

Attachment 3

CLIMATEC MEASUREMENT AND VERIFICATION AGREEMENT FOR City of Beverly Hills

SCOPE OF SERVICES

TERMS AND CONDITIONS

ATTACHMENTS

Attachment “A” – Guaranteed Savings Measurement & Verification

- I. Savings Guarantee
- II. Measurement And Verification Methods
- III. Selected Measurement And Verification Options
- IV. Specific M&V Plan For Each ECM:
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- I. Standards of Operation for HVAC
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CLIMATEC M&V AGREEMENT

This Measurement and Verification (“M&V”) Agreement (“Agreement”) dated August 18, 2015 (“Effective Date”) is made by and between:

City of Beverly Hills (“Purchaser”)
with its principal place of business at
345 Foothill Road
Beverly Hills, CA 90210
and

Climatec LLC
with its principal place of business at
18002 Cowan,
Irvine, CA 92614

This Agreement relates to the Energy Performance Contract dated August 18, 2015 between the Purchaser and Climatec LLC for the associated Energy Performance project.

Purchaser and Climatec LLC agree as follows:

This agreement shall include the Attachment(s) listed below:

- Attachment “A” - Guaranteed Savings Measurement & Verification
- Attachment “B” – Utility Baseline Summary
- Attachment “C” – Standards of Operation (Lighting & HVAC)

SCOPE OF SERVICES

Energy Savings Measurement & Verification Service:

Climatec LLC will provide measurement and verification services of the energy savings associated with Purchaser Energy Retrofit Installation, as described in Attachment A - Scope of Work, located in the associated Installation Agreement. Energy Savings M&V reports will be provided to the Purchaser on an annual basis.

Term:

This Service Agreement shall commence upon the completion and acceptance of the Purchaser’s energy retrofit installation project and receipt of final payment for the associated Installation Contract and shall continue for a term of 15 years. The Purchaser may terminate this service agreement at any time with a 60 day written notice. However, termination of this agreement will void any savings guarantee associated with this project.

Charges:

This Agreement shall be billed once per year and is due and payable upon the Purchaser's receipt of invoice. The annual Service Agreement charge is waived for the first year of the measurement and verification services. In year 2 and 3, the Annual Service Agreement charge is a flat rate of \$6,500. Commencing year 4, the rate of \$6,500 will be escalated based on the Consumer Price Index (CPI) associated with the City's Schedule of Fees & Charges or 2%, whichever is greater, annually for every subsequent year thereafter. The annual rate of escalation is not to exceed 4%. This rate does not include taxes.

TERMS AND CONDITIONS

1.0 General Provisions:

1.1 Unless stated otherwise, the services provided under this Agreement shall be provided during Climatec LLC's normal business hours. Normal business hours are Monday through Friday, 8:00 A.M. to 5:00 P.M. inclusive, excluding holidays.

1.2 The Purchaser shall provide reasonable means of access to the equipment being measured or verified. Climatec LLC shall not be responsible for any removal, replacement, or refinishing of the building structure, if required to gain access to the equipment. Climatec LLC shall be permitted to start and stop all equipment necessary to perform the services herein described as arranged with the Purchaser's representative.

1.3 This Agreement, when accepted in writing by the Purchaser and approved by an authorized Climatec LLC representative, shall constitute the entire Agreement between the two (2) parties.

2.0 Charges:

2.1 For services not covered by this Agreement, but performed by Climatec LLC upon the Purchaser's authorization, the Purchaser agrees to pay Climatec LLC upon presentation of itemized invoice(s) at Climatec LLC's current rates.

2.2 If emergency service is requested by the Purchaser and inspection does not reveal any defect for which Climatec LLC is liable under this Agreement, the Purchaser will be charged at Climatec LLC's current emergency charge rates.

3.0 Limitations of Liability:

3.1 Climatec LLC shall not be liable for any loss, delay, injury, or damage that may be caused by circumstances beyond its control including, but not restricted to; acts of God, war, civil commotion, acts of government, fire, theft, corrosion, floods, lightning strikes, freezes, strikes, lockouts, differences with workmen, riots, explosions, quarantine restrictions, delays in transportation, shortage of vehicles, fuel, labor or materials, or malicious mischief.

3.2 Climatec LLC shall not be required to make safety tests, install new devices, or make modifications to any equipment to comply with recommendations or directives of insurance companies, governmental bodies, or for other reasons.

3.3 Climatec LLC shall not be required to make replacements or repairs necessitated by reason of negligence, abuse, misuse, or by reason of any other cause other than directly caused by Climatec LLC or covered by warranty."

3.5 This agreement pre-supposes that all existing equipment is in satisfactory working order having been generally inspected by Climatec LLC on September 16, 2014. Climatec LLC will additionally inspect the equipment within sixty (60) days after the agreement takes effect and will advise the Purchaser of any equipment found to be in need of repair. If the Purchaser does not authorize Climatec LLC to make the repairs or if the Purchaser does not have the work performed, the equipment will be eliminated from coverage and the Agreement savings will be adjusted. Maintenance of existing equipment and systems is the responsibility of the Purchaser. Failure to properly maintain equipment and systems can result in reduced energy efficiency and may necessitate a baseline energy adjustment. There may be some equipment which, for reasons beyond Climatec LLC's control, cannot be inspected before this Agreement takes effect. Climatec LLC will inspect such equipment on the first visit where the equipment is available.

3.6 The amount of any present or future sales, use, occupancy excise, or other tax (federal, state, or local) which Climatec LLC hereafter shall be obligated to pay, either on its own behalf or on the behalf of the Purchaser or otherwise, with respect to the services covered by this Agreement, shall be paid by the Purchaser.

3.7 If the equipment or software included under this Agreement is altered, modified, or changed by a party other than Climatec LLC, this Agreement shall be modified to incorporate such changes and the Agreement price and/or Savings shall be adjusted accordingly.

3.9 Following twelve (12) months of service or any time thereafter, if individual item(s) cannot, in Climatec LLC's opinion, be properly repaired on-site because of excessive wear or deterioration, Climatec LLC may withdraw the item(s) from coverage upon ninety (90) days prior written notice. Energy savings may be adjusted accordingly.

3.10 This Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of California.

4. Insurance and Workers' Compensation.

4.1 Climatec LLC shall procure and maintain for the duration of this Agreement, insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the Work by Climatec LLC, his agents, representatives, employees or subcontractors, pursuant to this Agreement. Insurance, together with an endorsement, shall be of the type, in the amounts and subject to the provisions described below.

