Exhibit A – Scope of Work

City Hall and MSC

Lighting Systems

Mechanical Systems

Control Systems

Solar PPA Systems

Savings Guarantees

Measurement & Verification Method

City Hall

Lighting

- Replace identified existing interior fluorescent and/or incandescent lighting systems with high efficiency light emitting diode (LED) systems. Installation includes disposal of existing lighting systems and installation of new equipment. Refer to the Lighting Systems Attachment for identified fixtures, specific quantities, and locations.

- Replace identified existing exterior high intensity discharge (HID) and/or fluorescent lighting systems with high efficiency light emitting diode (LED) systems. Installation includes disposal of existing lighting systems and installation of new equipment. Refer to the Lighting Systems Attachment for identified fixtures, specific quantities, and locations.

- Replace existing high intensity discharge (HID) flood lights illuminating the exterior of the old historic water tower (FAC Water Tower) with new high efficiency LED fixtures. Installation includes disposal of existing lighting systems and installation of new equipment. Refer to the Lighting Systems Attachment for identified fixtures, specific quantities, and locations.

Controls

- Install a lighting control system to manage operation of the Council Chambers lights. The current system is non-operational and is by-passed for operation allowing for limited on/off control. New controls will include the ability to adjust light levels from a tablet computer. The new system will also be integrated into the new EMS system at the MSC to allow for a single point of control. Refer to the Controls Systems Attachment for additional details and control parameters.

Solar PPA

- Install a new 3rd party owned and operated carport mounted solar PV system in the City Hall Parking Lot and the Promenade Parking Lot. The system will be part of a power purchase agreement (PPA) whereby the city will purchase all the power produced at a reduced rate when compared to the utility. The system will help reduce electricity cost, avoid future cost increases, and reduce the environmental impact of electricity generation. The new system shall be operated and maintained by the PPA provider. Refer to the separate PPA contract for details on the proposed system and PPA terms.

Municipal Service Center (MSC)

Lighting

- Replace identified existing interior fluorescent and/or incandescent lighting systems with high efficiency light emitting diode (LED) systems. Installation includes disposal of existing lighting systems and installation of new equipment. Refer to the Lighting Systems Attachment for identified fixtures, specific quantities, and locations.

- Replace identified existing exterior high intensity discharge (HID) and/or fluorescent lighting systems with high efficiency light emitting diode (LED) systems. Installation includes disposal of existing lighting systems and installation of new equipment. Refer to the Lighting Systems Attachment for identified fixtures, specific quantities, and locations.

- Install occupancy sensors in select areas to automatically turn off the lighting systems when no activity is detected after an extended amount of time. Refer to the Lighting Systems Attachment for specific quantities and locations.

Mechanical

- Replace the existing HVAC multizone system serving Building A. The new system will provide additional control per zone and variable air flow for energy savings. The Chilled water system will be converted to variable flow. Scope includes demolition of the existing air handler, boiler and associated appurtenances and design and installation of a new air handling system, including start-up, testing, and training. Refer to the Mechanical Systems Attachment for specific equipment information, locations, capacities and ages.

- Replace (1) existing packaged HVAC unit on Building F with a new unit of similar size and capacity. Replacement shall include demolition of existing equipment and turn-key installation of new equipment, including start-up/testing of the completed installation. Refer to the Mechanical Systems Attachment for specific equipment information, locations, capacities and ages.

- Replace (13) existing evaporative coolers on Building W & X with new units of similar size and capacity. Replacement shall include demolition of existing equipment and turn-key installation of new equipment, including start-up/testing of the completed installation. Refer to the Mechanical Systems Attachment for specific equipment information, locations, capacities and ages.

Controls

- Install an energy management system to control identified HVAC equipment and monitor building energy use. The new system will include a combination of EMS controllers and temperature sensors, smart thermostats, and electricity monitoring equipment at each building's main electrical feed. The system shall be a networked with a single point of access to adjust equipment schedules, space temperature setpoints, and monitor building electricity use. Heating and cooling setpoints will be adjustable by the user within a preprogrammed amount during occupied times. The system includes 5 years of energy management services, including site evaluations, utility analysis, energy efficiency opportunity identification, and annual energy reports. Refer to the Controls Systems Attachment for specific equipment information, controls parameters, and scope of energy management services.

Envelope

- Reroof the existing Building B roof. The current roof suffers from leaks and requires replacement. Installation will include cleaning and preparation of the existing roof, installation of new fully-adhered or mechanically attached TPO membrane system, and all edging and flashing required to fully install the new roofing system.

- Reroof the existing Building Y roof. Installation will include removal and abatement of the existing roof system down to standing seam roof and installation of a new mechanically attached TPO membrane system, and all edging and flashing required to fully install the new roofing system.

- Apply an elastomeric deck coating to the existing metal roofs on both Buildings W and X. An elastomeric coating will seal leaks and extend the life of the roof. Installation will include cleaning and preparation of the existing roof an application of an elastomeric deck coating suitable for this type of application.

Solar PPA

- Install a new 3rd party owned and operated solar PV system on rooftops and existing carport structures currently utilized by an old solar PV system. The existing system is over 12 years old and suffers from decreased power production and equipment failures. The new system will be part of a power purchase agreement (PPA) whereby the city will purchase all the power produced at a reduced rate when compared to the utility. The system will help reduce electricity cost, avoid future cost increases, and reduce the environmental impact of electricity generation. The new system shall be operated and maintained by the PPA provider. Refer to the separate PPA contract for details on the proposed system and PPA terms.

Savings Guarantee

ABS warrants that Purchaser shall realize total annual project savings (utility and operational savings) in excess of the annual lease payments. 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. The total project savings will exceed the installation contract amount associated with this agreement during the course of the useful life of the installed equipment. ABS 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 ABS 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 ABS shall repair, replace, or substitute the EEM that is not performing at the required level, as identified in the M&V Report. Following corrective action, ABS shall re-perform the relevant M&V work for the affected EEM(s) and amend or supplement the M&V Report. If the sum of the EEMs 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 ABS 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 total lease payments associated with this contract.

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, 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 Control Parameters for Lighting and HVAC systems, as documented in the Installation Agreement Attachments.

Measurement & 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 contract. The development of the M&V plan is based on the International Performance Measurement and Verification Protocol (IPMVP): Concepts and Options for Determining Energy and Water Savings, Volume 1. This plan contains methodology that shall provide verification of the estimated program savings through direct utility billing comparisons, engineering calculations and/or field measurements.

M&V methods can differ based on the type, size and complexity of the project, as well as the availability of data, level of assurance of saving, financing constraints, and energy costs. The M&V methods used for this project are detailed herein and were selected to be the most cost effective while still providing a reasonable assurance of the savings calculations.