PALMDALE

a place to call home

CITY COUNCIL
SUCCESSOR AGENCY
HOUSING AUTHORITY
CITY COUNCIL CHAMBER
38300 SIERRA HIGHWAY
SUITE B
PALMDALE, CA 93550
TUESDAY, OCTOBER 6, 2026
5:00 PM
www.cityofpalmdaleca.gov

WELCOME

LEGISLATIVE BODY

ERIC OHLSEN, MAYOR
AUSTIN BISHOP, MAYOR PRO TEM
RICHARD J. LOA, COUNCILMEMBER
LAURA BETTENCOURT, COUNCILMEMBER
ANDREA ALARCÓN, COUNCILMEMBER

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Translation QR Code.
Translation QR Code.pdf

Americans with Disabilities Act (ADA) Accommodations
In accordance with the Americans with Disabilities Act of 1990, if you require a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk's Office at (661) 267-5151 at least 48 hours prior to the meeting.

Public Comment Information
Members of the public may speak for up to **two (2) minutes** on the Consent Calendar,

Public Hearings, Appointments, New Business, and Closed Session items. To address the Legislative Body on any agendized item, please complete a speaker card for the City Clerk and indicate the item you wish to speak on. Speaker cards are available in the foyer of the Council Chambers.

ZOOM Number: US: +1 669 444 9171
Webinar ID: 831 2714 0052
Passcode: 989518

- Please press *9 to "Raise Your Hand" and wait for the host to ask you to unmute yourself.
- Press *6 to unmute your microphone
- Please state your name and city of residence for the record and begin

Please follow these guidelines to ensure the meeting runs smoothly:

- All comments must be respectful and courteous.
- Comments that are personal, threatening, obscene, insulting, or that attack others or berate differing viewpoints will not be allowed.
- Individuals who violate these rules or disrupt the meeting will be ruled out of order by the Chair and must immediately stop speaking.
- Disruptive individuals may be asked to leave the meeting.

1. **CALL MEETING TO ORDER**

Note: All City Council memberships are reflected in their City Council titles.

2. **ROLL CALL**
   MAYOR OHLSEN, MAYOR PRO TEM BISHOP, COUNCILMEMBERS LOA, BETTENCOURT, ALARCÓN
   COMMISSIONERS FRAGA-SAENZ, BETTS

3. **PLEDGE OF ALLEGIANCE**

4. **NON-AGENDA PUBLIC COMMENTS - Now is the time for public participation.**

5. **HOUSING AUTHORITY CONSENT CALENDAR - Now is the time for public participation**

   All matters listed under the Housing Authority Consent Calendar will be enacted by one motion unless an item(s) is pulled by the Authority, in which case the item(s) will be removed from the Consent Calendar and will be considered separately following this portion of the Agenda.

5.1 Adopt Resolution No. HA 2026-002, a Resolution of the Housing Authority of the City of Palmdale declaring certain properties authority-owned properties exempt surplus land under the Surplus Land Act (SLA), as amended.
SR Reso. No. HA 2026-002 Surplus Land Act.docx
Reso. No. HA 2026-002.docx
Exh A - Authority Properties.docx

5.2 Receive and file the Housing Authority of the City of Palmdale 2025-2026 Annual Report pursuant to Health and Safety Code Sections 34328 and 34328.1, and authorize the Executive Director or his designee to submit the report to the California Department of Housing and Community Development (HCD).
SR HA Annual Report 2025-2026.docx
2025-2026 Housing Authority of the City of Palmdale Annual Report.docx

5.3 Approve the minutes from the previous meeting.
Mins 06 02 2026.pdf

6. **CONSENT CALENDAR - Now is the time for public participation**

All matters listed under the Consent Calendar will be enacted by one motion unless an item(s) is pulled by Council, in which case the item(s) will be removed from the Consent Calendar and will be considered separately following this portion of the Agenda.

6.1 Receive and file the Monthly Investment Activity Reports for August 2026.
SR Monthly Investment Report August 2026.docx
Rpt. Monthly Investment Report August 2026.pdf

6.2 Adopt Resolution No. CC 2026-060, a Resolution of the City Council of the City of Palmdale to transfer unclaimed checks from their respective funds to the general fund pursuant to California Government Code Section 50050-50057.
SR Reso. No. CC 2026-060 Unclaimed Checks.docx
Reso No. CC 2026-060 Unclaimed Checks.docx
Public Notice List of Unclaimed Checks.pdf

6.3 Approve first amendment to agreement with Vander Weele Group, LLC, for financial forensic review services, for a total not to exceed amount of $190,520, and exercising the first option to extend the term for one year, through October 2027.
SR Approve Agrmt No. A-9542 First Amendment with Vander Weele Group, LLC.docx
Agrmt No. A-9542 First Amendment with Vander Weele Group, LLC.pdf
Agrmt No. A-9542 with Vander Weele Group, LLC.pdf

6.4 Adopt Resolution No. CC 2026-057, a Resolution of the City Council of the City of Palmdale authorizing the execution of a Section 108 Loan Guarantee agreement with the United States Department of Housing and Urban Development (HUD) for a $6,432,000 loan to finance the construction of a new facility located at 38820 3rd Street East to relocate the SAVES Program.

SR Reso. No. CC 2026-57 Section 108 Loan Guarantee Agreement.docx
Reso. No. CC 2026-057.docx
Exh A Section 108 Funding Approval-Agreement.pdf
Exh B Section 108 Amortization Table.pdf

6.5 Energy for Palmdale's Independent Choice (EPIC) 2025 Power Source Disclosure Attestation.

SR EPIC 2025 PSD Attestment.docx
EPIC 2025 PSD Annual Report.pdf

6.6 Approve First Amendment to Agreement with Majestic Fire, Inc., dba Kord Fire Protection for fire system inspections and repairs, for a total not to exceed amount of $165,000, and exercising the first one-year option to extend the contract term through December 2027.

SR Agrmt No. A-9252 First Amendment with Majestic Fire, Inc.docx
Agrmt No. A-9252 First Amendment with Majestic Fire, Inc.pdf
Kord Fire Protection Inspection Reports.pdf
Agrmt No. A-9252 with Majestic Fire, Inc. dba Kord Fire Protection.pdf

6.7 Approve Agreement with Telecom Partners Group Corp., dba ATS Communications, for wireless communications facilities consulting services, for a total not to exceed amount of $350,000, for a term of three years, with two optional one-year extensions.

SR Agrmt No. A-9969 with ATS Communications.docx
Agrmt No. A-9969 with ATS Communications.pdf
Proposal.pdf
Fee Schedule.pdf

6.8 Approve Agreement with Parsons Transportation Group, Inc., for Environmental Services for Rancho Vista Boulevard Grade Separation Project, PN 914, for a total not to exceed amount of $219,894, for a term of one year from the date of the Notice to Proceed.

SR Agrmt No. A-10092 with Parsons Transportation Group, Inc.docx
Agrmt No. A-10092 with Parsons Transportation Group, Inc.pdf
Proposal.pdf
Fee Schedule.pdf

6.9 Approve Requisition with US Air Conditioning Distributors, LLC, for procurement of Owner-Furnished Contractor Installed (OFCI-4) Rooftop Mechanical Equipment and (OFCI-5) Variable Air Volume Equipment for Chimbole Center Renovation

Phase I Project, for a total not to exceed amount of $576,528.
SR Req. No. 270412 with US Air Conditioning Distributors LLC.docx
Req. No. 270412 with US Air Conditioning Distributors.pdf
OFCI-4 Rooftop Mechanical Equipment Booklet.pdf
OFCI-5 VAV Equipment Booklet.pdf
Appendix A - Proposal.pdf
Appendix B - Technical Submittal.pdf
Appendix C - Supply Agreement Documentation.pdf
Appendix D - MEOR Review-Equipment.pdf
Appendix E - MEOR Review-VAV.pdf

6.10 Approve Requisition with Chef's Depot, Inc., dba Culinary Depot, for procurement of owner-furnished contractor-installed (OFCI-6) food service equipment for Chimbole Center Renovation Project Phase I, PN 878, for a total not to exceed amount of $460,207.
SR Req. No. 270413 with Chef's Depot, Inc.docx
Req. No. 270413 with Chef's Depot, Inc.pdf
Proposal.pdf
OFCI-6 Booklet.pdf

6.11 Approve the minutes from the previous meeting.
Mins 09 21 2026.pdf
Mins 09 17 2026.pdf
Mins 09 09 2026.pdf
Mins 09 01 2026.pdf
Mins 08 27 2026.pdf

7. **NEW BUSINESS - Now is the time for public participation.**

7.1 Approve Agreement No. A-10093, with Colantuono, Highsmith & Whatley, PC, for legal services, including the appointment of Aleks R. Giragosian as City Attorney.
SR Agrmt No. A-10093 with Colantuono, Highsmith & Whatley.docx
Agrmt No. 10093 - Colantuono, Highsmith & Whatley (458624.5).docx
Exh A - Scope of Services.docx
Exh B - Billing Rates.docx
Exh C - Federal Contractor Standards.docx
Exh D - Initial Proposal.pdf
Exh E - Visit Palmdale Concurrent Representation Letter(459489.3).docx

7.2 Approve Requisition with AV Heritage Builders, Inc., for the purchase of a 13,000 square foot metal building system, for a total not to exceed amount of $621,345.
SR Req. No. 270414 with AV Heritage Builders, Inc.docx
Req. No. 270414 with AV Heritage Builders, Inc.pdf
SAVES Conceptual Design Image.pdf

7.3 Approve Agreement with Musco Sports Lighting, LLC, for design-build services for

the Sam Yellen Park Phase II Futsal Court Lighting Project, for a total not to exceed amount of $526,916, for a term of 110 working days from the date of the Notice to Proceed.

SR Agrmt No. A-10072 with Musco Sports Lighting, LLC.docx
Agrmt No. A-10072 with Musco Sports Lighting, LLC.pdf
Location Map.pdf
Fee Schedule.pdf

8. **CITY MANAGER'S REPORT**

9. **COUNCIL REPORTS, ANNOUNCEMENTS AND REQUESTS FOR FUTURE AGENDA ITEMS**

10. **CLOSED SESSION - Now is the time for public participation.**

PRESENTATION BY CITY ATTORNEY

10.1 Conference with Legal Counsel - Review of pending litigation and case transition
Government Code Section 54956.9(d)(1)

10.2 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Ricky Thorstensen v. City of Palmdale, et al.
Los Angeles Superior Court 22STCV29463
This closed session is being held pursuant to the authority of California Government Code Section 54956.9(d)(1).

10.3 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Chasandra Smith v. City of Palmdale, et al.
Los Angeles Superior Court 24AVCV00764
This closed session is being held pursuant to the authority of California Government Code Section 54956.9(d)(1).

11. **ANNOUNCEMENT BY CITY ATTORNEY**

12. **ADJOURN** meeting to November 3, 2026, at 5:00 p.m. in the City Hall Council Chamber located at 38300 Sierra Highway, Suite B, Palmdale, California.



https://attend.wordly.ai/join/SLOR-7400

Housing Authority
Staff Report

DATE: **OCTOBER 6, 2026**

TO: **HONORABLE CHAIR AND COMMISSIONERS**

FROM: **ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT**
HOUSING DIVISION

DISTRICT: **1, 3, 4**

SUBJECT: **ADOPT RESOLUTION NO. HA 2026-002, A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF PALMDALE DECLARING CERTAIN AUTHORITY-OWNED PROPERTIES EXEMPT SURPLUS LAND UNDER THE SURPLUS LAND ACT (SLA), AS AMENDED**

RECOMMENDATION

Staff recommend that the Housing Authority:

1. Adopt Resolution No. HA 2026-002, a Resolution of the Housing Authority of the City of Palmdale declaring certain Authority-owned properties identified therein as exempt surplus land pursuant to the SLA, as amended; and,

2. Authorize the Executive Director, or his designee, to submit Resolution No. HA 2026-002 and all required supporting documentation to the California Department of Housing and Community Development (HCD) for review of the exempt surplus land determinations, and to prepare, execute, submit, and take all other actions necessary or appropriate to comply with the SLA and applicable state law with respect to the properties identified in the Resolution, including making minor, non-substantive changes to documents as may be necessary to effectuate the purposes of the Resolution.

BACKGROUND

The former Community Redevelopment Agency of the City of Palmdale ("Redevelopment Agency") acquired certain real properties in the City of Palmdale using Low- and Moderate-Income Housing Funds (collectively, the "Authority Properties"). Between September 2012 and April 2015, the former Redevelopment Agency acquired the Authority Properties for use as Neighborhood Houses. Each house was strategically located in one of the Focus Neighborhoods, allowing staff to engage with residents and offer programs and assistance related to neighborhood preservation and revitalization.

The neighborhood houses provided targeted services to improve housing conditions and the physical and social environments for predominantly low-income residents.

The former Redevelopment Agency was dissolved on February 1, 2012. Pursuant to the Dissolution Act, on January 2, 2012, the City Council of the City of Palmdale designated the Housing Authority of the City of Palmdale ("Housing Authority") as the entity responsible for performing the housing functions previously performed by the former Redevelopment Agency. Consequently, title to the Authority Properties was transferred to the Housing Authority, which is now its owner. The Authority Properties are comprised of the following parcels:

1. APN 3008-010-906 - 0.18 acres located at 503 East Avenue Q3, which is currently being used as a neighborhood house/food pantry by local non-profits, known as the Yucca Neighborhood House;
2. APN 3008-010-907 - 0.18 acres located adjacent to 503 East Avenue Q3, vacant land which is currently being used as a community garden for seniors to have garden plots; known as Yucca Neighborhood garden;
3. APN 3012-014-900 - 0.16 acres located at 1129 East Avenue R4, which is currently being used as a neighborhood house by local non-profits, known as Tumbleweed Neighborhood House;
4. APN 3021-005-900 - 0.17 acres located at 38627 32nd Street East, which is currently being used as a neighborhood house by local non-profits, known as Manzanita Neighborhood House; and,
5. APN 3008-016-902 - 0.19 acres located at 38553 4th Street East, currently vacant land which had been used as a neighborhood house by local non-profits, known as Gabriel's Neighborhood House.

The SLA provides that land no longer necessary for a local agency's use shall be declared either "surplus land" or "exempt surplus land" before taking any action to sell or lease the land. The Housing Authority wishes to sell the Authority Properties acquired with former Redevelopment Agency Low- and Moderate-Income Housing Funds to eligible households, entities, non-profit organizations, or other qualified organizations in compliance with the affordability requirements of the California Community Redevelopment Law (Health and Safety Code Sections 33000, et seq.) for low- and moderate-income housing purposes and desires to declare the Authority Properties as exempt surplus land in accordance with the SLA.

DISCUSSION

The SLA provides that the Housing Authority may declare the Authority Properties to be "exempt surplus land" under the SLA if the Authority meets one of the exemptions set forth in the SLA for "exempt surplus land" as outlined within Government Code Section 54221(f) and provided below:

> *Surplus land that is less than one-half acre in area and is not contiguous to land owned by a state or local agency that is used for open space or low- and moderate-income housing purposes.*

Each of the Authority Properties is less than one-half acre in area. None of the Authority Properties is contiguous to land owned by a state or local agency. None of the Authority Properties falls under any one of the following categories:

(A) Within a coastal zone.
(B) Adjacent to a historical unit of the State Parks System.
(C) Listed on, or determined by the State Office of Historic Preservation to be eligible for, the National Register of Historic Places.
(D) Within the Lake Tahoe region as defined in Section 66905.5.

The Housing Authority wishes to sell the Authority Properties acquired with former Redevelopment Agency Low- and Moderate-Income Housing Funds to eligible households, entities, non-profit organizations, or other qualified organizations in compliance with the affordability requirements of the California Community Redevelopment Law (Health and Safety Code Sections 33000, et seq.) ("Community Redevelopment Law") for low- and moderate-income housing purposes. Upon each sale of the Authority Properties, long-term affordability covenants will be recorded on the property to ensure the property remains affordable to low- and moderate-income households in compliance with the affordability requirements of the Community Redevelopment Law.

The Authority Properties meet all of the criteria for "exempt surplus land" under Government Code Section 54221(f)(1)(B). Any future business concerning the disposition or sale of the Authority Properties will be brought back to the City Council for review and consideration.

FISCAL IMPACT

$10,000. There is no fiscal impact associated with the Housing Authority's action to submit to HCD; however, there is a fiscal impact for an updated appraisal of each property estimated at $10,000.

STRATEGIC PLAN

Goal III: Invest in infrastructure to improve community livability.

C. Plan and maintain safe and attractive neighborhoods, streets, facilities, and public spaces with exciting programming that promotes active fun for everyone.

D. Transform housing inventory to meet the changing lifestyle and market demands.

Prepared by:	Megan Taggart, Director of Economic & Community Development
Certified as to availability of Funds:	Janelle Samson, Deputy City Manager
Approved by:	Salvador Mendez, Executive Director
Approved as to form:	Alexandra Severino, Authority Attorney

ATTACHMENTS

Reso No. HA 2026-002
Exh A - Authority Properties

HOUSING AUTHORITY
CITY OF PALMDALE, CALIFORNIA
RESOLUTION NO. HA 2026-002

A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF PALMDALE DECLARING CERTAIN AUTHORITY-OWNED PROPERTIES EXEMPT SURPLUS LAND UNDER THE SURPLUS LAND ACT, AS AMENDED

WHEREAS, the former Community Redevelopment Agency of the City of Palmdale ("Redevelopment Agency") acquired certain real properties in the City of Palmdale using Low- and Moderate-Income Housing Funds (collectively, the "Authority Properties"). Between September 2012 and April 2015, the former Redevelopment Agency acquired the Authority Properties for use as Neighborhood Houses. Each house was strategically located in one of the Focus Neighborhoods, allowing staff to engage with residents and offer programs and assistance related to neighborhood preservation and revitalization. The neighborhood houses provided targeted services to improve housing conditions and the physical and social environments for predominantly low-income residents; and

WHEREAS, the former Redevelopment Agency was dissolved on February 1, 2012. Pursuant to the Dissolution Act, on January 2, 2012, the City Council of the City of Palmdale designated the Housing Authority of the City of Palmdale ("Housing Authority") as the entity responsible for performing the housing functions previously performed by the former Redevelopment Agency. Consequently, the Housing Authority was transferred title to and is now the owner of the Authority Properties. The Authority Properties are comprised of the parcels listed below and outlined within Exhibit A:

1. APN 3008-010-906 - 0.18 acres located at 503 East Avenue Q3, which is currently being used as a neighborhood house/food pantry by local non-profits, known as the Yucca Neighborhood House;
2. APN 3008-010-907 - 0.18 acres located adjacent to 503 East Avenue Q3, vacant land which is currently being used as a community garden for seniors to have garden plots; known as Yucca Neighborhood Garden;
3. APN 3012-014-900 - 0.16 acres located at 1129 East Avenue R4, which is currently being used as a neighborhood house by local non-profits, known as Tumbleweed Neighborhood House;
4. APN 3021-005-900 - 0.17 acres located at 38627 32nd Street East, which is currently being used as a neighborhood house by local non-profits, known as Manzanita Neighborhood House; and
5. APN 3008-016-902 - 0.19 acres located at 38553 4th Street East, currently vacant land which had been used as a neighborhood house by local non-profits, known as Gabriel's Neighborhood House.

WHEREAS, each of the Authority Properties is less than one-half acre in area. None of the Authority Properties is contiguous to land owned by a state or local agency. None of the Authority Properties falls under any one of the following categories:

(A) Within a coastal zone.
(B) Adjacent to a historical unit of the State Parks System.
(C) Listed on, or determined by the State Office of Historic Preservation to be eligible for, the National Register of Historic Places.
(D) Within the Lake Tahoe region as defined in Section 66905.5; and

WHEREAS, the Housing Authority wishes to sell the Authority Properties acquired with former Redevelopment Agency Low and Moderate Income Housing Funds to eligible households, entities, non-profit organizations, or other qualified organizations in compliance with the affordability requirements of the California Community Redevelopment Law (Health and Safety Code Sections 33000, et seq.) ("Community Redevelopment Law") for low- and moderate-income housing purposes. Upon each sale of the Authority Properties, long-term affordability covenants will be recorded on the property to ensure the property remains affordable to low and moderate-income households in compliance with the affordability requirements of the Community Redevelopment Law; and

WHEREAS*,* the Surplus Land Act (Government Code Section 54220 et seq.)("SLA") provides the Housing Authority may declare the Authority Properties to be "exempt surplus land" under the SLA if the Authority Properties meet one of the exemptions set forth in the SLA for "exempt surplus land" currently set forth in Government Code Section 54221(f); and

WHEREAS*,* the Authority Properties qualify as "exempt surplus land" under Government Code Section 54221(f)(1)(B), which reads:

Surplus land that is less than one-half acre in area and is not contiguous to land owned by a state or local agency that is used for open space or low- and moderate-income housing purposes.