4.2 Climatec LLC must obtain **commercial general liability** coverage at least as broad as Insurance Services Office Commercial General Liability occurrence coverage ("occurrence" form CG0001, Ed. 11/88) with a limit of not less than \$2,000,000 per occurrence. If the insurance includes a general aggregate limit, that limit shall apply separately to this Agreement or it shall be at least twice the required per occurrence limit.

4.3 Climatec LLC must obtain **business automobile liability** insurance at least as broad as Insurance Services office form CA 0001 (Ed. 12/90) covering Automobile Liability, code 1 "any auto" and endorsement CA 0029 (Ed. 12/88) with a limit not less than \$1,000,000 per accident.

4.4 **Workers' Compensation** Climatec LLC must obtain workers' compensation insurance as required by the State of California and employers liability insurance with a limit not less than \$1,000,000 per accident.

4.5 Evidence of Coverage:

- a. Prior to commencement of work under this Contract, Climatec LLC shall file certificates of insurance, in the forms attached hereto as Appendices D and E and incorporated herein by this reference, or on forms approved in writing by the City's Risk Manager, and with original endorsements evidencing coverage in compliance with this Agreement.
- b. Climatec LLC shall provide to Purchaser, on request, a complete copy, including all endorsements and riders, of any insurance policy.
- c. During the term of this Agreement, Climatec LLC shall maintain current valid proof of insurance coverage with Purchaser at all times. Proof of renewals shall be filed prior to expiration of any required coverage and shall be provided on the City's standard proof of insurance form.
- d. Failure to submit any required evidences of insurance within the required time period shall be cause for termination for default.
- e. In the event Climatec LLC does not maintain current, valid evidence of insurance at the required minimum amounts or more on file with Purchaser throughout the duration of the Agreement, Purchaser may, at its option, withhold payment of any moneys owed to Climatec LLC, or which it subsequently owes to Climatec LLC, until proper proof is filed.
- f. Each insurance policy shall be endorsed to state that coverage shall not be suspended, voided or canceled and shall not be reduced in coverage or limits except after 30 days prior written notice provided to the City. Upon prior request of the carrier, the notice period may be reduced to 10 days in the event of non-payment of premium.

- g. All liability coverages shall name the Purchaser, its City Council and every officer, agent and employee of Purchaser as additional insureds with respect to work under this Agreement.
- h. Climatec LLC's insurance and any insurance provided in compliance with these specifications shall be primary with respect to any insurance or self-insurance programs covering the Purchaser, its City Council and any officer, agent or employee of Purchaser.
- i. Where available, the insurer shall agree to waive all rights of subrogation against the Purchaser, its City Council and every officer, agent and employee of Purchaser. Any deductibles or self-insured retentions shall be declared to and must be approved by Purchaser. At the option of the Purchaser, either the insurer shall reduce or eliminate the deductibles or self-insured retentions as respects the Purchaser, or Climatec LLC shall procure a bond guaranteeing payment of losses and expenses.
- j. In the event that Climatec LLC does not provide continuous insurance coverage, the Purchaser shall have the right, but not the obligation, to obtain the required insurance coverage at Climatec LLC's cost, and the Purchaser may deduct all such costs from moneys the Purchaser owes to Climatec LLC or from moneys which it subsequently owes to Climatec LLC, or Climatec LLC shall owe the Purchaser this amount.

5.0 Miscellaneous Provisions:

5.1 The services provided hereunder may occur on active Purchaser sites. As such, Climatec LLC shall ensure that its services on and around the Purchaser site comply with all applicable laws, regulations and standards including but not limited to, the fingerprinting requirements of the Education Code and any other legal requirements which may be applicable to Climatec LLC's activities on or about the Purchaser sites. While the Purchaser shall reasonably assist Climatec LLC in determining the applicable requirements, it shall be Climatec LLC's sole responsibility for determining and complying with all applicable laws, regulations, and standards.

5.2 Dispute Resolution:

5.2.1 Disputes: This Section shall apply to any dispute arising from work related to this Agreement, including (a) any dispute regarding the performance, validity or enforceability of any provision of this Agreement or whether any Party is in compliance with, or breach of, any provisions of this Agreement and (b) the applicability of this Section to a particular dispute. Any dispute to which this Section applies is referred to herein as a "Dispute."

5.2.2 Negotiation to Resolve Disputes: If a Dispute arises, the Parties shall attempt to resolve such dispute through the following procedure:

5.2.2.1 First, the representatives of each of the Parties shall promptly meet (whether by phone or in person) in a good faith attempt to resolve the Dispute;

5.2.2.2 Second, if the Dispute is still unresolved after 20 days following the commencement of the negotiations described in Section 4.2.2.1 then the designated executive officer of each Party shall meet (whether by phone or in person) in a good faith attempt to resolve the Dispute;

5.2.2.3 Third, if the Dispute is still unresolved after 10 days following the commencement of the negotiations described in Section 4.2.2.2, then either Party may submit such Dispute to arbitration pursuant to Section 4.2.2.4;

5.2.2.4 Any Dispute arising from or relating to this Agreement that is adjudicated pursuant to this Section 4.2.2.4 shall be arbitrated in Beverly Hills, California. The arbitration shall be administered by JAMS in accordance with its Comprehensive Arbitration Rules and Procedures, and judgment on any award may be entered in any court of competent jurisdiction. If the Parties agree, a mediator may be consulted prior to arbitration. The prevailing party in any dispute arising out of this Agreement shall be entitled to reasonable attorneys' fees and costs; and

5.2.2.5 Pending a final resolution of a Dispute, the Parties shall each proceed diligently and faithfully with performance of their respective obligations under this Agreement.

5.3 Indemnification:

Climatec LLC agrees to indemnify, hold harmless and defend Purchaser, City Council and each member thereof, and every officer, employee and agent of Purchaser, from any claim, liability or financial loss (including, without limitation, attorneys fees and costs) arising from any intentional, reckless, negligent, or otherwise wrongful acts, errors or omissions of Climatec LLC or any person employed by Climatec LLC in the performance of this Agreement.

