

Energy Services Proposal – Exhibit A

Prepared for City of Commerce



Presented by:
Syserco Energy Solutions, Inc.

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Executive Summary

City of Commerce (City) selected Syserco Energy Solutions, Inc. (SES), a qualified energy services company and design-build contractor, to develop and implement a comprehensive design-build energy services project. The scope of work for this project includes a combination of energy conservation measures (ECMs).

The process of developing the energy conservation measures for the City involved performing an Investment Grade Audit (IGA) of the City's identified facilities. The IGA established a historical energy use baseline and identified facility improvement and ECMs that address the primary objectives of the City's facilities staff.

SES is pleased to present the following energy efficiency and facility enhancement project proposal to the City. This proposal represents the scope of work, approved by the City, and shall result in reduced energy consumption, lower operating costs, improved system reliability, and enhanced overall facility performance for the City.

The primary objective of this project is to implement ECMs that maximize energy, generate operational savings, and streamline processes.

The following priorities were identified by the City as the most crucial items to address in this project:

- Capturing Solar Photovoltaic Investment Tax Credit
- City-Wide LED conversion per AB2208

The table below outlines the firm-fixed project cost and estimated grants and incentives, resulting in the expected net project cost to the City.

Project Price¹	\$ 1,796,450
Estimated Investment Tax Credit	\$ 121,042
Estimated Domestic Content Bonus Credit	\$ 40,347
Estimated Energy Community Bonus Credit	\$ 40,347
Net Project Price	\$ 1,594,714

30-year cumulative savings are projected to be \$2,187,900.²

¹ Pricing assumes the City's Council approves this project at a regularly scheduled Council Meeting in June, 2026. Pricing may be subject to change if the approval is delayed.

² Based on 5% estimated annual utility cost escalation.

Section 1 – Introduction

SES is pleased to present this Energy Services Proposal (proposal) to City of Commerce (City) for the purpose of implementing the recommended energy conservation measures (ECMs). In implementing this project, the City will achieve consistent lighting and reduced utility consumption. This project will also reduce ongoing maintenance costs, thus providing operational and maintenance (O&M) cost savings.

To develop the recommended project, our experienced energy engineers, project managers, and project developers examined existing systems and equipment through a detailed energy and operational audit of the City's facilities to determine the full potential for savings. This proposal is a culmination of our audit findings, energy conservation measures selected for this first phase of work, infrastructure enhancements, operational savings, and overall cost reductions. SES has investigated multiple means for accomplishing this goal including retrofitting equipment, installation of new devices, and employing enhanced strategies to improve operational efficiency.

The project development process involved numerous site visits, interaction with City administration and facilities staff, a detailed analysis of existing equipment and systems, current utility consumption, and any available logs and profiles of equipment. Studies of energy usage, operating conditions, and interviews with the City's facility team have been valuable sources of information, contributing greatly to this effort.

Section 2 – Scope of Work Overview

2.1. Energy Conservation Measure (ECM) Summary

For detailed descriptions of the scope of work, please refer to *Section 3 – ECM Descriptions and Detailed Scope of Work*.

2.1.1. Savings by ECM

The following table depicts cost savings and emissions reductions per proposed ECMs.

ECM #	ECM Description	Electric Savings (\$/yr)	O&M ¹ Savings (\$/yr)	Emissions Savings (mtCO ₂ /yr)
5.01	Building Lighting Upgrade & Controls	\$53,831	\$23,268	142
11.01	Install Solar PV System	\$7,295		21
	Total ²	\$61,126	\$23,268	163

For comparison, 163 metric tons of Carbon Dioxide (CO₂) is equivalent to greenhouse gas emissions³ from:



38

Gasoline-Powered
Vehicles Driven for
One Year



18,307

Gallons of Gasoline
Consumed



180,723

Pounds of Coal
Burned



34

Homes' Energy Use
for One Year

¹ Operations and Maintenance

² Projected energy reduction and cost avoidance figures are calculated based upon existing building occupancy, operation, and stipulated assumptions of performance. All calculations are based upon industry best practices and methodologies.

³ Estimated EPA Greenhouse Gas Equivalencies Calculator: <https://www.epa.gov/energy/greenhouse-gas-equivalencies-calculator>.

2.1.2. Savings by Site

The following table displays the description of energy savings per proposed site.