NOW THEREFORE, BE IT RESOLVED, THE HOUSING AUTHORITY OF THE CITY OF PALMDALE DOES HEREBY FIND, DETERMINE, RESOLVE AND ORDER AS FOLLOWS:

SECTION 1. The Housing Authority hereby finds and determines that all of the foregoing recitals are true and correct.

SECTION 2. The Housing Authority hereby finds, determines, and declares, based on substantial evidence in the record, including, but not limited to, the staff report which accompanies this Resolution, that the Authority Properties qualify as "exempt

surplus land" under the SLA, as amended, specifically Government Code Section 54221(f)(1)(B).

SECTION 3. Authorize the Executive Director or his designee to take all actions convenient and necessary to submit this declaration to the State of California Department of Housing and Community Development to approve the exemption under SLA, as amended, for each of the Authority Properties.

SECTION 4. The Authority Secretary shall certify to the adoption of this resolution.

PASSED, APPROVED and **ADOPTED** this 6th day of October, 2026.

_____
Eric Ohlsen, Chair

APPROVED AS TO FORM:

_____
Alexandra Severino
Authority Attorney

ATTEST:

_____
Rochelle Scott,
Authority Secretary

I, Rochelle Scott, Authority Secretary of the Housing Authority of the City of Palmdale, California, do hereby certify that the foregoing resolution was duly passed, approved, and adopted by the Housing Authority of the City of Palmdale at a special meeting of said Authority held on the 6th day of October, 2026, by the following roll call vote:

AYES: _____

NOES:_____

ABSTAIN:_____ABSENT:_____

Date: _____ _____
Rochelle Scott, Authority Secretary

EXHIBIT A

APN 3008-010-906 - 0.18 acres located at 503 East Avenue Q3
Yucca Neighborhood House



APN 3008-010-907 - 0.18 acres located adjacent to 503 East Avenue Q3
Yucca Neighborhood Garden



APN 3012-014-900 - 0.16 acres located at 1129 East Avenue R4
Tumbleweed Neighborhood House



APN 3021-005-900 - 0.17 acres located at 38627 32nd Street East
Manzanita Neighborhood House



APN 3008-016-902 - 0.19 acres located at 38553 4th Street East
Gabriel's Neighborhood House.



Housing Authority Staff Report

DATE: **OCTOBER 6, 2026**

TO: **HONORABLE CHAIR AND COMMISSIONERS**

FROM: **ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT HOUSING DIVISION**

DISTRICT: **ALL**

SUBJECT: **RECEIVE AND FILE THE HOUSING AUTHORITY OF THE CITY OF PALMDALE 2025-2026 ANNUAL REPORT PURSUANT TO HEALTH AND SAFETY CODE SECTIONS 34328 AND 34328.1 AND AUTHORIZE THE EXECUTIVE DIRECTOR OR HIS DESIGNEE TO SUBMIT THE REPORT TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD)**

RECOMMENDATION

Staff recommend that the City Council:

1. Receive and file the Housing Authority of the City of Palmdale 2025-2026 Annual Report pursuant to Health and Safety Code Sections 34328 and 34328.1; and,

2. Authorize the Executive Director or his designee to submit the report to HCD.

BACKGROUND

The Housing Authority of the City of Palmdale (Housing Authority) was activated by the City Council on April 9, 1997, pursuant to the California Housing Authorities Law. In accordance with California Health and Safety Code Sections 34328 and 34328.1, the Housing Authority is required to prepare an annual report describing its activities during the preceding fiscal year. The annual report is required to be filed with the City Clerk and submitted to HCD each year. The FY 2025-2026 Annual Report is being presented to the Housing Authority Board to receive and file prior to submission to HCD.

DISCUSSION

Staff has prepared the Housing Authority 2025-2026 Annual Report to summarize the Authority's activities during the fiscal year. The report includes activities involving Housing Authority assets, including the Low- and Moderate-Income Housing Asset Fund and other housing assets assumed from the former Community Redevelopment Agency of the City

of Palmdale. The report provides an overview of the Authority's management and use of these housing resources during the reporting period.

Through the continued stewardship of these housing resources, the Housing Authority supports the long-term preservation and development of affordable housing opportunities in Palmdale. These efforts help ensure that available housing resources continue to serve the community and provide meaningful benefits to low- and moderate-income households.

FISCAL IMPACT

$0; There is no fiscal impact associated with this action.

STRATEGIC PLAN

Goal II: Ensure long-term fiscal health of the City and maintain funding for services.

A. Manage resources, costs, and liabilities to ensure the City's long-term fiscal health.

Prepared by:	Megan Taggart, Director of Economic & Community Development
Certified as to availability of Funds:	Janelle Samson, Deputy City Manager
Approved by:	Salvador Mendez, Executive Director
Approved as to form:	Alexandra Severino, Authority Attorney

ATTACHMENTS

Rpt. 2025-2026 Housing Authority of the City of Palmdale Annual Report

Housing Authority of the City of Palmdale

PALMDALE

a place to call home

2025-2026 Annual Report

Pursuant to Health and Safety Code Sections 34328 and 34328.1

Contact:
Department of Economic & Community Development – Housing Division
Megan Taggart, Director
Henry Hernandez, Analyst I
38250 Sierra Highway
Palmdale, California 93550
(661) 267-5126

Contents

I. Preface

II. Report of Affordable Housing Activities

a. Assumption of Housing Assets from Former Redevelopment Agency
b. Management of Housing Authority-Owned Properties
c. Housing Authority Affordable Housing Activities

III. Other Required Information

I. PREFACE

In accordance with California Health and Safety Code Sections 34328 and 34328.1, a Housing Authority is required to file an annual report at least once a year with the clerk of the respective city or county and with the Department of Housing and Community Development (HCD) describing its activities for the preceding year. The report shall contain information adequate for the city, county, or department to determine that the requirements of Section 34312.3 have been met for any activity undertaken pursuant to that section.

II. REPORT OF AFFORDABLE HOUSING ACTIVITIES

a. Assumption of Housing Assets from Former Redevelopment Agency

The Housing Authority of the City of Palmdale (Housing Authority) assumed the housing assets and obligations of the Low- and Moderate-Income Housing Fund (LMIHF) of the former Community Redevelopment Agency of the City of Palmdale (former Redevelopment Agency) in January 2012, effective February 1, 2012, pursuant to Assembly Bill No. 26 (2011-2012 1st Ex. Sess.). The proceeds from the assets assumed from the former Redevelopment Agency are held in the Housing Authority's Low- and Moderate-Income Housing Asset Fund (HAF).

b. Management of Housing Authority-Owned Properties

Health and Safety Code Section 34312.3(c) requires that not less than 20 percent of units in housing projects assisted by a housing authority be available for occupancy on a priority basis to persons of low income.

The Housing Authority owns and operates three mobile home parks: Boulders at the Lake, Boulders at the Ranch I, and Boulders at the Ranch II. Based on the 2025-2026 annual income certifications provided by the property manager, each property met the applicable affordability requirements during the reporting period. Boulders at the Lake reported that more than half of households were within the low-income category, while approximately 93% of households at Boulders at the Ranch I and 91% at Boulders at the Ranch II were within or below the low-income category, based on household size and income. The Housing Authority will continue to monitor the properties for ongoing compliance.

The Housing Authority also owns and operates 291 units of affordable rental housing at Impressions Apartments (109 units), La Quinta Apartments (100 units), Park Vista Apartments (28 units), and Summerwood Apartments (54 units). The properties are subject to recorded affordability restrictions and applicable income and rent requirements, including units designated for low- and very low-income households. Based on these affordability requirements, the apartment portfolio meets the requirements of Health and Safety Code Section 34312.3(c). The Housing Authority will continue to monitor the properties for ongoing compliance.

No tenancy or Section 8 voucher terminations associated with victims of domestic violence during the reporting period were reported to the Housing Authority.

Multi-family Mortgage Revenue Bonds were issued in 1998 for the acquisition and rehabilitation of the three mobile home parks and were refinanced in 2003 and 2005. The related Promissory Note was assumed by the Housing Authority in 2003 when title to the properties was transferred from the prior owner. Multifamily Housing Revenue Bonds were also issued in 2015 for the acquisition and rehabilitation of 291 affordable rental units at the Impressions, La Quinta, Park Vista, and Summerwood Apartments.

The related Promissory Notes are paid from net cash flow generated by the respective properties. Based on financial statements provided by the property management company, the apartment properties are current in their payment obligations to U.S. Bank. Payments associated with the mobile home parks are made directly to the City and have been confirmed as current by the Finance Department.

c. Housing Authority Affordable Housing Activities

The Housing Authority assumed the former Redevelopment Agency's affordability covenants and conducted annual monitoring and enforcement of owner compliance with the restrictions imposed on projects assisted with the Low- and Moderate-Income Housing Asset Fund (LMIHAF). The Housing Authority continued implementing the enforceable housing obligations assumed from the former Redevelopment Agency and funded with the LMIHAF in accordance with California Redevelopment Law.

The Housing Authority tracks and reports on all contractual agreements governing affordable housing assets. The following list includes all new agreements executed as well as existing agreements under which monitoring, enforcement, or funding activity occurred during this reporting period:

1. Second Amendment with The Salvation Army (A-8366) to revise the HPRP program budget line items for rental assistance, program delivery costs, and administrative costs without changing the total agreement amount.
2. Third Amendment with The Salvation Army (A-8366) to exercise the first one-year extension for consultant services for the Homelessness Prevention and Rapid Rehousing Program (HPRP), extending the agreement term through June 30, 2027.
3. Agreement with Keyser Marston (A-9581) for Financial Analysis Services for Housing Authority owned properties**.**

4. Fourteenth Implementation Agreement (A-5078) to Affordable Housing Agreement with Homes for Families replacing the Second Amended and Restated Infrastructure Loan with the Third Amended and Restated Infrastructure Loan Note.
5. Fifteenth Implementation Agreement to Affordable Housing Agreement with Homes for Families (A-5078) replacing the Twelfth Schedule of Performance in its entirety by the Thirteenth Schedule of Performance attached to the Fifteenth Implementation Agreement.
6. First Amendment to the Agreement with Nash Construction (A-8565) for ongoing general contractor and minor construction services to extend the Contract for one-year.
7. Agreement Authorization with Nash Construction (A-8565-P) for ongoing general contractor and minor construction services at Boulders at the Ranch I.
8. Agreement Authorization with Nash Construction (A-8565-Q) for ongoing general contractor and minor construction services at the Impressions Apartments.
9. Agreement Authorization with Nash Construction (A-8565-R) for ongoing general contractor and minor construction services at 38553 4th Street East.
10. Amendment to Agreement A-9121 with LINC 4th Street Palmdale, LP to extend the Exclusive Negotiation Agreement for the proposed development of affordable rental housing.
11. Agreement (A-9529) with Kelly Williams, Marvin McKinnon to list 38553 4th Street for sale for low-income housing.
12. First Amendment to Agreement (A-7571) with Fraizer Capital Valuation, Inc. to extend the agreement for an additional one-year term, leaving the second option for one additional year available.
13. Agreement (A-9242) an Affordable Housing Agreement with Victory Outreach to lease property located at 513 East Avenue Q4 for the rehabilitation of four rental housing units that will be available for Very Low-Income households at risk of homelessness.
14. Agreement with Good Guard Security Inc. (A-9189) for security services at the Housing Authority facilities.
15. Agreement (A-9635) with LDM Associates, Inc., for Rehabilitation Management Services for Housing Authority properties.
16. Agreements under the Veterans Purchase Assistance Loan Program (VPAL):
    a. (A-9809) Lot #40
    b. (A-9606) Lot #39

III. OTHER REQUIRED INFORMATION

The Housing Authority, in its capacity as the housing successor to the former Redevelopment Agency, is also required to conduct an independent financial audit for the previous fiscal year and to prepare a report on its housing activities as specified in Health and Safety Code Section 34176.1(f). The audit, report, and the Housing Authority budget will be presented to the Housing Authority Board at a later date.

The Housing Authority recommends legislation to address the State of California Department of Finance's refusal to use Redevelopment Property Tax Trust Funds (RPTTF) to pay Housing Authority administrative costs relating to the transferred housing assets and obligations of former Redevelopment Agencies.

In addition, the Housing Authority recommends legislation to address the impacts of "Accessory Dwelling Units" by right (SB1069) on sewer infrastructure, traffic, and parking in residential zones, as an unfunded mandate.

MINUTES
CITY COUNCIL/SA/HA/IDA/PAA/PFA
CITY HALL COUNCIL CHAMBER
38300 SIERRA HIGHWAY, SUITE B
PALMDALE, CALIFORNIA
JUNE 2, 2026
5:00 PM

1) CALL MEETING TO ORDER

Mayor Ohlsen called the meeting to order at 5:05 pm.

Note: All City Council memberships are reflected in their City Council titles.

2) ROLL CALL MAYOR OHLSEN, MAYOR PRO TEM BISHOP, COUNCILMEMBERS LOA, BETTENCOURT, ALARCÓN
COMMISSIONERS FRAGA-SAENZ, BETTS

PRESENT: Eric Ohlsen, Austin Bishop, Richard J. Loa, Laura Bettencourt, Andrea Alarcón, Christina Fraga-Saenz, Dianne Betts.
ABSENT: None.

3) PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

Planning Commissioner Elize led the pledge of allegiance.

4) NON-AGENDA PUBLIC COMMENTS

Eugene Hernandez commended Deputy Director Livingston on the pavement presentation and expressed support for a directly elected mayor.

Getro Elize highlighted the accomplishments of the Palmdale Knights Youth Football Program and requested City assistance with access to fields and equipment.

Michael Ross discussed district town hall meetings, inquired about the future occupant of the Commerce Center, requested that the developer maintain cleanliness in his neighborhood, and expressed support for a drive-in theater.

Dr. Coronado complimented Councilmember Alarcón's leadership, discussed efforts to strengthen relationships with the City Council, expressed support for Captain Bardon and his communication with the community, and thanked the Mayor for preparing certificates for a recent event.

Jason Zink discussed the work of tree trimming contractors, landscaping at the Sheriff's Department, the 250th Anniversary of America, the election of the Mayor at-large, and requested free candidate statements for the City's municipal election.

Rich Gallego discussed a proposed ordinance regarding regularly scheduled town hall meetings, a new Code of Conduct for Councilmembers, and the election of the Mayor in Palmdale.

Rodney Woods, President of the Palmdale Knights Youth Football Program, spoke

about the program's accomplishments and requested City support. Coach Romero also spoke in support of the program and requested City assistance. Members of the Palmdale Knights Youth Football Program introduced themselves. Dolores Woods, the program's treasurer, also requested City support.

Councilmember Alarcón committed $1,000 from her discretionary funds to support the Palmdale Knights Youth Football Program. She also requested that the City Council consider incorporating funding into the budget to provide ongoing support for youth organizations such as the Palmdale Knights.

Mayor Ohlsen thanked the Palmdale Knights Youth Football Program for attending the meeting, congratulated the team on its accomplishments, and expressed the City's commitment to supporting the program in the coming year.

Mayor Ohlsen closed Public Comments.

Items 7.1 and 7.2 were heard at this time.

5) CLOSED SESSION

City Attorney Severino confirmed that the items would be heard as listed. She requested that Councilmember Alarcón recuse herself from Item 5.2 due to a conflict.

Public Comments: Jason Zink spoke in opposition to moving the Closed Session.

5.1) CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION
Significant exposure to litigation: (1 potential case – facts and circumstances unknown to potential plaintiffs)
This closed session is being held pursuant to the authority of California Government Code Section 54956.9, paragraph (2) of subdivision (d).

5.2) CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION
Initiation of litigation: (1 case)
This closed session is being held pursuant to the authority of California Government Code Section 54956.9, paragraph (4) of subdivision (d).

ANNOUNCEMENT BY CITY ATTORNEY

Closed Session was held from 5:46 pm - 7:01 pm.

City Attorney Severino announced the following:

5.1) There was no reportable action.

5.2) Council voted to appoint Mayor Ohlsen and Councilmember Loa as an ad-hoc committee to investigate allegations.

6) CONSENT CALENDAR

The following individuals provided public comment:

David Harris, Community Development Center, spoke in support of the fireworks stands (Item 6.5) and pledged a $500 donation to the Palmdale Knights Youth

Football Program.

Eugene Hernandez expressed support for reopening the Cultural Center.

Jason Zink spoke in support of the fireworks stands, proposed that the City refund the $1,000 permit fee, requested a no-horn railroad crossing, and discussed reopening the Chimbole Cultural Center.

Mark Maldonado discussed fireworks permit fees and expressed support for providing assistance to nonprofit organizations.

Mayor Ohlsen closed the public comments.

The following items were pulled for discussion: 6.2, 6.5, and 6.13 through 6.17.

6.1) Waive full reading of the Resolution(s) and/or Ordinance(s) to be considered and voted on at this meeting. (This allows for reading the title only in lieu of reciting the entire text).

6.2) Receive and File the Monthly Investment Activity Report for April 2026.

Deputy City Manager Samson presented the staff report.

Councilmember Alarcón inquired about fluctuations in the financial market and how the City's investments are being protected. Deputy City Manager Samson explained the City's investment protection strategies and safeguards.

Motion: Receive and File the Monthly Investment Activity Report for April 2026. Moved by Andrea Alarcón, seconded by Richard J. Loa.

Vote: Motion carried (5-0)
Yes: Eric Ohlsen, Austin Bishop, Richard J. Loa, Laura Bettencourt, Andrea Alarcón.

6.3) Adopt Resolution No. CC 2026-036, a Resolution of the City Council of the City of Palmdale establishing an appropriations limit for Fiscal Year 2026-27 pursuant to Article XIII B of the California Constitution and repealing Resolution No. CC 2025-044.

6.4) Approve Purchase Order 20270000 with Amazon Capital Services, Inc., DBA Amazon Business, in an amount not to exceed $328,200 for Fiscal Year 2026-27.

6.5) Approve 33 non-profit organizations, including their proposed locations for fireworks stands, and recommend permit issuance.

Interim Deputy Director Magana presented the staff report.

Councilmember Alarcón referenced a previous Council discussion and inquired why the policy discussion regarding a potential ban on fireworks had not been brought back for Council consideration. City Manager Salvador explained that there had been significant public support for Safe and Sane fireworks, the upcoming 250th Anniversary of America was a consideration, and there was

limited interest in revisiting the issue at that time.

Mayor Pro Tem Bishop discussed survey results and Cal Fire maps, noting strong public support for the continued use of Safe and Sane fireworks.

Mayor Ohlsen discussed the permit fees charged to nonprofit organizations and suggested using fines collected from illegal fireworks violations to help offset enforcement costs. He also expressed support for refunding permit fees to nonprofit organizations and requested that informational packets regarding fire hazard zones and fireworks restrictions be provided by vendors to purchasers.

Mayor Pro Tem Bishop moved to approve the item with a partial discount or refund of permit fees for nonprofit organizations.

The City Council held further discussion regarding the location of nonprofit organizations, fundraising opportunities, and the upcoming 250th Anniversary of America.

Motion: Approve 33 non-profit organizations, including their proposed locations for fireworks stands, and recommend permit issuance and refund the fees to the organizations.
Moved by Andrea Alarcón, seconded by Laura Bettencourt.

Vote: Motion carried (5-0)
Yes: Eric Ohlsen, Austin Bishop, Richard J. Loa, Laura Bettencourt, Andrea Alarcón.

6.6) Receive and file the annual report for the Palmdale Tourism Improvement District (PTID) for fiscal year 2025-26.

6.7) Approve Agreement with Civica Law Group, APC for Legal Services for Criminal Prosecution of Palmdale Municipal Code Violations in an amount not to exceed $190,000 for a two-year term through June 30, 2028.

6.8) Adopt Resolution No. CC 2026-008, a Resolution of the City Council of the City of Palmdale declaring its intention to continue assessments for Fiscal Year 2026-27, preliminarily approving the annual Engineer's Report, and providing Notice of Public Hearing for the City of Palmdale Drainage Benefit Assessment Districts No. 1 and No. 2006-02.