6. **Occupational Safety and Health:** The Parties hereto agree to notify each other immediately upon becoming aware of any alleged violation of, the Occupational Safety and Health Act (OSHA) relating in any way to the project or project site.
7. **Entire Agreement:** This Agreement, upon acceptance, shall constitute the entire agreement between the parties and supersedes any prior representations or understandings.
8. **Changes:** No change or modification of any of the terms and conditions stated herein shall be binding upon either Party unless accepted by both Parties in writing.
9. **Severability:** If one or more of the provisions of this Agreement are held to be unenforceable under laws, such provision(s) shall be excluded from these terms and conditions and the remaining terms and conditions shall be interpreted as if such provision were so excluded and shall be enforced in accordance to their terms and conditions.
10. **Counterparts:** This Agreement may be executed in multiple counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. A signature on a copy of this agreement received by either party by facsimile or portable document format (PDF) is binding upon the other party as an original. The parties shall treat a photocopy of such facsimile as a duplicate original.
11. **Assignment:** Climatec LLC retains the right to assign its rights and obligations of this Agreement with written consent of Purchaser.
12. **Acknowledgment:** Both Climatec LLC and the Purchaser acknowledge having read this Agreement and all Agreement documents incorporated herein and have executed this agreement on the date written above.
13. **Approval:** Each party represents that the person that has executed this Agreement on its' behalf is authorized to do so.

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

CITY OF BEVERLY HILLS,
A Municipal Corporation

JULIAN A. GOLD, M.D.
Mayor of the City of Beverly Hills, California

[Signatures continue]

ATTEST:

BYRON POPE
City Clerk

CONTRACTOR: CLIMATEC LLC

STEVE SIVERSON
Vice President - Energy Services

BOB MONAGHAN
Chief Financial Officer

APPROVED AS TO FORM:

LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:

MAHDI ALUZRI
Interim City Manager

GEORGE CHAVEZ
Director of Public Works Services

CHAD LYNN
Assistant Director of
Public Works Services

KARL KIRKMAN
Risk Manager

Attachment "A"

Guaranteed Savings Measurement & Verification

Attachment A

Guaranteed Savings Measurement & Verification

This document contains the energy savings Measurement and Verification (M&V) plan for the Energy Conservation Measures (ECMs) contained in the Installation Agreement. The following table summarizes the ECMs proposed. – See below Table 1.0

TABLE 1.0

| Site | Lighting | Controls | HVAC |
|--|----------|----------|------|
| Fire Dept. Headquarters | X | | |
| Fire Station #2 | X | | |
| Police Dept. | X | X | |
| Public Wks. Facility | X | | |
| Bedford Pkg. Structure | | X | |
| Beverly Dr. N. Parking | | X | |
| Camden Parking | X | | |
| Crescent North Parking | X | X | |
| Crescent South Parking | X | X | |
| Montage / Gardens Pkg. | X | | |
| Santa Monica 5's Parking | X | | |
| Beverly Gardens / Santa Monica Medians | X | | |
| Cold water Canyon Park | X | | |
| La Cienega Park / Tennis Ctr. | X | | X |
| Will Rogers Park | X | | |
| Maltz Mini Park | X | | |

The irrigation system will be upgraded as noted at Beverly Gardens / Santa Monica Medians, Burton way Medians, Cold Water Canyon Park, La Cienega Park / tennis Center, Roxbury Park, Sunset Median, Whittier Median, Will Rogers Park, Arnaz Mini Park, Hamel Mini Park, Maltz Mini Park, Oakhurst Mini Park, Reeves Mini Park, and Rexford Mini Park. . A battery storage system will be installed at the Library, the Police Station, and the Public Works Facility. A specific Measurement and Verification Plan is submitted for each Energy Conservation Measure (ECM) to provide a comprehensive overall Plan for City of Beverly Hills. Energy savings are to be compared to the Utility Baseline Summary, as shown in Attachment B. Each measure's M&V Plan provides:

- A description of how the savings shall be verified for each ECM.
- Selection of specific protocol for verification of savings of each ECM.
- Requirements for measurement or other means to establish the ECM savings.

Climatec LLC is responsible for the pre-retrofit measurement, energy savings calculations, equipment installation, and required post retrofit verification as outlined herein. Purchaser agrees to operate and maintain all equipment installed. **Proper operation and maintenance of equipment and systems is critical to long-term achievement of energy savings.**

The following table delineates optional irrigation sites that will be included as part of the scope of the M&V Agreement should Purchaser elect to include them in the project as noted in the associated Energy Performance Contract, .

ADDITIONAL IRRIGATION SITE CONTROLLER REPLACEMENT MATRIX

| Site Name | Controller Quantity |
|----------------------------------|----------------------------|
| Greystone | 6 |
| Trousdale Estates | 1 |
| Rexford Reservoir | 1 |
| North Rodeo | 1 |
| City Hall | 3 |
| Public Works | 2 |
| Third St Parking Garage | 1 |
| New PW Bldg. on 3rd | 1 |
| Fuel Pump Bamboo Planter | 1 |
| La Cienega Picnic Area | 1 |
| Olympic/Beverly Island | 1 |
| Santa Monica 5 Parking Structure | 1 |
| Wilshire Islands | 10 |
| Business Triangles | 4 |
| Beverlywil & Smithwood | 1 |
| Doheny Fire Station | 2 |
| Spaulding/Moreno Median | 1 |
| San Vicente/Wilshire Median | 1 |

SAVINGS GUARANTEE

Per CA Government Code 4217, Climatec LLC warrants that Purchaser shall realize total energy savings, total operational savings and utility rebates (“Guaranteed Project Savings”) in excess of the project cost as shown in the associated Energy Performance Contract during the course of the useful life of the installed equipment (estimated to be 15 years. The effective date will begin on the date of final acceptance of the Installation project and receipt of final payment for the associated Installation Contract and continue for a term not to exceed **15 years (Guarantee Period)**. Climatec LLC agrees to complete the M&V Report on an annual basis and deliver to the Purchaser within sixty (60) days of the anniversary date of final acceptance and annually thereafter. Project savings that are verified during the course of construction will be applied to the 1st year guaranteed project savings.

If the annual M&V Report demonstrates that the project will achieve one hundred percent (100%) or more of the Guaranteed Project Annual Savings, then Climatec LLC shall have satisfied its energy performance guarantee obligation and the Purchaser shall accept the Annual M&V Report.

In the event that an annual M&V Report savings value (including any excess savings from previous years) does not meet the Guaranteed Project Savings in accordance with the M&V Plan, then Climatec LLC shall repair, replace, or substitute the ECM that is not performing at the required level, as identified in the M&V Report. Following corrective action, Climatec LLC shall re-perform the relevant M&V work for the affected ECM(s) and amend or supplement the M&V Report. If the sum of the ECMs indicates that the Guaranteed Project Savings are met or exceeded, then no further

remedy shall be required.

If, after the opportunity to make corrections, the M&V Report, as amended, indicates that verified savings are less than the Guaranteed Project Savings as shown in the Savings Summary, then Climatec LLC shall pay the Purchaser the shortfall amount. However, under no circumstances will the amount(s) paid for the total of the energy savings shortfalls exceed the Installation Contract Amount.