Site Name	Elec Savings (kWh/yr)	Elec Cost Savings (\$/yr)	O&M Savings (\$/yr)	Total Cost Savings (\$/yr)
Brenda Villa Aquatic Center	57,758	\$13,100	\$7,476	\$20,576
Emergency Operations Center	858	\$195	\$444	\$639
City Hall	83,924	\$19,034	\$8,976	\$28,010
Senior Center	25,169	\$8,941	\$3,012	\$11,953
Camp Commerce	32,962	\$9,591	\$2,328	\$11,919
Electrical Building	1,272	\$370	\$48	\$418
Teen Center	42,851	\$9,895	\$984	\$10,879
Total	244,795	\$61,126	\$23,268	\$84,394

The projected energy reduction and cost avoidance figures were calculated based upon existing building occupancy, operation, and stipulated assumptions of performance. Legacy utility billing was derived from city-generated reports and data provided directly by Southern California Edison (SCE). All calculations are based on industry best practices and methodologies.

2.2. Clarifications and Exclusions

2.2.1. Clarifications

- Working hours will be 7:00AM to 3:30PM.
- All field craft labor will comply with prevailing wage requirements and current California Department of Industrial Relations (DIR).
- SES will work closely with City staff to identify any areas that may require after-hours work. SES will review the project schedule with City staff to ensure mutual agreement is reached regarding site access and City-approved work in occupied spaces.
- The City shall provide a laydown and storage area at each location during the construction period that has space to accommodate the relevant construction materials. We will work with the City to coordinate the centralized storage area during the construction period.
- Based on the assumed like-for-like nature of the lighting replacements, building permits are assumed not to be required. Should permitting or energy code compliance documentation be required by the Authority Having Jurisdiction, such work is excluded from this scope unless otherwise agreed.
- The City shall provide all required static IP addresses and ethernet drops for solar Data Acquisition and Energy Production Display equipment where applicable and required.
- It is assumed that the electrical circuit breakers and disconnects are working in good order and are fully functional.
- The City shall provide electrical power to operate electrical construction tools and equipment.
- Our proposal is based on reusing existing electrical circuits unless specifically stated in the detailed scope of work.
- It is assumed proper grounding exists for all electrical equipment.
- The City will provide our team with six (6) sets of master keys during the construction period.

2.2.2. Exclusions

- Provision of temporary heating, cooling, fans, and domestic water.
- Any repair work for existing systems beyond that which is stated in the ECM scope of work, work or resolving existing code violations. All existing equipment is assumed to be in good working order and meets code.
- Fire and life safety system programming or related work.
- Hazardous material abatement.
- Local/Targeted Worker Hire Program.
- PLA/PDA/STW or any other project labor requirements.
- California Disabled Veteran Business Enterprise (DVBE) requirements.
- SES does not include any extra costs to participate in an Owner Controlled Insurance Program (OCIP). In the event participation in an OCIP is required, the contract price shall be adjusted to include additional costs.

2.3. Extent of Subcontracting

SES may subcontract portions of work related to this contract to licensed and qualified companies including equipment installation, start-up, and training.

2.4. Project Schedule

As a predecessor milestone, the initial construction schedule start date is based on the execution of the contract. The projected overall project implementation schedule will be developed further by our project manager prior to full execution of the contract with assumed milestone dates and reviewed with City staff during the construction kickoff meeting.

Section 3 – ECM Descriptions & Detailed Scope of Work

3.1. Introduction

As a result of our project development work, two ECMs have been identified for this first phase of work. ECM identification and selection is the result of our detailed review of each site, in conjunction with the City's building plans, specifications, equipment arrangements, and interviews with City staff. These ECMs are intended to enhance the efficiency of the buildings through new equipment, repair, retrofit, and reprogramming of various systems in the buildings.

The following section is a detailed description of each proposed ECM. Each description includes the existing and proposed conditions, planned scope of work, and any impacts to operations and/or maintenance.

3.1.1. Detailed Scope of Work for Energy Efficiency Project

ECM 5.01 – Building Lighting Upgrade & Controls

Existing Conditions & General Intent

The existing lighting systems in the City's buildings identified in the lighting audit are a mix of original linear T8 fluorescent tubes, recessed can lights with two (2) and three (3) lamp CFL (compact fluorescent lights) pin lamps and LED (light-emitting diode) lighting. This measure will replace the existing lighting systems identified in the lighting audit with new LED lamps or fixtures as recommended.

ECM Benefits

By replacing the existing lighting systems with LED lighting, a full round of maintenance and longer lamp life will be realized, reducing energy consumption, and increasing light production.