6.9) Adopt Resolution No. CC 2026-009, a Resolution of the City Council of the City of Palmdale declaring its intention to continue assessments for Fiscal Year 2026-27, preliminarily approving the Annual Engineer's Reports, and providing for Notice of Hearing for the City of Palmdale Landscape Maintenance Assessment Districts and Annexations, Park Maintenance and Recreation Improvement District, and Streetlight Maintenance Assessment Districts and Annexations.

6.10) Adopt Resolution No. CC 2026-030, a Resolution of the City Council of the City of Palmdale, setting aside portions of city-owned lands (APNs 3009-021- 904, 3014-002-905, 3014-029-900, 3014-008-902, 3014-008-903, 3014-008-904, 3014-008-905), for Right-of-Way and bikeway easements along Avenue R for public road and highway purposes.

6.11) Approve Agreement with Superion LLC, a CentralSquare Technologies Company, for cloud migration and continued Enterprise Asset Management System subscription services, for a total not to exceed amount of $356,485 for a three-year term through June 30, 2029.

6.12) Approve Second Amendment to Agreement with Parsons Transportation Group for PN 653, Palmdale Blvd. and Sierra Highway Railroad Crossing Safety Upgrades Project, increasing the agreement amount by $428,480 for a total not to exceed amount of $1,596,572 for an additional term of 365 calendar days.

6.13) Approve Agreement with Willdan Engineering for Construction Management and Observation Services for PN 796, 45th Street East Sewer, Storm Drain, and Street Improvement Project, for a total not to exceed amount of $877,190 for a term of 251 working days from the effective date of the agreement.

Director Torres presented the staff report.

Councilmember Alarcón raised several questions regarding the contracting and procurement process. City Manager Mendez responded to her concerns.

The City Council and staff engaged in further discussion regarding the contract award, the City's procurement process, and concerns related to Willdan.

Jeff Stuart, representing Willdan, spoke about the firm's longstanding service to the City and commented on the City's rigorous procurement process.

Director Torres provided additional information regarding the procurement process, followed by further discussion between the City Council and staff.

Motion: Approve Agreement with Willdan Engineering for Construction Management and Observation Services for PN 796, 45th Street East Sewer, Storm Drain, and Street Improvement Project, for a total not to exceed amount of $877,190 for a term of 251 working days from the effective date of the agreement.
Moved by Eric Ohlsen, seconded by Richard J. Loa.

Vote: Motion carried (4-1)
Yes: Eric Ohlsen, Austin Bishop, Richard J. Loa, Laura Bettencourt.
No: Andrea Alarcón.

6.14) Approve Agreement with ZECO, INC. for Construction Services on PN 851, Courson Park Revitalization Project, for a total not to exceed amount of $5,431,804 for a term of 280 working days from the date of the Notice to Proceed.

Motion: Approve Agreement with ZECO, INC. for Construction Services on PN 851, Courson Park Revitalization Project, for a total not to exceed amount of $5,431,804 for a term of 280 working days from the date of the Notice to Proceed.
Moved by Eric Ohlsen, seconded by Austin Bishop.

Vote: Motion carried (4-1)
Yes: Eric Ohlsen, Austin Bishop, Richard J. Loa, Laura Bettencourt.
No: Andrea Alarcón.

6.15) Approve Agreement with Cumming Management Group, Inc., for Construction Management and Observation Services for PN 878, Chimbole Center-Library Renovation Phase 1 Project, for a total not to exceed amount of $1,136,200 for a term of 660 calendar days from the effective date of the agreement.

Motion: Approve Agreement with Cumming Management Group, Inc., for Construction Management and Observation Services for PN 878, Chimbole Center-Library Renovation Phase 1 Project, for a total not to exceed amount of $1,136,200 for a term of 660 calendar days from the effective date of the agreement.
Moved by Eric Ohlsen, seconded by Austin Bishop.

Vote: Motion carried (4-1)
Yes: Eric Ohlsen, Austin Bishop, Richard J. Loa, Laura Bettencourt.
No: Andrea Alarcón.

6.16) Approve Agreement with Paragon Partners Consultants, Inc., for Right-of- Way Engineering Services, for PN 914, Rancho Vista Blvd. Grade Separation Project, for a total not to exceed amount of $691,005 for a term of two years from the date of the Notice to Proceed.

Motion: Approve Agreement with Paragon Partners Consultants, Inc., for Right-of-Way Engineering Services, for PN 914, Rancho Vista Blvd. Grade Separation Project, for a total not to exceed amount of $691,005 for a term of two years from the date of the Notice to Proceed.
Moved by Eric Ohlsen, seconded by Austin Bishop.

Vote: Motion carried (4-1)
Yes: Eric Ohlsen, Austin Bishop, Richard J. Loa, Laura Bettencourt.
No: Andrea Alarcón.

6.17) Approve Construction Agreement with Vance Corporation for PN 917A, Avenue R Phase I from 25th Street East to Tackstem Avenue, for a total not to exceed amount of $12,777,832 for a term of 120 working days from the date of the Notice to Proceed.

City Attorney Severino discussed the evaluation of the bid protest. Director of Public Works Torres provided additional clarification.

Motion: Approve Construction Agreement with Vance Corporation for PN 917A, Avenue R Phase I from 25th Street East to Tackstem Avenue, for a total not to exceed amount of $12,777,832 for a term of 120 working days from the date of the Notice to Proceed.
Moved by Eric Ohlsen, seconded by Richard J. Loa.

Vote: Motion carried (4-1)
Yes: Eric Ohlsen, Austin Bishop, Richard J. Loa, Laura Bettencourt.
No: Andrea Alarcón.

6.18) Approve the minutes from the previous meeting.

Motion: Approve the consent calendar with the exception of 6.2, 6.5, and 6.13 through 6.17.
Moved by Richard J. Loa, seconded by Laura Bettencourt.

Vote: Motion carried (5-0)
Yes: Eric Ohlsen, Austin Bishop, Richard J. Loa, Laura Bettencourt, Andrea Alarcón.

7) APPOINTMENTS

7.1) Reappointment of Planning Commissioners in Districts 1,3, and 4.
Motion: Reappointment of Planning Commissioners in Districts 1,3, and 4 for a term to expire in June 2028.
Moved by Eric Ohlsen, seconded by Richard J. Loa.

Vote: Motion carried (5-0)
Yes: Eric Ohlsen, Austin Bishop, Richard J. Loa, Laura Bettencourt, Andrea Alarcón.

7.2) Nominate and appoint one public member to the Palmdale Enhanced Infrastructure Financing District (EIFD) Public Financing Authority (PFA) to serve the remainder of a two-year term set to expire June 30, 2027.

Council discussed the resumes.

Councilmember Alarcón nominated Gene Yang.

Councilmember Loa nominated Ricky Jeffords. The motion died for lack of a second.

Mayor Ohlsen seconded Councilmember Alarcón's motion.

Ms. Jessica Joseph, applicant, discussed her experience in the Antelope Valley that relate to infrastructure.

The following individuals provided public comments: Jason Zink nominated himself for the public member position and spoke about his experience in the Antelope Valley.

Mayor Pro Tem Bishop nominated Jessica Joseph and spoke about her experience with infrastructure. The motion died for lack of a second.

Motion: Appoint Gene Yang as the public member to the Palmdale Enhanced Infrastructure Financing District (EIFD) Public Financing Authority (PFA) to serve the remainder of a two-year term set to expire June 30, 2027.
Moved by Andrea Alarcón, seconded by Eric Ohlsen.

Vote: Motion carried (5-0)
Yes: Eric Ohlsen, Austin Bishop, Richard J. Loa, Laura Bettencourt, Andrea Alarcón.

8) PUBLIC HEARING

8.1) Adopt Resolution No. CC 2026-028, a Resolution of the City Council of the City of Palmdale, approving MOD 26-0009 amending a previously approved density bonus agreement 22-002 (A-7912), to facilitate the construction of a 48-unit multi-family residential development on one vacant parcel totaling approximately one acre located East of 9th Street East, approximately 100 feet South of East Avenue Q; and, authorize the City Manager or his designee to exercise the option to amend the agreement as necessary, including minimal and /or non-substantive changes (APN: 3008-040-012).

Mayor Ohlsen opened the public hearing.

City Clerk read the title of the resolution.

Interim Deputy Director Magana presented the staff report.

Public Comments: None.

Mayor Ohlsen closed the public hearing.

Motion: Adopt Resolution No. CC 2026-028, a Resolution of the City Council of the City of Palmdale, approving MOD 26-0009 amending a previously approved density bonus agreement 22-002 (A-7912), to facilitate the construction of a 48- unit multi-family residential development
Moved by Richard J. Loa, seconded by Austin Bishop.

Vote: Motion carried (5-0)
Yes: Eric Ohlsen, Austin Bishop, Richard J. Loa, Laura Bettencourt, Andrea Alarcón.

8.2) Receive and File the Fiscal Year 2026-27 Annual Employee Vacancy Report in accordance with Assembly Bill 2561.

Mayor Ohlsen opened the public hearing.

Human Resources Director Barrios presented the staff report.

Public Comments: Jason Zink commented regarding local outreach on open positions.

Mayor Ohlsen closed the Public Hearing.

Motion: Receive and File the Fiscal Year 2026-27 Annual Employee Vacancy Report in accordance with Assembly Bill 2561.
Moved by Richard J. Loa, seconded by Laura Bettencourt.

Vote: Motion carried (5-0)
Yes: Eric Ohlsen, Austin Bishop, Richard J. Loa, Laura Bettencourt, Andrea Alarcón.

8.3) Approve economic development subsidy agreements with Palmdale Auto Mall dealerships.

Mayor Ohlsen opened the public hearing.

Councilmember Bettencourt recused herself.

Mayor Pro Tem Bishop recused himself for having done business with Palmdale Auto Mall dealerships.

City Attorney Severino presented the staff report.

Rich Gallego, Dr. Coronado, Michael Ross, and Mark Maldonado commented in support of approving this item. Jason Zink opposed approving this item.

Mayor Ohlsen closed the public comments.

Councilmember Loa discussed the form of security on the item and requested to add to item 7C the following language, "Delivery of the fully executed bond; or other form of security provided that such bond or security is in a form, amount, and substance acceptable to the City Manager and the City Manager's sole discretion. The City Manager shall have the authority to determine whether any proposed security adequately protects the City's interest and satisfies the requirements of this agreement."

Councilmember Alarcon asked questions regarding the process and how the contract came about. City Attorney Severino clarified that a majority of the Council voted to add the item to the agenda.

Mayor Ohlsen discussed the auto dealers approaching the City regarding the pressure from manufacturers to upgrade the showrooms, a property owner in the Auto Mall seeking zoning changes, and the formation of the Auto Mall Subcommittee.

City Attorney Severino explained that Councilmember Alarcon had raised concerns that the matter was outside the scope of the subcommittee. To address those concerns, she requested that the full Council vote on whether to place the item on the agenda.

At Mayor Ohlsen's request, City Attorney Severino further explained why the matter was considered outside the scope of the subcommittee. She stated that, because a loan had not been specifically discussed or included within the subcommittee's scope, the Council was asked to make a motion to place the item on the agenda.

Councilmember Alarcon asked about the purpose of the subcommittee. Further discussion took place among Councilmember Alarcon, City Attorney Severino, Mayor Ohlsen, and Councilmember Loa regarding the subcommittee's role in addressing zoning issues and working through concerns related to the Auto Mall Specific Plan, including financial matters.

Councilmember Alarcon stated the subcommittee included three members of the Council and noted that ad hoc committees must be comprised of fewer than

a majority of the Council. She stated that it was a subcommittee, not an ad hoc committee, and that it was subject to the Brown Act and posting requirements.

Mayor Ohlsen confirmed that the subcommittee originally consisted of himself and Mayor Pro Tem Bishop. After Mayor Pro Tem Bishop recused himself because he accepted a job with Toyota, Councilmember Bettencourt was appointed to serve on the subcommittee with Mayor Ohlsen.

City Attorney Severino stated that the concerns raised regarding the process were cured by the Council's majority vote to add the item to the agenda.

Further discussion took place among the Council and City Attorney Severino regarding the process for adding the item to the agenda and the scope of the Auto Mall Subcommittee meetings.

Councilmember Loa restated his motion.

Councilmember Alarcón expressed additional concerns regarding liability issues associate with the subcommittee.

Motion: Approve economic development subsidy agreements with Palmdale Auto Mall dealerships and adding to item 7C the following language, "Delivery of the fully executed bond; or other form of security provided that such bond or security is in a form, amount, and substance acceptable to the City Manager and the City Manager's sole discretion. The City Manager shall have the authority to determine whether any purposed security adequately protects the City's interest and satisfies the requirements of this agreement."
Moved by Richard J. Loa, seconded by Eric Ohlsen.

Vote: Motion carried (2-1)
Yes: Eric Ohlsen, Richard J. Loa.
No: Andrea Alarcón.

Mayor Pro Tem Bishop and Councilmember Bettencourt returned to the dais.

9) JOINT PUBLIC HEARING CC/SA/HA/IDA/PAA/PFA.

9.1) Adopt Joint Resolution of the City Council of the City of Palmdale No. CC 2026-033, Successor Agency to the Community Redevelopment Agency of the City of Palmdale No. SA 2026-005, Housing Authority of the City of Palmdale No. HA 2026-001, Industrial Development Authority No. IDA 2026-001, Palmdale Airport Authority No. PAA 2026-001, Palmdale Financing Authority No. PFA 2026-001, collectively the Approving Legislative Bodies (ALB), Adopting the City of Palmdale's Annual Budget for Fiscal Year 2026-27 and Approving Revenue and Expenditure Adjustments to Fiscal Year 2025-26; Adopt Resolution No. CC 2026-032, a Resolution of the City Council of the City of Palmdale approving the publicly available pay schedule for general employee classifications to ensure compliance with the Public Employees' Retirement System (CalPERS) pensionable compensation requirements; and, Adopt Resolution No. CC 2026-035, a Resolution of the City Council of the City of Palmdale approving the publicly available pay schedule for Parks and Recreation unbenefited employee classifications to ensure compliance with the Public Employees' Retirement System (CalPERS) pensionable compensation

requirements.

Mayor Ohlsen opened the public hearing.

City Clerk Scott read the title of the resolutions.

Deputy City Manager Samson provided a presentation on the proposed Fiscal Year 2026/27 Budget.

Councilmember Alarcón discussed the Measure AV schedule and expressed concerns regarding the lack of support for small businesses. Deputy City Manager Samson and Economic and Community Development Director Taggart provided clarification on items related to Economic Development.

Councilmember Bettencourt announced her departure from the meeting at 8:56 pm.

Deputy City Manager Samson continued the presentation.

Councilmember Loa asked if there is a schedule breakdown for Measure PD. Deputy City Manager Samson clarified that Measure PD is incorporated into the General Fund and is not tracked separately. She further stated Measure PD is generating $27M annually. Councilmember Alarcón spoke about future revenues for street sweeping, Public Safety Director McComas and City Manager Mendez provided details on the street sweeping plan.

The following individuals provided public comments: David Akers, Michael Ross, Jason Zink, and Steve Ling.

Mayor Ohlsen closed the public comment.

Motion: Adopt Joint Reso. No. CC 2026-033, SA 2026-005, IDA 2026-001, PAA 2026-001, PFA 2026-001, CC 2026-032, and CC 2026-035.
Moved by Richard J. Loa, seconded by Eric Ohlsen.

Vote: Motion carried (3-1)
Yes: Eric Ohlsen, Austin Bishop, Richard J. Loa.
No: Andrea Alarcón.
Absent: Laura Bettencourt.

Motion: Adopt Reso. No. HA 2026-001.
Moved by Christina Fraga-Saenz, seconded by Dianne Betts.

Vote: Motion carried (5-1)
Yes: Eric Ohlsen, Austin Bishop, Richard J. Loa, Christina Fraga-Saenz, Dianne Betts.
No: Andrea Alarcón.
Absent: Laura Bettencourt.

10) NEW BUSINESS

10.1) Discussion and direction regarding the preparation of Resolutions related to the potential repeal and deferred implementation of Measure PD.

City Attorney Severino presented the staff report.

Councilmember Alarcón introduced her previous motion requesting an ordinance to fully repeal Measure PD, submit the matter to the voters, and to fully defer further implementation of Measure PD until the November 3, 2026 election results are certified. She commented on her prior opposition to Measure PD and its impact on residents. The motion did not receive a second.

Mayor Pro Tem Bishop discussed the City's 11.25% sales tax, emphasizing the importance of protecting local revenue, maintaining funding for law enforcement services, and exploring options to gradually reduce the tax rate while preserving the City's financial stability, including adjusting the rate to be more consistent with neighboring cities.

Mayor Ohlsen moved to defer the future implementation of Measure PD. Councilmember Loa seconded the motion.

The following individuals provided public comment: Rich Gallego, PFC, discussed the impact of the City's sales tax on residents and his family. Dr. Miguel Coronado expressed support for repealing Measure PD. Michael Ross commented on the effects of the sales tax on residents and discussed the City budget. David Akers spoke in favor of repealing and halting the implementation of Measure PD and also addressed the City budget. Marcos Alvarez discussed the financial impact of the sales tax on his family. Steve Ling commented on super commuters spending tax dollars in neighboring cities, local crime statistics, and schools. Jason Zink discussed Measure PD and funding provided to AV Edge and the Auto Mall.

Mayor Pro Tem Bishop proposed a substitute motion to temporarily authorize a reduction in the sales tax rate to 10.75% to align with neighboring cities. City Attorney Severino advised that the City cannot reduce the sales tax, but can defer it.

Mayor Ohlsen explained that Measure PD authorized the city to increase its tax by one percent. The city immediately implemented a half of percent, deferred a quarter of percent to 28 or 29, and the second quarter percent to 29 or 30. Then Mayor Ohlsen made a motion to not implement the future money, leave the half of percent on the books and for now reject the future half of percent.

The City Council engaged in further discussion regarding available options, including deferring future Measure PD increases by resolution. The consensus was to defer the future implementation of the remaining Measure PD increases while continuing to evaluate additional options.

Motion: Defer the future implementation of Measure PD.
Moved by Eric Ohlsen, seconded by Richard J. Loa.

Vote: Motion carried (4-0)
Yes: Eric Ohlsen, Austin Bishop, Richard J. Loa, Andrea Alarcón.
Absent: Laura Bettencourt.

11) CITY MANAGER'S REPORT

City Manager Mendez provided an update on several upcoming events, including the Antelope Valley Taco Festival on June 6 in Poncitlan Square; Family Movie Nights on June 12 and June 26 at the Amphitheater; Juneteenth on June 19 in Poncitlan; Fourth of July, Independence Day celebration on July 4 at the Amphitheatre; Stars and Stripes Summer Fun June 8 through August 7 at Domenic Massari, Marie Kerr and Sam Yellen parks; and High Desert Corridor community meetings to discuss the early design of the high speed rail on June 8 at the Playhouse.

12) SHERIFF'S REPORT

Captain Bardon provided an update: April response times to routine calls were 88 minutes; 3,985 calls for service; 279 Part 1 Crimes; 6 gang-related shootings; 328 arrests; 52 firearms recovered; injuries and collisions down 15%; 5 fatal collisions; and 2,803 citations. He reported collaborating with the City on issues at the AV Mall and announced a proposed midsummer gun buyback event. Be the Bridge Interfaith group will attend some of the city and county events.

13) COUNCIL REPORTS, ANNOUNCEMENTS AND REQUESTS FOR FUTURE AGENDA ITEMS

Councilmember Alarcón requested the following future agenda items:

- Presentation on the MARRC regarding its status and use protocol
- AV Edge presentation
- Letter of support for a Skilled Nursing Facility
- Discussion regarding quarterly reports on contracts entered into and expenditures made under City Manager authority.
- Policy requiring that the City Attorney not use personal electronic devices during City meetings.
- Add to a future agenda the town hall ordinance. Alarcón/Ohlsen

Mayor Pro Tem Bishop thanked staff and the members of the public for their participation in the meeting. He discussed lowering the sales tax.

15) ADJOURNMENT

Mayor Ohlsen adjourned the meeting at 10:36 pm to July 7, 2026, at 5:00 p.m. in the City Hall Council Chamber located at 38300 Sierra Highway, Suite B, Palmdale, California.

PASSED, APPROVED, and ADOPTED this 7th day of July 2026.

