date(s) of Service:	

Company Name:	Contact Person:
Address:	Telephone Number:
City, State, Zip:	E-mail Address:
Services Provided / Date(s) of Service:	

Company Name:	Contact Person:
Address:	Telephone Number:
City, State, Zip:	E-mail Address:
Services Provided / Date(s) of Service:	

Company Name:	Contact Person:
Address:	Telephone Number:
City, State, Zip:	E-mail Address:
Services Provided / Date(s) of Service:	



EXCEPTIONS, CLARIFICATIONS, AMENDMENTS

RFP for Mechanical and Electrical Systems Improvements at Occupied Buildings

Proposer Name: _____

List below requests for clarifications, exceptions, and amendments, if any, to the RFP and associated RFP documents, and submit with your RFP response.

The District is under no obligation to accept any exceptions and such exceptions may be a basis for RFP response disqualification.

Reference to:			Description
Page No.	Section	Item No.	
p. 23	D	1.c.	<i>Proposer takes exception to...</i>

*Print additional pages as necessary



CONTRACT EQUITY PROGRAM & EQUAL EMPLOYMENT OPPORTUNITY

The District's Board of Directors adopted the Contract Equity Program (CEP) to enhance equal opportunities for business owners of all races, ethnicities, and genders who are interested in doing business with the District. The program has contracting objectives, serving as the minimum level of expected contract participation for the three availability groups: white-men owned businesses, white-women owned businesses, and ethnic minority owned businesses. The contracting objectives apply to all contracts that are determined to have subcontracting opportunities and to all General or Professional Service Providers regardless of their race, gender, or ethnicity.

All Contractors and their subcontractors performing work for the District must be Equal Employment Opportunity (EEO) employers, and shall be bound by all laws prohibiting discrimination in employment. There shall be no discrimination against any person, or group of persons, on account of race, color, religion, creed, national origin, ancestry, gender including gender identity or expression, age, marital or domestic partnership status, mental disability, physical disability (including HIV and AIDS), medical condition (including genetic characteristics or cancer), genetic information, or sexual orientation.

Contractor and its subcontractors shall abide by the requirements of 41 CFR §§ 60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, sexual orientation, gender identity, or national origin in the performance of this contract. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.

All Contractors shall include the nondiscrimination provisions above in all subcontracts.

Please include the required completed forms with your proposal. Non-compliance with the Guidelines may deem a proposal non-responsive, and therefore, ineligible for contract award. Your firm is responsible for:

- 1) Reading and understanding the CEP guidelines.
- 2) Filling out and submitting with your bid the appropriate forms.

The CEP guidelines and forms can be found at the following direct link:

[Contract Equity Program Guidelines and Forms](#)

The CEP guidelines and forms can also be downloaded from the District website at the following link:

<http://ebmud.com/business-center/contract-equity-program/>

If you have questions regarding the Contract Equity Program please call (510) 287-0114.



EXHIBIT B

STANDARD CONSULTING AGREEMENT

**CONSULTING AGREEMENT FOR
EAST BAY MUNICIPAL UTILITY DISTRICT**
*Mechanical and Electrical Systems Improvements at Occupied Buildings
Design and Services during Construction*

THIS Agreement is made and entered into this _____ day of (*month*), 201__, by and between **EAST BAY MUNICIPAL UTILITY DISTRICT**, a public entity, hereinafter called "DISTRICT," and (*CONSULTANT'S FULL LEGAL NAME, BOLD, ALL CAPS followed by type of entity [corporation, etc.]*), hereinafter called "CONSULTANT."

WITNESSETH

WHEREAS, DISTRICT requires consulting services for (*need for project*); and

WHEREAS, DISTRICT has completed (*completed projects that pertain to this project - optional*); and

WHEREAS, CONSULTANT has submitted a proposal to provide consulting services for (*state type - "preparation of planning documents", "preparation of design documents", or "construction management support services"*) for the (*project title*) and CONSULTANT represents that it has the experience, licenses, qualifications, staff expertise and where necessary the required Department of Industrial Relations (DIR) registration to perform said services in a professional and competent manner; and

WHEREAS, DISTRICT Board of Directors has authorized the contract by Motion Number _____;

ARTICLE 1 - SCOPE OF WORK

- 1.1 CONSULTANT agrees to furnish services set forth in Exhibit A, Scope of Services, attached hereto and incorporated herein. The services authorized under this Agreement shall also include all reports, manuals, plans, and specifications as set forth in Exhibit A.
- 1.2 CONSULTANT's work products shall be completed and submitted in accordance with DISTRICT's standards specified, and according to the schedule listed, in Exhibit A. The completion dates specified herein may be modified by mutual agreement between DISTRICT and CONSULTANT provided that DISTRICT's Project Manager notifies CONSULTANT of modified completion dates by letter. CONSULTANT agrees to diligently perform the services to be provided under this Agreement. In the performance of this Agreement, time is of the essence.

- 1.3 It is understood and agreed that CONSULTANT has the professional skills necessary to perform the work agreed to be performed under this Agreement, that DISTRICT relies upon the professional skills of CONSULTANT to do and perform CONSULTANT's work in a skillful and professional manner, and CONSULTANT thus agrees to so perform the work. CONSULTANT represents that it has all the necessary licenses to perform the work and shall maintain them during the term of this Agreement. CONSULTANT agrees that the work performed under this Agreement shall follow practices usual and customary to the (*state type - for example "engineering"*) profession and that CONSULTANT is the engineer in responsible charge of the work for all activities performed under this Agreement. Acceptance by DISTRICT of the work performed under this Agreement does not operate as a release of CONSULTANT from such professional responsibility for the work performed.
- 1.4 CONSULTANT agrees to maintain in confidence and not disclose to any person or entity, without DISTRICT's prior written consent, any trade secret or confidential information, knowledge or data relating to the products, process, or operation of DISTRICT. CONSULTANT further agrees to maintain in confidence and not to disclose to any person or entity, any data, information, technology, or material developed or obtained by CONSULTANT during the term of this Agreement. The covenants contained in this paragraph shall survive the termination of this Agreement for whatever cause.
- 1.5 The originals of all computations, drawings, designs, graphics, studies, reports, manuals, photographs, videotapes, data, computer files, and other documents prepared or caused to be prepared by CONSULTANT or its subconsultants in connection with these services shall be delivered to and shall become the exclusive property of DISTRICT. DISTRICT is licensed to utilize these documents for DISTRICT applications on other projects or extensions of this project, at its own risk. CONSULTANT and its subconsultants may retain and use copies of such documents, with written approval of DISTRICT.
- 1.6 CONSULTANT is an independent contractor and not an employee of DISTRICT. CONSULTANT expressly warrants that it will not represent that it is an employee or servant of DISTRICT.
- 1.7 CONSULTANT is retained to render professional services only and all payments made are compensation solely for such services as it may render and recommendations it may make in carrying out the work.
- 1.8 It is further understood and agreed by the parties hereto that CONSULTANT in the performance of its obligations hereunder is subject to the control or direction of DISTRICT as to the designation of tasks to be performed, the results to be accomplished by the services hereunder agreed to be rendered and performed, and not the means, methods, or sequence used by the CONSULTANT for accomplishing the results.
- 1.9 If, in the performance of this agreement, any third persons are employed by CONSULTANT, such person shall be entirely and exclusively under the direction,

supervision, and control of CONSULTANT. All terms of employment, including hours, wages, working conditions, discipline, hiring, and discharging, or any other terms of employment or requirements of law, shall be determined by CONSULTANT, and DISTRICT shall have no right or authority over such persons or the terms of such employment.

- 1.10 It is further understood and agreed that as an independent contractor and not an employee of DISTRICT, neither the CONSULTANT nor CONSULTANT's assigned personnel shall have any entitlement as a DISTRICT employee, right to act on behalf of DISTRICT in any capacity whatsoever as agent, nor to bind DISTRICT to any obligation whatsoever. CONSULTANT shall not be covered by DISTRICT's worker's compensation insurance; nor shall CONSULTANT be entitled to compensated sick leave, vacation leave, retirement entitlement, participation in group health, dental, life or other insurance programs, or entitled to other fringe benefits payable by DISTRICT to employees of DISTRICT.

ARTICLE 2 - COMPENSATION

- 2.1 For the Scope of Services described in Exhibit A, DISTRICT agrees to pay CONSULTANT actual costs incurred, subject to a Maximum Cost Ceiling of **\$(dollars)**, plus a Professional Fee (prorata dollar profit). The Professional Fee shall be subject to a Professional Fee Ceiling of **\$(dollars)**. Total compensation under the Agreement shall not exceed a Maximum Agreement Ceiling of **\$(dollars)**. Compensation for services shall be in accordance with the method and amounts described in Exhibit B, attached hereto and incorporated herein. CONSULTANT acknowledges that construction work on public works projects requires DIR registration and is subject to prevailing wage rates and includes work performed during the design and preconstruction phases of construction including, but not limited to, inspection and land surveying work. CONSULTANT certifies that the proposed cost and pricing data used herein reflect the payment of prevailing wage rates where applicable and are complete, current, and accurate.
- 2.2 In case of changes affecting project scope resulting from new findings, unanticipated conditions, or other conflicts or discrepancies, CONSULTANT shall promptly notify DISTRICT of the identified changes and advise DISTRICT of the recommended solution. Work shall not be performed on such changes without prior written authorization of DISTRICT.

ARTICLE 3 - NOTICE TO PROCEED

- 3.1 This Agreement shall become effective upon execution of the second signature. CONSULTANT shall commence work upon receipt of DISTRICT's Notice to Proceed, which shall be in the form of a letter signed by DISTRICT's Project Manager. DISTRICT's Notice to Proceed will authorize the Contracted Services described in Exhibit A with ceiling prices described in ARTICLE 2 – COMPENSATION. No work shall commence until the Notice to Proceed is issued.

- 3.2 DISTRICT may at its option issue a Notice to Proceed for some or all of the Optional Services tasks described in Exhibit A. Compensation for Optional Services shall be in accordance with the method and amounts described in Exhibit B.

ARTICLE 4 - TERMINATION

- 4.1 This Agreement may be terminated by DISTRICT immediately for cause or upon 10 days written notice, without cause, during the performance of the work.
- 4.2 If this Agreement is terminated CONSULTANT shall be entitled to compensation for services satisfactorily performed to the effective date of termination; provided however, that DISTRICT may condition payment of such compensation upon CONSULTANT's delivery to DISTRICT of any and all documents, photographs, computer software, videotapes, and other materials provided to CONSULTANT or prepared by CONSULTANT for DISTRICT in connection with this Agreement. Payment by DISTRICT for the services satisfactorily performed to the effective date of termination, shall be the sole and exclusive remedy to which CONSULTANT is entitled in the event of termination of the Agreement and CONSULTANT shall be entitled to no other compensation or damages and expressly waives same. Termination under this Article 4 shall not relieve CONSULTANT of any warranty obligations or the obligations under Articles 1.4 and 7.1.
- 4.3 This Agreement may be terminated by CONSULTANT upon 10 days written notice to DISTRICT only in the event of substantial failure by DISTRICT to fulfill its obligations under this Agreement through no fault of the CONSULTANT.
- 4.4 If this Agreement is terminated, payment of the Professional Fee shall be in proportion to the percentage of work that DISTRICT judges satisfactorily performed up to the effective date of termination. The Professional Fee shall be prorated based upon a ratio of the actual Direct Labor and Indirect Costs expended to date divided by the Cost Ceiling.

