



December 10, 2008

Ms. Marilyn Lyon, Program Manager  
South Bay Environmental Services Center  
South Bay Cities Council of Governments  
3868 Carson Street, Suite 110  
Torrance, Ca 90503

Subject: Proposal for Engineering Services to Identify Energy and Water Efficiency Opportunities for South Bay City Facilities

Dear Ms. Lyon:

As discussed through several emails and during our interview with you on December 2, 2008, we would like to submit our proposal to provide engineering services to South Bay Environmental Services Center (SBESC).

#### **BACKGROUND**

SBESC is tasked with spearheading the effort to enable 15 South Bay cities to obtain more energy and water efficient buildings and sites. As one of the Local Government Partnerships that have been approved to go forward for the next three year cycle of CPUC programs, the 15 South Bay cities are committed to reducing electrical consumption by 7,500,000 kWh, electrical on peak demand by 1,472 KW for SCE and natural gas consumption by 30,000 therms.

#### **SCOPE OF SERVICES**

To assist with the energy and water efficiency effort, P2S is proposing the following tasks, broken down by phase.

<b>Phase</b>	<b>Tasks</b>
Phase 1: Benchmarking and Rough Cut Assessment	<ul style="list-style-type: none"><li>• Provide energy usage benchmark for the buildings</li><li>• Assess the sites with no buildings for energy consumption</li><li>• Prioritize the most promising facilities and sites for preliminary walkthrough</li></ul>
Phase 2: Preliminary Site Visit, Choose Facilities and Sites to Study	<ul style="list-style-type: none"><li>• Make preliminary visits to the chosen facilities and sites from Phase I.</li><li>• Finalize which facilities and sites have the best opportunities for energy and water efficiency measures.</li></ul>
Phase 3A Develop Simple Projects	<ul style="list-style-type: none"><li>• Conduct the simple audits on the chosen facilities or sites</li><li>• Identify proposed energy measures</li><li>• Perform savings calculations</li><li>• Perform cost estimates</li><li>• Provide write-up of findings</li></ul>

P2S ENGINEERING, INC.

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<b>Phase</b>	<b>Tasks</b>
Phase 3B	<ul style="list-style-type: none"><li>• If required due to system complexity, for further accuracy, or other reason (such as obtaining financing), conduct investment grade audits for the energy and water systems on the chosen facilities</li><li>• Identify proposed energy measures</li><li>• Perform savings calculations</li><li>• Perform cost estimates</li><li>• Provide write-up of findings</li></ul>

#### **EXCLUSIONS**

1. Biddable design drawings (must be proposed on once the final measures have been agreed upon by the City)
2. Functional implementation (testing and data collection) of the efficiency measures (must be proposed on once the final measures have been agreed upon by the City)

#### **FEE**

The lump sum fee for this work is broken down by phase as follows:

Phase 1	<b>TEN THOUSAND FIVE HUNDRED DOLLARS (\$10,500)</b>
Phase 2	<b>TWENTY FOUR THOUSAND FIVE HUNDRED DOLLARS (\$24,500)</b>
Phase 3A per site or per facility	<b>SIXTY-SIX HUNDRED DOLLARS (\$6,600)</b>
Phase 3B per facility	<b>Between \$0.63 and \$0.75 per square foot depending upon complexity of systems</b>

Invoicing will take place monthly.

#### **SCHEDULE**

We will work with you to coordinate the deliverable date.

We very much hope to work with you on this program. Please contact me if you have any questions or wish to discuss the scope contained herein.

Regards,

**P2S Engineering, Inc.**



Geraldine Massey, P.E.

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