The Purchaser agrees that project savings, which exceed the guaranteed amount in any one (1) year, may be applied to previous or future year's savings to offset an energy savings shortfall. The savings guarantee will remain in effect for the term of this agreement. Cancellation of this agreement will result in the termination of the savings guarantee.

The Utility Baseline Summary, as shown in Attachment B, may be modified over the course of the Guarantee Period to adjust for changes in utility rates, number of days in utility billing cycle, square footage, energy using equipment, building occupancy and weather. This Guarantee is subject to the Purchaser's adherence to the Standards of Operation for Lighting and HVAC systems, as documented in Attachment "C" of this agreement.

MEASUREMENT AND VERIFICATION METHODS

Measurement and Verification (M&V) of energy savings is a methodology based on standard industry protocol intended to provide reasonable assurance that energy savings calculated are realized over the term of the Agreement.

The development of the M&V plan is based on the IPMVP-2001 (International Performance Measurement and Verification Protocol) and the application of sound engineering and business guidelines to the overall need for verification of energy savings for each ECM. This plan contains methodology that shall cost effectively provide assurance of equipment savings through short term or spot measurements, engineering calculations and/or direct utility billing comparisons. The necessary components to a well-established M & V Plan are:

- Specific identification of each ECM and proposed M & V. Reporting requirements for overall savings.
- Participation of all parties and any necessary coordination with independent review.

Methods of M&V vary in accordance with the type of project, level of assurance of savings, cost, and availability of data, financing constraints, and energy costs. The methods selected must be cost effective given the financial savings to the Purchaser. The methods used for the ECMs detailed herein were selected to minimize M&V cost while still providing a reasonable assurance of the savings calculations.

The IPMVP-2001 guideline provides the following options related to methodology for M&V:

Option A – Partially Measured Retrofit Isolation. Option A uses a combination of stipulated and/or measured factors to calculate baseline usage and savings associated with the ECM. Spot or short-term measurement would be used for the measured values. Stipulated values are supported by Purchaser input, historical data, or manufacturer data.

- Baseline and savings calculations are provided through engineering calculations, component or system models.
- Depending on number of points measured, Option A provides the least cost alternative to M&V.

Option B – Retrofit Isolation. Option B provides for measurement to provide data for assessing values or variables. Spot or short-term measurement, taken at the component and/or system level are taken when variations in factors can be accounted for or eliminated. Continuous measurement at the component and/or system level can also be used to account for the variations in factors over time.

- Baseline and savings calculations are provided through engineering calculations, component or system models.

- Cost is variable depending on the points measured, and the term of the measurement process used. Option B provides a better scenario for ECMs where a small number of factors can be accurately measured with a measurement plan.

Option C – Whole Building. Option C involves the use of utility meters or whole building sub-metering to assess the energy performance of the entire building. After an ECM is implemented the billing data is assessed in accordance with an approved plan to determine actual ECM savings.

- Baseline is established through utility data and engineering/regression analysis.
- Engineering calculations or modeling initially provides estimated ECM savings.
- Actual ECM savings are based on the utility or metered data. Savings must be adjusted for changes in building operation and variables assumed in the engineering calculations or modeling (such as weather, occupancy, etc.).
- Cost of this approach is variable based on the availability of utility data, sub-metered data, and overall savings guarantee. If the metered data is used for a savings guarantee, all variables related to building performance must be measured and adjusted, usually on an annual basis. Option C usually requires a substantial amount of time and effort to establish the baseline, provide adjustments and track the savings.

Option D – Calibrated computer simulation. Option D uses computer-modeling techniques to provide an engineering model of component and/or system performance. The inputs to the computer simulation may be made by engineering estimates, short or long term measurements, and utility or other metered data. Once the model is properly calibrated it is used for the establishment of the baseline and savings by changing appropriate inputs.

- Baseline is established through a calibration process for the computer modeling. Appropriate measurements and inputs are reflected against regression analysis for the metered data.
- Once the model is calibrated and the baseline established inputs are varied for the proposed ECM to establish savings.
- Actual ECM savings are stipulated based on the computer model. There may be follow up calibration of the model with the ECM in place to affirm the overall building simulation model.
- Cost of this method varies based on the complexity and accuracy of model desired, availability of data and overall measurement required.

SELECTED MEASUREMENT AND VERIFICATION OPTIONS

For the ECM's covered under this M&V plan, the Table of Selected M&V Options, located on the following page summarizes the proposed **IPMVP Options selected**: See table 1.1 below

TABLE 1.1

| Site | Lighting | Controls | HVAC |
|--|----------|----------|------|
| Fire Dept. Headquarters | A | | |
| Fire Station #2 | A | | |
| Police Dept. | A | A | |
| Public Wks. Facility | A | | |
| Bedford Pkg. Structure | | A | |
| Beverly Dr. N. Parking | | A | |
| Camden Parking | A | A | |
| Crescent North Parking | A | A | |
| Crescent South Parking | A | A | |
| Montage / Gardens Parking | A | | |
| Santa Monica 5's Parking | A | | |
| Beverly Gardens / Santa Monica Medians | A | | |
| Cold water Canyon Pk. | A | | |
| La Cienega Park / Tennis Center | A | | A |
| Will Rogers Park | A | | |
| Maltz Mini Park | A | | |

The particular option selected for each ECM was based on a number of related issues including: ECM cost, ECM savings, cost of Measurement and Verification and the ability to accurately determine whole building operations. The water cost savings from irrigation system upgrades and the energy cost savings from the battery storage systems, are stipulated and agreed by the Purchaser and are met upon the completed installation of these retrofit projects.

The baseline and the post-installation energy use depend on various system and external factors, such as energy demand, operating hours, weather conditions, motor loading, energy rates, and occupancy. Development of the baseline, post ECM consumption, cost avoidances and simple payback for each ECM covered by this M&V plan includes:

- Stipulated Values – These values are important in the overall calculations for energy consumption, financial calculations, and operating conditions. Climatec LLC and Purchaser have agreed to these values for purposes of establishing savings.
- Developed/Measured Values – These are the values determined by spot or short-term measurement. Values are determined based on a sound engineering approach to variable determination. Both values used for baseline consumption and values to be measured/determined as parts of the post ECM implementation are detailed.
- Assumptions – Some values that are assumed in order to calculate energy use are necessary in certain circumstances.