_____
Eric Ohlsen, Mayor

ATTEST:

_____
Rochelle Scott, City Clerk

City Council Staff Report

DATE: **OCTOBER 6, 2026**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **OPERATIONS DEPARTMENT**
FINANCE DIVISION

DISTRICT: **ALL**

SUBJECT: **RECEIVE AND FILE THE MONTHLY INVESTMENT ACTIVITY REPORTS FOR AUGUST 2026**

RECOMMENDATION

Staff recommend that the City Council:

1. Receive and file the August 2026 monthly investment activity reports for the City of Palmdale and Successor Agency.

BACKGROUND

In accordance with Section 16 of the City and Successor Agency Investment Policy, the City Treasurer is required to prepare and present monthly and quarterly investment reports to the City Manager/Executive Director and the City Council/Board of Directors. These reports include detailed information on each investment, including the investment type, issuer name, purchase date, maturity date, amount invested, and interest rate. Reporting covers all pooled investments of the City and Successor Agency, as well as Certificates of Participation, Revenue Bonds, Tax Allocation Bonds, Assessment Districts, and Community Facilities District accounts managed by external fiscal agents.

The monthly and quarterly investment reports provide an overview of the City and Successor Agency's investment activity and portfolio performance. They summarize total assets, portfolio allocations, average maturities, yields, and book values. The interest rates presented reflect the most current rates available as of the report date.

Market values for pooled City and Successor Agency investments are based on closing prices as of the report date. Pricing information is obtained from reputable sources, including the Wall Street Journal, Bloomberg Financial Markets, Capital Market Finance publications, and other reliable market data providers.

DISCUSSION

Compliance with Investment Policy

As of August, the City's total investment portfolio was valued at $349,589,965, a decrease of $4,769,596 from the prior month and an increase of $33,259,809 over the same period last year. The monthly decrease primarily reflects an $8,000,000 transfer from the Local Agency Investment Fund (LAIF) to the General Fund for debt service payments and investment purchases of $3,000,000 in corporate bonds and government agency securities.

The Successor Agency's portfolio had a par value of $9,340,453 as of August, representing a decrease of $8,649 from the previous month. The decrease is attributed to the operational expenses paid in the current month.

All investments are in full compliance with Section 8 of the City's Investment Policy. The portfolios consist of a diversified mix of authorized investment instruments, including Certificates of Deposit, Corporate Notes, U.S. Treasury Securities, and Government Agency Securities, each maintained within established portfolio percentage limits.

The Finance Division serves as custodian of the City and Successor Agency investment portfolios and adheres to the three primary objectives outlined in the Investment Policy:

- Safeguard principal by investing in financial instruments that mitigate the risk of market-related losses;
- Maintain sufficient liquidity to meet anticipated cash flow needs; and
- Achieve a competitive market rate of return consistent with policy constraints.

Liquidity

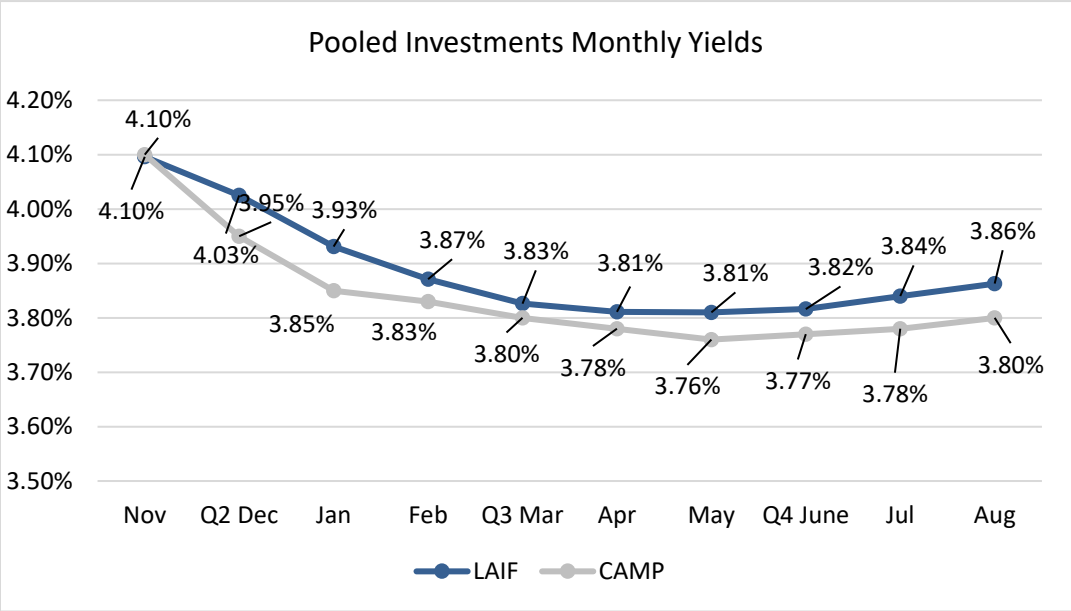
Maintaining adequate liquidity to support operational requirements remains a key priority of the Finance Division. To support this objective, the City and Successor Agency invest in two pooled funds: the Local Agency Investment Fund (LAIF) and the California Asset Management Program (CAMP). These funds are designed to support daily operational needs and provide flexibility during periods of economic uncertainty. Their high liquidity ensures that both entities can meet ongoing cash flow demands.

At the end of August, the City's LAIF balance totaled $123,517,112, a decrease of $8,000,000 from the prior month, primarily due to transfers made to diversify the City's investment portfolio and to fund operating expenses and debt service payments for the month. The Successor Agency's LAIF balance was $2,606,929, a decrease of

$1,500,000 from the prior month due to transfers to the Successor Agency bank to cover debt service payments for the month.

The City's CAMP balance at the end of August was $55,472,426, compared to $55,294,199 in July. The increase is due to interest earned during the month.

The interest rates presented reflect the most current rates available as of the date of this report. As of August 31, 2026, LAIF and CAMP were earning 3.863 percent and 3.80 percent, respectively. At the end of July, the rates were 3.840 percent for LAIF and 3.78 percent for CAMP. One year ago, LAIF and CAMP rates were 4.251 percent and 4.40 percent, respectively.



The chart above compares the average monthly yields of the City's LAIF and CAMP investment pools from November 2025 through August 2026. Both investment pools experienced a gradual decline in yields from November through April of 2026, followed by a period of stabilization and modest increases beginning in May. LAIF yields remained slightly above CAMP yields for most of the period and ended August 2026 at 3.86%, compared to 3.80% for CAMP.

Diversity

The Finance Division seeks to maintain a well-diversified investment portfolio in order to minimize exposure to risks associated with any single security type or financial institution.

The City and Successor Agency portfolios remain appropriately diversified in accordance with the Investment Policy. The accompanying monthly reports detail all investments held by both entities, including current book values as of August 31, 2026.

Based on current projections, both the City and the Successor Agency have sufficient funds to meet anticipated expenditure requirements over the next six months. The Finance Division will continue to closely monitor economic conditions and assess their potential impact on interest rates and overall portfolio performance.

Attached are summaries of the investments in the City and Successor Agency's books as of August 31, 2026.

FISCAL IMPACT

$0; There is no fiscal impact associated with the recommended action for this report.

STRATEGIC PLAN

Goal II: Ensure long-term fiscal health of the City and maintain funding for services.

B. Manage resources, costs, and liabilities to ensure the City's long-term fiscal health.

C. Involve and expand engagement to enhance public oversight and transparency.

Prepared by:	Janelle Samson, Deputy City Manager
Certified as to availability of Funds:	Janelle Samson, Deputy City Manager
Approved by:	Salvador Mendez, City Manager
Approved as to form:	Alexandra Severino, City Attorney

ATTACHMENTS

Rpt. Monthly Investment Report August 2026

CITY OF PALMDALE
TREASURER'S REPORT OF INVESTMENTS
AUGUST 31, 2026

CITY OF PALMDALE INVESTMENTS

PURCHASE DATE	MATURITY DATE	FUND	ACCOUNT/ INSTITUTION	INTEREST RATE	PAR AMOUNT	PURCHASE AMOUNT	INVESTED AMOUNT
U.S. TREASURY SECURITIES				Yield			
01-03-24	12-31-26	CITY	912828YX2 U.S. Treasury Note	0.04	$ 5,000,000.00	$ 4,696,880.23	$ 4,945,900.00
01-03-24	06-30-27	CITY	91282CEW7 U.S. Treasury Note	0.04	5,000,000.00	4,897,630.28	4,958,500.00
01-03-24	09-30-27	CITY	91282CFM8 U.S. Treasury Note	0.04	2,500,000.00	2,523,771.66	2,499,600.00
12-18-24	09-30-29	CITY	91282CFL0 U.S. Treasury Note	0.39	5,000,000.00	4,977,094.45	4,957,250.00
12-18-24	10-31-29	CITY	91282CFT3 U.S. Treasury Note	0.40	5,000,000.00	4,988,321.47	4,974,800.00
12-18-24	11-30-29	CITY	91282CFY2 U.S. Treasury Note	0.39	5,000,000.00	4,942,086.29	4,954,100.00
01-02-25	12-31-29	CITY	91282CGB1 U.S. Treasury Note	0.39	3,000,000.00	2,949,835.02	2,971,980.00
11-17-25	09-30-30	CITY	91282CPA3 U.S. Treasury Note	3.63	3,000,000.00	3,015,470.91	2,935,770.00
01-23-26	06-30-29	CITY	91282CEV9 US Treasury Note	3.25	1,000,000.00	985,312.50	974,726.56
01-23-26	02-28-30	CITY	91282CGQ8 US Treasury Note	4.00	1,000,000.00	1,008,750.00	994,492.19
01-23-26	12-31-30	CITY	91282CJQ5 US Treasury Note	3.75	1,000,000.00	995,937.50	982,070.31
03-05-26	11-15-28	CITY	91282CPK1 US Treasury Note	3.50	2,000,000.00	1,997,812.50	1,970,468.76
03-16-26	04-15-28	CITY	91282CMW8 US Treasury Note	3.75	2,000,000.00	2,001,875.00	1,986,171.88
05-05-26	05-15-28	CITY	91282CND9 U.S. Treasury Note	3.75	2,000,000.00	1,993,750.00	1,985,625.00
05-05-26	10-15-28	CITY	91282CPC9 U.S. Treasury Note	3.50	2,000,000.00	1,980,312.50	1,971,406.26
06-17-26	01-31-28	CITY	91282CGH8 U.S. Treasury Note	3.50	2,000,000.00	1,984,375.00	1,979,921.88
06-23-26	11-30-27	CITY	91282CFZ9 U.S. Treasury Note	3.88	3,000,000.00	2,988,750.00	2,988,632.82
07-23-26	08-31-27	CITY	91282CNV9 U.S. Treasury Note	3.63	1,000,000.00	994,062.50	994,062.50
07-24-26	02-15-28	CITY	91282CMN8 U.S. Treasury Note	4.25	1,000,000.00	999,062.50	999,062.50
			TOTAL U.S. TREASURY SECURITIES		$ 51,500,000.00	$ 50,921,090.31	$ 51,024,540.66
GOVERNMENT AGENCY PAPER							
12-21-21	12-22-26	CITY	3133ENJC5 Federal Farm Credit	1.29	5,000,000.00	5,000,000.00	4,931,455.55
06-24-22	02-26-27	CITY	3130AL5A8 Federal Home Loan Note	3.33	5,000,000.00	4,479,000.00	4,899,467.95
08-17-22	10-27-26	CITY	3134GW4C7 Freddie Mac	0.80	5,000,000.00	4,539,500.00	4,950,573.55
01-06-23	02-25-27	CITY	3130AQRH8 Federal Home Loan Note	4.38	5,000,000.00	4,590,638.89	4,935,865.65
01-06-23	04-19-27	CITY	3130ARHJ3 Federal Home Loan Note	4.38	5,000,000.00	4,801,354.86	4,963,616.95
08-08-24	08-14-29	CITY	3134HADY6 Freddie Mac Domestic	4.00	4,000,000.00	3,946,000.00	3,972,921.76
12-03-24	12-04-29	CITY	3130B3XP3 Federal Home Loan	4.50	1,000,000.00	1,000,000.00	998,139.76
12-04-24	12-02-27	CITY	3133ERE23 Federal Farm Credit	4.32	1,000,000.00	1,000,000.00	997,746.37
01-27-25	07-27-27	CITY	3130B4RC7 Federal Home Loan Bank	4.50	3,000,000.00	3,000,000.00	3,009,604.20
06-27-25	04-30-29	CITY	3136GAGW3 Fannie Mae	4.75	5,000,000.00	5,000,000.00	4,994,054.65
09-08-25	10-08-27	CITY	3135G05Y5 Fannie Mae NTS	3.31	2,000,000.00	1,897,625.25	1,917,540.00
09-17-25	09-15-28	CITY	3133ETXV4 Federal Farm Credit Bond	3.83	1,400,000.00	1,402,403.14	1,388,086.00
11-17-25	11-06-30	CITY	3130B8BF8 Federal Home Loan	3.95	830,000.00	833,082.01	820,969.60
01-06-26	06-26-30	CITY	3133ET5K9 Federal Farm Credit Bank	4.07	3,000,000.00	2,998,500.00	2,971,004.52
01-06-26	01-06-31	CITY	3136GCCY9 Fannie Mae	4.00	4,000,000.00	4,000,000.00	3,940,567.36
03-05-26	03-05-29	CITY	3133EWFX3 Federal Farm Credit	3.70	2,000,000.00	1,997,000.00	1,972,536.22
03-10-26	09-10-29	CITY	3130B9RD4 Federal Home Loan	4.00	2,000,000.00	2,000,000.00	1,986,232.74
03-10-26	03-10-31	CITY	3134HCXZ7 Freddie Mac	3.70	2,000,000.00	1,988,000.00	1,959,273.60
03-17-26	03-14-28	CITY	3130B9WM8 Federal Home Loan	4.00	2,500,000.00	2,500,000.00	2,492,521.20
03-31-26	02-26-29	CITY	3134HCE96 Freddie Mac	4.21	1,500,000.00	1,500,000.00	1,494,781.64
04-14-26	04-14-31	CITY	3130BA4X2 Federal Home Loan	4.75	1,520,000.00	1,520,000.00	1,510,471.94
04-22-26	04-30-29	CITY	3133EWMX5 Federal Farm Credit	4.03	2,000,000.00	2,000,000.00	1,986,897.86
04-30-26	04-23-31	CITY	3130BAGD3 Federal Home Loan	4.20	2,000,000.00	2,000,000.00	1,981,046.92
05-12-26	11-12-30	CITY	3133EWPC8 Federal Farm Credit	4.30	2,000,000.00	2,000,000.00	1,981,030.80
05-28-26	05-25-29	CITY	3134HCV48 Freddie Mac	4.25	2,000,000.00	2,000,000.00	1,998,173.92
06-16-26	12-15-28	CITY	3130BAW52 Federal Home Loan	4.32	1,890,000.00	1,890,000.00	1,885,971.52
06-24-26	06-15-29	CITY	3130BBAN5 Federal Home Loan	4.50	2,000,000.00	2,000,000.00	1,997,573.66
06-30-26	12-21-28	CITY	3130BB6W0 Federal Home Loan	4.35	2,000,000.00	2,000,000.00	1,997,389.64
07-24-26	06-22-28	CITY	3133EWTU4 Federal Farm Credit	4.16	1,000,000.00	995,000.00	995,000.00
07-29-26	01-29-30	CITY	3130BBN76 Federal Home Loan	4.75	1,000,000.00	1,000,000.00	1,000,000.00
08-11-26	08-11-31	CITY	3130BBP41 Federal Home Loan	5.08	1,000,000.00	1,000,000.00	1,000,000.00
			TOTAL GOVERNMENT AGENCY PAPER		$ 78,640,000.00	$ 76,878,104.15	$ 77,930,515.53

CITY OF PALMDALE
TREASURER'S REPORT OF INVESTMENTS
AUGUST 31, 2026

PURCHASE DATE	MATURITY DATE	FUND	ACCOUNT/ INSTITUTION	INTEREST RATE	PAR AMOUNT	PURCHASE AMOUNT	INVESTED AMOUNT
CERTIFICATES OF DEPOSIT							
01-04-24	12-28-28	CITY	09582YAV4 Blue Ridge Bank	4.09	240,000.00	240,948.00	239,988.00
06-13-24	06-13-29	CITY	89235MPP0 Toyota Financial SGS	4.65	245,000.00	245,000.00	247,411.78
01-14-26	01-14-31	CITY	46659CSR2 JP Morgan Chase Bank NA	4.00	250,000.00	250,000.00	244,602.18
02-13-26	02-14-28	CITY	178180HL2 City National Bank Beverly Hills	3.85	250,000.00	250,000.00	248,731.48
02-20-26	02-20-29	CITY	33622PAP8 First Security Bank	3.90	250,000.00	250,000.00	246,676.75
03-05-26	02-25-30	CITY	61778EQC8 Morgan Stanley	3.95	250,000.00	250,000.00	246,812.40
03-11-26	03-12-29	CITY	61776N2D4 Morgan Stanley	3.80	250,000.00	250,000.00	246,964.75
06-10-26	06-12-28	CITY	65504UAM9 Noble Federal Credit	4.10	250,000.00	250,000.00	249,440.25
06-18-26	06-20-28	CITY	949764XV1 Wells Fargo Bank	4.20	250,000.00	250,000.00	249,896.35
06-18-26	12-18-28	CITY	05612LLE0 BMW Bank of North America	4.25	250,000.00	250,000.00	249,888.10
06-18-26	06-18-29	CITY	53229WAE3 Lighthouse Credit Union	4.40	250,000.00	250,000.00	249,535.78
06-30-26	12-30-27	CITY	77357DAN8 Rockland Federal Credion Union	4.25	250,000.00	250,000.00	250,253.50
06-30-26	06-30-29	CITY	17290G5W3 Citi Bank NA	4.50	250,000.00	250,000.00	250,000.00
			TOTAL CERTIFICATES OF DEPOSIT		$ 3,235,000.00	$ 3,235,948.00	$ 3,220,201.32
CORPORATE BONDS							
01-04-24	03-02-28	CITY	718172CE7 Philip Morris Intl Inc	4.49	500,000.00	474,395.25	489,410.00
01-04-24	04-01-27	CITY	808513BW4 Charles Schaw Corp	4.68	500,000.00	479,390.25	496,595.00
01-09-24	07-09-27	CITY	22550L2K6 Crdit Suisse New York	4.92	500,000.00	500,910.25	503,835.00
01-09-24	08-15-28	CITY	797440CE2 San Diego G & E	4.49	500,000.00	509,340.25	504,120.00
01-09-24	07-01-27	CITY	75973QAA5 Reneissance Financial	5.01	500,000.00	475,470.25	495,455.00
08-27-24	02-01-29	CITY	06406RBN6 Bank of NY Mellon Corp	4.20	656,000.00	663,116.29	656,728.16
08-27-25	07-26-29	CITY	06406RBK2 Bank of Melon Corp	4.09	1,000,000.00	1,021,952.92	1,000,290.00
08-27-25	08-09-29	CITY	89236TMK8 Toyota Motor Crdt Corp	4.03	500,000.00	510,587.75	500,050.00
08-27-25	05-13-30	CITY	91324PDX7 United Health Group Inc	4.15	1,000,000.00	914,211.92	909,440.00
01-06-26	11-15-30	CITY	30303MAB8 Meta Platforms Inc Global	4.20	1,500,000.00	1,510,500.00	1,476,962.22
01-06-26	05-06-30	CITY	46647PBD7 JPMorgan Chase & Co	3.70	1,500,000.00	1,482,990.00	1,459,130.52
01-23-26	04-13-29	CITY	023135CG9 Amazon.com Inc	3.45	1,000,000.00	988,500.00	976,206.37
01-23-26	01-23-30	CITY	6174468G7 Morgan Stanley MTN	4.43	1,000,000.00	1,007,000.00	991,177.91
01-23-26	01-10-31	CITY	89236TPH2 Toyota Motor Credit Corp	4.20	1,000,000.00	998,300.00	982,770.35
02-12-26	02-12-31	CITY	95004HBB3 Wells Fargo Bank	4.15	2,000,000.00	2,000,000.00	1,958,254.26
02-23-26	02-23-29	CITY	06055JQF9 Bank of America Corp	4.05	2,000,000.00	2,000,000.00	1,937,547.64
03-05-26	11-20-30	CITY	023135CT1 Amazon.com Inc Global	4.10	1,500,000.00	1,510,500.00	1,475,218.92
03-05-26	02-15-31	CITY	02079KBK2 Alphabet Inc Global	4.10	1,000,000.00	1,006,000.00	983,570.40
03-05-26	03-21-29	CITY	59217GEZ8 Met Life Glob Funding	3.30	1,500,000.00	1,468,500.00	1,451,015.96
03-12-26	03-12-31	CITY	38151GAJ0 Goldman Sachs Bank	4.10	2,000,000.00	2,000,000.00	1,951,643.40
03-16-26	03-13-31	CITY	023135DD5 Amazon.com Inc Global	4.25	1,500,000.00	1,495,155.00	1,477,589.33
03-16-26	03-13-29	CITY	89236TPQ2 Toyota Motor Credit	4.05	1,000,000.00	997,600.00	988,984.12
04-23-26	05-07-30	CITY	57629TBX4 Massmutual Global	4.55	1,500,000.00	1,507,200.00	1,489,829.46
04-23-26	07-25-28	CITY	64952WFP3 New York Life Global	4.15	1,500,000.00	1,501,050.00	1,490,176.86
05-12-26	05-12-31	CITY	46660NBS1 JP Morgan Chase	4.88	2,000,000.00	2,000,000.00	1,987,112.80
06-23-26	06-15-29	CITY	67066GAQ7 Nvidia Corp	4.35	3,000,000.00	2,990,700.00	2,995,018.68
08-13-26	08-13-29	CITY	38151GBA8 Goldman Sachs Bank	5.00	2,000,000.00	2,000,000.00	2,000,000.00
			TOTAL CORPORATE BONDS		$ 34,156,000.00	$ 34,013,370.13	$ 33,628,132.36
STATE OF CALIFORNIA LOCAL AGENCY INVESTMENT FUND							
09-01-84	n/a	CITY	98-19-620	3.83	$ 57,243,872.58	$ 57,243,872.58	$ 57,243,872.58
9-19-2024	n/a	PFA	40-19-078	3.83	36,500,000.00	36,500,000.00	51,429,215.06
9-28-2021	n/a	ARPA	19-19-004	3.83	14,844,024.23	14,844,024.23	14,844,024.23
			TOTAL LAIF ACCOUNTS		$ 108,587,896.81	$ 108,587,896.81	$ 123,517,111.87
CAMP- CALIFORNIA ASSET MANAGEMENT PROGRAM							
6080-01	n/a	CITY	6080-01	3.80%	$ 55,472,425.57	$ 55,472,425.57	$ 55,472,425.57
			TOTAL CAMP ACCOUNTS		$ 55,472,425.57	$ 55,472,425.57	$ 55,472,425.57