ARTICLE 5 - PROJECT MANAGERS

- 5.1 DISTRICT designates (*District Project Manager's name*) as its Project Manager, who shall be responsible for administering and interpreting the terms and conditions of this Agreement, for matters relating to CONSULTANT's performance under this Agreement, and for liaison and coordination between DISTRICT and CONSULTANT. CONSULTANT may be requested to assist in such coordinating activities as necessary as part of the services. In the event DISTRICT wishes to make a change in the DISTRICT's representative, DISTRICT will notify CONSULTANT of the change in writing.
- 5.2 CONSULTANT designates (*Consultant Project Manager's name*) as its Project Manager, who shall have immediate responsibility for the performance of the work and for all matters relating to performance under this Agreement. Any change in

CONSULTANT designated personnel or subconsultant shall be subject to approval by the DISTRICT Project Manager.

ARTICLE 6 - CONTRACT EQUITY PROGRAM COMPLIANCE

- 6.1 CONSULTANT expressly agrees that this Agreement is subject to DISTRICT's Contract Equity Program ("CEP"). CONSULTANT is familiar with the DISTRICT's CEP and Equal Opportunity Guidelines, and has read and understood all of the program requirements. CONSULTANT understands and agrees to comply with the CEP and all requirements therein, including each of the Good Faith Efforts. CONSULTANT further understands and agrees that non-compliance with the CEP requirements may result in termination of this Agreement.
- 6.2 Designated CEP compliance for the duration of this Agreement is listed in Exhibit C, which is attached hereto and incorporated herein. CONSULTANT shall maintain records of the total amount actually paid to each subconsultant. Any change of CONSULTANT'S listed subconsultants shall be subject to approval by the DISTRICT'S Project Manager.

ARTICLE 7 - INDEMNIFICATION AND INSURANCE

7.1 Indemnification

CONSULTANT expressly agrees to defend, indemnify, and hold harmless DISTRICT and its Directors, officers, agents and employees from and against any and all loss, liability, expense, claims, suits, and damages, including attorneys' fees, arising out of or pertaining or relating to CONSULTANT's, its associates', employees', subconsultants', or other agents' negligence, recklessness, or willful misconduct, in the operation and/or performance under this Agreement.

7.2 Insurance Requirements

CONSULTANT shall take out and maintain during the life of the Agreement all the insurance required in this ARTICLE, and shall submit certificates for review and approval by DISTRICT. The Notice to Proceed shall not be issued, and CONSULTANT shall not commence work until such insurance has been approved by DISTRICT. The certificates shall be on forms provided by DISTRICT.

[Certificate of General and Auto Liability Insurance 8-11.doc](#)

[Certification of Professional Liability Ins.doc](#)

[Certification of Workers Comp Insurance 3-26-10.doc](#)

Acceptance of the certificates shall not relieve CONSULTANT of any of the insurance requirements, nor decrease the liability of CONSULTANT. DISTRICT reserves the right to require CONSULTANT to provide insurance policies for review by DISTRICT.

7.3 Workers Compensation Insurance

CONSULTANT shall take out and maintain during the life of the Agreement, Workers Compensation Insurance, for all of its employees on the project. In lieu of evidence of Workers Compensation Insurance, DISTRICT will accept a Self-Insured Certificate from the State of California. CONSULTANT shall require any subconsultant to provide it with evidence of Workers Compensation Insurance.

7.4 Commercial General Liability Insurance

CONSULTANT shall take out and maintain during the life of the Agreement Automobile and General Liability Insurance that provides protection from claims which may arise from operations or performance under this Agreement. If CONSULTANT elects to self-insure (self-fund) any liability exposure during the contract period above \$50,000, CONSULTANT is required to notify the DISTRICT immediately. Any request to self-insure must first be approved by the DISTRICT before the changed terms are accepted. CONSULTANT shall require any subconsultant to provide evidence of liability insurance coverages.

The amounts of insurance coverages shall not be less than the following:

\$2,000,000/Occurrence, Bodily Injury, Property Damage – Automobile.

\$2,000,000/Occurrence, Bodily Injury, Property Damage – General Liability.

The following coverages or endorsements must be included in the policy(ies):

1. The DISTRICT, its Directors, Officers, and Employees are Additional Insureds in the policy(ies) as to the work being performed under this Agreement.
2. The coverage is Primary and non-contributory to any other insurance carried by DISTRICT.
3. The policy(ies) cover(s) contractual liability.
4. The policy(ies) is/are written on an occurrence basis.
5. The policy(ies) cover(s) District's Property in Consultant's care, custody and control.
6. The policy(ies) cover(s) personal injury (libel, slander, and wrongful entry and eviction) liability.
7. The policy(ies) cover(s) products and completed operations.

8. The policy(ies) cover(s) use of owned, non-owned and hired automobiles.
9. The policy(ies) will not be canceled nor the above coverages/endorsements reduced without 30 days written notice to East Bay Municipal Utility District at the address above.

7.8 Professional Liability Insurance

CONSULTANT shall take out and maintain during the life of the Agreement, professional liability insurance (Errors and Omissions) with a minimum of \$1,000,000 of liability coverage. A deductible may be acceptable upon approval of the DISTRICT. The policy shall provide 30 days advance written notice to DISTRICT for cancellation or reduction in coverage.

ARTICLE 8 - NOTICES

Any notice which DISTRICT may desire or is required at any time to give or serve CONSULTANT may be delivered personally, or be sent by United States mail, postage prepaid, addressed to:

(consulting firm's name)

(address)

Attention: *(contact, usually the consultant's project manager),*

or at such other address as shall have been last furnished in writing by CONSULTANT to DISTRICT.

Any notice which CONSULTANT may desire or is required at any time to give or serve upon DISTRICT may be delivered personally at EBMUD, 375 - 11th Street, Oakland, CA 94607-4240, or be sent by United States mail, postage prepaid, addressed to:

Director of Engineering and Construction Department
P.O. Box 24055
Oakland, CA 94623-1055

or at such other address as shall have been last furnished in writing by DISTRICT to CONSULTANT.

Such personal delivery or mailing in such manner shall constitute a good, sufficient and lawful notice and service thereof in all such cases.

ARTICLE 9 - MISCELLANEOUS

- 9.1 This Agreement represents the entire understanding of DISTRICT and CONSULTANT as to those matters contained herein. No prior oral or written understanding shall be of any force or effect with respect to those matters covered hereunder. This Agreement may only be modified by amendment in writing signed by each party.
- 9.2 This Agreement is to be binding on the successors and assigns of the parties hereto. The services called for herein are deemed unique and CONSULTANT shall not assign, transfer or otherwise substitute its interest in this Agreement or any of its obligations hereunder without the prior written consent of DISTRICT.
- 9.3 Should any part of this Agreement be declared by a final decision by a court or tribunal of competent jurisdiction to be unconstitutional, invalid or beyond the authority of either party to enter into or carry out, such decision shall not affect the validity of the remainder of this Agreement, which shall continue in full force and effect, provided that the remainder of this Agreement can be interpreted to give effect to the intentions of the parties.
- 9.4 Multiple copies of this Agreement may be executed by the parties and the parties agree that the Agreement on file at the DISTRICT is the version of the Agreement that shall take precedence should any differences exist among counterparts of the Agreement.
- 9.5 This Agreement and all matters relating to it shall be governed by the laws of the State of California.
- 9.6 The District's waiver of the performance of any covenant, condition, obligation, representation, warranty or promise in this agreement shall not invalidate this Agreement or be deemed a waiver of any other covenant, condition, obligation, representation, warranty or promise. The District's waiver of the time for performing any act or condition hereunder does not constitute a waiver of the act or condition itself.
- 9.7 There shall be no discrimination in the performance of this contract, against any Consultant shall abide by the requirements of 41 CFR §§ 60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, sexual orientation, gender identity, or national origin in the performance of this contract. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.

CONSULTANT shall include the nondiscrimination provisions above in all subcontracts.

9.8 CONSULTANT affirms that it does not have any financial interest or conflict of interest that would prevent CONSULTANT from providing unbiased, impartial service to the DISTRICT under this Agreement.

ARTICLE 10 – TERM

Unless terminated pursuant to Article 4 herein, this Agreement shall expire when all tasks have been completed and final payment has been made by DISTRICT.

IN WITNESS WHEREOF, the parties hereto each herewith subscribe the same in duplicate.

EAST BAY MUNICIPAL UTILITY DISTRICT

By: _____ Date _____
(Name),
(Insert title - Director of Engineering and Construction)

Approved As To Form

By: _____
for the Office of the General Counsel

(CONSULTING FIRM'S NAME, ALL CAPS & BOLD)

By: _____ Date _____
(Name),
(Title)

EXHIBIT A

East Bay Municipal Utility District *Mechanical and Electrical Systems Improvements at Occupied Buildings Design and Services during Construction*

SCOPE OF SERVICES

I. CONSULTANT SERVICES

CONSULTANT shall provide the following:

Contracted Services

(State each task with associated task number; specifically call out any survey work)

Optional Services

(State each task with associated task number)

II. PROJECT SCHEDULE

(List schedule milestones and completion dates)

EXHIBIT B

East Bay Municipal Utility District *Mechanical and Electrical Systems Improvements at Occupied Buildings Design and Services during Construction*

COMPENSATION

Compensation for services provided in Exhibit A, SCOPE OF SERVICES, shall be in accordance with the methods and specific amounts described in this Exhibit.

1. DISTRICT shall pay CONSULTANT only the actual costs incurred, subject to the agreed cost ceiling. CONSULTANT certifies that the cost and pricing information used herein are complete, current and accurate. CONSULTANT acknowledges that it will expend public funds and hereby agrees to use every appropriate method to contain its fees and minimize costs under this Agreement.
2. Compensation for CONSULTANT services authorized shall be on a cost reimbursement basis and include Direct Labor, Indirect Costs, Subconsultant Services, Other Direct Costs, and a Professional Fee. Costs to be paid comprise the following:

2.1 Direct Labor

Direct labor costs shall be the total number of hours worked on the job by each employee times the actual hourly rate for such employee's labor. Hours worked shall be rounded-up to the nearest quarter-hour (0.25) increment. Labor costs for principals shall be based upon the actual hourly rate of pay for those individuals. Labor rates shall be based on a normal 8-hour day, 40-hour week. DISTRICT will pay all personnel at their regular rate including any work performed on overtime or on holidays or weekends.

2.2 Indirect Costs

DISTRICT shall pay CONSULTANT an overhead expense equal to (*insert overhead rate*) percent of labor costs incurred by CONSULTANT. CONSULTANT acknowledges and agrees that this overhead compensation is in lieu of itemized payments for indirect and overhead expenses which includes, but is not limited to:

- Clerical, word processing and/or accounting work.
- Vehicle usage and mileage between CONSULTANT's office and DISTRICT offices or work locations with DISTRICT service area. For work outside of the DISTRICT's services area, DISTRICT approval to

charge for vehicle usage and mileage and other travel expenses must be obtained prior to the expenses being incurred.

- Parking (DISTRICT does NOT provide parking to CONSULTANT in the DISTRICT Administration Building, located at 375 11th Street, Oakland, California. CONSULTANT shall be responsible for parking elsewhere).
- Postage, or for certified or registered mail. Extraordinary postage, overnight delivery, or messenger delivery charges must be approved in advance.
- Routine copying costs for in-house copying.
- Local telephone charges, including cellular phone, modem and telecopier/FAX charges.
- Office space lease.
- Office supplies.
- Computer equipment.
- Computer usage charges.
- Books, publications and periodicals.
- Insurance.
- Miscellaneous hand tools or equipment rental.
- Safety training, seminars or continuing education.
- Utilities.
- Local meals, transportation or other travel charges.
- Inadequately described or miscellaneous expenses.