- Calculations – The necessary calculations for baseline energy and demand usage, the calculation of the energy and demand components with implementation of the ECM, the calculation of costs, and annual savings are the primary tool for assessing the estimated and actual savings of any ECM.
- Instrumentation – The type and specifications, if applicable, for any instrumentation used for developed/measured values is provided to ensure appropriate meters and measurement equipment is used for specified applications.
- Pre Retrofit Measurements – Each ECM may have a section detailing the measurements required prior to the retrofit. These measurements are used to establish the baseline or adjustments required to establish an accurate baseline.
- Post Retrofit Measurements – Each ECM may have a section that details the measurements required if any after the retrofit is completed. This section is utilized to detail the type of measurements required for verification of the energy savings calculations.
- Adjustments – Each ECM may have a section for adjustments. This section includes possible adjustments to the actual Energy Audit Report and energy information, appropriate adjustments to the M&V plan, and adjustments to any savings guarantee. This section is utilized to anticipate changes necessary due to field conditions and provide an appropriate response in the verification of actual energy and cost avoidances.
- Commissioning – Each ECM may have a section regarding the commissioning process. This provides the detail for how the savings will be verified upon project completion, and the type of inspection that will be completed, and the billing method for verified savings. This section is utilized to provide a standard approach for each ECM upon project completion.

Climatec LLC will follow the agreed-upon M&V protocols for the measurement period and will prepare post-installation reports with supporting documentation for the Purchaser. The cost of M&V is included in the project cash flow requirements.

SPECIFIC MEASUREMENT AND VERIFICATION PLAN

“OPTION A” FOR LIGHTING SYSTEM UPGRADES

Introduction

This Measurement and Verification Plan (M&V) is specific to all lighting retrofits and occupancy sensor installations. The sites receiving these upgrades are listed in the Table of Recommended Measures located at the beginning of this Attachment.

M&V Protocol

For this ECM, IPMVP Protocol – Option A shall be utilized. This option provides for the measurement of at least one variable pre and post retrofit with other variables allowed for stipulation. For this retrofit, a representative sample of each of the fixture types will be measured. The same sample will be used for both pre and post retrofit calculations. Wattage shall be measured with an appropriate instrument that is properly calibrated.

Light Levels

A representative sample of the light levels shall be measured. Where rooms have similar or identical lighting design, it is not required that each room be measured. Light levels shall be measured by an appropriate instrument that is properly calibrated. Light level measurements apply to both pre and post retrofit areas and shall be recorded at the work surface. Where rooms do not have a specific work surface (such as gymnasiums) light levels shall be measured at the floor.

Documentation

All areas measured shall be documented. The data shall indicate areas that do not meet IESNA standard light level requirements. All instrumentation used shall be clearly documented.

Stipulated Values

Operating Hours are stipulated for purposes of M&V. Please see Attachment “C”, Lighting Standards of Operation for a complete list of lighting hours of operation.

Savings Calculations

The calculations for the baseline energy consumption and post retrofit savings provide the basis for the overall financial viability of this ECM.

kWh and/or kW Savings

The electrical consumption reduction of a particular lighting ECM is determined by comparing the pre and post conditions applied to the hours agreed upon in the Standards of Operation.

$$\{[(\text{Existing watts/fixture}) \times (\text{existing quantity}) \times (\text{existing hours of operation})] - [(\text{proposed watts/fixture}) \times (\text{proposed quantity}) \times (\text{proposed hours of operation})]\} / 1000 = \text{kWh savings}$$

Dollar Savings

After calculating the kWh saved, the specific facility's average cost per kilowatt hour shall be used to determine dollar savings.

$$\begin{aligned} (\text{kWh saved}) \times (\text{average kWh rate}) &= \$ \text{ kWh saved} \\ (\$ \text{ kWh saved}) &= \text{the total dollars saved} \end{aligned}$$

Operational Savings

The Purchaser will realize maintenance and operational savings resulting from the new lighting system installations, extended warranties, and/or service agreements provided by Climatec LLC. The operational savings are stipulated and met upon the completed installation of the energy retrofit contract.

Adjustments

For this ECM the following adjustments are allowed for purposes of Measurement and Verification:

- Light level requirements may be modified as detailed in this plan.
- Changes in actual construction including number and/or type of fixtures. All changes shall be clearly documented and provided to the Purchaser's representative.
- Utility rates, billing days or degree days.

Commissioning

Commissioning shall consist of inspections and a final savings verification report. Inspections shall consist of:

- During the construction phase of the project, Climatec LLC shall keep a detailed record of the quantity and types of fixtures retrofitted and fixtures installed in each building. A post construction inspection is required by the responsible M&V party.
- After lighting modifications have been made, the installations shall be inspected to verify the retrofit counts by fixture code.
- Post retrofit lighting levels shall be measured to verify compliance with the contract standards.

SPECIFIC MEASUREMENT AND VERIFICATION PLAN

“OPTION A” FOR HVAC SYSTEMS INSTALLATION

Introduction

This Measurement and Verification Plan (M&V) is specific to the installation of new high efficiency HVAC units at the sites listed in the Table of Recommended Measures located at the beginning of this Attachment.

M&V Protocol

For this ECM, IPMVP Protocol – Option A shall be utilized. This option shall provide for the measurement of at least one variable pre and post retrofit with other variables allowed for stipulation. For this retrofit, field data shall be collected which includes, unit counts, unit tonnage, nameplate horsepower and efficiency rating for each existing HVAC system.

Stipulated Values

Hours of Operation, heating/cooling loads and runtime hours of the existing HVAC systems are stipulated for purposes of M & V. Please refer to Attachment C, HVAC Standards of Operation in this agreement for specific operating hours and runtime hours for each HVAC unit or area. Stipulated values are agreed to by Purchaser.

Calculations

The calculations for the baseline energy consumption and post-retrofit savings provide the basis for the overall financial viability of these ECM's. The following equations summarize the calculation of savings:

Electric (kWh) Savings

The electrical usage reduction of this ECM is determined by the following equation:

$$((\text{Size of Existing HVAC Unit}) \times (\text{Unit Efficiency}) \times (\text{Stipulated Load Factor}) - (\text{Size of New Cooling Unit}) \times (\text{Unit Efficiency}) \times (\text{Stipulated Load Factor})) \times (\text{Annual Operating Hours}) = \text{kWh Savings}$$

Dollar Savings

After calculating the kWh saved, the specific facility's average cost per kilowatt hour shall be used to determine dollar savings.

$$(\text{kWh saved}) \times (\text{average kWh rate}) = \$ \text{kWh saved}$$
$$(\$ \text{kWh saved}) = \text{Total dollars saved}$$

Operational Savings

The Purchaser will realize maintenance and operational savings resulting from the new system installations, extended warranties, and/or service agreements provided by Climatec LLC. The operational savings are agreed to be met upon the completed installation of the energy retrofit contract.

Pre Retrofit Measurements

None required for this ECM.