Impacted Equipment

Site Name	Fixture Qty (#)
Brenda Villa Aquatic Center	623
Emergency Operations Center	37
City Hall	754
Senior Center	251
Camp Commerce	194
Electrical Building	4
Teen Center	82
Total	1,945

Lighting Overview

Electrical

- Electrical work shall not be performed on live electrical equipment. Lock out, tag out (LOTO) procedures are to be properly adhered to whenever work is being done on lighting electrical circuits.
- The lighting retrofit material will be provided by SES. The lighting equipment and control components identified in this proposal are provided for retrofit/installation purposes only and are not intended to constitute a complete lighting control design for purposes of California Title 24 Energy Code compliance.
- SES will install a representative lighting mock-up prior to full installation to allow the City to evaluate color temperature, brightness, and overall lighting appearance. The mock-up will be installed in a representative area selected in coordination with the City. Adjustments to fixture selection or settings will be incorporated, as appropriate, prior to final installation. Upon City approval of the mock-up configuration, the approved fixture type, color temperature, and light output shall serve as the basis for the final installation.
- SES will provide miscellaneous equipment and material required, including conduit, junction and pull boxes, wire nuts, luminaire disconnects and anchors, etc., to ensure that the new equipment is installed successfully and according to code. Any conduit used for interior installation shall be electrical metallic tubing (EMT) with compression fittings. Cast fittings are not acceptable.
- SES will be responsible for labor, tools, equipment, lifts, onsite supervision and transportation necessary to complete the installation. Equipment and tools are not to be borrowed from the customer.
- Any ceiling tiles, lenses or other items damaged or broken during installation shall be provided and replaced by SES.
- Liquidtight flexible (metal) conduit shall be used for exterior lighting fixture applications that require a whip mounting from the junction box to the fixture. SO cord will not be acceptable.
- All aspects of the installation shall comply with NEC and all applicable local, state, and national codes.

Material delivery, receiving and handling support

SES will consult with the City and review material submittals before procurement. SES will share a material delivery timeline and the planned date that lighting material will be ready to be installed. SES will also work with the City to designate a material staging area in or around the site(s) where material is to be received.

Lighting material inventory

SES will provide a representative to verify the validity of the packing-slip for each pallet/box of material received upon arrival. *The inventory exercise outlined below will take place at the time the material arrives onsite prior to any installation being performed in order to avoid any material discrepancies.*

1. Confirm physical material quantity matches what is listed on the packing-slip.
2. Confirm part number received is accurate according to model number specified on the packing-slip.

3. Note any "Back-Orders" (BO) and track as necessary to help streamline scheduled workflow.
4. Confirm the condition of material. If any material is damaged or appears to be compromised, note the condition and have it sent back to the distributor.
5. Ongoing organization and tracking of material according to installation schedule.

Damaged or missing material

It will be the responsibility of SES to replace any damaged or missing material caused by the work done on the project, with the same part number(s) (submittal specification) that was destroyed or lost at SES' expense. No material substitutions will be accepted.

Verify Emergency Lighting

It is the responsibility of SES to verify that the recommended retrofits for emergency lighting comply with all standards and permitting requirements as well as customer needs. All emergency lighting retrofitted will be verified for functionality. This includes emergency exits, alarms, warning lights and any other fixture that provides emergency lighting service.

Hazardous Materials and Disposal

Asbestos and Lead

If any work with possible exposure to asbestos or lead is deemed necessary, SES is required to be trained in the recognition, risks, and safeguards associated with work that may disturb and/or expose the worker to these health hazards. SES is not responsible for additional costs related to surveying and abatement of these health hazards.

Ballast and Lamp Recycling and Haz-Mat Disposal

It is the responsibility of SES to perform recycling and disposal procedures respective of fluorescent lamps, H.I.D lamps, and fluorescent ballasts (PCB and non-PCB) according to state and federal regulations for the area. Any fluorescent ballast that contains PCBs will be disposed of by incineration methods by a licensed disposal company. All lamps and ballasts will be separated by type and placed in boxes and/or barrels (supplied by the contractor) to be stored in a designated area whereby SES will arrange for pick-up by a licensed recycling/disposal company. The disposal company will provide a receipt to SES that will state the date of pickup of lamp and ballast types, and quantity of each, in the form of a Hazardous Waste Manifest in accordance with state and federal laws.