CITY OF PALMDALE
TREASURER'S REPORT OF INVESTMENTS
AUGUST 31, 2026

PURCHASE DATE	MATURITY DATE	FUND	ACCOUNT/ INSTITUTION	INTEREST RATE	PAR AMOUNT	PURCHASE AMOUNT	INVESTED AMOUNT
UBS FINANCIAL SERVICES							
n/a	n/a	CITY		0.00	$ 4,797,037.67	$ 4,797,037.67	$ 4,797,037.67
			TOTAL UBS FINANCIAL SERVICES ACCOUNTS		$ 4,797,037.67	$ 4,797,037.67	$ 4,797,037.67
			TOTAL CITY INVESTMENTS		$ 336,388,360.05	$ 333,905,872.64	$ 349,589,964.98
			LIBRARY INVESTMENTS				
STATE OF CALIFORNIA LOCAL AGENCY INVESTMENT FUND							
11-20-84	n/a	LIBRARY	16-19-012	3.83			$ 14,508.32
			TOTAL LIBRARY INVESTMENTS				$ 14,508.32
			FISCAL AGENT CASH				
SIERRA GATEWAY COMMUNITY FACILITIES DISTRICT 91-1							
Fiscal Agent: U.S. Bank National Association (fka First Trust)							
05-10-95	n/a	BOND	95421220	0.35			$ 125.61
05-10-95	n/a	IMPROVEMENT	95421222	0.10			182,562.18
			TOTAL SIERRA GATEWAY COMMUNITY FACILITIES DISTRICT 91-1				$ 182,687.79
BOND PROCEEDS							
RITTER RANCH COMMUNITY FACILITIES DISTRICT 93-1							
Fiscal Agent: U.S. Bank National Association (fka First Trust)							
04-06-95	n/a	RESERVE-SEN	95420880	n/a			$ 0.03
04-06-95	n/a	IMPV-ACQUI	95420884	0.01			537.75
04-06-95	n/a	BOND	95420887	0.15			0.15
06-30-26	n/a	Custody	299200000	n/a			2,913,368.39
			TOTAL RITTER RANCH COMMUNITY FACILITIES DISTRICT 93-1				$ 2,913,906.32
BOND PROCEEDS							
ANAVERDE COMMUNITY FACILITIES DISTRICT 2003-1							
Fiscal Agent: U.S. Bank National Association (fka First Trust)							
08-01-19	n/a	SP TAX - B BOND	242969000	0.00			$ 1,163,267.92
08-01-19	n/a	RESERVE	242969003	0.00			722,947.91
08-01-19	n/a	SP TAX - REFNDING BOND	242969004	0.01			15,152.45
			TOTAL ANAVERDE COMMUNITY FACILITIES DISTRICT 2003-1				$ 1,901,368.28
BOND PROCEEDS							
2005 $7.2M COMMUNITY FACILITIES DISTRICT 05-1 (TRADE AND COMMERCE CENTER) REFUNDED 2021							
Fiscal Agent: U.S. Bank National Association (fka First Trust)							
	n/a	SPEC TRB SER A/B	251009000	0.01			$ 727,403.52
	n/a	RESERVE FUND	251009001	0.01			639,057.15
			TOTAL 2005 $7.2M COMMUNITY FACILITIES DISTRICT 05-1 (TRADE AND COMMERCE CENTER) REFUNDED 2021				$ 1,366,460.67

CITY OF PALMDALE
TREASURER'S REPORT OF INVESTMENTS
AUGUST 31, 2026

PURCHASE DATE	MATURITY DATE	FUND	ACCOUNT/ INSTITUTION	INTEREST RATE	PAR AMOUNT	PURCHASE AMOUNT	INVESTED AMOUNT
BOND PROCEEDS							
2006-1 GODDE HILL ESTATE SEWER IMPROVEMENTS LOIB							
Fiscal Agent: U.S. Bank National Association (fka First Trust)							
11-08-06	n/a	REDEMPTION FUND	106844000	0.01			$ 17,088.37
11-08-06	n/a	ADM EXP	106844002	0.01			1,878.60
11-08-06	n/a	RESERVE FUND	106844003	0.01			81,825.03
		TOTAL 2006-1 GODDE HILL ESTATE SEWER IMPROVEMENTS LOIB					$ 100,792.00
2015 HA DEBT SERVICE RESERVE							
Fiscal Agent: Bank of America							
11-19-15	n/a	DEBT SVC RESERVE	1257964992	0.08			$ 41,423.14
		TOTAL 2015 HA DEBT SERVICE RESERVE					$ 41,423.14
PARS RESTRICTED CASH FOR PENSION STABILIZATION TRUST FUND							
05-23-18	n/a	CITY	104790895775 Pub. Agency Retirement Svcs.	2.60			$ 13,922,107.63
		TOTAL PARS PENSION TRUST FUND					$ 13,922,107.63
BOND PROCEEDS							
2015 HA $4.3M MULTIFAMILY HOUSING REVENUE BONDS							
Fiscal Agent: U.S. Bank National Association (fka First Trust)							
09-03-15	n/a	BOND FUND	277067000	0.00			$ 75,741.96
09-03-15	n/a	INTEREST ACCT	277067001	0.01			20.97
09-03-15	n/a	BOND RESERVE	277067003	0.00			281,018.53
09-03-15	n/a	REPAIR & REPLACE FUND	277067004	0.00			1,493,321.97
		TOTAL 2015 HA $4.3M MULTIFAMILY HOUSING REVENUE BONDS					$ 1,850,103.43
BOND PROCEEDS							
2017 PFA $17.4M LEASE REVENUE BONDS							
Fiscal Agent: U.S. Bank National Association (fka First Trust)							
04-05-17	n/a	REVENUE FUND	271128000	0.00			$ 0.56
04-05-17	n/a	REVENUE REFUNDING BOND	271128001	n/a			0.09
04-05-17	n/a	REVENUE REFUNDING BOND	271128002				0.31
		TOTAL 2017 PFA $17.4M LEASE REVENUE BONDS					$ 0.96
BOND PROCEEDS							
2023 A&B SERIES ACQUISITION & CONSTRUCTION REVENUE BOND PFA							
Fiscal Agent: U.S. Bank National Association (fka First Trust)							
11-30-23	n/a	REVENUE FUND	248041000				$ 11.25
11-30-23	n/a	INTEREST	248041001				387,459.36
11-30-23	n/a	PRINCIPAL	248041002				0.80
11-30-23	n/a	REVENUE FUND	248041004				13.54
11-30-23	n/a	INTEREST	248041007				0.18
11-30-23	n/a	REVENUE FUND	248041008				4,800,580.91
		TOTAL 2023 A&B SERIES B ACQUISITION & CONSTRUCTION REV BOND					$ 5,188,066.04
		GRAND TOTAL - FISCAL AGENT CASH					$ 27,466,916.26

CITY OF PALMDALE
TREASURER'S REPORT OF INVESTMENTS
AUGUST 31, 2026

PURCHASE DATE	MATURITY DATE	FUND	ACCOUNT/ INSTITUTION	INTEREST RATE	PAR AMOUNT	PURCHASE AMOUNT	INVESTED AMOUNT

SUMMARY OF CASH AND INVESTMENTS

Cash on Hand			$ 10,895,401
Pooled Cash Investments			
City:	342,244,985		
Insur Fund:	7,344,980		$ 349,589,965
Library Investments			14,508
Subtotal			$ 360,499,874
City/AD/CFD/PFA/HA Fiscal Agent Cash			$ 27,466,916
Grand total			$ 387,966,790

CITY OF PALMDALE
TREASURER'S REPORT OF INVESTMENTS
AUGUST 31, 2026

POOLED CASH - LOCAL AGENCY INVESTMENT FUND (LAIF), CALIFORNIA ASSET MANAGEMENT PROGRAM (CAMP), & UBS FINANCIAL SERVICES

TRANSACTION DATE	DEPOSIT	WITHDRAWAL	INTEREST RECEIVED	BALANCE
LAIF - CITY ACCOUNT 98-19-620				
Beginning Balance				$ 65,243,872.58
08-06-26		$ (3,000,000.00)		
08-17-26		$ (5,000,000.00)		
Subtotal	$ -	$ (8,000,000.00)	$ -	57,243,872.58
LAIF - PFA ACCOUNT 40-19-078				
Beginning Balance				$ 51,429,215.06
Subtotal	$ -	$ -	$ -	$ 51,429,215.06
LAIF - LIBRARY ACCOUNT 16-19-012				
Beginning Balance				$ 14,508.32
Subtotal	$ -	$ -	$ -	$ 14,508.32
LAIF - ARPA ACCOUNT 19-19-004				
Beginning Balance				$ 14,844,024.23
Subtotal	$ -	$ -	$ -	$ 14,844,024.23
CAMP				
Beginning Balance				$ 55,294,199.00
08-31-26			$ 178,226.57	
Subtotal	$ -	$ -	$ 178,226.57	$ 55,472,425.57
UBS Financial Services				
Beginning Cash Balance				$ 500,041.29
08-31-26			$ 52,207.29	
08-31-26		$ (29.77)		
		$ (552,218.81)		
Subtotal	$ -	$ (552,248.58)	$ 52,207.29	$ 0.00
Beginning Core Savings Balance				$ 4,244,818.86
08-21-26	$ 538,692.33			
08-31-26			$ 13,526.48	
Subtotal	$ 538,692.33	$ -	$ 13,526.48	$ 4,797,037.67
Total	$ 538,692.33	$ (8,552,248.58)	$ 243,960.34	$ 183,801,083.43

CITY OF PALMDALE
TREASURER'S REPORT OF INVESTMENTS
AUGUST 31, 2026

POOLED CASH - INVESTMENTS MATURED OR CALLED

TN = US Treasury	C = Call
FP = Federal Paper	M = Maturity
CD = Certificate of Deposit	CB = Corporate Bonds

ISSUER	PURCHASE DATE	MATURITY DATE	FACE VALUE REDEEMED	INTEREST RECEIVED	NET FUNDS	INVESTED AMOUNT	GAIN/ (LOSS)
					$ -		$ -
					$ -		$ -
			$ -	$ -	$ -	$ -	$ -

Total Number of Transactions:

CITY OF PALMDALE
TREASURER'S REPORT OF INVESTMENTS
AUGUST 31, 2026

POOLED CASH - INVESTMENTS PURCHASED

TN = US Treasury
FP = Federal Paper
CD = Certificate of Deposit
CB = Corporate Bonds

ISSUER	PURCHASE DATE	MATURITY DATE	FACE VALUE	PREMIUM / (DISCOUNT)	PURCHASE PRICE	ACCRUED INTEREST PURCHASED	NET PURCHASE	Yield Coupon
3130BBP41 Federal Home Loan	08-11-26	08-11-31	$ 1,000,000.00	-	$ 1,000,000.00	-	$ 1,000,000.00	5.08
38151GBA8 Goldman Sachs Bank	08-13-26	08-13-29	2,000,000.00	-	2,000,000.00	-	2,000,000.00	5.00
			$ 3,000,000.00	$ -	$ 3,000,000.00	$ -	$ 3,000,000.00	

Total Number of Transactions:

SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALMDALE
TREASURER'S REPORT OF INVESTMENTS
August 31, 2026

PURCHASE DATE	MATURITY DATE	FUND	ACCOUNT/ INSTITUTION	INTEREST RATE	INVESTED AMOUNT	TOTAL
LAIF - SA ACCOUNT 65-19-035						
09-01-84	n/a	SA Account	65-19-035	3.83	$ 2,606,929.25	
						$ 2,606,929.25
FISCAL AGENT CASH						
BOND PROCEEDS						
CRA - 2002 Sub Lien Tax Allocation Bonds $5.3M ($5,329,748.25)						
Fiscal Agent: U.S. Bank National Association						
08-20-02	n/a	Reserve Fund	94460700	2.54	$ 532,077.88	
08-20-02	n/a	Interest Acct	94460701	0.04	31,047.73	
08-20-02	n/a	Principal Acct	94460702	0.04	83.77	
TOTAL CRA - 2002 Sub Lien Tax Allocation Bonds $5.3M ($5,329,748.25)						$ 563,209.38
BOND PROCEEDS						
2016 SA $31.5M Tax Allocation Refunding Bonds Series A						
Fiscal Agent: U.S. Bank National Association (fka First Trust)						
04-26-16	n/a	Debt Service	245113000	0.00	$ 5,857,950.00	
TOTAL 2016 SA $31.5M Tax Allocation Refunding Bonds Series A						$ 5,857,950.00
BOND PROCEEDS						
2016 SA $31.5M Tax Allocation Refunding Bonds Series B						
Fiscal Agent: U.S. Bank National Association (fka First Trust)						
4/26/2016	n/a	Debt Service	269424000	0.00	$ 0.52	
TOTAL 2016 SA $31.5M Tax Allocation Refunding Bonds Series B						$ 0.52
GRAND TOTAL - FISCAL AGENT CASH						$6,421,159.90

SUMMARY OF CASH AND INVESTMENTS

Cash on Hand	$	312,364
Pooled Cash Investments		2,606,929
Successor Agency Fiscal Agent Cash		6,421,160
Grand total	$	9,340,453

SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALMDALE
TREASURER'S REPORT OF INVESTMENTS
August 31, 2026

POOLED CASH - STATE OF CALIFORNIA LOCAL AGENCY INVESTMENT FUND (LAIF)

TRANSACTION DATE	DEPOSIT	WITHDRAWAL	INTEREST RECEIVED	BALANCE
LAIF - SA ACCOUNT 65-19-035				
Beginning Balance				4,106,929.25
08-24-26		$ (1,000,000.00)		
08-27-26		$ (500,000.00)		
Subtotal	$ -	$ (1,500,000.00)	$ -	$ 2,606,929.25

City Council Staff Report

DATE: **OCTOBER 6, 2026**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **OPERATIONS DEPARTMENT**
FINANCE DIVISION

DISTRICT: **ALL**

SUBJECT: **ADOPT RESOLUTION NO. CC 2026-060, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE TO TRANSFER UNCLAIMED CHECKS FROM THEIR RESPECTIVE FUNDS TO THE GENERAL FUND PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 50050-50057**

RECOMMENDATION

Staff recommend that the City Council:

1. Adopt Resolution No. CC 2026-060, a Resolution of the City Council of the City of Palmdale to transfer unclaimed checks from their respective funds to the general fund pursuant to California Government Code Section 50050-50057.

BACKGROUND

Section No. 50050-50057 of the California Government Code states that “Except as otherwise provided by law, money, excluding restitution to victims, that is not the property of a local agency that remains unclaimed in its treasury or in the official custody of its officers for three years is the property of the local agency after notice if not claimed or if no verified complaint is filed and served. At any time after the expiration of the three-year period, the treasurer of the local agency may cause a notice to be published once a week for two successive weeks in a newspaper of general circulation published in the local agency. At the expiration of the three-year period, money representing restitution collected on behalf of victims shall be deposited into the Restitution Fund or used by the local agency for purposes of victim services

DISCUSSION

The City Treasurer desires to follow the guidelines set by California Government Code Section 50053. Section No. 50053 which states, “When any such money becomes the property of a local agency and is in a special fund, the legislative body may transfer it to

the general fund." The total combined number of unclaimed checks for the three-year period ending June 30, 2026, is $10,461.92.

Five vendors have claimed their checks within the forty-five-day window, bringing the total balance of unclaimed checks to $8,239.36.

FISCAL IMPACT

$8,239.36; This is the total combined number of unclaimed checks for the three-year period ending June 30, 2026. This is the maximum amount that can be transferred to the General Fund.

STRATEGIC PLAN

Goal II: Ensure long-term fiscal health of the City and maintain funding for services.

B. Manage resources, costs, and liabilities to ensure the City's long-term fiscal health.

C. Involve and expand engagement to enhance public oversight and transparency.

Prepared by:	Janelle Samson, Deputy City Manager
Certified as to availability of Funds:	Janelle Samson, Deputy City Manager
Approved by:	Sal Mendez, City Manager
Approved as to form:	Alexandra Severino, City Attorney

ATTACHMENTS

Reso No. CC 2026-060
Public Notice List of Unclaimed Checks

CITY COUNCIL
CITY OF PALMDALE, CALIFORNIA
RESOLUTION NO. CC 2026-060

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE TO TRANSFER UNCLAIMED CHECKS FROM THEIR RESPECTIVE FUNDS TO THE GENERAL FUND PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 50050-50057.

WHEREAS, the attached list of checks has been outstanding and unclaimed in Special Funds for more than three years.

NOW THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF PALMDALE DOES HEREBY FIND, DETERMINE, RESOLVE AND ORDER AS FOLLOWS:

SECTION 1. In accordance with California Government Code Section 50050-50057, the unclaimed checks on the attached list in the total amount of $8,239.36, shall be transferred from the respective funds to the General Fund's cash account.

SECTION 2. The City Clerk shall certify to the adoption of this resolution.

PASSED, **APPROVED** and **ADOPTED** this 6th day of October 2026.

APPROVED AS TO FORM:

_____
Alexandra Severino
City Attorney

_____
Eric Ohlsen, Mayor

ATTEST:

_____
Rochelle Scott, City Clerk

I, Rochelle Scott, City Clerk of Palmdale, California, do hereby certify that the foregoing resolution was duly passed, approved, and adopted by the City Council of the City of Palmdale at a regular meeting of said Council held on the 6th day of October 2026 by the following roll call vote:

AYES: _____

NOES:_____

ABSTAIN:_____ABSENT:_____

Date: _____

_____
Rochelle Scott, City Clerk

CITY OF PALMDALE
38300 N. Sierra Highway
Palmdale, CA 93550

Notice is hereby given that the City of Palmdale is holding funds for the following persons. If said funds are not claimed by September 8, 2026, these funds will become the property of the City of Palmdale in accordance with California Government Code Section 50050-52.