Post Retrofit Measurements

None required for this ECM.

Adjustments

None required for this ECM.

Commissioning

Commissioning shall consist of inspections, and a final Commissioning report. The Inspections and Report shall consist of:

- Commissioning of the newly installed HVAC equipment shall include verification that each new unit is operating, as specified, in all modes (heat/cool).

SPECIFIC MEASUREMENT AND VERIFICATION PLAN

“OPTION A” FOR HVAC CONTROLS UPGRADE

Introduction

This Measurement and Verification Plan (M&V) is specific to the energy management system upgrades at the sites listed in the Table of Recommended Measures located at the beginning of this Attachment. CO monitoring at 5 parking sites is a part of this item.

M&V Protocol

For this ECM, IPMVP Protocol – Option A shall be utilized. This option shall provide for the measurement of at least one variable pre and post retrofit with other variables allowed for stipulation. The cooling and heating setpoints during occupied and unoccupied modes of the HVAC equipment will be verified and documented. For this retrofit, field data shall be collected which includes, unit counts, unit tonnage, nameplate horsepower, efficiency rating, operating schedules, cooling and heating temperature setpoints for each HVAC system.

Stipulated Values

Hours of operation and heating/cooling load factors are stipulated for purposes of M & V. Please refer to the Attachment C, HVAC Standards of Operations for specific existing and proposed operating hours for each HVAC unit or area. Stipulated values are agreed to by Purchaser.

Calculations

The calculations for the baseline energy consumption and post retrofit savings provide the basis for the overall financial viability of these ECM's. Post-retrofit operating schedules and trend reports will be used to verify the inputs such as operating hours, cooling/heating temperature setpoints that are used in the calculations to validate the savings. The following equations summarize the calculation of savings:

Electric (kWh) Savings

The electrical usage reduction of this ECM is determined by applying the stipulated runtime reduction to the calculated energy usage of the HVAC unit.

$$(\text{Size of HVAC unit}) \times (\text{Unit efficiency}) \times (\text{Stipulated load factor}) \times (\text{Existing annual operating hours} - \text{Proposed annual operating hours}) = \text{kWh savings}$$

Natural Gas (Therms) Savings

The natural gas usage reduction of this ECM is determined by applying the stipulated runtime reduction to the calculated energy usage of the HVAC unit.

$$(\text{Size of Heating unit}) \times (\text{Unit efficiency}) \times (\text{Stipulated load factor}) \times (\text{Existing annual operating hours} - \text{Proposed annual operating hours}) = \text{Therm savings}$$

Dollar Savings

After calculating the kWh saved and the Therms saved, the specific facility's average cost per kilowatt hour and the average cost per Therm of natural gas shall be used to determine dollar savings.

$$\begin{aligned} (\text{kWh saved}) \times (\text{average kWh rate from the Utility Baseline Summary}) &= \$ \text{ kWh saved} \\ (\text{Therms saved}) \times (\text{average Therm rate from the Utility Baseline Summary}) &= \$ \text{ Therms saved} \\ (\$ \text{ kWh saved}) + (\$ \text{ Therms saved}) &= \text{Total dollars saved} \end{aligned}$$

Operational Savings

The Purchaser will realize maintenance and operational savings resulting from the new system installations, extended warranties, and/or service agreements provided by Climatec LLC. The operational savings are agreed to be met upon the completed installation of the energy retrofit contract.

Pre Retrofit Measurements

Existing operating hours and cooling/heating temperature setpoints for each HVAC unit or area will be obtained from current thermostats/EMS.

Post Retrofit Measurements

Post-retrofit operating schedules, cooling and heating temperature setpoints in both occupied and unoccupied modes for the HVAC equipment will be obtained using the new controls system.

Adjustments

For this ECM the following adjustments are allowed for purposes of Measurement and Verification:

- Addition or subtraction to the conditioned square footage of facilities.
- Utility rates, billing days or degree days.
- Equipment changes.
- Increase or decrease in facility usage as associated with daily occupancy times and special events.

Commissioning

Commissioning shall consist of inspections, and a final Commissioning report. The Inspections and Report shall consist of:

- Commissioning of the newly installed energy management system (EMS) shall include verification that the operating schedules, cooling and heating temperature set points and the control sequences for the HVAC equipment have been programmed as specified.