Execution and Workmanship

Installation Requirements

SES will retrofit fixtures leaving a minimum of wire nuts and extra wire in fixture. We will replace broken lamp holders, wet wipe reflective surfaces and lenses. We will install fixtures level, with no gaps between adjacent fixtures or between fixtures and surrounding surfaces. Lenses, reflectors, and trims of fixtures shall be properly and uniformly aligned.

Quality Assurance

SES will measure and document pre- and post- installation light levels. A visual inspection shall be performed to verify cleanliness and alignment of the fixtures. Misalignment and light leaks shall be corrected and rattles due to ventilation system vibration shall be eliminated. An operational test shall be performed to verify that all fixtures light properly and are switched correctly.

Post-Award Audit and Scope Verification

Project scope, equipment quantities, and energy savings calculations contained within this Proposal are based on facility information, site observations, utility data, and audit information available at the time of proposal preparation, including audit data originating from 2021 facility assessments.

Following contract award, SES will perform a detailed, post-award, field verification to confirm existing conditions, equipment inventories, operating conditions, and site accessibility prior to procurement and installation activities.

Because facility conditions may have changed since the original audit was completed, adjustments to the proposed scope of work may be necessary. Examples may include equipment already replaced, modified facility conditions, inaccessible areas, or other changes identified during the verification process.

If material differences are identified that affect the proposed scope, project cost, or projected energy savings, SES will review the findings collaboratively with the City of Commerce and process any necessary scope revisions or change orders as appropriate.

SES is committed to working closely with the City throughout the verification and installation process to ensure the final project scope accurately reflects current facility conditions while maintaining the overall intent of the Project.

ECM 11.01 – Install Solar PV and Energy Storage System

Existing Conditions

Multiple City facilities in Commerce are currently served entirely by grid-supplied electricity with no existing on-site solar photovoltaic (PV) systems. The facilities experience ongoing utility costs and are subject to rising energy rates.

The existing electrical infrastructure consists of standard utility service connections, distribution panels, and metering configurations typical of municipal buildings. Roofs and/or available site areas are suitable for solar installation but are currently not utilized for energy generation.

As a result, the sites rely solely on utility power, presenting an opportunity to offset energy consumption, reduce operating costs, and improve long-term energy sustainability through the installation of solar PV systems.

General Intent

The intent of this measure is to install a solar photovoltaic (PV) system at the Teen Center (5107 Astor Ave., Commerce, CA 90040) to offset utility energy consumption and reduce long-term operating costs.

This approach is intended to efficiently utilize available space and provide long-term energy cost savings while supporting the City's sustainability goals.

ECM Benefits

The installation of solar PV system at the Teen Center will reduce grid electricity consumption and provide long-term utility cost savings. The systems will help stabilize energy expenses by offsetting exposure to rising utility rates while delivering predictable energy production.

As part of the solar photovoltaic improvements, a public-facing energy production display monitor will be installed within the Teen Center to promote energy awareness and sustainability education. The display will communicate real-time solar generation data and environmental impact metrics to visitors and facility users.

Impacted Equipment (PV)

Site Name	Nominal Array Size (kW DC)	Nominal System Size (kW AC)	Mounting Type
Teen Center	22.23	17.3	Rooftop
Total	22.23	17.3	

Please see image of potential solar PV design on the following page.

Teen Center Rooftop PV Arrays



Inclusions / Assumed Conditions

1. All work will be performed during regular work hours (Monday through Friday, 7:00 a.m. to 3:30 p.m.). besides any Interconnection related Permission to Operate electrical switchgear shutdowns as required by Southern California Edison.
2. All field craft labor will comply with prevailing wage requirements and current California Department of Industrial Relations (DIR).
3. The City shall provide all IT support required for the installation of solar PV, energy storage, and interface systems for this project.
4. The City shall provide a laydown and storage area during the construction period.
5. All permit drawings required for the execution of the work are included.
6. The City shall provide electrical power to operate electrical construction tools and equipment.
7. Pricing is based on a single-mobilization project, multiple phases or extensions to schedule may constitute a change in scope and project schedule.
8. A warranty from date of Notice of Substantial Completion is included.
9. Remediation of affected areas of construction
10. Full structural analysis and engineering related to the support of equipment as identified is included, with the following assumed conditions:
 - a. Roof can support weight requirement for solar module installation without upgrades
 - b. No existing leaks are present prior to construction
11. Assumed Electrical conditions:
 - a. Internet connection to DAS system is available.
 - b. Trenching will not be required for any electrical conduits on the project.
 - c. Existing electrical infrastructure is 200 Amps, 240 Volts AC, 3-phase, 3-wire.
 - d. Existing switchgear will not need to be modified to support PV system.
12. Furnish and install PV production display monitor at Teen Center