The above items are illustrative, rather than exhaustive.

2.3 Subconsultant Services

Subconsultant services shall be billed at cost (plus a (*insert rate*) percent markup).

2.4. Other Direct Costs

Other Direct Costs shall be approved by DISTRICT in advance in writing, and shall be billed at cost, without markup. These costs include, but are not limited to the following:

- 2.4.1. Automobile expenses at (*insert rate*) cents per mile when CONSULTANT is required to travel outside of the DISTRICT's service area. Mileage will NOT be reimbursed for rental car expenses, where the rental agreement specifies unlimited mileage.
- 2.4.2. DISTRICT will pay for necessary and reasonable travel expenses provided the travel is approved in advance by DISTRICT Project Manager, and providing that:

- Each expense is separately identified (air fare, hotel, rental car) with an amount and date incurred. Confirming documents may be requested.
- Charged mileage for vehicle mileage shall not exceed the current allowable Internal Revenue Service rate.
- Air travel is coach or economy rate for refundable tickets. Business and first class rates will not be reimbursed.
- Lodging accommodations are moderately priced.
- Meal charges are reasonable. (Reimbursement for meals will only be made in conjunction with out-of-town travel.)
- Taxis or shuttles are used rather than rental cars whenever cost effective.
- Rental cars are intermediate or compact class only.

2.5 Professional Fee

As a portion of the total compensation to be paid to CONSULTANT, DISTRICT shall pay the Professional Fee, subject to the agreed Professional Fee Ceiling of **\$(dollars)** as specified in Exhibit B-1, as profit for services rendered by CONSULTANT covered by this Agreement. CONSULTANT shall earn the Professional Fee based on a (*insert rate*) percent markup of CONSULTANT's Direct Labor and Indirect Costs billed and approved.

2.6 Budget Amounts

	<u>Contracted Services</u>	<u>Optional Services</u>	<u>Maximum Services*</u>
Cost Ceiling	\$(dollars)	\$(dollars)	\$(dollars)
Professional Fee Ceiling	(dollars)	(dollars)	(dollars)
Agreement Ceiling	(dollars)	(dollars)	(dollars)

The Cost Ceiling shown above is based upon the cost estimate and labor hours attached hereto as Exhibit B-1 and Exhibit B-2. Costs described above, comprising Direct Labor, Indirect Costs, Subconsultant Services, Other Direct Costs, and Professional Fee, shall be payable up to the Agreement Ceiling as specified herein.

2.7 Billing and Payment

CONSULTANT shall invoice DISTRICT monthly for the actual costs incurred and a prorated Professional Fee for work performed during the previous month. Actual costs shall include Direct Labor, Indirect Costs, Subconsultant Services, and Other Direct Costs as specified herein. Actual costs shall be invoiced by task as described in Exhibit A. Invoices shall set forth a description of the actual costs

incurred and the services performed, the date the services were performed and the amount of time spent rounded to the nearest quarterly hour increment (.25) on each date services were performed and by whom. Supporting documentation for the invoice shall be organized to clearly identify the task charged and shall be supported by such copies of invoices, payroll records, and other documents as may be required by DISTRICT to authenticate invoiced costs. Copies of all invoices from any subconsultant(s) and outside service(s) shall be attached. DISTRICT shall pay CONSULTANT within thirty (30) days, upon receipt of a proper CONSULTANT invoice, ***(Optional insert - include the following words here only if retention will be accumulated: "the amount invoiced less a ten percent (10%) retention amount,")***, provided that all invoices are accompanied by sufficient cost documentation, and DISTRICT Form P-47 (Subcontractor Payment Report - CEP Participation), to allow the determination of the reasonableness and accuracy of said invoice. ***(Optional insert - include the following sentence here only if retention will be accumulated: "The retention accumulated to date shall be paid by DISTRICT upon DISTRICT's acceptance of the final version of all documents specified in ARTICLE 1 - SCOPE OF WORK, paragraph 1.6.")***

A ceiling price is in effect for the entire Scope of Services. If the authorized Agreement Ceiling, including the authorized Professional Fee Ceiling, is reached, CONSULTANT shall complete the agreed-upon work for the authorized Agreement Ceiling. Labor hours may be reallocated within the tasks without renegotiation of the Agreement with written approval from the DISTRICT Project Manager in such a manner so as not to exceed the Agreement ceiling price. In no event shall the Cost Ceiling of the Agreement or the Professional Fee Ceiling be increased unless there is a written amendment of this Agreement.

2.8 Budget Status Reports

For the duration of this Agreement, the CONSULTANT shall provide DISTRICT with ***("bi-weekly" or "monthly" depending on duration of project)*** budget status reports that include, in tabular or graphical format, for each report period: (1) the original cumulative projected cash flows for the duration of the project (prepared at the start of the project), (2) the actual cash flows for the work completed to date, (3) the current projected cash flows to complete the project, and (4) the earned value (the amount of work actually completed to date compared to the budget expended). Current projected cash flows shall be based on all CONSULTANT and subconsultant time sheets up to a date within 3 weeks of the date of the budget status report.

(Note: this table is prepared by the consultant after selection. The following is provided to show format.)

EXHIBIT B-1

East Bay Municipal Utility District Mechanical and Electrical Systems Improvements at Occupied Buildings Design and Services during Construction

COST DISTRIBUTION

Salary Rate (\$/hr.) Services	Consultant						Subconsultants							
	Direct Labor					Indirect Costs	Sub. #1			Sub. #2			Profes- sional Fee**	Total Cost
	Project Manager	Project Engineer	Drafting	Total	Project Eng.		Assist. Eng.	Total	Project Eng.	Assist. Eng.	Total			
	(****)	(****)	(****)		(****)		(****)	(****)	(****)	(****)	(****)			
	<u>Costs</u>	<u>ODCs*</u>	<u>Cost</u>		<u>Cost</u>		<u>Cost</u>	<u>Cost</u>	<u>Cost</u>	<u>Cost</u>	<u>Cost</u>			

I. Contracted Services

Task 1.1:

Task 1.2:

Task 2.1:

Subtotal I.

(***) (***) (***) (***) (***) (***)

II. Optional Services

Task 3:

Task 4:

Subtotal II.

(***) (***) (***) (***) (***) (***)

TOTAL Agreement (Total of Subtotals I. & II.)

* ODCs = Other Direct Costs.

** Professional Fee on consultant Direct Labor& Indirect Costs only. Should not include prime consultant markup on subconsultants.

*** Amount includes prime consultant markup on subconsultant.

**** *Insert salary rate*

(Note: this table is prepared by the consultant after selection. The following is provided to show format.)

EXHIBIT B-2

East Bay Municipal Utility District
Mechanical and Electrical Systems Improvements at Occupied Buildings
Design and Services during Construction

LABOR DISTRIBUTION

	Consultant				Subconsultants						
					Sub. #1			Sub. #2			
	Project Manager	Project Engineer	Drafting	Subtotal	Project Eng.	Assist. Eng.	Subtotal	Project Eng.	Assist. Eng.	Subtotal	Total
<u>Services(*)</u>											
I. Contracted Services											
Task 1.1:											
Task 1.2:											
Task 2.1:											
Task 2.2:											
Subtotal											
II. Optional Services											
Task 3:											
Task 4:											
Subtotal											
TOTAL											
(* Include both consultant and subconsultant hours. Also, include the percent time commitment for key personnel if a critical issue for success of the project.)											

EXHIBIT C

East Bay Municipal Utility District *Mechanical and Electrical Systems Improvements at Occupied Buildings Design and Services during Construction*

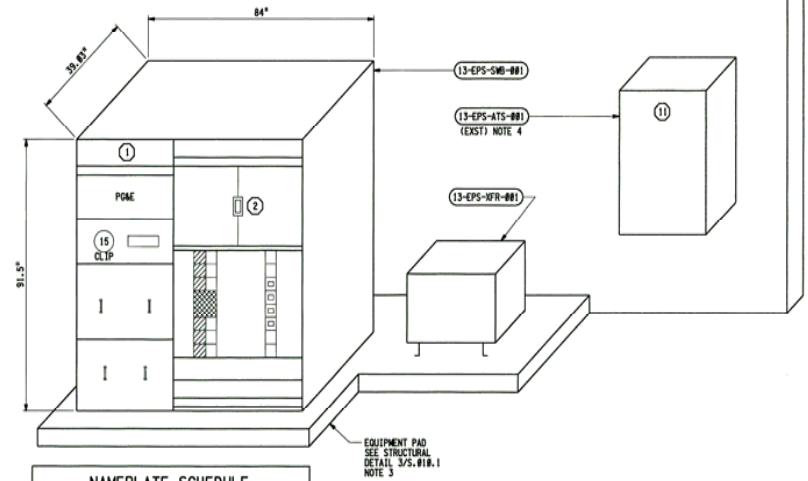
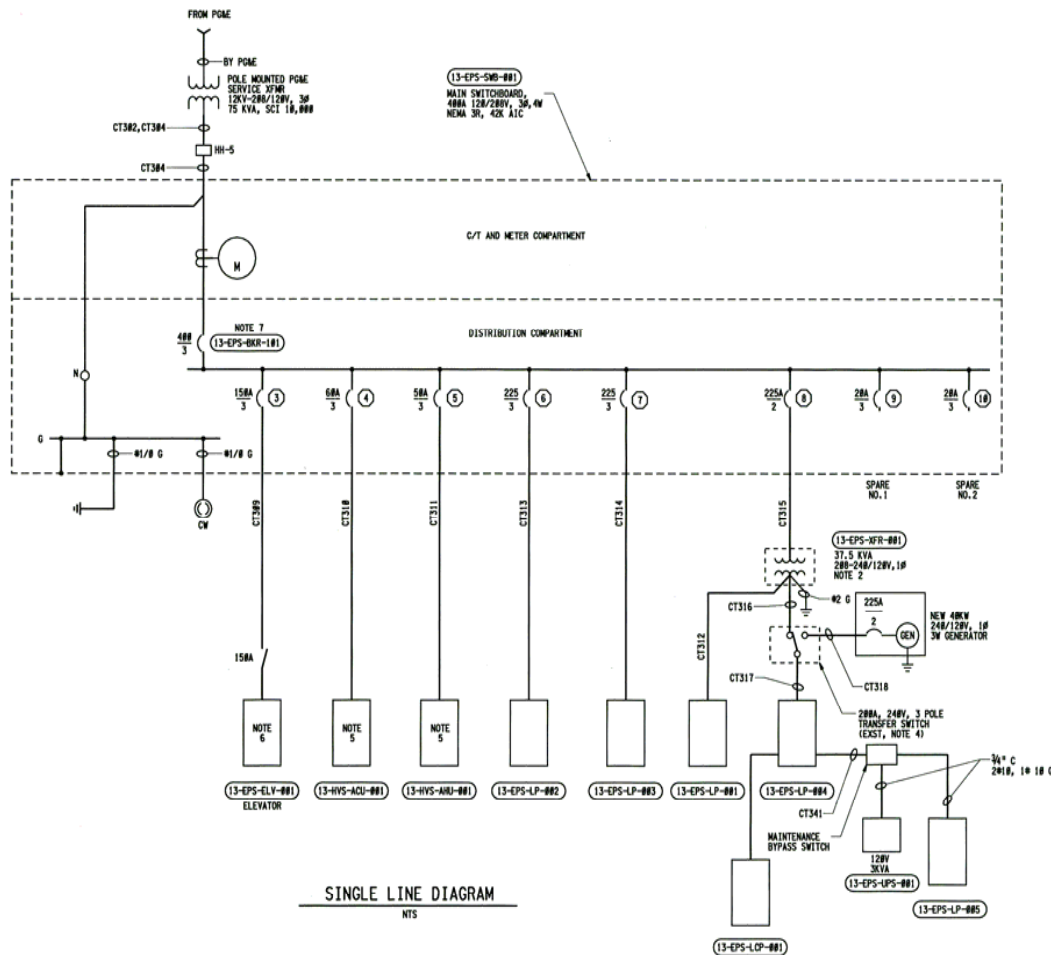
CEP COMPLIANCE

<u>FIRMS UTILIZED</u>	<u>MINIMUM AMOUNT*</u>	<u>MINIMUM PERCENT**</u>
<i>(Name of Subconsultant's firm)</i>	<i>\$(dollars)</i>	<i>(1 to 99)</i>
<i>(Name of Subconsultant's firm)</i>	<i>\$(dollars)</i>	<i>(1 to 99)</i>
TOTAL	<i>\$(dollars)</i>	<i>(1 to 99)</i>

* Does not include consultant's markup.