Attachment “B”
Utility Baseline Summary

Energy Baseline

| City of Beverly Hills | | | | | | | | | | | | | Utility Baseline Summary | | |
|--|--|----------------|----------------------------|-------------|----------------------------|-------------|----------------------------|----------|----------------------------|----------|-----------------------|--------------------|--------------------------|--------|--|
| Site Name | Address | Square Footage | 2/1/2013 through 1/31/2014 | | 2/1/2013 through 1/31/2014 | | 2/1/2013 through 1/31/2014 | | 2/1/2013 through 1/31/2014 | | Dollars All Utilities | \$ /Sq Ft Electric | \$ /Sq Ft Elec/Gas | | |
| | | | Dollars Electric | kWh | \$ /kWh | Dollars Gas | Therms | \$/Therm | Dollars Water | CCF | | | | \$/CCF | |
| Lighting / LS-1 | Multiple addresses Beverly Hills, CA | - | \$115,929 | 308,181 | \$0.376 | - | - | - | - | - | \$115,929 | - | - | | |
| Lighting / LS-3 | Multiple addresses Beverly Hills, CA | - | \$367,633 | \$4,707,743 | \$0.078 | - | - | - | - | - | \$367,633 | - | - | | |
| City Hall | 455 N Rexford Dr Beverly Hills, CA 90210 | 68,000 | \$98,435 | 811,145 | \$0.121 | - | - | - | - | \$11,908 | \$110,343 | \$1.45 | \$1.45 | | |
| City Hall Annex (aka Old City Hall) | 336 Foothill Rd Beverly Hills, CA 90210 | 56,700 | \$26,083 | 200,235 | \$0.130 | - | - | - | - | - | \$26,083 | \$0.46 | \$0.46 | | |
| Fire Dept. Headquarters | 445 N Rexford Dr Beverly Hills, CA 90210 | 45,000 | \$87,335 | 671,088 | \$0.130 | \$7,572 | 9,191 | \$0.82 | \$8,900 | \$9.38 | \$103,807 | \$1.94 | \$2.11 | | |
| Fire Station #2 | 1100 Goldwater Canyon Dr Beverly Hills, CA 90210 | 6,300 | \$16,832 | 126,509 | \$0.133 | - | - | - | \$22,531 | \$6.85 | \$39,363 | \$2.67 | \$2.67 | | |
| Fire Station #3 | 181 S Doheny Dr Beverly Hills, CA 90211 | 14,000 | \$21,504 | 140,910 | \$0.153 | \$1,998 | 1,874 | \$1.07 | \$3,138 | \$7.04 | \$26,640 | \$1.54 | \$1.68 | | |
| Foothill Office Building (aka Third St Office) | 331 Foothill Rd Beverly Hills, CA 90210 | 75,000 | \$216,352 | 1,454,937 | \$0.149 | \$11,253 | 14,259 | \$0.79 | \$28,427 | \$6.78 | \$256,033 | \$2.88 | \$3.03 | | |
| Greystone Mansion | 501 Doheny Rd Beverly Hills, CA 90210 | 50,000 | \$51,439 | 270,019 | \$0.191 | - | - | - | \$4,787 | \$38.60 | \$56,226 | \$1.03 | \$1.03 | | |
| La Cienega Community Center | 8400 Gregory Way Beverly Hills, CA 90211 | 19,400 | \$22,349 | 134,285 | \$0.166 | - | - | - | \$50,663 | \$6.32 | \$73,013 | \$1.15 | \$1.15 | | |
| Library | 444 N Rexford Dr Beverly Hills, CA 90210 | 92,000 | \$170,362 | 1,450,569 | \$0.117 | \$2,883 | 3,218 | \$0.90 | \$25,027 | \$7.12 | \$198,272 | \$1.85 | \$1.88 | | |
| Police Dept. | 464 N Rexford Dr Beverly Hills, CA 90210 | 92,000 | \$317,784 | 2,465,282 | \$0.129 | \$12,642 | 16,285 | \$0.78 | \$33,296 | \$6.81 | \$363,723 | \$3.45 | \$3.59 | | |
| Public Works Facility | 345 Foothill Rd Beverly Hills, CA 90210 | 35,000 | \$177,104 | 1,306,161 | \$0.136 | \$5,624 | 6,635 | \$0.85 | \$38,381 | \$6.69 | \$221,110 | \$5.06 | \$5.22 | | |
| Roxbury Park Comm. Ctr | 471 S Roxbury Dr Beverly Hills, CA 90212 | 23,000 | \$20,746 | 80,867 | \$0.257 | - | - | - | - | - | \$20,746 | \$0.90 | \$0.90 | | |
| 450 Parking Structure | 450 N Crescent Dr Beverly Hills, CA 90210 | | \$42,316 | 368,452 | \$0.115 | \$9,944 | 12,637 | \$0.79 | \$13,152 | \$6.35 | \$65,412 | - | - | | |
| Bedford Parking Structure | 461 N Bedford Dr Beverly Hills, CA 90210 | | \$26,711 | 187,713 | \$0.142 | - | - | - | - | - | \$26,711 | - | - | | |
| Beverly Dr. North Parking Structure | 345 N Beverly Dr Beverly Hills, CA 90210 | | \$31,682 | 242,520 | \$0.131 | - | - | - | \$1,075 | \$10.33 | \$32,756 | - | - | | |
| Beverly Dr. South Parking Structure | 216 S Beverly Dr Beverly Hills, CA 90212 | | \$25,224 | 172,182 | \$0.146 | - | - | - | - | - | \$25,224 | - | - | | |
| Camden Parking Structure | 440 N Camden Dr Beverly Hills, CA 90210 | | \$34,065 | 225,747 | \$0.151 | - | - | - | - | - | \$34,065 | - | - | | |
| Civic Center Parking Structure / Library Employee PS2727 | 9351 Civic Center Dr Beverly Hills, CA 90210 | | \$45,720 | 396,382 | \$0.115 | - | - | - | \$2,097 | \$20.17 | \$47,817 | - | - | | |

| City of Beverly Hills | | | | | | | | | | | Utility Baseline Summary | | |
|--|---|----------------|----------------------------|-------------|----------------------------|-------------|----------------------------|----------|----------------------------|-----------|--------------------------|---------------------|--------|
| Site Name | Address | Square Footage | 2/1/2013 through 1/31/2014 | | 2/1/2013 through 1/31/2014 | | 2/1/2013 through 1/31/2014 | | 2/1/2013 through 1/31/2014 | | Dollars All Utilities | \$ / Sq Ft Elec/Gas | |
| | | | Dollars Electric | KWh | \$/kWh | Dollars Gas | Therms | \$/Therm | Dollars Water | CCF | | | \$/CCF |
| Crescent North Parking Structure | 333 N Crescent Dr Beverly Hills, CA 90210 | | \$41,758 | 332,310 | \$0.126 | - | - | - | - | - | \$49,456 | - | |
| Crescent South Parking Structure | 225 N Crescent Dr Beverly Hills, CA 90210 | | \$96,373 | 860,282 | \$0.112 | - | - | - | - | - | \$99,109 | - | |
| La Cienega Tennis Center | 325 S La Cienega Blvd Beverly Hills, CA 90211 | | \$60,985 | 327,404 | \$0.186 | - | - | - | - | - | \$124,026 | - | |
| Montage / Gardens Parking Structure | 240 N Beverly Dr Beverly Hills, CA 90210 | | \$145,700 | 1,132,925 | \$0.129 | \$1,286 | 1,135 | \$1.13 | - | - | \$146,986 | - | |
| Rodeo Parking Structure | 9510 Brighton Way Beverly Hills, CA 90210 | | \$22,205 | 143,104 | \$0.155 | - | - | - | - | - | \$22,205 | - | |
| Santa Monica 5's Parking Structure | Multiple addresses Beverly Hills, CA 90210 | | \$15,554 | 96,886 | \$0.161 | - | - | - | - | - | \$45,011 | - | |
| Third St. Parking Structure | 9333 W Third St Beverly Hills, CA 90210 | | \$24,963 | 197,646 | \$0.126 | \$4,578 | 5,222 | \$0.88 | - | - | \$45,198 | - | |
| Beverly Gardens / Santa Monica Medians | Parkway on Santa Monica Blvd, Beverly Hills, CA 90210 | | \$9,093 | 56,181 | \$0.162 | - | - | - | - | - | \$234,626 | - | |
| Coldwater Canyon Parks | 1100 Coldwater Canyon Dr Beverly Hills, CA 90210 | | \$20,750 | 133,263 | \$0.156 | \$1,544 | 1,402 | \$1.10 | - | - | \$53,658 | - | |
| La Cienega Park | 8400 Gregory Way Beverly Hills, CA 90211 | | \$38,819 | 105,793 | \$0.367 | - | - | - | - | - | \$38,819 | - | |
| Mimi Parks | Beverly Hills, CA 90210 | | \$642 | 2,298 | \$0.279 | - | - | - | - | - | \$12,894 | - | |
| Will Rodgers Park | 9650 Sunset Blvd Beverly Hills, CA 90210 | | \$11,248 | 73,520 | \$0.153 | - | - | - | - | - | \$43,917 | - | |
| Wells / Reservoirs / pumping | Multiple addresses Beverly Hills, CA | | \$120,496 | 987,515 | \$0.122 | - | - | - | - | - | \$120,496 | - | |
| Woodland Reservoir | 1045 Woodland Dr Beverly Hills, CA 90210 | | \$60,848 | 497,506 | \$0.122 | - | - | - | - | - | \$61,749 | - | |
| Reservoir 7 / Main Radio Tower | 405 Walker Dr Beverly Hills, CA 90210 | | \$13,652 | 97,237 | \$0.140 | - | - | - | - | - | \$13,652 | - | |
| Reservoir 4A | 1137 Miradero Rd Beverly Hills, CA 90210 | | 2,296 | 13,234 | \$0.174 | - | - | - | - | - | \$2,296 | - | |
| Unknown | Various Addresses | | \$10,611 | 64,595 | \$0.164 | \$2,114 | 1,915 | \$1.10 | - | - | \$12,726 | - | |
| Sunset Medians | Beverly Hills, CA 90210 | | - | - | - | - | - | - | - | - | \$62,488 | - | |
| Burton Way Medians | Beverly Hills, CA 90210 | | - | - | - | - | - | - | - | - | \$14,981 | - | |
| Roxbury Park | 471 Roxbury Dr, Beverly Hills CA 90212 | | - | - | - | - | - | - | - | - | \$56,304 | - | |
| Whittier Islands | Beverly Hills, CA 90210 | | - | - | - | - | - | - | - | - | \$2,222 | - | |
| | | | 576,400 | \$2,611,598 | 20,842,626 | \$0.125 | \$61,440 | 73,773 | \$0.83 | \$800,687 | 119,803 | \$6.68 | \$4.64 |