Customer Furnished/Performed Items

1. All as built drawings or site-specific information necessary to effectively design, engineer and construct the renewable energy solution including but not limited to past site plans, all existing utilities (including irrigation infrastructure), permits for past work, etc.
2. Water as needed to complete the work. Construction services and, if it is required by the authority having jurisdiction, to fill any fire safety water tanks.
3. Provide and maintain a suitable good-weather site access road that will accommodate heavy vehicles, deliveries, and service vehicles.
4. Provide mutually acceptable construction staging and storage area(s) adjacent to project site throughout the construction phase.
5. Provide unrestricted access to the Site during construction (Monday through Friday, 6:00 a.m. to 6:00 p.m.)
6. Affected parking lot areas to remain closed through duration of construction
7. Special Inspections are the responsibility of the City.
8. AC Disconnect will be installed adjacent to main electrical meter on building exterior.

Design Phase

1. The solar PV schematic design aims to meet the targeted electrical production outlined in the conceptual design, which is provided in the technical documents for each site. It will be based on an accurate and detailed modeling of system production, consideration of shading analysis, and other site constraints while using industry-standard tools. The design plans will include sufficient detail to analyze and discuss critical design decisions and the system size will be within the allowed footprint (or as agreed upon).
2. Design development and complete construction drawings of the solar PV and all ancillary work required for permitting and construction will be provided by SES. Drawings shall fully describe all aspects of the construction work which may include, fencing, directional boring/trenching, excavations, racking and mounting systems, electrical systems, signage, foundations, lighting, Americans with Disabilities Act (ADA), etc. SES will provide electrical, structural, and all other required California licensed engineers and/or architects (Engineers of Record and Architect of Record) to provide a complete, stamped design set as required to permit and construct a complete energy project for the authority having jurisdiction (AHJ) submittal. The electrical construction drawings shall show and include all conduit below and above finished grade/finish. All plans and specifications must meet the approval of AHJ, the city, the city's representative, local fire authority, and/or any other agency deemed as having jurisdiction over this project.
3. All design and engineering will follow SES' submittal process.

Construction Phase

1. SES will provide and install the following:
 - a. PV racking
 - b. PV modules
 - c. PV inverters
 - d. Attachments/Foundations
 - e. Data collection and online monitoring system with a five (5) year monitoring service subscription, five (5) year cellular service plan, and weather inputs such as irradiance, panel temperature, ambient temperature, and utility grade production reporting.
 - f. Interconnection work includes connection of the renewable energy system to the existing electrical infrastructure. Existing infrastructure is assumed to be suitable for integration of solar PV and energy storage systems.
2. SES will provide the utility Interconnection Application (IA), process management, materials, and coordination for inspection from the local utility. The IA process includes a utility application review phase. The utility engineering review phase can result in additional costs not included or reasonably anticipated (as they can only be determined by utility via the IA process) upon execution of the contract.
3. SES' Project Manager will be assigned for the duration of the project through final completion. Regular coordination meetings (via conference calls or on-site visits, if necessary) will be facilitated by this same project manager. The assigned project manager will create a project

schedule with a City of Commerce representative utilizing project constraints and information revealed during due diligence activities within the design and engineering phase.

4. The project schedule will include the following phases sequentially:
 - a. Design, engineering phase
 - b. Permitting phase
 - c. Procurement phase
 - d. Construction phase
 - e. Commissioning phase
 - f. Close-out phase
5. SES will provide weekly reports for all work performed onsite.
6. SES will coordinate with and support inspectors, the city, our team, and consultants during design, construction, commissioning, and close-out.
7. SES will perform project commissioning including all associated tasks and documentation.
8. Final energy system as-built construction documents clearly conformed with all changes during construction shall be provided.
9. SES will provide a comprehensive set of closeout documents, including O&M manuals for each installed system.
10. SES will conduct training for city staff including orientation to the O&M manuals, systems, and safety procedures.
11. SES will secure laydown and storage facility at job site for all materials and energy system equipment, and supplies including any required security.
12. SES will provide temporary restrooms and handwashing stations at all job sites.
13. SES will perform daily cleanup to "broom clean" conditions.
14. SES will restore disturbed areas including repair of all pavement/concrete, street sweeping, restriping, landscape restoration, irrigation restoration, equipment track marks, and scuffs on finished concrete surfaces.
15. SES will provide project closeout, inclusive of obtaining AHJ final inspection and closeout.