** Based on a Maximum Services Agreement Ceiling amount of *\$(dollars)*.

EXHIBIT C
EAST AREA SERVICE CENTER DRAWINGS



NAMEPLATE SCHEDULE		
NO.	LINE 1	LINE 2
1	MAIN SWITCHBOARD	13-EPS-SWB-001
2	MAIN BREAKER	13-EPS-BKR-101
3	ELEVATOR	13-EPS-ELV-001
4	AIR CONDITION UNIT	13-HVS-AHU-001
5	AIR HANDLING UNIT	13-HVS-AHU-001
6	LIGHTING PANEL 2ND FLOOR	13-EPS-LP-002
7	LIGHTING PANEL 1ST FLOOR	13-EPS-LP-003
8	TRANSFORMER	13-EPS-XFR-001
9	SPARE NO. 1	
10	SPARE NO. 2	
11	TRANSFER SWITCH	13-EPS-ATS-001

NOTES

- FOR INTERCONNECTION WIRING DIAGRAM, SEE MANUFACTURER'S SHOP DRAWING.
- TRANSFORMER SHALL BE MANUFACTURED FOR SECONDARY VOLTAGE AND PHASE AS SHOWN.
- COORDINATE SIZE OF PAD WITH ACTUAL EQUIPMENT PURCHASED.
- RECONNECT AND WALL MOUNT EXISTING AUTO TRANSFER SWITCH. COORDINATE WITH DISTRICT.
- PACKAGED HVAC SYSTEMS WITH MAIN DISCONNECT AND CONTROL PANEL HOUSING STARTERS AND CONTROLS. CONTROL PANEL BY DIV 15.
- PACKAGED ELEVATOR SYSTEM INCLUDING SOLID STATE STARTER AND CONTROLS PROVIDED BY ELEVATOR SYSTEM SUPPLIER.
- PROVIDE SHUNT TRIP DEVICE TO ACCEPT SHUTDOWN INTERLOCK FROM FACP.

AS CONSTRUCTED

Station: 02.11.05 to Station: 02.15.11
Completed: 03.11.11
Recorded By: [Signature]
Approved By: [Signature]



NO.	DATE	REVISION	BY	REC.	APP.
1	17SEP2007	RE-ISSUED FOR SPEC 1518A			

DESIGNED BY: [Signature]	EAST BAY MUNICIPAL UTILITY DISTRICT OAKLAND, CALIFORNIA
DESIGN CHECKED BY: [Signature]	
DRAWN BY: HCC	EAST AREA SERVICE CENTER SEISMIC SAFETY AND ADA IMPROVEMENTS ELECTRICAL
PROJECT NO.: 02.11.05 PROJECT NAME: 02.11.05	
PROJECT NO.: 02.11.05 PROJECT NAME: 02.11.05	AS-BUILT SINGLE LINE DIAGRAM & DETAILS
PROJECT NO.: 02.11.05 PROJECT NAME: 02.11.05	PROJ NO. Z-005
SCALE: NONE	869-E-100.0
DATE: 25MAY2007	01

3" ON ORIGINAL DOCUMENT
1 2 3

PANEL 13-EP-UP-001									
120/240V, 3PHASE-3 WIRE									
BUS AMPLACITY: 225A									
LOCATION: FIRST FLOOR									
100% Copper Ground Bus									
DESCRIPTION	AMPY POLES	CH	LOADPHASE (W)				CH	AMPY POLES	DESCRIPTION
RESTROOM FAN EF-110	201	1	600	600	600	600	2	201	REFRIGERATOR
SPARE	201	2							HOT TAP WATER DISPENSER
WAG CONTROL PANEL	201	5	150	150	150	150	6	201	VENDING MACHINE
SPARE	201	7							COFFEE ROOM RECEPT
SECURITY FLOOD LIGHT	201	9	400	400	400	400	10	201	SPARE
STEAM CLEANER	401	11		400			12	201	SPARE
SPARE	201	13			1140				ICE MACHINE
PORTABLE WELDER	302	15		2500		1140	16	201	ICE MACHINE
PORTABLE WELDER	302	17	2500				18	201	SPARE
AIR COMPRESSOR	252	19		2000		580	20	202	ROLLUP DOOR
AIR COMPRESSOR	252	21	2000		580		22	202	ROLLUP DOOR
SPARE	201	23				150	24	201	DRAINING FOUNTAIN
RECEPT WAREHOUSE	202	25	200	200			26	201	ELEVATOR GAS LIGHTING
RECEPT WAREHOUSE	202	27		200			28	201	SPARE
SPARE	201	29					30	201	SPARE
SPACE	201	31					32	201	SPARE
SPACE	201	33					34	201	SPACE
SPACE	201	35					36	201	SPACE
SPACE	201	37					38	201	SPACE
SPACE	201	39					40	201	SPACE
SPACE	201	41					42	201	SPACE
SUBTOTAL (VA)			5940	9000	3300	3630			
TOTAL ALL PHASES (VA)			8914	12658					
PANELBOARD VA TOTAL			21672						

NOTES:
* Indicates GFI Breaker

PANEL 13-EP-UP-002									
120/240V, 3PHASE-4 WIRE									
BUS AMPLACITY: 225A									
LOCATION: SECOND FLOOR									
100% Copper Ground Bus									
DESCRIPTION	AMPY POLES	CH	LOADPHASE (W)				CH	AMPY POLES	DESCRIPTION
LIGHTING-SECOND FLR	201	1	400	400	400	400	2	201	RECEPT-2ND FLR CLST
LIGHTING-SECOND FLR	201	3		400		400	4	201	RECEPT-SECOND FLR
WIRELESS WTR HTR	201	5		200		200	6	201	WTR RESTRM-2ND FLR
EF-10	201	7	400	400	400	400	8	201	WTR RESTRM-2ND FLR
BOILER CONTROL	201	9		300		1170	10	201	BLACKES CLST-2ND FLR
BOILER PUMP	253P	11		300		1170	12	201	2ND FLR BATT RACKS
BOILER PUMP	253P	13		300		1170	14	201	SPARE
SPARE	201	15		300		1170	16	201	SPARE
SPARE	201	17					18	201	SPARE
SPARE	201	19					20	201	SPARE
SPARE	201	21					22	201	SPARE
SPARE	201P	23					24	201	SPARE
SPACE	201	25					26	201	SPACE
SPACE	201	27					28	201	SPACE
SPACE	201	29					30	201	SPACE
SUBTOTAL (VA)			2004	2014	1800	2420	2184		
TOTAL ALL PHASES (VA)			6000	4800	2304				
PANELBOARD VA TOTAL			11814						

* Indicates GFI Breaker

LIGHTING FIXTURE SCHEDULE				
ITEM	LOCATION ROOM	MANUFACTURER	CATALOG NUMBER	LAMP WATTAGE
A	PRIVATE OFFICES	PRIDENTIAL	PRD-0-P-1750-00-TM-W-00-128-04-00-01, OR EQUAL	(2) 54-WATT T5HO/4"
A-EM	COUNTER OFFICE	PRIDENTIAL	PRD-0-P-1750-04-TM-W-00-128-04-00-01, OR EQUAL	(2) 54-WATT T5HO/4"
B	OPEN OFFICES	PRIDENTIAL	PRD-0-P-1750-032-TM-W-00-128-04-00-01, OR EQUAL	(1) 54-WATT T5HO/4"
B-EM	OPEN OFFICES	PRIDENTIAL	PRD-0-P-1750-04-TM-W-00-128-04-00-01, OR EQUAL	(1) 54-WATT T5HO/4"
B1	OPEN OFFICES	PRIDENTIAL	WLL-0-P-1750-031-TM-W-00-128-04-00-01, OR EQUAL	(1) 54-WATT T5HO/4"
B1-EM	OPEN OFFICES	PRIDENTIAL	WLL-0-P-1750-04-TM-W-00-128-04-00-01, OR EQUAL	(1) 54-WATT T5HO/4"
C	HALLWAY/STAIRS	DELRAY	WEL18.A301E, OR EQUAL	(1) 18-WATT CF
C-EM	HALLWAY/STAIRS	DELRAY	WEL18.A301E-EM, OR EQUAL	(1) 18-WATT CF
D	VESTIBULE	WILA	128-12-128-04-076, OR EQUAL	(1) 18-WATT CF
D-EM	VESTIBULE	WILA	128-12-128-04-076-EM, OR EQUAL	(1) 18-WATT CF
E	MEETING ROOM/LOBBY	PRIDENTIAL	WLL-10-0710-TM-W-128-04-00-01, OR EQUAL	(1) 18-WATT CF
F	MEETING ROOM	DELRAY	WEL18.A301E, OR EQUAL	(1) 18-WATT CF
G	MEETING ROOM/SOFFIT	DELRAY	WEL18.A301E, OR EQUAL	(1) 18-WATT CF
H	MEETING ROOM/WIN	PRIDENTIAL	CUP-2-02-0840N-TM-W-128-04-00-01, OR EQUAL	(2) 40-WATT CF
H-EM	MEETING ROOM/WIN	PRIDENTIAL	CUP-2-02-0840N-TM-W-128-04-00-01, OR EQUAL	(2) 40-WATT CF
I	2ND FLOOR VANITY LIGHTS	PRIDENTIAL	WLL-14-P-1750-00-TM-W-00-128-04-00-01, OR EQUAL	(1) 54-WATT T5HO/4"
I-EM	1ST FLOOR RESTROOMS	PRIDENTIAL	WLL-14-P-1750-04-TM-W-00-128-04-00-01, OR EQUAL	(1) 54-WATT T5HO/4"
J	WAREHOUSE	PRIDENTIAL	P-15-W-1750-04-TM-W-00-128-04-00-01, OR EQUAL	(1) 54-WATT T5HO/4"
J-EM	WAREHOUSE	PRIDENTIAL	P-15-W-1750-04-TM-W-00-128-04-00-01, OR EQUAL	(1) 54-WATT T5HO/4"
K	JANITOR/MCH/UTILITY	PRIDENTIAL	P-15-010-1750-04-TM-W-00-128-04-00-01, OR EQUAL	(1) 54-WATT T5HO/4"
K-EM	UTILITY/ELECTRICAL	PRIDENTIAL	P-15-010-1750-04-TM-W-00-128-04-00-01, OR EQUAL	(1) 54-WATT T5HO/4"
M	EXTERIOR ENTRY	PRISMA	#72177, OR EQUAL	(1) 20-WATT CF
N	STAIRS	GUTHAN	CHS7-A-PC, OR EQUAL	(1) 50W
O	SHOWERS	LITHONIA	LPH7-1870T-128-04-00-01, OR EQUAL	(1) 18-WATT CF
P	LOCKER ROOMS	LITHONIA	LPH7-1870T-128-04-00-01, OR EQUAL	(1) 18-WATT CF
P-EM	LOCKER ROOMS	LITHONIA	LPH7-1870T-128-04-00-01, OR EQUAL	(1) 18-WATT CF
Q	OPIN OFFICES	SOLATURE	SOLMASTER SERIES 21, OR EQUAL	NONE
R	LOCKER ROOMS	SOLATURE	BRIGHTEN UP SERIES 14, OR EQUAL	NONE
S	CLOSET	LITHONIA	VGR2-0/13-BT-128-04-00-01, OR EQUAL	(1) 13-WATT
U	OFFICE	LITHONIA	2 PWS, MOD 3 32 180 GED 181 S	(1) 32-WATT
X (0)	EXITS	LITHONIA	LSP 1 GC 128/277, OR EQUAL	LED
X0 (0)	EXITS	LITHONIA	LSP 2 GED 128/277, OR EQUAL	LED
X2 (0)	EXITS - WAREHOUSE	LITHONIA	LON S W R 128/277 ELA US24, OR EQUAL	LED
Z	EXTERIOR LIGHTING	LITHONIA	AST1000ACROB, OR EQUAL	(1) 70-WATT, MET, HAL.