Attachment “C”

Standards of Operation for HVAC & Lighting

STANDARDS OF OPERATION

The hours of operation for the Purchaser's Lighting and HVAC systems, located on the following pages, were used to calculate the energy savings in the Savings Summary section of this agreement and will be used in all measurement and verification calculations.

City of Beverly Hills
HVAC Standards of Operation

| Facility | Area Served | Existing | | | | Proposed | | | |
|-------------------|-------------------|-----------------------------|------------------------|---------------------------------|---------------------------------|-----------------------------|------------------------|---------------------------------|---------------------------------|
| | | Existing Equipment Controls | Occupied HVAC Schedule | Cooling Unoccupied Temperatures | Heating Unoccupied Temperatures | Proposed Equipment Controls | Occupied HVAC Schedule | Cooling Unoccupied Temperatures | Heating Unoccupied Temperatures |
| Police Department | Admin Area | Honeywell SymmetrE BAS | 24/7 | (+/- 2) 72 | (+/- 2) 72 | Honeywell SymmetrE BAS | 8:00am -5:00pm Mon-Fri | (+/- 2) 76/90 | (+/- 2) 68/55 |
| Police Department | 1st Flr (partial) | Pneumatic | 24/7 | (+/- 4) 72 | (+/- 4) 72 | Honeywell SymmetrE BAS | 24/7 | (+/- 2) 76/90 | (+/- 2) 68/55 |
| Police Department | 1st Flr (partial) | Honeywell SymmetrE BAS | 24/7 | (+/- 2) 72 | (+/- 2) 72 | Honeywell SymmetrE BAS | 24/7 | (+/- 2) 76/90 | (+/- 2) 68/55 |
| Police Department | 2nd Flr (entire) | Honeywell SymmetrE BAS | 24/7 | (+/- 2) 72 | (+/- 2) 72 | Honeywell SymmetrE BAS | 24/7 | (+/- 2) 76/90 | (+/- 2) 68/55 |
| Police Department | 3rd Flr (partial) | Pneumatic | 24/7 | (+/- 4) 72 | (+/- 4) 72 | Honeywell SymmetrE BAS | 24/7 | (+/- 2) 76/90 | (+/- 2) 68/55 |
| Police Department | 3rd Flr (partial) | Honeywell SymmetrE BAS | 24/7 | (+/- 2) 72 | (+/- 2) 72 | Honeywell SymmetrE BAS | 24/7 | (+/- 2) 76/90 | (+/- 2) 68/55 |

Lighting Standards of Operations

| Space Usage | 24/7 | Admin Open Area | Dusk/Dawn | Mech/Elec | Restroom |
|---|-------|-----------------|-----------|-----------|----------|
| City Hall | | 3000 | 4380 | | |
| City Hall Annex (aka Old City Hall) | | 3000 | 4380 | | |
| Fire Dept. Headquarters | 8760 | 3500 | 4380 | | |
| Fire Station #2 | | 3500 | 4380 | | |
| Fire Station #3 | | 3000 | 4380 | | |
| Foothill Office Building (aka Third St Office) | | 3000 | 4380 | | |
| Greystone Mansion | | 3000 | 4380 | | |
| La Cienega Community Center | | 3000 | 4380 | | |
| Library | | 3000 | 4380 | | |
| Police Dept. | 8760 | 3500 | 4380 | | |
| Public Works Facility | | 3500 | 4380 | | |
| Roxbury Park Comm. Ctr | | 3000 | 4380 | | |
| 450 Parking Structure | 8760 | | 4380 | | |
| Bedford Parking Structure | 8760 | | 4380 | | |
| Beverly Dr. North Parking Structure | 8760 | | 4380 | | |
| Beverly Dr. South Parking Structure | 8760 | | | 800 | |
| Camden Parking Structure | 8760 | | 4380 | | |
| Civic Center Parking Structure / Library Employee PS??? | 8760 | | 4380 | | |
| Crescent North Parking Structure | 8760 | | 4380 | | |
| Crescent South Parking Structure | 8760 | | | | |
| La Cienega Parking Structure / Tennis | | 3000 | 4380 | | |
| Montage / Gardens Parking Structure | 8760 | | | | |
| Rodeo Parking Structure | 8760 | | | | |
| Santa Monica 5's Parking Structure | 8760 | | 4380 | | |
| Third St. Parking Structure | | 3000 | 4380 | | |
| Beverly Gardens Park | | | 4380 | | |
| Coldwater Canyon Park | 8,760 | 2,000 | 4,380 | | |
| La Cienega Park | | 3,000 | 4,380 | | |
| Maltz Park | | | 4,380 | | |
| Will Rogers Park | | | 4,380 | | 600 |