The said funds may be released to the depositor, their heir, beneficiary, or duly appointed representative provided a claim form has been completed with the necessary information. The information needed is as follows:

- Name, address, telephone number, and social security number (or FEIN).
- Amount of claim.
- Proof of identity such as a copy of a driver's license, social security card, or birth certificate.
- Grounds on which claim is founded.

The Unclaimed Money Claim Form is available at the City of Palmdale Finance Division, located at 38250 Sierra Hwy, 2nd floor, Palmdale, California.

Persons with funds on deposit for over three (3) years are:

Check Date	Name	Amount	Check Date	Name	Amount
05/30/2022	Tri-State Home Improvement Inc	118.32	04/26/2023	Amjad Hanbali	5.58
07/25/2022	Lereta LLC	10.00	04/26/2023	Angela Perez	10.65
07/25/2022	Maria Cristina Marquez	47.00	04/26/2023	Arkadii Sorochkin	10.91
07/25/2022	Mica Schuler	15.80	04/26/2023	Barbara Neter	4.88
08/15/2022	Terrie Zayas	32.77	04/26/2023	Christina Valenzuela	9.77
09/05/2022	Kerry Montesdeoca	1,177.31	04/26/2023	Kiyia Malone	14.43
09/05/2022	Isai Gonzalez	25.00	04/26/2023	Maria R Cruz	11.55
10/31/2022	Chad Stuen	37.00	04/26/2023	Maria Regin	6.71
11/07/2022	Michelle Lee	35.00	04/26/2023	Maria Zavalza	2.42
11/28/2022	The Askate Foundation	250.00	04/26/2023	Matthew Escudero	20.10
12/19/2022	Kerry Montesdeoca	705.25	04/26/2023	Meri Mihranian	34.49
12/19/2022	Chicago Title Company	100.00	04/26/2023	Miguel Salvador Gomez	12.90
02/06/2023	Dave Gomez	1,224.48	04/26/2023	Ruthie Joya	0.09
03/06/2023	Terrie Zayas	65.50	04/26/2023	Taxpulat Ruzi	2.11
03/20/2023	David Aguilera	90.00	05/10/2023	Andrew Alo	53.49
03/29/2023	Jacki Nuss	225.00	05/10/2023	Armando Torres	30.15
04/24/2023	LA County Sheriff	581.85	05/10/2023	Brent Lipscomb	9.51

Check Date	Name	Amount	Check Date	Name	Amount
05/10/2023	Chirique K Springfield	7.35	05/10/2023	Heidy Araujo	45.99
05/10/2023	Courson Senior Partners LP	2.20	05/10/2023	John B Stanley	121.82
05/10/2023	Don Crawley	2.34	05/10/2023	Justin Devereux	84.58
05/10/2023	Gordon C Schwinck	6.90	05/10/2023	Paritosh Gite	89.57
05/10/2023	Jennifer Martinez	3.66	05/10/2023	Sarah Martinez	0.64
05/10/2023	Jenny A Chipe	43.44	05/10/2023	Stanley Legier	15.82
05/10/2023	John Ashton	2.14	05/15/2023	Av Desert Divers	142.00
05/10/2023	Koffi Kpachavi	22.60	05/15/2023	Green Day Power	244.72
05/10/2023	Leticia Mc Dermott	14.81	05/15/2023	Anton Ovsepyan	1,000.00
05/10/2023	Mario Duarte	3.18	05/17/2023	Angelica Galvan	41.61
05/10/2023	Mauricio Fajardo Pabon	3.48	05/17/2023	Anthony Morales	55.59
05/10/2023	Megan E Hellem	1.85	05/17/2023	Christopher M Hilger	3.45
05/10/2023	Patrick A Characky	43.41	05/17/2023	Heidi Demateo	50.68
05/10/2023	Rhonda Di Giovanni	8.82	05/17/2023	Jack Majopian	1.91
05/10/2023	Rodolfo Ocampo	8.07	05/17/2023	Jimmy Nguyen	38.03
05/10/2023	Sulmery Martinez	25.22	05/17/2023	Lidia Humble	22.95
05/10/2023	Beth Claveria	53.66	05/17/2023	Raul Castellanos	28.63
05/10/2023	Ebonie Edwards	0.39	05/17/2023	Shayreeon Whitfield	84.47
05/10/2023	Josibel Oliva	3.27	05/17/2023	Treva R Shaw	8.10
05/10/2023	Lilian Nguyen	7.39	05/22/2023	AT&T	24.29
05/10/2023	Stan Skrocki	14.73	06/05/2023	The AV Times, LLC	2,000.00
05/10/2023	Warren Debilling	68.78	06/05/2023	Minuteman Press	164.21
05/10/2023	All County Pacific Inc	29.12	06/27/2023	Karie Purcell	128.07
05/10/2023	Andre Fletcher	20.99	06/27/2023	Nicolas Ortiz	74.75
05/10/2023	Courson Senior Partners LP	2.64	09/15/2022	Quezada, Jimena	503.31
05/10/2023	Courson Senior Partners LP	3.43	10/13/2022	Caron, Cora	8.51
05/10/2023	David A Gomez	14.21	05/25/2023	Mendoza, Destiny	80.12

City Council Staff Report

DATE: **OCTOBER 6, 2026**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **OPERATIONS DEPARTMENT**
FINANCE DIVISION

DISTRICT: **ALL**

SUBJECT: **APPROVE FIRST AMENDMENT TO AGREEMENT WITH VANDER WEELE GROUP, LLC, FOR FINANCIAL FORENSIC REVIEW SERVICES, FOR A TOTAL NOT TO EXCEED AMOUNT OF $190,520 AND EXERCISING THE FIRST OPTION TO EXTEND THE TERM FOR ONE YEAR THROUGH OCTOBER 2027**

RECOMMENDATION

Staff recommend that the City Council:

1. Approve First Amendment to Agreement No. A-9542 with Vander Weele Group, LLC, for financial forensic review services, increasing the agreement amount by $65,520, for a total not to exceed amount of $190,520, and exercising the first option to extend the term for one year through October 2027;

2. Authorize the City Manager or his designee to execute the First Amendment to Agreement No. A-9542 with Vander Weele Group, LLC, including minimal and/or non-substantive changes; and,

3. Appropriate funds in the amount of $65,520 from General Fund unappropriated fund balance.

BACKGROUND

In June 2025, the City issued a Request for Proposals (RFP 25-003-1100) for Financial Forensic Fraud Investigation Services. On July 18, 2025, eight proposals were received. Consistent with the RFP procurement process, the proposals were evaluated based on the proposer's organizational qualifications and experience, proposed staffing and management approach, technical proposal, and cost proposal. The table below summarizes the weighted evaluation criteria used in this process:

Criteria	Available Points
Proposed Project Approach	25
Quality and Relevance of Work	25
Project Staffing	20
Capabilities and Case Studies	20
Cost Proposal	10
Total	**100**

Each evaluator scored the proposals independently for the following firms:

Rank	Firm	Location	Estimated Cost
1	Vander Weele Group LLC	Highland Park, IL	$124,778
2	UHY Advisors Mid-Atlantic Inc	Columbia, MD	$118,100
2	Eide Bailly LLP	Rancho Cucamonga, CA	$95,000
3	CBIZ	Los Angeles, CA	$137,500
4	CRI Advisors, LLC	Miramar Beach, FL	$124,650
5	Clifton, Larson, Allen LLP (CLA)	Glendora, CA	$124,307
6	PKF O'Connor Davies Advisory, LLC	Cranford, NJ	$183,384
7	Berry, Dunn, McNeil & Parker, LLC	Portland, ME	$136,412

Vander Weele Group, LLC was the top ranked firm, and the City entered into an agreement in October 2025. The engagement was initiated to provide an independent review and analysis of financial records and related documentation and to assist the City in evaluating financial transactions and other matters identified through the review process.

As the work has progressed, additional review and analysis have been identified as necessary to complete the engagement and provide the City with a comprehensive assessment of the matters under review.

DISCUSSION

The proposed First Amendment to the Agreement with Vander Wheel Group will provide for the continuation of financial forensic review services. The additional services will allow Vander Wheel Group to complete further analysis of relevant financial records,

transactions, supporting documentation, and other information necessary to complete its review and provide its findings to the City.

The amendment will increase the agreement by $65,520, for a total not-to-exceed amount of $190,520, and extend the term through October 2027.

FISCAL IMPACT

$65,520; An appropriation of $65,520 for FY 2026-27 is required to fund the amendment.

STRATEGIC PLAN

Goal II: Ensure long-term fiscal health of the City and maintain funding for services.

B. Manage resources, costs, and liabilities to ensure the City's long-term fiscal health.

Prepared by:	Janelle Samson, Deputy City Manager
Certified as to availability of Funds:	Janelle Samson, Deputy City Manager
Approved by:	Salvador Mendez, City Manager
Approved as to form:	Alexandra Severino, City Attorney

ATTACHMENTS

Agrmt No. A-9542 First Amendment with Vander Weele Group, LLC
Agrmt No. A-9542 with Vander Weele Group, LLC

1st AMENDMENT TO AGREEMENT A- 9542
BETWEEN THE CITY OF PALMDALE AND VANDER WEELE GROUP, LLC.

This 1ST Amendment to Agreement No. A-9542 (“Agreement”) is made and entered into by and between the City of Palmdale (hereinafter called “CITY”) and VANDER WEELE GROUP, LLC. (hereinafter called "CONSULTANT"). This Contract shall become effective on the date of the last signatory.

WHEREAS, on 10/25/2025 ("Original Agreement") the CITY and CONSULTANT entered into an agreement to provide:

Financial Forensic Review

WHEREAS, the parties desire to amend the Original Agreement to:

The term of the original contract was for ONE (1) year, commencing on October 25, 2026, with CITY reserving the option to extend the agreement for two (2) additional terms of one year each.

The CITY will be using ONE of those options to extend for one (1) year.

The City would also like to increase the not-to-exceed amount by an additional $65,520, for a new NTE total of $190,520.

NOW THEREFORE, the parties agree as follows:

Extend the contract for one year through October 25th, 2027.
Original Agreement: 10/25/2025 - 10/25/2026
Amendment No. 1: 10/25/2026 - 10/25/2027

Original Agreement: $125,000.00
Amendment No. 1: $65,520
Revised Not-To-Exceed: $190,520

All other terms and conditions of the Original Agreement not amended herein, remain in full force and effect.

In Witness Whereof, the parties hereto have caused this Contract to be executed and attested by their respective officers thereunto duly authorized.

CITY OF PALMDALE:

Salvador Mendez
City Manager

JanelleSamson
Sep 28, 2026, 11:38 AM PDT

ADDRESS FOR NOTICE:
CITY OF PALMDALE
38300 Sierra Highway
Palmdale, CA 93550

APPROVE AS TO FORM:

Alexandra Halfman
City Attorney

ATTEST:

Rochelle Scott
City Clerk

VANDER WEELE GROUP, LLC.:

Maribeth Vander Weele
Sep 29, 2026, 2:59 PM CDT

Maribeth Vander Weele
President

ADDRESS FOR NOTICE:
VANDER WEELE GROUP, LLC.
2848 Summit Avenue
Highland Park, IL 60035

---------- INTERNAL USE ONLY ----------

■Certificate(s) and Endorsement(s) attached
■Confirmed business name on contract with certificate(s)
■Original contract and previous amendment(s) (if any) are attached
■Attached Agreement Checklist and met all requirements
■Attach Quotes, Solicitation Docs, City's Best Interest, Government Code, etc.

Record of Signing

For	City of Palmdale
Name	Janelle Samson
Title	Deputy City Manager



Signed on Sep 28, 2026 11:38 AM PDT

Secured by Concord™
DocumentID: 034Wna4JIEcSyubYTIzw4B
SigningID: 034Wna468KI93y8iaNzsje
UTC Signing time: 2026-09-28 18:38:09 UTC
IP Address: 45.62.177.244
Email: jsamson@cityofpalmdaleca.gov

For	maribeth@vanderweelegroup.com
Name	Maribeth Vander Weele
Title	President



Signed on Sep 29, 2026 2:59 PM CDT

Secured by Concord™
DocumentID: 034Wna4JIEcSyubYTIzw4B
SigningID: 034XOv46DdLV0A2Km50vPA
UTC Signing time: 2026-09-29 19:59:38 UTC
IP Address: 50.198.7.134
Email: maribeth@vanderweelegroup.com

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AGREEMENT NO. A-9542
CONTRACT FOR CONSULTANT SERVICES
BETWEEN THE CITY OF PALMDALE AND VANDER WEELE GROUP LLC

THIS CONTRACT FOR CONSULTANT SERVICES ("Contract" herein) is made and entered into by and between the City of Palmdale a public body corporate and politic, (hereinafter called "CITY") and VANDER WEELE GROUP LLC (hereinafter called "CONSULTANT"). This Contract shall become effective on the date of the last signatory.

RECITALS

WHEREAS**,** City desires to engage CONSULTANT to provide certain consultant services; and

WHEREAS, CONSULTANT represents that CONSULTANT has the expertise and is qualified to perform the services described in this Contract. And, if required, is duly registered under the laws of the State of California; and

WHEREAS, CONSULTANT desires to accept such engagement.

NOW, THEREFORE, the parties agree as follows:

1 DESCRIPTION OF WORK

1.1 The City hereby engages CONSULTANT, and CONSULTANT accepts such engagement, to provide the following services:

Forensic audit on various topics. See EXH A for details.

CONSULTANT shall perform and complete all such work and services in a manner satisfactory to CITY.

1.2 Project deliverables shall be reviewed and approved by CITY to determine acceptable completion. CITY shall have the right to review and inspect the work during the course of its performance at such times as may be specified by CITY.

1.3 CONSULTANT shall not accept any change of scope, or change in contract provisions, unless issued in writing, as a contract change order or amendment and signed by CITY. Any extensions of time must be mutually agreed upon in writing and executed by both parties.

1.4 CITY shall provide to CONSULTANT, without charge, all data, program information, including reports, records, maps, and other information, now in CITY's possession, which may facilitate the timely performance of the work.

2 CITY PROJECT MANAGER

To provide the services required by this Contract, CONSULTANT shall act under the authority and approval of a Project Manager appointed by CITY. The City Project Manager will oversee the work under this Contract, assist CONSULTANT with any necessary information, audit billings, and approve payments. CONSULTANT shall channel reports, deliverables and special requests through the City Project Manager.

3 CONSULTANT'S KEY PERSONNEL

CONSULTANT's Team and Key Personnel are as follows:

Maribeth Vander Weele, President

This Consultant Services Contract has been awarded to CONSULTANT based on its representation that those personnel and subcontractors listed above will perform the portions of the work listed herein. CONSULTANT shall not deviate nor substitute any of these team members without prior written approval by CITY.

4 COMMENCEMENT AND COMPLETION OF WORK

The execution of this Contract by the parties does not constitute an authorization to proceed. The services of CONSULTANT shall commence when CITY, acting by and through its Project Manager, has issued an Authorization to Proceed. CONSULTANT shall complete all the work described in Section 1 and submit final deliverables within ONE (1) YEAR days following CONSULTANT's receipt of Authorization to Proceed. The City reserves the option to extend the agreement for TWO (2) additional terms of one year each. CONSULTANT shall have no claim for compensation for any services or work, which has not been authorized by CITY's Authorization to Proceed.

5 TAXES

5.1 CONSULTANT shall pay all sales, consumer, use, and other similar taxes required to be paid by CONSULTANT in accordance with state and local laws.

5.2 CONSULTANT is an independent contractor and shall have no power or authority to incur any debt, obligation or liability on behalf of CITY. No person employed by CONSULTANT or acting on its behalf, in connection with this Contract shall be considered the Agent or employee of CITY.

5.3 CONSULTANT shall be required to obtain a current City of Palmdale business license, as required by the Palmdale Municipal Code, before an Authorization to Proceed is issued.

6 PATENT FEES AND ROYALTIES

CONSULTANT shall pay all license fees and royalties and assume all costs incident to the use, in the performance of the work or the incorporation in the work of any invention, design, process, product or device which is the subject of patent rights or copyrights held by others. If a particular invention, design, process, product or device

is specified by CITY for use in the performance of the work and if, to the actual knowledge of CITY, its use is subject to patent rights or copyrights calling for the payment of any license fee or royalty to others, the existence of such rights shall be disclosed by CITY in the contract documents. CONSULTANT shall indemnify and hold harmless CITY and anyone directly or indirectly employed by CITY from and against all claims, damages, losses and expenses (including attorneys' fees) arising out of any infringement of patent rights or copyrights incident to the use in the performance of the work, or resulting from the incorporation in the work of any invention, design, process, product or device not specified by CITY, and shall defend all such claims in connection with any alleged infringement of such rights.

7 STANDARDS OF PERFORMANCE

CONSULTANT shall be responsible for the completeness and accuracy of its services and work and documents resulting there from, and CITY shall not be responsible for discovering deficiencies therein. CONSULTANT shall correct any such deficiencies or errors without additional compensation and without cost to CITY, except to the extent any such deficiency is directly attributable to deficiencies in CITY-furnished information.

8 CONSULTANT'S PERSONNEL

8.1 All services required under this Contract shall be performed by CONSULTANT, or under CONSULTANT'S direct supervision, and all personnel shall possess the qualifications, permits and licenses required by State and local law to perform such services.

8.2 CONSULTANT shall be solely responsible for the satisfactory work performance of all personnel engaged in performing services required by this Contract, and compliance with all reasonable performance standards established by CITY.

8.3 CONSULTANT shall be responsible for payment of all CONSULTANT's employees' and subcontractor's wages and benefits and shall comply with all requirements pertaining to the employer's liability, workers' compensation, unemployment insurance, and Social Security.

8.4 CONSULTANT shall indemnify and hold harmless CITY, and its respective officers, agents and employees from and against all claims, demands, damages or costs arising from CONSULTANT's acts or omissions with respect to any liability, damages, claims, costs and expenses of any nature arising from alleged violations of personnel practices.

9 COMPENSATION

9.1 For all of work and services including the various phases of tasks as described in Section 1, CITY shall pay to CONSULTANT an amount not to exceed

the sum of ONE HUNDRED AND TWENTY FIVE THOUSAND dollars ($125000), payable as follows:

The CONSULTANT will provide invoices to the CITY as necessary, contingent upon the deliverables delineated in the description of work, adhering to the contract Not to Exceed (NTE) amount of $125,000.

The Contract Price is CONSULTANT'S estimate of its charges for all the services, including all labor, equipment, material, subcontractor, and reimbursable costs, to be provided under this Agreement. Progress payments shall be made on a time and material basis. Final payment shall be made upon completion of all services and City acceptance of all deliverables, not-to-exceed the Contract Price.

9.2 CONSULTANT shall perform no work in excess of the total contract price without prior written approval of CITY. Total contract price includes expenses related to travel to and from CITY to meet with City and to appear, if so required, before City Council or any other board or commission of CITY.

9.3 CONSULTANT shall maintain adequate records and shall permit inspection and audit by CITY of CONSULTANT's charges under this Contract. CONSULTANT shall make such records available to CITY during normal business hours upon reasonable notice. Nothing herein shall convert such records into public records, and they will be available only to CITY and any specified public agencies. Such records shall be maintained by CONSULTANT for one (1) year following completion of the work under this Contract unless a longer period of time is required by state or federal law, in which event CONSULTANT shall retain its records for the time required by such laws.

9.4 No payment made hereunder by CITY to CONSULTANT, shall be construed as an acceptance by CITY of any work or materials, nor as evidence of satisfactory performance by CONSULTANT of its obligations under this Contract.

10 INDEMNIFICATION

To the fullest extent permitted by law, CONSULTANT and any contractors or subcontractors working on its behalf agree to indemnify CITY, its officers, employees, agents and elected and appointed boards (hereinafter "Indemnified Parties") for any loss, claim, demand, cause of action, cost, expense, damage, obligation or liability which arises out of or is in any way connected with the performance of any work under this agreement, including any acts or omissions, willful misconduct or negligent conduct, whether active or passive, on the part of CONSULTANT, its contractors or subcontractors, and regardless of any acts, omissions or negligence (whether active or passive) of any person or entity indemnified hereunder. At their own expense, CONSULTANT and, as applicable, any contractors or subcontractors working on its behalf, shall defend any suit, claim or action against the Indemnified Parties founded upon such loss, claim, demand, cause of action, cost, expense, damage, obligation or

liability. CONSULTANT shall ensure that the contract of any contractor or subcontractor working under this agreement contain an indemnity agreement, requiring the contractor or subcontractor to indemnify and defend the Indemnified Parties pursuant the terms set forth above. CONSULTANT shall indemnify the Indemnified Parties, and save it harmless from any and all loss, damage, costs, expenses and attorney's fees suffered or incurred on account of any breach of the aforesaid obligations and covenants, and any other provision or covenant of this agreement.