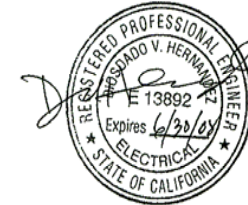
EM EMERGENCY SECTIONS AS INDICATED ON DRAWING E-004 AND E-005.
(0) DIRECTIONAL INDICATORS AS INDICATED ON DRAWING E-004 AND E-005.

3" ON ORIGINAL DOCUMENT

PLAN REVIEW ACCEPTANCE

MAY 28 2007

BUREAU VERITAS NORTH AMERICA INC.



AS CONSTRUCTED
Start: 02.11.07 In Service: 02.11.07
Completed: 02.11.07
Recorded by: [Signature]
Approved by: [Signature]



DESIGNED BY: [Signature]	EAST BAY MUNICIPAL UTILITY DISTRICT OAKLAND, CALIFORNIA
DESIGN CHECKED BY: [Signature]	EAST AREA SERVICE CENTER SEISMIC SAFETY AND ADA IMPROVEMENTS ELECTRICAL PANEL & FIXTURE SCHEDULES
DRAWN BY: HCC	AS-BUILT
PROJECT NO. 2-005	869-E-101.0
SCALE: NONE	02
DATE: 25MAY2007	02

PANEL: 13-EP8-LP-003									
120/208V, 3PHASE-4 WIRE									
MAIN BREAKER: 225A									
BUS AMPACITY: 225A									
LOCATION: FIRST FLOOR									
A/C RATING: 150A/C									
100% Copper Ground Bus									
DESCRIPTION	AMP/POLES	Ckt. No.	LOAD/PHASE (VA)				Ckt. No.	AMP/POLES	DESCRIPTION
LIGHTING - FIRST FLOOR	20/1	1	672		540		2	20/1	RECEPT - OFFICES
LIGHTING - FIRST FLOOR	20/1	3		928		540	4	20/1*	RECEPT - OFFICES, EXTR
LIGHTING - FIRST FLOOR	20/1	5		650		1260	6	20/1*	RECEPT - OFFICES, EXTR
LIGHTING - FIRST FLOOR	20/1	7	756		1080		8	20/1*	RECEPT - OFFICES
FIRE ALARM SYSTEM	20/1	9		1800		1440	10	20/1*	RECEPT - OFFICES, EXTR
SITE LIGHTING - BIN AREA	20/1	11		1845		1440	12	20/1*	RECEPT - OFFICES, EXTR
SITE LTG - FUEL/WASH	20/1	13	1845		1440		14	20/1	RECEPT - MTG. CLST, LOB
SITE LTG - PARKING	20/1	15		700		1020	16	20/1	RECEPT - CLST. HALL, LOB
SITE LTG - PARKING	20/1	17		700		1080	18	20/1*	RECEPT - WARE. OFFICE
BLDG EXTERIOR LIGHTS	20/1	19	245		1440		20	20/1	RECEPT - WARE. OFFICE
GILBARCO CONT. PANEL	20/1	21		200		1440	22	20/1	RECEPT - OFFICES
IRRIGATION CONTROLLER	20/1	23		300		1440	24	20/1	RECEPT - OFFICES
LIGHTING-1ST FLR BATT PACK	20/1	25			1500		26	20/1*	RECEPT - OFFICES
SPARE	20/1	27					28	20/1	SPARE
SPARE	20/1	29					30	20/1	SPARE
SPARE	20/1	31					32	20/1	SPARE
SPARE	20/1	33					34	20/1	SPARE
BLDG EXTERIOR LIGHTS	20/1	35					36	20/1	SPARE
SPARE	20/1	37					38	20/1	SPARE
SPARE	20/1	39					40	20/1	SPARE
SPARE	20/1	41					42	20/1	SPARE
SUBTOTAL (VA)			3518	3628	3495	6095	5040	5220	
TOTAL ALL PHASES (VA)			9578	8688	8715				
PANELBOARD VA TOTAL			26951						
NOTES:									
* Indicates GFI Breaker									

PANEL: 13-EP8-LP-004									
120/240V, 1PHASE-3 WIRE									
MAIN BREAKER: 225A									
BUS AMPACITY: 225A									
LOCATION: FIRST FLOOR									
A/C RATING: 150A/C									
100% Copper Ground Bus									
DESCRIPTION	AMP/POLES	Ckt. No.	LOAD/PHASE (VA)				Ckt. No.	AMP/POLES	DESCRIPTION
GATE CONTROLLER	20/1	1	1920		3000		2	30/1	UPS FEED
LIGHTING - FIRST FLOOR	20/1	3		404		840	4	20/1	HAM RADIO EQUIPMENT
LIGHTING - SECOND FLOOR	20/1	5	245				6	20/1	SPARE
GENERATOR ACCESSORIES	20/1	7		900			8	20/1	SPARE
GENERATOR CONTROLS	20/1	9	600		360		10	20/2	GAS PUMP NO.1
MISC LTG (EXT) (PWR PACK, OCC SENSORS)	20/1	11		600		350	12	20/2	GAS PUMP NO.1
ELEVATOR SMOKE CURTAIN	20/1	13	350		350		14	20/2	GAS PUMP NO.2
RECEPT - MTG ROOM	20/1	15		1440		350	16	20/2	GAS PUMP NO.2
RECEPT - MTG ROOM	20/1	17	1200		300		18	20/2	GAS PUMP NO.3
13-EP8-LCP-001	20/1	19		900		350	20	20/2	GAS PUMP NO.3
LIGHTING-1ST FLR BATT PACK	20/1	21			1080		22	20/2	GAS PUMP NO.4
SPARE	20/1	23		600			24	20/2	GAS PUMP NO.4
SPARE		25					26		SPACE
SPARE		27					28		SPACE
SPARE		29					30		SPACE
SUBTOTAL (VA)			4378	4344	5130	1890			
TOTAL ALL PHASES (VA)			9506	8484					
PANELBOARD VA TOTAL			15990						
NOTES:									
* Indicates GFI Breaker									

PANEL: 13-EP8-LP-005									
120/240V, 1PHASE-3 WIRE									
MAIN BREAKER: 100A									
BUS AMPACITY: 100A									
LOCATION: SECOND FLOOR									
A/C RATING: 150A/C									
100% Copper Ground Bus									
DESCRIPTION	AMP/POLES	Ckt. No.	LOAD/PHASE (VA)				Ckt. No.	AMP/POLES	DESCRIPTION
SECURITY PANEL	20/1	1	80		300		2	20/1	RECEPT - SEC/DATA CLST
RECEPT - SEC/DATA CLST	20/1	3		360		360	4	20/1	RECEPT - SEC/DATA CLST
RECEPT - SEC/DATA CLST	20/1	5	360		360		6	20/1	RECEPT - SEC/DATA CLST
ELEVATOR SMOKE CURTAIN	20/1	7		350		350	8	20/1	SPARE
SPARE	20/1	9					10	20/1	SPARE
SPARE	20/1	11					12	20/1	SPARE
SPARE	20/1	13					14	20/1	SPARE
SPARE	20/1	15					16	20/1	SPARE
SPARE	20/1	17					18	20/1	SPARE
SUBTOTAL (VA)			440	710	720	710			
TOTAL ALL PHASES (VA)			1160	1070					
PANELBOARD VA TOTAL			2230						
NOTES:									
* Indicates GFI Breaker									

3" on ORIGINAL DOCUMENT
0 1 2 3

AS CONSTRUCTED Started <u>02.11.08</u> to Service <u>02.11.08</u> Completed <u>03.11.08</u> Recorded By <u>[Signature]</u> Approved By <u>[Signature]</u>			DESIGNED BY <u>[Signature]</u> DESIGN CHECKED BY <u>[Signature]</u> DRAWN BY HCC		EAST BAY MUNICIPAL UTILITY DISTRICT OAKLAND, CALIFORNIA EAST AREA SERVICE CENTER SEISMIC SAFETY AND ADA IMPROVEMENTS ELECTRICAL PANEL SCHEDULES	
PROJECT NO. <u>2-085</u> PROJECT NAME <u>SEISMIC SAFETY AND ADA IMPROVEMENTS</u> PROJECT ENGINEER <u>[Signature]</u> PROJECT CHECKER <u>[Signature]</u>			PROJECT NO. <u>2-085</u> SCALE <u>NONE</u> DATE <u>25MAY2007</u>		<u>869-E-102.0</u>	
17SEP2007 RE-ISSUED FOR SPEC 1916A NO. DATE REVISION BY (REV.) APP.		CSD-HCC		01		

AIR HANDLING UNIT SCHEDULE

TAG NO.	LOCATION	HM COIL CAPACITY (BTU)	HEATING AMBIENT TEMP. DB (°F)	HM COIL EAT (DB/°B)	PRECOOLER EAT (DB/°B)	PRECOOLER LAT (DB/°B)	DK COIL EAT (DB/°B)	DK COIL LAT (DB/°B)	DK COIL MIN CAPACITY (BTU/SEN/LAT)	DK COIL SUPPLY FAN HP	SUPPLY FAN MAX. RPM	SUPPLY FAN AIR FLOW RATE, CFM	SUPPLY FAN ESP, IN. W.C. (°)	WEIGHT (LBS)	NOTES
013-HVS-AHU-001	EASC	200,000	23	33	100/70	75/63	75/63	60/59	140,000/10,000	10	PER MFR.	8,200	2.0	9,300	1,2,3,4, 5,6,8,9, 10,11,12

AIR HANDLING UNIT SCHEDULE NOTES:

- (*)ESP INDICATES EXTERNAL STATIC PRESSURE DROP IN DUCTWORK (OUTSIDE OF AIR HANDLER). PROVIDE ADD'L CAPABILITY AS REQUIRED TO OVERCOME ALL PRESSURE DROPS INTERNAL TO THE UNIT INCLUDING COILS, HEAT EXCHANGERS, FILTERS (AT DIRT CONDITION), AND APPURTENANCES.
- VFD DRIVE FOR SUPPLY FAN, PROVIDE 24-VOLT CONTROL FOR CONSTANT DISCHARGE PRESSURE.
- PRECOOLER IS INDIRECT EVAP. COOLER, UNIT IS 100% OSA.
- NOT USED.
- DK COIL PROVIDED AS PACKAGE WITH CONDENSER CHD-100.
- BOTTOM DISCHARGE FOR SUPPLY AIR.
- BOTTOM CONNECTION FOR RETURN AIR (USED FOR SCAVENGER AIR AT ALL TIMES).
- NOT USED.
- 2" PLEATED FILTERS.
- 208V/3-PHASE POWER SUPPLIED AS SINGLE FEED TO AHU PROVIDE POWER AND CONTROL TRANSFORM & DISTRIBUTION FOR AHU COMPONENTS AND CONDENSER. SEPARATE 208V/3 PHASE POWER SUPPLIED AS SINGLE FEED TO CONDENSER UNIT, PROVIDE POWER AND CONTROL TRANSFORM & DISTRIBUTION FOR CONDENSER COMPONENTS.
- SYSTEM IS ROOF MOUNTED.
- ALL TEMPERATURES ARE GIVEN IN °F.
- PROVIDE DUCT SMOKE DETECTOR AT SUPPLY DUCT, INTERLOCKED TO ALARM AND SHUTDOWN AHU.
- INSTALL CONDENSER DRAIN TUBING, 1" COPPER, FIELD-ROUTE TO ROOF DRAIN.

