

October 1, 2021

Santa Rosa City Schools  
Erik Oden  
Director of Maintenance & Operations  
211 Ridgway Ave.  
Santa Rosa, CA 95401

### **Proposal for CA AB 841 ("CalSHAPE") Work Including Installation of CO2 Sensors**

Dear Mr. Oden,

Santa Rosa City Schools ("District") is interested in working with Syserco Energy Solutions (SES) for all work associated with the AB 841 grant program, alternatively called the "California Schools Healthy, Air, Plumbing and Efficiency" (CalSHAPE) program. The District understands that funding may be available over a 3-year period, where 2021 is considered "Year 1". However, only schools that are considered "Underserved Communities" (as defined by CalSHAPE program) are eligible for Year 1 funding. The following (16) Santa Rosa City Schools are eligible for Year 1 funding:

- Abraham Lincoln Elementary
- Albert Biella Elementary
- Brook Hill Elementary
- Helen Lehman Elementary
- James Monroe Elementary
- Luther Burbank Elementary
- Santa Rosa Charter School for the Arts
- Steele Lane Elementary
- Elsie Allen High
- Hillard Comstock Middle
- Maria Carillo High
- Ridgway High Continuation
- Rincon Valley Middle
- Santa Rosa Accelerated Charter
- Santa Rosa High
- Santa Rosa Middle

The California Energy Commission (CEC) has provided CalSHAPE Guidelines that shall serve to define project eligibility, scope eligibility, and funding allocations. SES shall follow the guidelines as a basis of collecting data and entering data for the CalSHAPE grant applications.

The purpose of the Work is to collect data that will be used to submit grant applications under the CalSHAPE programs. The data required for the grant applications is outlined in Exhibit B of the CalSHAPE Guidelines.

The District understands that there are 2 separate CalSHAPE programs:

- Ventilation
- Non-Compliant Plumbing / Water Efficiency

SES will assist District with securing the eligible grant funding for both programs. The District also agrees that any opportunities for additional funding for schools in Year 2 and Year 3 shall be identified, developed, and submitted by SES during the appropriate time, when applications become available and are separate from the Year 1 Scope of Work in this Proposal. (Except CO2 sensors, which are intended to be 100% complete in Year 1)

### **Scope of Work and Funding**

1. Installation of Veris CW2TAXA CO2 sensors in 1,144 classrooms (at all schools), and work that is eligible for CalSHAPE Year 1 funding shall be included in this Scope of Work.
2. The purpose of this work is to maximize and secure eligible funding for District by submitting applications through the CalSHAPE program. SES shall collect all necessary data (as defined by Exhibit B in the Guidelines) and enter data into grant applications, on behalf of District. Approved AB 841 funding shall be used to pay Syserco Energy Solutions for work performed in accordance with full compliance of AB 841 requirements.
3. All work, except the installation of CO2 sensors, shall be 100% funded by CalSHAPE grant funding. The CalSHAPE grant program provides up to \$600 per CO2 sensor installation. The District is responsible for paying the additional cost for installation of 1,144 CO2 sensors, as provided in this proposal.
4. SES shall follow the following steps:
  - a. Survey Existing Conditions to Determine overall CalSHAPE eligibility
  - b. Collection of data, and engineering calculations as required by Exhibit 2, and CalSHAPE Program Guidelines.
  - c. Enter data and complete online grant applications
  - d. Administrative support of District to secure funds
  - e. Implementation of Scopes of Work that are approved as part of application process, including installation of all CO2 sensors in all of the District's 1,144 classrooms.
  - f. Project Closeout Requirements, as determined by CEC and Program Guidelines

### **Pricing Clarifications**

SES proposal fee includes:

- Data Gathering and Coordination
- Assessment of all HVAC units at (16) schools to determine AB 841 eligibility classification
  - Estimated to be approximately (830) HVAC Units
  - Assessments performed during Normal Hours
  - SES will present a Scope of Work for "Repairs" that are identified during the assessment process that are eligible for AB 841 "Repairs" Funding.