11 INSURANCE

11.1 CONSULTANT, at its expense, shall maintain in effect at all times during the performance of work under this Contract not less than the following coverage and limits of insurance, which shall be maintained with insurers listed “A” or better in the Best’s Insurance Guide and authorized to do business in the State of California. **Proof of Insurance, as identified in Section 11.8, must be reviewed and accepted by the City Attorney**. *As projects are determined, insurance requirements may be increased to accommodate the specific coverage needed. Listed below are minimum requirements.*

11.1.1 Workers’ Compensation and Employer’s Liability

- Workers’ Compensation—coverage as required by the State of California
- Employer’s Liability:
  $1,000,000.00 each accident
  $1,000,000.00 policy limit bodily injury
  $1,000,000.00 each employee bodily injury by disease

11.1.2 Professional Liability (Errors & Omissions) Insurance*

- $1,000,000 limit on a per occurrence basis

11.1.3 Commercial General Liability

- $1,000,000.00 limit on a per occurrence basis
- $2,000,000.00 general aggregate limit

11.1.4 Commercial Automobile Liability

- $1,000,000.00 combined single limit including owned, non-owned and hired automobile coverage

11.1.5 Cyber Liability Insurance*

- $1,000,000.00 on a per occurrence basis

11.2 All of CONSULTANT’s policies shall contain an endorsement providing that written notice shall be given to CITY at least thirty- (30) calendar days prior to termination, cancellation or reduction of coverage in the policy.

11.3 Policies providing for bodily injury and property damage coverage shall contain the following:

A. An endorsement extending coverage to the CITY as an additional insured, in the same manner as the named insured, as respects liability arising out of the performance of any work under the Contract. Such insurance shall be primary insurance, as respects the interest of the CITY, and any other insurance maintained by the CITY shall be considered excess coverage and not contributing insurance with the insurance required hereunder. The certificate and endorsements shall state: “The City of Palmdale, the Successor Agency of the Community Redevelopment Agency of the City of Palmdale, Palmdale Civic Authority, Industrial Development Authority of the City of Palmdale, Palmdale Airport Authority, their officers, agents, employees and volunteers are named as additional insureds.”

B. “Severability of Interest” clause.

11.4 Promptly on execution of this Contract, and prior to commencement of any work, CONSULTANT shall deliver to CITY certificates of insurance and endorsements to all required policies demonstrating that CONSULTANT has the required coverage and showing the required named insureds. Within five (5) days of written request from CITY, CONSULTANT shall deliver to CITY full and complete copies of all insurance policies required by this Contract.

11.5 The requirements as to the types and limits of insurance to be maintained by CONSULTANT are not intended to and shall not in any manner limit or qualify CONSULTANT’s liabilities and obligations under this Contract.

11.6 Any policy or policies of insurance that CONSULTANT elects to carry as insurance against loss or damage to its equipment and tools or other personal property used in the performance of this Contract shall include a provision waiving the insurer’s right of subrogation against CITY.

11.7 All insurance coverage must be maintained throughout the duration of this Contract.

11.8 Acceptable Proof of Insurance:

11.8.1 ACORD Certificate of Insurance listing all coverages, limits, deductibles and insureds; and endorsements for all applicable coverages if agent has authority to issue it. Additional insured Form CG20101185 or CG20100707 and CG20370704 or equivalent must be provided for general liability coverage. Additional insured form CA0001 must be provided for automobile liability coverage.

11.8.2 Agents must confirm that policy endorsements have been ordered from the respective insurance companies. Upon issuance, policy endorsements listing all insurers must be submitted to the City Attorney.

11.8.3 *When professional (E&O) liability coverage is provided on a “claims made basis”, CONSULTANT will continue to renew the insurance for a period of five (5) years after this Agreement expires or is terminated. Such insurance will have the same coverage and limits as the policy that was in effect during the term of this Agreement, and will cover CONSULTANT, or its officers, employees, or agents during the time this Agreement was in effect.

11.9 Notwithstanding any other provision of this Contract, CITY may immediately terminate this Contract if, at any time CONSULTANT fails to maintain the required insurance for any period of time or fails to comply with any of the insurance requirements listed above.

11.10 CONSULTANT shall require any and all subcontractor's working on its behalf to provide insurance coverages and limits that are based on the scope of work and nature of risk being performed by the subcontractor. Any and all subcontractors working on behalf of CONSULTANT shall be subject to all other insurance requirements that are stated herein.

Any deviation in this requirement will be CONSULTANT's sole risk. CONSULTANT's insurance requirements in Section 11 will not be impacted and/or limited by such deviation.

12 TERMINATION WITHOUT CAUSE

CITY reserves the right to terminate this Contract or any part thereof for its sole convenience with fifteen (15) days written notice. In the event of such termination, CONSULTANT shall immediately stop all work hereunder, and shall immediately cause any of its suppliers and sub-consultants to cease such work. CONSULTANT shall also surrender to CITY all finished or unfinished documents or programs and other materials, which shall be City’s property. As compensation in full for services performed to the date of such termination, the CONSULTANT shall receive an amount equal to the value of the work completed as of the termination date in accordance with the fee schedule or as negotiated between the parties. In no event shall the amount payable upon termination exceed the total maximum compensation provided for in this Contract.

13 TERMINATION FOR CAUSE

13.1 If the CITY determines that the CONSULTANT has failed to supply an adequate working force, or to provide services of proper quality, or has failed in any other respect to satisfactorily perform the services specified in this Contract, the CITY shall give written notice to the CONSULTANT specifying all defaults to be remedied within thirty (30) days. Such notice shall set forth the basis for the CITY’s dissatisfaction and suggest corrective measures. If, after thirty (30) days, the CONSULTANT has failed to implement the corrective measures, the CITY may elect to terminate this Contract, in whole or in part.

13.2 In the event the CITY terminates this Contract in whole or in part as provided herein above, the CITY may procure, upon such terms and in such manner, as it may deem appropriate, services similar to those terminated.

13.3 If this Contract is terminated as provided above, the City may require the CONSULTANT to provide all finished or unfinished documents, data, studies, software, drawings, maps, photographs, reports, etc., prepared by the CONSULTANT. Upon such termination, the CONSULTANT shall be paid an amount equal to the value of the services provided and work performed as of the date of termination. Such payment by the City may take into consideration the costs associated with hiring another CONSULTANT to complete the services. In the event no new CONSULTANT is employed, the CONSULTANT shall be paid an amount equal to the value of the work performed. In ascertaining the value of the work performed up to the date of termination, consideration shall be given to both completed work and work in progress, to complete and incomplete documents when such are delivered to CITY, and to authorized reimbursement expenses.

The above is in addition to any other remedies available by law or equity to the CITY.

13.4 If, after notice of termination of the Contract under the provisions of this Section 13, it is determined, for any reason, that CONSULTANT was not in default, or that the default was excusable, then the rights and obligations of the parties shall be the same as if the notice of termination had been issued pursuant to Section 12.

14 DISPUTE RESOLUTION

All claims, disputes, and other matters in question between CITY and CONSULTANT arising out of, or relating to this Contract, or the breach thereof shall, to the extent reasonably feasible, be resolved through good faith negotiations between the parties.

15 OWNERSHIP OF DOCUMENTS

All documents, including, but not limited to, research, field notes, investigations, analysis, and studies which are prepared in the performance of this Contract are to be, and remain the property of CITY. CONSULTANT shall furnish CITY, upon its request, originals or reproducible or electronic copies of reports, studies and of all other documents listed above.

16 SUBCONTRACTING, DELEGATION AND ASSIGNMENT

16.1 CONSULTANT shall not delegate, subcontract or assign its duties or rights hereunder, either in whole or in part, without the prior written consent of CITY; provided, however, that claims for money due or to become due to CONSULTANT from CITY under this Contract may be assigned to a bank, trust company or other financial institution without such approval. Any proposed delegation, assignment or subcontract shall provide a description of the services covered, identification of the proposed assignee, delegates or subcontractor, and an explanation of why and how

the same was selected, including the degree of competition involved. Any proposed agreement with an assignee, delegates or subcontractor shall include the following:

A. The amount involved, together with CONSULTANT's analysis of such cost or price; and

B. A provision requiring that any subsequent modification or amendment shall be subject to the prior written consent of CITY; and

C. The requirement to hire only those persons authorized by federal law to work in the United States.

16.2 Any assignment, delegation or subcontract shall be made in the name of CONSULTANT and shall not bind or purport to bind CITY and shall not release CONSULTANT from any obligations under this Contract including, but not limited to, the duty to properly supervise and coordinate the work of employees, assignees, delegates and subcontractors. No such assignment, delegation or subcontract shall result in any increase in the amount of total compensation payable to CONSULTANT under this Contract.

17 NON-DISCRIMINATION AND EQUAL EMPLOYMENT OPPORTUNITY

In performance of this Contract, CONSULTANT shall not discriminate against any employee, subcontractor, or applicant for employment because of sex, color, race, religion, ancestry, national origin, disability, medical condition, marital status, sexual orientation, or age. CONSULTANT will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their sex, color, race, religion, ancestry, national origin, disability, medical condition, marital status, sexual orientation or age. Affirmative action relating to employment shall include, but not be limited to the following: employment, upgrading, demotion or transfer; recruitment; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

18 FINANCIAL INTEREST CERTIFICATION

18.1 CONSULTANT warrants that no person has been employed or retained to solicit or secure this Contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee; and that no officer or employee of the CITY has any interest, financially or otherwise, in CONSULTANT's firm.

18.2 For breach or violation of this warranty, CITY shall have the right to annul this Contract without liability, or at its discretion to deduct from the Contract Price or consideration, the full amount of such commission, percentage, brokerage or contingent fee.

19 CONFLICT OF INTEREST

19.1 CONSULTANT stipulates that its officers and employees do not now have a conflict of interest and it further agrees for itself, its officers and its employees that it will not contract for or accept employment for the performance of any work or services with any individual business, corporation or government unit that would create a conflict of interest in the performance of its obligations pursuant to this Contract or which would cause CONSULTANT to be "financial interested" (as provided in California Government Code Section 1090 et seq. or 87100 et seq.) in any contract or decision made by CITY on any matter.

19.2 CONSULTANT shall not employ any Housing Authority/City official or employee to perform any work required pursuant to this Contract.

19.3 If CONSULTANT is a registered professional engineer or licensed land surveyor and the scope of work requires CONSULTANT'S recommendation of the actual formula to spread the costs of an assessment district's improvements, then CONSULTANT shall not participate in making that recommendation if the additional elements set forth in Government Code section 87100.1(c) apply. Those additional elements are: (1) CONSULTANT has received income of $250 or more for professional services in connection with any parcel included in the benefit assessment district within twelve (12) months prior to the creation of the district; and (2) the district includes other parcels in addition to those parcels for which CONSULTANT received the income. In the event a conflict of interest does arise in that context, CITY shall select a different CONSULTANT to recommend the actual formula to spread the costs of the assessment district's improvements and the costs of such services shall be deducted from the compensation to be paid to CONSULTANT.

19.4 To the extent required by the City Manager/designee, CONSULTANT shall complete and file with the City Clerk a Form 700 Statement of Economic Interests disclosing any reportable property interests, income, gifts, investments, or business positions.

20 COMPLIANCE WITH LAW

20.1 CONSULTANT shall comply with all state and federal laws, including but not limited to, the requirement to hire only those persons authorized by federal law to work in the United States. If CONSULTANT uses any subcontractors to complete this Contract, this same requirement shall be included in all subcontracts and strictly enforced by CONSULTANT.

20.2 The law of the state of California shall govern this Contract. The venue of any legal action, either formal or informal, shall be the County of Los Angeles.

21 NOTICES

Any notice required under this Contract shall be in writing, addressed to the appropriate party at its address on the signature page and given personally or by

registered or certified mail postage prepaid, or by a commercial courier service. All notices shall be effective upon the date of receipt.

22 ENTIRE CONTRACT AND AMENDMENTS

22.1 This Contract is the complete agreement between the parties and supersedes all prior proposals, agreements, and understandings between the parties and may not be modified or terminated orally.

22.2 No attempted waiver of any of the provisions hereof, nor any modification in the nature, extent or duration of the work to be performed by CONSULTANT hereunder, shall be binding unless in writing and signed by the party against whom the same is sought to be enforced.

22.3 The failure of any party to enforce against another party any provision of this Contract shall not constitute a waiver of that party's right to enforce such a provision at a later time, and shall not serve to vary the terms of this Contract.

23 ATTORNEY'S FEES

If any action at law or in equity is brought to enforce or interpret any provisions of this Contract, the prevailing party in such action shall be entitled to reasonable attorney's fees, costs and necessary disbursements, in addition to such other relief as may be sought and awarded.

In Witness Whereof, the parties hereto have caused this Contract to be executed and attested by their respective officers thereunto duly authorized.

CITY OF PALMDALE:

Salvador Mendez
Oct 21, 2025, 8:45 AM PDT

Salvador Mendez
Interim City Manager

JS
Oct 16, 2025, 1:25 AM UTC

ADDRESS FOR NOTICE:
CITY OF PALMDALE
38300 Sierra Highway
Palmdale, CA 93550

VANDER WEELE GROUP LLC:

Maribeth Vander Weele
Oct 20, 2025, 6:22 PM UTC

Maribeth Vander Weele
President

ADDRESS FOR NOTICE:
VANDER WEELE GROUP LLC
2848 Summit Avenue
Highland Park, IL 60035

APPROVE AS TO FORM:

Alexandra Halfman
Oct 21, 2025, 12:10 AM UTC

Alexandra Halfman
City Attorney

ATTEST:

Roxanne Faber
Oct 21, 2025, 8:59 AM PDT

Roxanne Faber
City Clerk

---------- INTERNAL USE ONLY ----------

■Certificate(s) and Endorsement(s) attached
■Confirmed business name on contract with certificate(s)
■Attached Agreement Checklist and met all requirements

Record of Signing

For
Name
Title



Signed on Oct 16, 2025 1:25 AM UTC

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DocumentID: 031Kbb4jomtsZA6HfHaDOq
SigningID: 031Kbb4jWel7sZJKurzgMo
UTC Signing time: 2025-10-16 01:25:38 UTC
IP Address: 206.171.111.149
Email: jsamson@cityofpalmdale.org

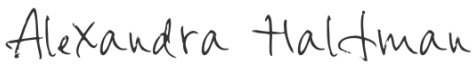
For
Name
Title



Signed on Oct 20, 2025 6:22 PM UTC

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UTC Signing time: 2025-10-20 18:22:04 UTC
IP Address: 50.198.7.134
Email: maribeth@vanderweelegroup.com

For
Name
Title



Signed on Oct 21, 2025 12:10 AM UTC

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IP Address: 97.131.21.135
Email: amhalfman@harperburns.com

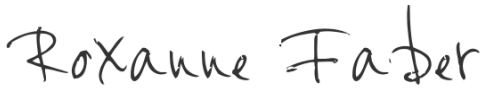
For
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Signed on Oct 21, 2025 8:45 AM PDT

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IP Address: 206.171.111.149
Email: smendez@cityofpalmdaleca.gov

For
Name
Title



Signed on Oct 21, 2025 8:59 AM PDT

Secured by Concord™
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UTC Signing time: 2025-10-21 15:59:17 UTC
IP Address: 206.171.111.149
Email: rfaber@cityofpalmdale.org

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City Council Staff Report

DATE: **OCTOBER 6, 2026**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT HOUSING DIVISION**

DISTRICT: **1**

SUBJECT: **ADOPT RESOLUTION NO. CC 2026-057, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE AUTHORIZING THE EXECUTION OF A SECTION 108 LOAN GUARANTEE AGREEMENT WITH THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR A $6,432,000 LOAN TO FINANCE THE CONSTRUCTION OF A NEW FACILITY LOCATED AT 38820 3RD STREET EAST TO RELOCATE THE SAVES PROGRAM**

RECOMMENDATION

Staff recommend that the City Council:

1. Adopt Resolution No. 2026-057, authorizing the execution of a Section 108 Loan Guarantee Agreement with the HUD for a $6,432,000 loan to finance the construction of a new facility located at 38820 3rd Street East to relocate the SAVES program; and,

2. Authorize the City Manager or his designee to execute the Section 108 Loan Guarantee Agreement and all related documents necessary to implement the loan.

BACKGROUND

The City operates South Antelope Valley Emergency Services (SAVES), a vital program that provides food and supportive services to low-income individuals and families in the community. Since 1983, SAVES has provided food assistance, short-term shelter assistance, clothing, transportation passes, holiday assistance, and back-to-school support. SAVES currently operates from the City-owned facility located at 1002 East Avenue Q-12. The existing facility is overutilized and has limited space to support current program operations and storage needs. To address these limitations, the City identified a larger location at 38820 3rd Street East to provide additional program and storage space

and increase SAVES' capacity to serve more community members.

The proposed facility will be located on an approximately 1.67-acre site and will include a new prefabricated building, additional storage capacity, office and program space, updated refrigeration and freezer capacity, accessible restrooms, and improved parking and site access. These improvements will provide additional space to support SAVES operations, food storage, distribution, and service delivery.

Section 108 of the Housing and Community Development Act of 1974 allows Community Development Block Grant (CDBG) entitlement communities to leverage future CDBG allocations to obtain financing for eligible large-scale community development projects. CDBG provides the City with annual federal funding for eligible activities that primarily benefit low- and moderate-income residents. To help finance the relocation, the City Council authorized the City Manager or his designee to submit a Section 108 Loan application to HUD on February 18, 2025. HUD approved the City's request for a Section 108 Loan Guarantee and provided the City with the Agreement for Loan Guarantee Assistance under Section 108 of the Housing and Community Development Act of 1974, as amended, 42 U.S.C. § 5308 (Section 108 Agreement), along with the associated implementing documents for execution.

DISCUSSION

The proposed SAVES facility is an important investment in the City's ability to serve residents by providing additional space for program operations, consolidating off-site storage, and supporting the continued delivery of food assistance and other supportive services.

The Section 108 Loan Guarantee is a key part of the City's financing strategy for the project. By leveraging future CDBG funds, the City can immediately finance a project of this scale. The City may repay the loan before the end of its term, subject to the Section 108 Agreement and applicable HUD requirements.

As a condition of receiving the Section 108 loan proceeds, the City must pledge certain collateral as security for the loan and prepare, execute, and maintain custody of the applicable security documents. Approval of the proposed action will allow the City to satisfy these requirements and use the loan proceeds for eligible infrastructure and construction costs associated with the new SAVES facility. The following real property and property interests will be included in the Borrower Authorization and Pledge of Security:

- The Senior Center located at 930 East Avenue Q-9 (APN 3009-024-933);
- Two parcels on 3rd Street East (APNs 3006-008-923 and 3006-008-924);
- 38513 and 38741 Sierra Highway (APNs 3008-028-920 and 3008-029-920); and,

- The proposed SAVES site located at 38820 3rd Street East (APN 3006-008-925).

FISCAL IMPACT

$9,820,912; Consisting of the principal loan amount of $6,432,000, which is subject to an interest rate of 4.42%, totaling $3,388,912 over the proposed repayment term of 20 years. Funds are to be repaid using a portion of the City's annual federal CDBG entitlement grant allocations. There is no fiscal impact to the City's general fund.

STRATEGIC PLAN

Goal II: Ensure long-term fiscal health of the City and maintain funding for services.