FAN SCHEDULE

EQUIPMENT NO.	LOCATION	TYPE	DRIVE	MIN CFM	MAX EXP(°)	MAX RPM	FAN DIAM	NOISE SONES	HP	V/PH	RPM	NOTES
013-HVS-EF-110	1st FLOOR	1 (UPBLAST)	BELT	350	0.5	1350	10	7	0.25	120/1	1800	1,2,4,6,7
013-HVS-EF-210	2nd FLOOR MEN RESTROOM/LOCKER	1 (UPBLAST)	BELT	1100	1	1500	12	14	0.33	120/1	1800	1,2,4,6,7
013-HVS-EF-220	2nd FLOOR WOMEN RESTROOM/LOCKER	1 (UPBLAST)	BELT	460	1	1850	10	10	0.33	120/1	1800	1,2,4,6,7
013-HVS-EF-230	ELECT/SEC/TELECO CLOSETS	1 (UPBLAST)	BELT	1300	0.5	1450	14	11	0.5	120/1	1800	1,2,3,4,5,7

FAN SCHEDULE NOTES:

- ESP INDICATES EXTERNAL STATIC PRESSURE DROP BETWEEN FAN AND REGISTER WITHIN VENTILATED SPACE. PROVIDE CAPABILITY FOR ADDITIONAL 8.5" W.C. STATIC PRESSURE DROP FOR ALL FANS SUPPLIED WITH FILTERS.
- PROVIDE BACKDRAFT DAMPER, COUNTERBALANCED FOR MINIMUM PRESSURE LOSS.
- PROVIDE VIBRATION ISOLATORS.
- PROVIDE MANUFACTURER STANDARD MOTOR ENCLOSURE.
- PROVIDE EXTERIOR DISCONNECT SWITCH AT FAN, NEMA 3R
- PROVIDE NEMA 1 DISCONNECT SWITCH AT FAN INSIDE HOUSING
- PROVIDE GRAVITY BACKDRAFT DAMPER.

VAV SCHEDULE

TAG NO.	INLET DIAM (INCH)	MIN AIRFLOW (CFM)	MAX AIRFLOW (CFM)	AIR FLOW DP (INCH WG)	WATER COIL ROWS	WATER FLOW (GPM)	WATER FLOW DP (PSI)	NOTES
VAV-001	7	250	450	0.1	1	4.0	3.5	
VAV-002	14	560	1560	0.1	1	6.0	1.4	
VAV-003	18	780	2800	0.1	1	9.0	3.0	
VAV-004	9	270	855	0.1	1	6.0	2.0	
VAV-005	9	260	800	0.1	1	6.0	2.0	
VAV-006	8	80	240	0.1	1	5.0	3.7	
VAV-007	4	60	180	0.1	1	5.0	3.7	
VAV-008	9	270	850	0.1	1	6.0	2.0	
VAV-009	4	70	230	0.1	1	5.0	3.7	

VAV SCHEDULE NOTES:

-
-

BOILER SCHEDULE

TAG NO.	MFR	MODEL	LOCATION	PERFORMANCE				ELECTRICAL	WEIGHT	NOTES
				MBH INPUT	MBH OUTPUT	DWT	LWT	GPM	dP (FT)	
BLR-001	RAYPAK	ADB-H500	LOW ROOF	500	400	130	110	42	2.6	120.0

BOILER SCHEDULE NOTES:

-
-

CONDENSER SCHEDULE

TAG NO.	MFR	MODEL	LOCATION	AMBIENT DB/WB	COOLING MBH (TOTAL)	VOLTS	PHASE	AMPS	WEIGHT (LB)	NOTES
CDU-001	INNOVENT	-	LOW ROOF	95	180	480.0	3.0	33	490	1,2,3

CONDENSER SCHEDULE NOTES:

- ELECTRICAL - SINGLE POINT OF CONNECTION.
- CONDENSOR UNIT SUPPLIED AS PACKAGE COMPATIBLE WITH DX COIL FOR AHU-100.
- PROVIDE VFD-DRIVEN SCROLL-TYPE COMPRESSOR(S) FOR MINIMUM 4:1 TURNDOWN.

DUCT & PIPING LEGEND

BY V/MEMORY STOP

CHECK VALVE

THREADED WELL FOR SENSORS

TEMPERATURE GAUGE

PRESSURE GAUGE

GLOBE VALVE

VALVES

NEEDLE VALVE

BALL VALVE

PLUG VALVE

PRESSURE RELIEF VALVE

HOSE BIBB

AIR RELIEF VALVE

GATE VALVE

ACTUATORS

S-SOLENOID ACTUATOR

FITTINGS

FLEXIBLE CONNECTION

UNION

48X12

28X12

DUCT WITH INTERNAL INSULATION, DIMENSION SHOWN IS NET INSIDE

ARROW INDICATES DIRECTION OF AIR FLOW IN DUCT

SUPPLY

RETURN

EXHAUST

TURNING VANES - AIR FOIL TYPE

TAKE-OFF WITH ADJUSTABLE TURNING VANES

ACCESS DOOR

ACCESS PANEL

VOLUME DAMPER WITH LOCKING QUADRANT RUSKIN HX20S OR APPROVED EQUAL

MOTORIZED DAMPER RUSKIN COR2S OR APPROVED EQUAL

DUCT TRANSFORMATION, MAX 15° INCLUDED ANGLE EXCEPT WHERE SHOWN OTHERWISE

FLEXIBLE DUCT CONNECTION

CEILING SUPPLY DIFFUSER

CEILING EXHAUST/RETURN REGISTER

SIDEWALL RETURN OR EXHAUST REGISTER

SIDEWALL SUPPLY REGISTER

RECTANGULAR TO ROUND DUCT TRANSFORMATION

FLEXIBLE DUCT (6'-8" MAX LENGTH)

ROOM THERMOSTAT AND-OR-REWIRED (DASHED LINE INDICATES VAV/ZONE TO BE CONTROLLED NOT WIRE ROUTING)

CONDENSATE DRAIN

REFRIGERANT SUCTION

REFRIGERANT LIQUID

COMBINATION SMOKE/FIRE DAMPER

BUTTERFLY DAMPER (MANUAL U.O.N.)

DUCT & PIPING ABBREVIATIONS

AAV	AUTOMATIC AIR RELEASE VALVE
AL	ACOUSTIC LINED
BTU/H	BTU PER HOUR
CFM	CUBIC FEET PER MINUTE
DB	DRY BULB
DX	DIRECT EXPANSION
CU	COPPER PIPE
CW	COLD WATER (POTABLE)
EAT	ENTERING AIR TEMPERATURE
ESP	EXTERNAL STATIC PRESSURE
EXP	EXPANSION
FDC	FLEXIBLE DUCT CONNECTION
FFM	FEET PER MINUTE
HW	HOT WATER (POTABLE)
HWR	HOT WATER RETURN (HYDRONIC)
HWS	HOT WATER SUPPLY (HYDRONIC)
LAT	LEAVING AIR TEMP, LATENT HEAT
NC	NORMALLY CLOSED
NO	NORMALLY OPEN
NGP	NATURAL GAS
OSA	OUTSIDE AIR
POC	POINT OF CONNECTION
PP	PETE'S PLUG TEST NIPPLE
PRV	PRESSURE RELIEF VALVE/PRESSURE REGULATING VALVE
PSIG	POUNDS PER SQ INCH, GAUGE
REQD	REQUIRED
RL	REFRIGERANT LIQUID
RLA	RATED LOAD AMPS
RPM	REVOLUTION PER MINUTE
RV	REFRIGERANT VAPOR
SENS	SENSIBLE HEAT
TSP	TOTAL STATIC PRESSURE
UNO	UNLESS OTHERWISE NOTED
VEL	VELOCITY
WB	WET BULB
W.C.	WATER COLUMN

NOTES

- FOR ABBREVIATIONS NOT SHOWN, SEE ENR40 STANDARD DWG 9494-G.
- HYAC DRAWINGS INCLUDE 869-M-500 THROUGH 869-M-507 PLUMBING DRAWINGS INCLUDE 869-M-601 THROUGH 869-M-605 SEE DRAWING INDEX ON SHEET 869-2-005.B.
- DUCT SHALL BE GALVANIZED STEEL, SEE SPECIFICATIONS.



AS CONSTRUCTED

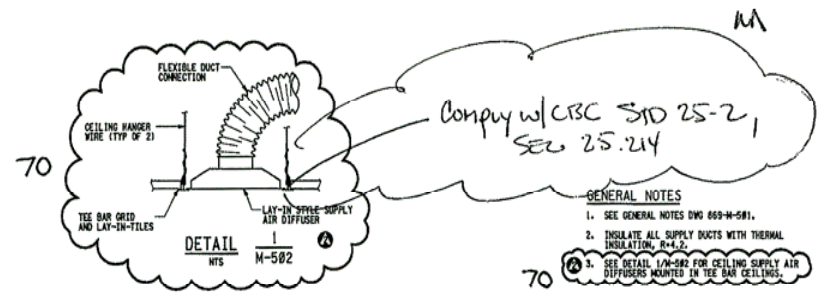
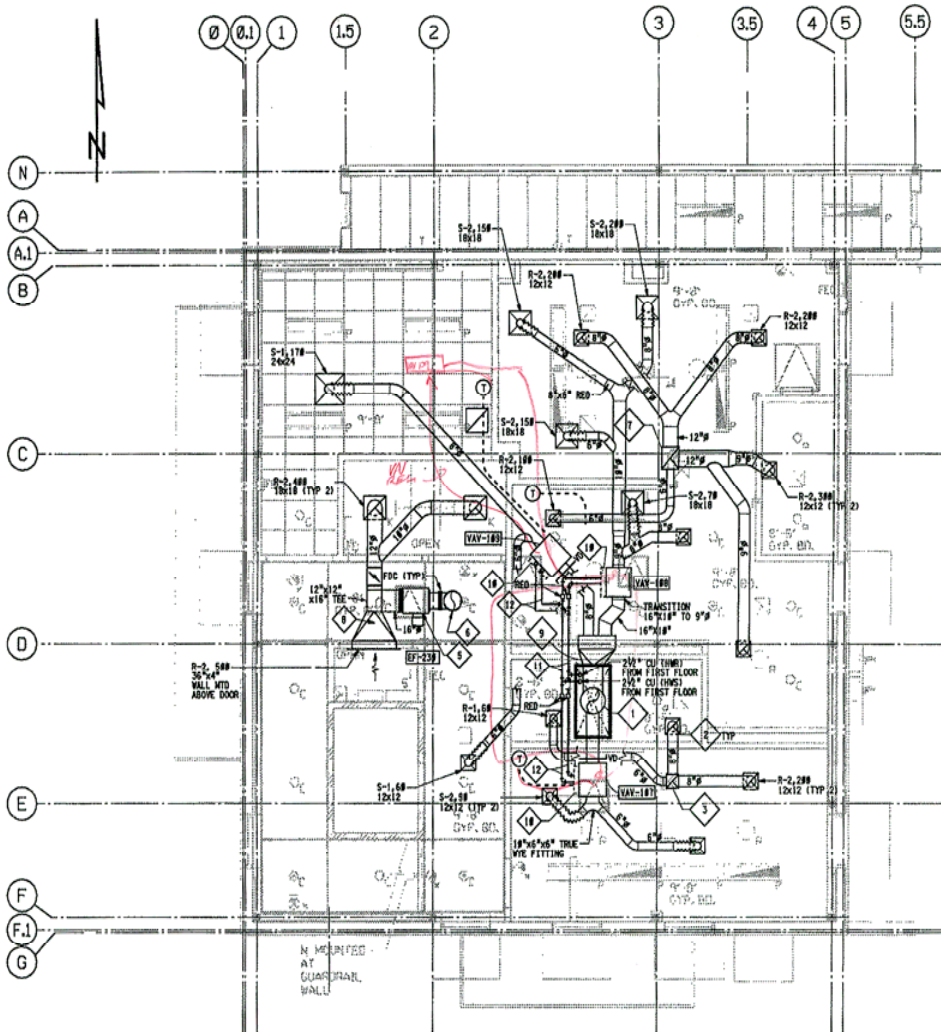
Shant 02.11.18 In Service 02.14.18
Completed 03.11.18
Recorded By
Approved By