- If repairs are identified that exceed the AB 841 Funding, the District may authorize this work with a Change Order.
- Assessment of all of the District's 1,144 classrooms to determine AB 841 CO2 eligibility and installation requirements
- All material and labor, as required by AB 841 Guidelines requirements and installation of CO2 sensors.
- Installation of 1,144 CO2 Sensors and supply 110v line voltage outlet for each stand-alone wall sensor (464) performed after 4pm, weekends and holidays, unless performed Normal Hours during a pre-scheduled day with modified Class Hours or a School Holiday. (For example, if a campus has a "Minimum Day", CO2 Sensor installation can take place starting 30 minutes after the end of that day's scheduled end of class.)
- Integration of CO2 sensor into existing JCI EMS system for (464) classrooms, existing Daikin for (44) classrooms, and existing Carrier for (48) classrooms. Includes new graphics for CO2 Sensors. The remaining (588) CO2 sensors shall be stand-alone with local alarming capabilities, and be compatible for future integration into JCI EMS system.
  - Programming performed during Normal Hours
- Supply all hard-wire connected into line voltage wiring only for the schools that will need it. (464 stand-alone units and (32) hubs for the stand alone sensors at the elementary schools).
- Supply the install of 588 Versa wall mount units tied into the existing JCI stats, and all graphics and programming
- Supply and install wall molding as needed for power cords for wall mounted sensors.
- This system comes with a 1-year subscription for the 464 stand alone units. Additional years of subscription shall occur at the Discretion of the District and any subscription costs beyond 1-year are not part of this proposal.
- Supply and install each unit as per code: 48" from floor and 5 feet from exterior window.
- Start up and test each unit to function as per manufacturers spec.
- Assessment of all Non-Compliant Plumbing Fixtures
  - SES will present a Scope of Work for "Replacements" that are identified during the assessment process that are eligible for AB 841 "Non-Compliant Plumbing" Funding.
  - If replacements are identified that exceed the AB 841 Funding, the District may authorize this work with a Change Order.
- Project Management and Engineering for the duration of project
- Administration of Applications for AB 841 Grant Funding

**Clarifications / Exclusions:**

- Bond and Permit (If required, a price change will be needed)
- Quantity of existing HVAC units and classrooms is provided by District. Upon approval of this proposal, SES shall verify field counts of HVAC units and classrooms. If the quantity of units and classrooms increases or decreases (upon field verification), then SES shall submit an add or deductive change order to account for discrepancy in final quantity of HVAC units and classrooms.
- (1) CO2 sensor shall be installed per classroom
- Authorization to proceed with CalSHAPE grant-funded work is contingent upon approval of grant applications. Upon acceptance of this proposal, SES shall be authorized to invoice District for a

mobilization amount of \$185,000 in order to complete field assessments for CO2 installations and counts of HVAC units and classrooms, collect required data, and submit grant applications.

**Proposal Pricing Overview**

**Turnkey Project Lump Sum Price: \$3,282,900 (Contract Amount)**

Estimated AB 841 Grant Funding: < \$1,994,880\* > *(Includes \$228,000 for Year 2 & 3 Funding for CO2 sensors )*

Estimated NET District Cost:       \$ 1,288,020 (after all AB 841 Grant Funding is received)

\*Funding for CA AB841 (CalSHAPE) is limited. SES does not guarantee that the District will receive funding.

**PROJECT MANAGEMENT:** Upon acceptance of the Final proposal, SES will assign a Project Manager to serve as primary Point of Contact for this work. SES Project Manager shall be responsible for coordinating SES Personnel and Subcontractors to perform: assessment surveying, data collection, field verification, grant application activities, and installation of CO2 sensors. The work shall be a collaborative effort and periodic project meetings will be scheduled with District by Project Manager, as needed.

**Estimated Timeline:**

Conduct Preliminary Assessment of HVAC/Plumbing/CO2 Eligibility (45 Days)	Oct-Nov 2021
Begin CO2 Installation**	Nov 2021**
Collect Data / Submit AB 841 Applications (30 Days)	Nov-Dec 2021
Applications Approved / Complete CO2 Installation (180 Days)	Jan-June, 2022

*\*\*Based on availability of materials. Note: District may proceed with authorizing installation of CO2 sensors prior to CO2 grant approval at the discretion of the District*

Please signify acceptance of this Letter of Intent by signing below.

Letter of Intent Authorized by:

Rick Edson  
Deputy Superintendent  
Santa Rosa City Schools

Scott Meizen  
VP / General Manager  
Syserco Energy Solutions, Inc.

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Signature

\_\_\_\_\_  
Signature

Date:\_\_\_\_\_

Date:\_\_\_\_\_