Exclusions

1. The cost of all ADA compliance improvements (i.e., path-of-travel access issues) is not known at this time and is therefore excluded from this scope of work but could be added as a change order at a later date. Any upgrades determined after due diligence after Contract Effective Date by the AOR will be managed through a contract change order.
2. Grading of existing parking lot conditions.
3. Engineering, installation, and maintenance of permanent stormwater facilities and features if required by the AHJ, which includes the best management practice mitigations including but not limited to riprap, basins, inlet structures, and down inlet protections.
4. Upgrades or alterations to existing fire lanes

5. Copper conductors from Solar PV Array to Main PV Disconnect
6. Any tree removal or re-planting
7. Additional mobilizations beyond the ones laid out in the scope of work.
8. Environmental engineering and/or any environmental/biological remediation.
9. Floodplain engineering and/or any alterations to site and materials to accommodate floodplains.
10. Replacing of existing electrical gear and/or service upgrades, electrical service equipment, or new services.
11. Changes to project design and implementation required to accommodate easements and/or rights of way not listed in the scope of work.
12. Environmental assessment, environmental impact reports, testing, and other reports not listed in the scope of work.
13. Any design or engineering related to flood plans and/or FEMA high-hazard floodplains.
14. Specialized environmental insurance.
15. Relocation and/or removal of any existing utilities (active or abandoned), inclusive of water, electricity, communication, data, cable TV, security systems, irrigation, etc.
16. Hazardous material surveys, testing, and/or monitoring.
17. Removal and/or disposal of any hazardous or contaminated materials.
18. Excavation, removal and/or disposal of unsuitable materials.
19. Soft soil stabilization.
20. Dewatering drilled foundations and sleeving of foundations.
21. Temporary power to cover utility shutdowns for solar PV interconnection.
22. Removal/disposal of existing on-site trash and/or debris (inclusive of encountered underground trash or debris).
23. Arc Fault Hazard Assessment.
24. Overcurrent Protection Coordination Studies.
25. Painting of Purlins, conduits, or any other equipment/hardware attached to the structure columns/beams/blocking
26. Special inspections.
27. Costs associated with damaged utilities not marked by utility or shown on customer provided as built drawings.
28. Demo and/or restoration of any existing features other than asphalt at foundation locations.
29. Cleanout of excavation from rain damage if left open for the convenience of others or other reasons beyond our control. (Cleanout will be performed on a time and material basis.)
30. Removal of hazardous, contaminated or buried materials.
31. SWPPP development, implementation, filing of NOI or notification for temporary or permanent diversion of storm water and other pollutant discharges as defined by the Federal Water Pollution Control Act or its implementation by the California Water Quality Control Board as required.
32. Permanent fence enclosures

Section 4 – Project Financials

4.1. Firm-Fixed Project Cost

Costs presented in this proposal are valid until 6/30/2026. If the Notice to Proceed is issued after 6/30/2026, SES reserves the right to re-evaluate the project and make necessary modifications to the construction cost.

4.2. Items Included in Project Cost

Project costs include:

1. Engineering audit/project development including the cost for preparation of this proposal.
2. Engineering design
3. Construction/project management and site supervisor services.
4. Installation of equipment as specified in the scope of work:
 - a. All costs will be paid by SES for the installation of the equipment. This includes costs paid to subcontractors, team member reimbursements, or otherwise as it relates to the installation or system verification of equipment.
 - b. Cost of all equipment, materials, supplies, and equipment incorporated in the scope of work, including costs of transportation thereof.
 - i. Cost or rental charges including transportation and maintenance, of all materials, supplies, equipment, temporary facilities, and hand tools not owned by the workers.
 - ii. Cost of premiums for all bonds and insurance.
 - iii. Demolition cost and cost of removal of all debris.
 - iv. Cost of equipment startup, training, system verification, and balancing performed by SES.
5. Mobilization, project development, and engineering fee:
 - a. The invoice will be submitted immediately upon Contract execution and will be in the amount of 5% of the project's total value. Upon finalization of the revised lighting Scope, SES will invoice for 20% of the finalized contract value.