DESIGNED BY
DESIGN CHECKED BY
DRAWN BY
PROJECT MGR.
CHECKED BY
APPROVED BY

EAST BAY MUNICIPAL UTILITY DISTRICT
OAKLAND, CALIFORNIA
EAST AREA SERVICE CENTER
SEISMIC SAFETY AND ADA IMPROVEMENTS
AS-BUILT
MECHANICAL
HVAC - SCHEDULES, LEGEND & ABBREVIATIONS

PROJ. NO. 2-885
SCALE NONE
DATE 25MAY2007
869-M-500
SHEET 01

3" ON ORIGINAL DOCUMENT
17SEP2007 RE-ISSUED FOR SPEC 1918A
NO. DATE REVISION BY REC. APP.



GENERAL NOTES

1. SEE GENERAL NOTES DWG 869-M-501.
2. INSULATE ALL SUPPLY DUCTS WITH THERMAL INSULATION, R-4.2.
3. SEE DETAIL 1/M-502 FOR CEILING SUPPLY AIR DIFFUSERS MOUNTED IN TEE BAR CEILINGS.

KEY NOTES

1. 20" RISER FROM 1ST FLOOR CEILING.
2. TRANSITION AS REQUIRED TO DUCT.
3. 16"x18" RISER THROUGH ROOF TO EF-228.
4. (NOT USED)
5. IN LINE FAN EF-238.
6. 16" VERT. BRANCH, TRANSITION TO 16"x16" RISER THROUGH ROOF TO GRAVITY VENTILATOR.
7. 14"x14" RISER THROUGH ROOF TO EF-218.
8. TRANSITION AS REQ'D, 12" TO 36"x44".
9. TRANSITION AS REQ'D, 16" TO 38"x18".
10. SEE DETAIL 2/M-504.
11. PIPE, 24" OD, TYPE K, R1010
12. PIPE, 34" OD, TYPE K, R1010

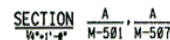
See Note R-2

AS CONSTRUCTED

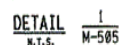


3" ON ORIGINAL DOCUMENT

<p>AS CONSTRUCTED</p> <p>As noted, 08.11.08 in Service, 02.15.09</p> <p>Completed, 08.11.08</p> <p>Recorded By, [Signature]</p> <p>Approved By, [Signature]</p>		<p>DESIGNED BY [Signature]</p> <p>DESIGN CHECKED BY [Signature]</p> <p>DRAWN BY FACILITY DRAFTING</p> <p>PROJECT NO. 214P22800</p> <p>PROJECT NAME EAST AREA SERVICE CENTER</p> <p>PROJECT LOCATION 1881 18TH AVE, OAKLAND, CA 94612</p>	<p>EAST BAY MUNICIPAL UTILITY DISTRICT OAKLAND, CALIFORNIA</p> <p>EAST AREA SERVICE CENTER SEISMIC SAFETY AND ADA IMPROVEMENTS</p> <p>MECHANICAL HVAC - SECOND FLOOR PLAN</p> <p>AS BUILT</p>
<p>214P22800 ADDED DETAIL FOR CEILING SUPPLY DIFFUSERS</p> <p>11SEP2007 RE-ISSUED FOR SPEC 1918A</p>	<p>DATE 25MAY2007</p> <p>BY [Signature]</p> <p>REV. APP. [Signature]</p>	<p>PROJ. NO. Z-895</p> <p>SCALE 1/4" = 1'-0"</p> <p>DATE 25MAY2007</p> <p>STRUT. DESIG. [Signature]</p> <p>MECH. [Signature]</p>	<p>869-M-502</p> <p>02</p>



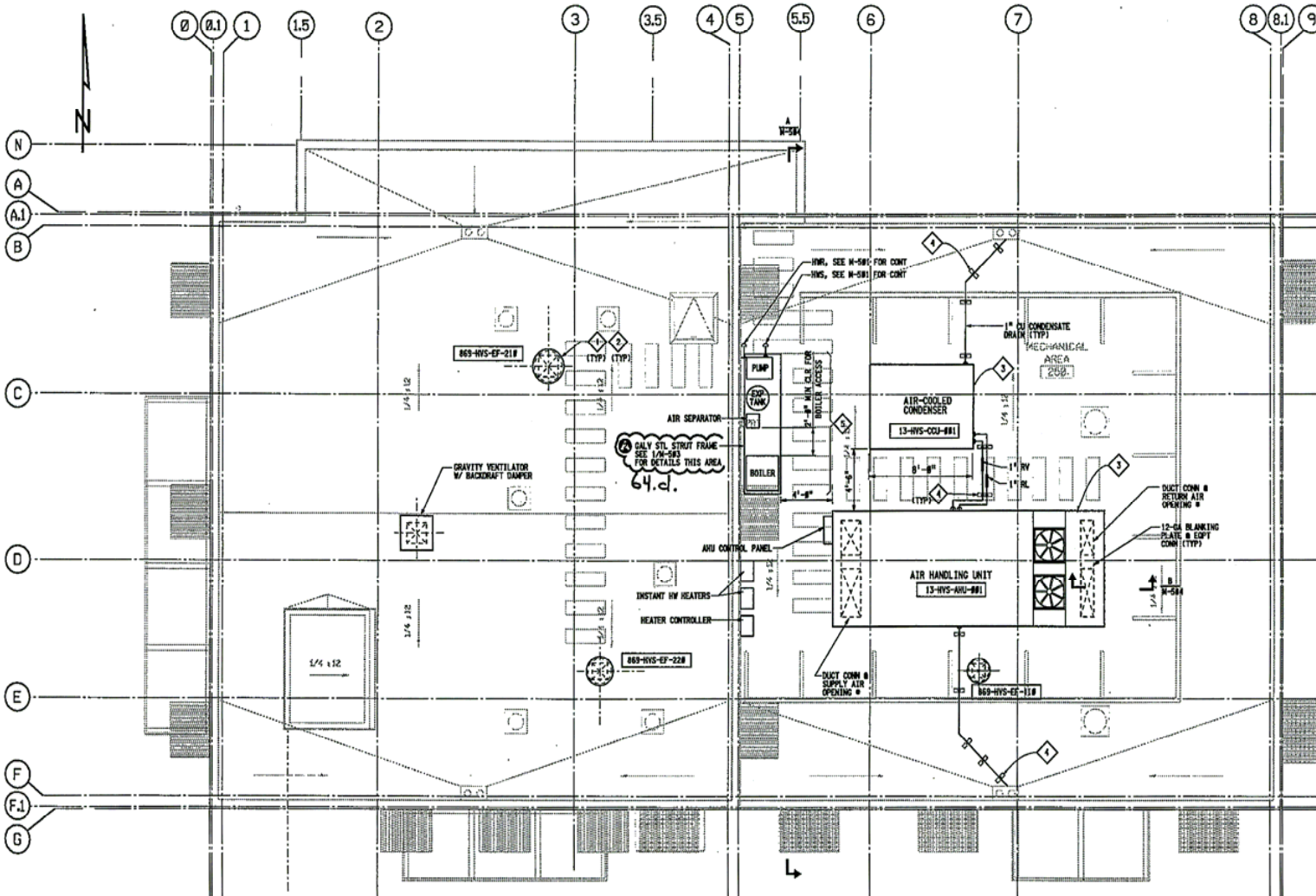
4. INTERNALLY INSULATED 1/2" MIN. GALV. STEEL DUCT. HANGERS MUST BE 15" MAX. ON CENTER TO CONNECT TO SCAVENGER AIR CONNECTION OF ROOF.
5. EXPANDING POLYURETHANE SEAL & DUCK OPENING (ALL AROUND). MAX. OPENING 14" ALL AROUND. SEE ARCH. DWGS FOR ROOFING/FLASHING DETAILS.
6. GALVANIZED STEEL DUCT, UNINSULATED P-1000 OR APPROVED EQUAL. SECURE STRUT TO DUCT USING METAL DUCK HANGER INSERT SYSTEM. STAMPED RUL-GRANULAR HANGER OR APPROVED EQUAL. PROVIDE HANGER INSERTS @ 24" O.C. MAX AND PROVIDE A MIN. OF 3 INSERTS PER STRUT.
7. 1/8" MIN GALVANIZED STEEL HANGER ROD WITH GALVANIZED STEEL LOCK NUTS AND FENDER WASHERS (TYP.).
8. 2"x2-1/4" GALV. STEEL ANGLE. PRESS FIT TIGHT AGAINST SIDE AND BOTTOM OF DUCT DROP. PROVIDE 1/2" MEASURING STRIP ALONG ALL CONTACT SURFACES.



TM621

AS-BUILT

9:



GENERAL NOTES

1. FOR 2ND FLOOR ROOF PLAN, SEE ARCHITECTURAL DRAWINGS.
2. MATERIALS LIST IS GIVEN ON DRAWING 869-M-506.
3. SEE 869-M-001 FOR CONDENSATE DRAINS.

KEY NOTES

1. SEE STRUCTURAL DWGS FOR TYPICAL ROOF PENETRATION DETAIL.
2. SEE ARCHITECTURAL DWGS FOR TYPICAL FLASHING AND MOUNTING DETAIL.
3. SEE ARCHITECTURAL DRAWINGS, DETAIL 2/A-412.4 FOR AIR HANDLING UNIT AND CONDENSER MOUNTING CURB.
4. PRESSURE TREATED 2"x3", 12" LONG, ROUNDED EDGES AND CORNERS, WITH PIPE CLAMPS FLOATING (UNSECURED) ON ROOF MEMBRANE.
5. SEE M-504 FOR HYDROLOGIC COMPONENTS AND CONNECTION INFORMATION, FIELD-ROUTE PIPING BETWEEN COMPONENTS AS REQUIRED.

* COORDINATE DIMENSIONS AND LOCATIONS OF ROOF OPENINGS AND DUCT DROPS WITH E001 MFR.

PLAN REVIEW ACCEPTANCE

MAY 08 2008

BUREAU VERITAS NORTH AMERICA, INC.

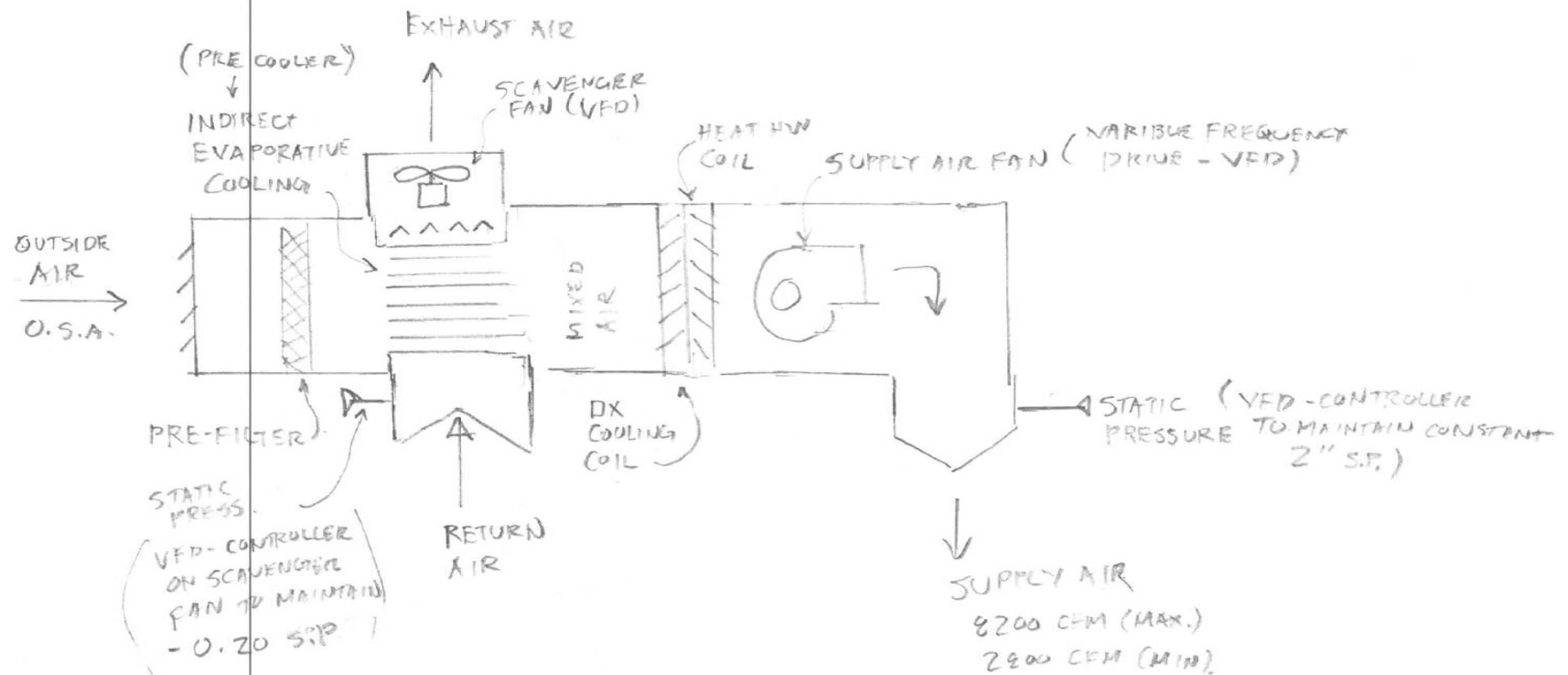


AS CONSTRUCTED

Revised 02.11.08 to Service 02.14.11
 Completed 02.11.11
 Recorded By: [Signature]
 Approved By: [Signature]

3" ON ORIGINAL DOCUMENT

DESIGNED BY	DR. [Signature]	EAST BAY MUNICIPAL UTILITY DISTRICT
DESIGN CHECKED BY	[Signature]	OAKLAND, CALIFORNIA
DRAWN BY	FAC DRAFTING	
PROJECT NO.	2-885	EAST AREA SERVICE CENTER
DATE	25MAY2007	SEISMIC SAFETY AND ADA IMPROVEMENTS
		MECHANICAL
		HYAC - ROOF PLAN
		AS-BUILT
		869-M-507
		02



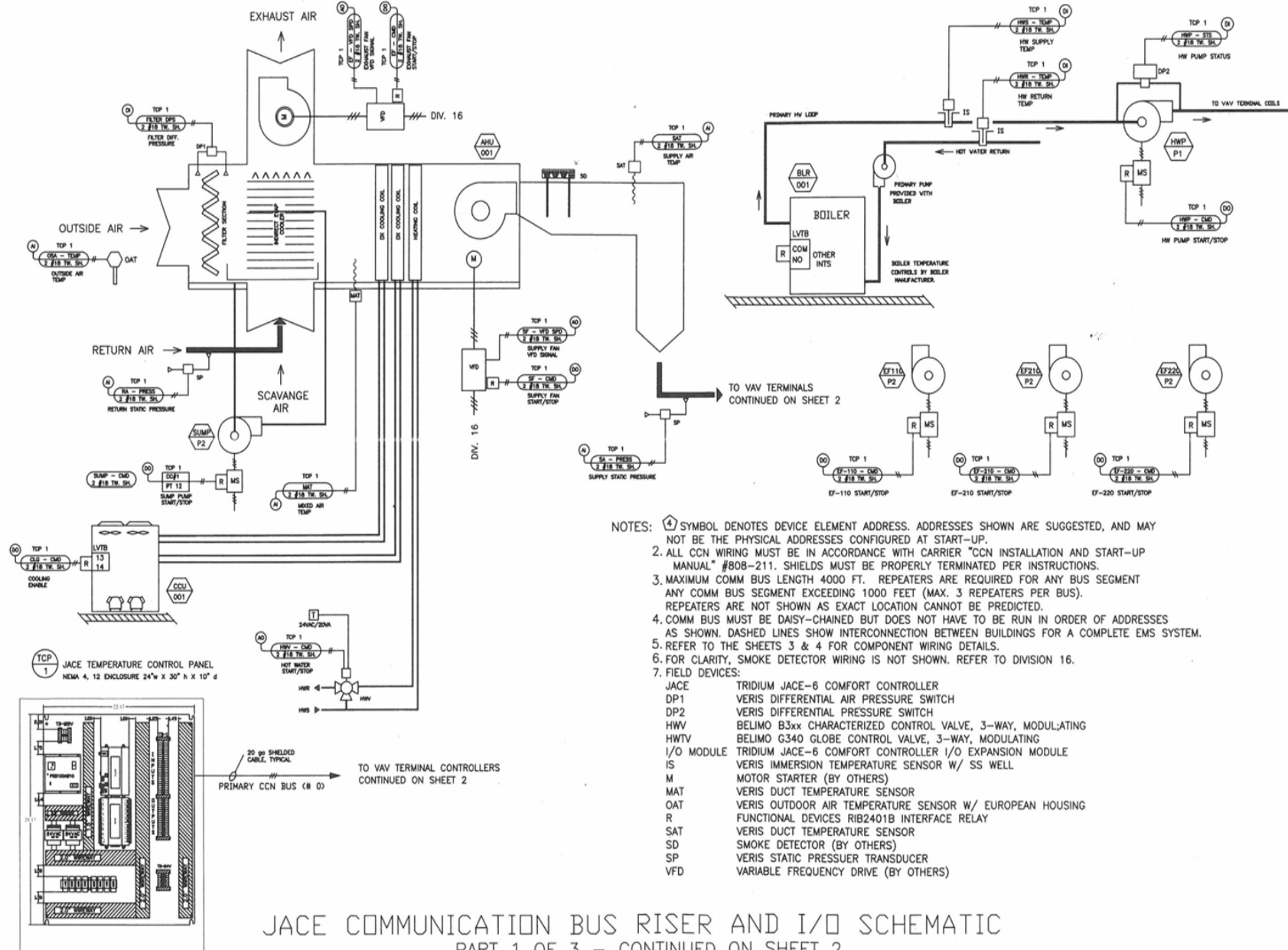
COOLING MODE

- 1) IF O.S.A. TEMP IS GREATER THAN 70°F PRECOOLER WILL RUN. IF O.S.A. < 65°F PRECOOLER RE DISABLED
- 2) IF ENTERING AIR TEMP (EAT) IS GREATER THAN 60°F DX CONDENSING UNIT WILL RUN. IF MIXED AIR TEMP. < 55°F DX. WILL BE DISABLED.

HEATING MODE

- 1) IF MIXED AIR TEMP. < 55°F, HOT WATER VALVE WILL MODULATE TO MAINTAIN ITS SET POINT (95°F). IF MIXED AIR TEMP. IS GREATER THAN > 60°F, HOT WATER VALVE WILL CLOSE

FROM OIM MANUAL (CONTROLS)



JACE COMMUNICATION BUS RISER AND I/O SCHEMATIC
PART 1 OF 3 - CONTINUED ON SHEET 2

- NOTES:
1. SYMBOL DENOTES DEVICE ELEMENT ADDRESS. ADDRESSES SHOWN ARE SUGGESTED, AND MAY NOT BE THE PHYSICAL ADDRESSES CONFIGURED AT START-UP.
 2. ALL CCN WIRING MUST BE IN ACCORDANCE WITH CARRIER "CCN INSTALLATION AND START-UP MANUAL" #808-211. SHIELDS MUST BE PROPERLY TERMINATED PER INSTRUCTIONS.
 3. MAXIMUM COMM BUS LENGTH 4000 FT. REPEATERS ARE REQUIRED FOR ANY BUS SEGMENT ANY COMM BUS SEGMENT EXCEEDING 1000 FEET (MAX. 3 REPEATERS PER BUS). REPEATERS ARE NOT SHOWN AS EXACT LOCATION CANNOT BE PREDICTED.
 4. COMM BUS MUST BE DAISY-CHAINED BUT DOES NOT HAVE TO BE RUN IN ORDER OF ADDRESSES AS SHOWN. DASHED LINES SHOW INTERCONNECTION BETWEEN BUILDINGS FOR A COMPLETE EMS SYSTEM.
 5. REFER TO THE SHEETS 3 & 4 FOR COMPONENT WIRING DETAILS.
 6. FOR CLARITY, SMOKE DETECTOR WIRING IS NOT SHOWN. REFER TO DIVISION 16.
 7. FIELD DEVICES:

REV	DATE	DESCRIPTION
1	04/17/09	REVISION
2	04/17/09	REVISION
3	04/17/09	REVISION
4	04/17/09	REVISION
5	04/17/09	REVISION
6	04/17/09	REVISION
7	04/17/09	REVISION
8	04/17/09	REVISION
9	04/17/09	REVISION
10	04/17/09	REVISION

EAST AREA SERVICE CENTER 2551 N. Main Street, Walnut Creek, CA Seismic Safety & ASA Improvements
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EI Controls ENTERPRISE INTEGRATION & CONTROLS 1133 Aladdin Ave San Leandro, California 94577 TELEPHONE (925) 314-0404 FAX (925) 314-0333
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SHEET TITLE: COMM RISER I/O SCHEMATIC
AHU/BOILER
SCALE NTS
PROJECT MGR. JR
DRAWN BY JR
DATE 4/17/09
JOB NO. 139-08
SHEET NO. TC-1.0