A. Manage resources, costs, and liabilities to ensure the City's long-term fiscal health.

Prepared by:	Megan Taggart, Director of Economic & Community Development
Certified as to availability of Funds:	Janelle Samson, Deputy City Manager
Approved by:	Salvador Mendez, City Manager
Approved as to form:	Alexandra Severino, City Attorney

ATTACHMENTS

Reso. No. CC 2026-057
Exh A Section 108 Funding Approval-Agreement
Exh B Section 108 Amortization Table

CITY COUNCIL
CITY OF PALMDALE, CALIFORNIA
RESOLUTION NO. CC 2026-057

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE, CALIFORNIA, AUTHORIZING THE EXECUTION OF A SECTION 108 LOAN GUARANTEE AGREEMENT WITH THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR A $6,432,000.00 LOAN TO FINANCE THE CONSTRUCTION OF A NEW FACILITY LOCATED AT 38820 3RD STREET EAST TO RELOCATE THE SAVES PROGRAM

WHEREAS, to secure funding for the construction of a new South Antelope Valley Emergency Services (SAVES) facility to be located at 38820 3rd Street East, an eligible activity under Title I of the Housing and Community Development Act of 1974, hereinafter referred to as the 'Project', the City Council authorized the City Manager or designee to submit an application to the U.S. Department of Housing and Urban Development (HUD) for a Section 108 Loan Guarantee; and

WHEREAS, Section 108 allows Community Development Block Grant (CDBG) entitlement communities to leverage future CDBG allocations to obtain financing for eligible large-scale community development projects. The loan amount represents approximately five times the City's annual CDBG entitlement allocation; and

WHEREAS, on April 25, 2025, HUD approved the City's request for the Section 108 Loan Guarantee (Section 108 Loan); and

WHEREAS, after completing HUD's Section 108 Loan application process, HUD transmitted the Agreement for Loan Guarantee (Section 108 Agreement) and associated implementing documents to the City for execution; and

WHEREAS, the City of Palmdale intends to repay the Section 108 Loan principal, interest, and associated fees over a period of 20 years or less using proceeds from its annual CDBG entitlement awards; and

WHEREAS, the City of Palmdale is required to pledge certain collateral under the Section 108 Agreement by preparing, executing, and maintaining custody of certain security documents; and

WHEREAS, execution of the Section 108 Agreement and associated implementing documents is necessary to receive $6,432,000.00 of Section 108 loan guarantee proceeds to implement the Project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Palmdale as follows:

SECTION 1. The City Council hereby incorporates by reference all the recitals herein and finds that they are true and correct.

SECTION 2. The Section 108 Agreement attached as Exhibit A is approved, and the City Manager is authorized to execute all documents related to the loan.

SECTION 3. The following officials to be included on the Authorized Signature Card for Payment of Vouchers on the Letter of Credit for the Section 108 Loan shall be Salvador Mendez, City Manager; Janelle Samson, Deputy City Manager; Megan Taggart, Director of Community & Economic Development; and Lee Torres, Director of Public Works.

SECTION 4. The City Council hereby approves and authorizes the following specific collateral properties owned by the City of Palmdale to be pledged through recordation of a Deed of Trust to HUD as security for the Section 108 Loan:

- The Senior Center located at 930 East Avenue Q-9 (APN 3009-024-933);
- Two parcels on 3rd Street East (APNs 3006-008-923 and 3006-008-924);
- 38513 and 38741 Sierra Highway (APNs 3008-028-920 and 3008-029-920); and
- The proposed SAVES site located at 38820 3rd Street East (APN 3006-008-925)

SECTION 5. The City Manager and Deputy City Manager are authorized to identify a third-party custodian and enter into a Custodial Agreement for the third-party custodian to hold the Section 108 loan security documents. Alternatively, at the discretion of the City Manager, the City Clerk may maintain custody of the security documents and execute the functions of custodian as allowed by HUD.

SECTION 6. The City Manager and Deputy City Manager shall, as appropriate, take all steps necessary to release the pledge of security for each property over time as the Section 108 loan is repaid, in accordance with the Section 108 Agreement.

SECTION 7. The City Clerk shall certify to the adoption of this resolution.

PASSED, APPROVED and **ADOPTED** this 6th day of October 2026.

Approved as to form:

Eric Ohlsen, Mayor

ATTEST:

Alexandra Severino
City Attorney

Rochelle Scott, City Clerk

I, Rochelle Scott, City Clerk of the City of Palmdale, California, do hereby certify that the foregoing resolution was duly passed, approved, and adopted by the City Council of the City of Palmdale at a regular meeting of said Council held on the 6th day of October, 2026 by the following roll call vote:

AYES: _____

NOES: _____

ABSTAIN: _____ ABSENT: _____

Date: _____

Rochelle Scott, City Clerk

Funding Approval/Agreement

Title I of the Housing and Community Development Act (Public Law 930383)

U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Community Development Block Grant Program

A-9409

HI-00515R of 20515R

1. Name of Grantee (as shown in item 5 of Standard Form 424)	3. Grantee's 9-digit Tax ID Number	4. Date use of funds may begin (mm/dd/yyyy)
City of Palmdale, CA		
2. Grantee's Complete Address (as shown in item 5 of Standard Form 424)	5a. Project/Grant No. 1	6a. Amount Approved
UEI: ~~YX39EBRTDCT5~~ ZX39EBRTDCT5	B-23-MC-06-0581	
38250 Sierra Highway	5b. Project/Grant No. 2	6b. Amount Approved
Palmdale, CA 93550		
	5c. Project/Grant No. 3	6c. Amount Approved

Grant Agreement: This Grant Agreement between the Department of Housing and Urban Development (HUD) and the above named Grantee is made pursuant to the authority of Title I of the Housing and Community Development Act of 1974, as amended, (42 USC 5301 et seq.). The Grantee's submissions for Title I assistance, the HUD regulations at 24 CFR Part 570 (as now in effect and as may be amended from time to time), and this Funding Approval, including any special conditions, constitute part of the Agreement. Subject to the provisions of this Grant Agreement, HUD will make the funding assistance specified here available to the Grantee upon execution of the Agreement by the parties. The funding assistance specified in the Funding Approval may be used to pay costs incurred after the date specified in item 4 above provided the activities to which such costs are related are carried out in compliance with all applicable requirements. Pre-agreement costs may not be paid with funding assistance specified here unless they are authorized in HUD regulations or approved by waiver and listed in the special conditions to the Funding Approval. The Grantee agrees to assume all of the responsibilities for environmental review, decision making, and actions, as specified and required in regulations issued by the Secretary pursuant to Section 104(g) of Title I and published in 24 CFR Part 58. The Grantee further acknowledges its responsibility for adherence to the Agreement by sub-recipient entities to which it makes funding assistance hereunder available.

U.S. Department of Housing and Urban Development (By Name)		Grantee Name	
B. Cory Schwartz		City of Palmdale, Salvador Mendez	
Title		Title	
Director (Acting), Office of Block Grant Assistance		City Manager ProTem	
Signature BENJAMIN SCHWARTZ (Digitally signed by: BENJAMIN SCHWARTZ DN: CN = BENJAMIN SCHWARTZ C = US O = U.S. Government OU = Department of Housing and Urban Development, Office of Community Planning and Development Date: 2025.04.25 14:17:20 -04'00')	Date (mm/dd/yyyy)	Signature	Date (mm/dd/yyyy)

7. Category of Title I Assistance for this Funding Action (check only one)

- ☐ a. Entitlement, Sec 106(b)
- ☐ b. State-Administered, Sec 106(d)(1)
- ☐ c. HUD-Administered Small Cities, Sec 106(d)(2)(B)
- ☐ d. Indian CDBG Programs, Sec 106(a)(1)
- ☐ e. Surplus Urban Renewal Funds, Sec 112(b)
- ☐ f. Special Purpose Grants, Sec 107
- ☒ g. Loan Guarantee, Sec 108

8. Special Conditions (check one)

- ☐ None
- ☒ Attached

9a. Date HUD Received Submission (mm/dd/yyyy)

9b. Date Grantee Notified (mm/dd/yyyy)

9c. Date of Start of Program Year (mm/dd/yyyy)

10. check one

- ☒ a. Orig. Funding Approval
- ☐ b. Amendment Amendment Number

11. Amount of Community Development Block Grant

	FY ( )	FY ( )	FY ( )
a. Funds Reserved for this Grantee			
b. Funds now being Approved			
c. Reservation to be Cancelled (11a minus 11b)			

12a. Amount of Loan Guarantee Commitment now being Approved
$6,432,000

Loan Guarantee Acceptance Provisions for Designated Agencies:
The public agency hereby accepts the Grant Agreement executed by the Department of Housing and Urban Development on the above date with respect to the above grant number(s) as Grantee designated to receive loan guarantee assistance, and agrees to comply with the terms and conditions of the Agreement, applicable regulations, and other requirements of HUD now or hereafter in effect, pertaining to the assistance provided it.

12b. Name and complete Address of Public Agency
NA

12c. Name of Authorized Official for Designated Public Agency
NA

Title
NA

Signature
NA

HUD Accounting use Only

Batch	TAC	Program	Y	A	Reg	Area	Document No.	Project Number	Category	Amount	Effective Date (mm/dd/yyyy)	F
	153 176											
			Y					Project Number		Amount		
			Y					Project Number		Amount		

Date Entered PAS (mm/dd/yyyy)	Date Entered LOCCS (mm/dd/yyyy)	Batch Number	Transaction Code	Entered By	Verified By

Approved as to form:

Alexandra Halfman
Acting City Attorney

Attest:

Roxanne Faber
City Clerk

24 CFR 570

form HUD-7082 (4/93)

8. Special Conditions.

(a) In the event the Borrower (the "City") fails to submit notes or other obligations for inspection and guarantee by the Secretary of Housing and Urban Development (the "Secretary") before June 30, 2026, the commitment will terminate and expire as of such date.

(b) The repayment schedule for the City's debt obligation, as defined in 24 CFR 570.701, must be acceptable to the Secretary.

(c) Pursuant to 24 CFR 570.705(b)(3), the City shall provide additional security for the Guaranteed Loan and such additional security must be acceptable to the Secretary. The additional security shall be identified in the Contract for Loan Guarantee Assistance specified by 24 CFR 570.705(b)(1), which will be executed at the time the guaranteed obligations are issued.

(d) Prior to submitting notes or other obligations for inspection and guarantee by the Secretary, the City shall submit information required under Section 102(b) of the Department of Housing and Urban Development Reform Act of 1989 (42 U.S.C. 3545). This information shall be submitted on Form HUD-2880 to HUD's Los Angeles Field Office.

(e) The City is required to pay a fee of .82% of the principal amount of loan guaranteed and advanced under this Commitment to cover the credit subsidy costs as announced in the *Federal Register* on September 25, 2024 (89 FR 78239).

Exhibit B

Palmdale, CA Section 108 Amortization Table

Interest Rate (Interim)	4.42%
Years	**20**
Payments Per Year	1
Amount	$6,432,000
Loan Guarantee Fee	0.82%
Total Loan Amt.	$6,432,000
First Payment Due	10/1/2027

Payment Number	Payment	Principal	Interest	Balance	Payment Date
1	$491,294.40	$207,000.00	$284,294.40	$6,225,000.00	10/1/2027
2	$491,156.00	$216,000.00	$275,156.00	$6,009,000.00	10/1/2028
3	$490,613.68	$225,000.00	$265,613.68	$5,784,000.00	10/1/2029
4	$490,649.58	$235,000.00	$255,649.58	$5,549,000.00	10/1/2030
5	$491,245.08	$246,000.00	$245,245.08	$5,303,000.00	10/1/2031
6	$491,380.70	$257,000.00	$234,380.70	$5,046,000.00	10/1/2032
7	$491,036.11	$268,000.00	$223,036.11	$4,778,000.00	10/1/2033
8	$491,190.09	$280,000.00	$211,190.09	$4,498,000.00	10/1/2034
9	$490,820.47	$292,000.00	$198,820.47	$4,206,000.00	10/1/2035
10	$490,904.12	$305,000.00	$185,904.12	$3,901,000.00	10/1/2036
11	$491,416.87	$319,000.00	$172,416.87	$3,582,000.00	10/1/2037
12	$491,333.48	$333,000.00	$158,333.48	$3,249,000.00	10/1/2038
13	$490,627.60	$347,000.00	$143,627.60	$2,902,000.00	10/1/2039
14	$491,271.73	$363,000.00	$128,271.73	$2,539,000.00	10/1/2040
15	$491,237.12	$379,000.00	$112,237.12	$2,160,000.00	10/1/2041
16	$491,493.79	$396,000.00	$95,493.79	$1,764,000.00	10/1/2042
17	$491,010.40	$413,000.00	$78,010.40	$1,351,000.00	10/1/2043
18	$490,754.24	$431,000.00	$59,754.24	$920,000.00	10/1/2044
19	$490,691.16	$450,000.00	$40,691.16	$470,000.00	10/1/2045
20	$490,785.50	$470,000.00	$20,785.50	$0.00	10/1/2046

Section 108 Rate as of 9/17/2026 4.42% See Note for additional details

Section 108 Rates: [About the Section 108 Loan Guarantee Program - HUD Exchange]

City Council Staff Report

DATE: **OCTOBER 6, 2026**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **PUBLIC WORKS DEPARTMENT**
ENVIRONMENTAL DIVISION

DISTRICT: **ALL**

SUBJECT: **ENERGY FOR PALMDALE'S INDEPENDENT CHOICE (EPIC) – 2025 POWER SOURCE DISCLOSURE ATTESTATION**

RECOMMENDATION

Staff recommend that the City Council:

1. Formally attest to the accuracy of the information included in the 2025 Annual Power Source Disclosure (PSD) Report prepared based on the California Choice Energy Authority's (CalChoice) technical review for the EPIC community choice aggregation (CCA) program.

BACKGROUND

To fulfill its Power Source Disclosure Program reporting obligations for 2025, Energy for Palmdale's Independent Choice (EPIC), as a public agency, must provide the California Energy Commission (CEC) with the City Council's attestation regarding the accuracy of information included in the annual Power Source Disclosure Report.

We request that the City Council provide the attestation specified under California's Power Source Disclosure (PSD) Program, which requires the governing council of a public agency providing retail electric service to endorse the accuracy of the annual report, as submitted to the CEC, for the previous year. In the case of EPIC, such attestation will be based on the California Choice Energy Authority's (CalChoice) technical review and will address the 2025 Annual Report prepared for the EPIC community choice aggregation (CCA) program.

EPIC is required to submit this staff report and related meeting minutes to the CEC per PSD Program regulations to demonstrate compliance. For the 2025 reporting cycle, CEC staff generated the Power Content Labels (PCLs) on behalf of retail suppliers, including EPIC.

In accordance with statewide program requirements, EPIC's completed 2025 PCL was displayed on the EPIC website prior to October 1, 2026, and written promotional materials will be distributed to customers on or before December 31, 2026. Formal City Council attestation is being presented at this time to complete the administrative record for submission to the CEC.

DISCUSSION

California Public Utilities Code requires all retail sellers of electric energy, including EPIC, to disclose “accurate, reliable, and simple-to-understand information on sources of energy” that are delivered to their respective customers via an annual PCL. The PCL is analogous to a nutrition label, conveying information about the various power sources and products procured on behalf of each retail electricity customer. Each of California’s retail electricity sellers, including EPIC, will have unique PCLs based on internally adopted procurement policies, statutory procurement mandates, and related power purchases completed during the reporting year.

The PCL format is highly prescriptive, offering little flexibility to retail sellers when presenting such information to customers – the CEC administers these requirements under California’s Power Source Disclosure Program. Information presented in each PCL includes the proportionate share of the total energy supply for specific fuel sources/resource categories, covering both renewable and conventional generating technologies.

An emission factor for each retail service offering, as calculated using the CEC’s prescribed methodology, is also provided in the PCL. If a retail seller procures a certain percentage of its energy requirements from the market at large (meaning, sources of power that cannot be traced back to a specific generator), the PCL must identify such purchases as “unspecified sources of power.” It is common for most retail electricity sellers to utilize “unspecified power.”

In accordance with statewide mandates and internally adopted planning targets, EPIC procured a substantial portion of its electric energy supply from generating resources utilizing various renewable fuel sources in 2025. Renewable fuel sources may include biomass and waste, eligible hydroelectricity, solar, geothermal, and wind.

For “EPIC Power” customers, 49% of the total energy supply was sourced from Renewables Portfolio Standard (RPS)-eligible (CEC-certified) renewable energy resources in 2025. RPS-eligible (CEC-certified) renewable energy resources are a narrower category of energy resources that meet not only federal renewable energy standards but also California’s specific legal requirements to count toward the RPS. A total of 67% of the energy supply was sourced from RPS-eligible renewable energy and other zero-carbon resources (including large hydroelectric and nuclear generation).

For EPIC “Power 100”, 100% of the energy delivered was sourced from renewable energy resources.

While developing EPIC’s data for the 2025 PCL, CalChoice and its technical consultants performed a detailed review of all power purchases completed for the 2025 calendar year. The review conducted by CalChoice and its technical consultants found no inaccuracies or inconsistencies in that information, which was subsequently entered into EPIC’s annual Power Source Disclosure (PSD) report.

To fulfill its PSD attestation requirements for 2025, Council is being asked to provide an attestation regarding the veracity of information reflected in EPIC’s 2025 Annual PSD Report.

Consistent with applicable regulations, the 2025 PCL was posted on the EPIC website prior to October 1, 2026, and all customers currently enrolled in the EPIC program will receive the 2025 PCL via electronic communication or U.S. mail on or before December 31, 2026.

Based on technical reviews previously completed by staff and CalChoice, staff recommend that Council provide the requisite attestation at this time. Upon approval, a copy of this staff report and related meeting minutes will be forwarded to the CEC, finalizing EPIC’s attestation requirements under California’s Power Source Disclosure Program for the 2025 calendar year.

FISCAL IMPACT

$0; There is no fiscal impact associated with this action.

Prepared by:	Leonardo Torres, P.E. Director of Public Works
Certified as to availability of Funds:	Janelle Samson, Deputy City Manager
Approved by:	Salvador Mendez, City Manager
Approved as to form:	Alexandra Severino, City Attorney

ATTACHMENT

EPIC 2025 Power Source Disclosure Annual Report

2025 POWER SOURCE DISCLOSURE ANNUAL REPORT

For the Year Ending December 31, 2025

GENERAL INSTRUCTIONS

Retail suppliers are required to use the posted template and are not allowed to make edits to this format.

Please complete the Retail Supplier Name and contact information in column B below.

RETAIL SUPPLIER NAME	Energy for Palmdale's Independent Choice (EPIC)
CONTACT INFORMATION	
NAME	Kirby Dusel
TITLE	Consultant
MAILING ADDRESS	300 University Avenue, Suite 220
CITY, STATE, ZIP	Sacramento, CA 95825
PHONE	1 (916) 318-5559
EMAIL	kirby@pacificea.com
WEBSITE URL FOR PCL POSTING	https://palmdaleepicenergy.com/

Submit the Annual Report and signed Attestation in PDF format with the Excel version of the Annual Report to PSDprogram@energy.ca.gov.

NOTE: Information submitted in this report is not automatically held confidential. If your company wishes the information submitted to be considered confid

California Energy Commission's website.

If you have questions, contact Power Source Disclosure (PSD) staff at PSDprogram@energy.ca.gov or (916) 639-0573.

Version: April 2026

Instructions
1. Enter electricity portfolio names in cells Q2
2. Enter the megawatt hours (MWh) of retail s
3. In the table beginning with cell A28, enter i
4. Default loss factors will auto-populate base
5. If a resource's losses are covered by the g
6. For firmed-&-shaped procurements specific
7. For firmed-&-shaped procurements eligible
8. Proxy EIA IDs for unspecified power and sp
9. Proxy EIA IDs for aggregated reporting of V
10. Only unspecified imports purchased direc all specified resources are allocated.
11. Allocate net MWhs procured to each electlio.
12. If electricity portfolio loads are balanced acover 100% of their loss-adjusted load with specified procurements, co

Resource and GHG Allocations
*indicates GHG figures are preliminary until the calculation of the annual unspecified power emissions factor

Power Sources and Emissions	EPIC Power100	EPIC Power	Electricity Portfolio Name 3	Electricity Portfolio Name 4	Electricity Portfolio Name 5	Electricity Portfolio Name 6	Other End Uses	Losses
Retail Sales, Other End Uses, Losses (MWh)	217	440,122	-	-	-	-	-	21,004
Total Net Specified (MWh)	217	296,929	-	-	-	-	-	-
Biomass & Biogas	-	9,313	-	-	-	-	-	-
Geothermal	-	5,426	-	-	-	-	-	-
Eligible Hydroelectric	-	2,092	-	-	-	-	-	-
Solar	108	130,237	-	-	-	-	-	-
Wind	108	66,917	-	-	-	-	-	-
Large Hydroelectric	-	17,964	-	-	-	-	-	-
Nuclear	-	64,981	-	-	-	-	-	-
Emerging Technologies	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-
Natural Gas	-	-	-	-	-	-	-	-
Coal & Petroleum	-	-	-	-	-	-	-	-
Unspecified Power - ACS	-	-	-	-	-	-	-	-
Unspecified Power - Direct Import	-	-	-	-	-	-	-	-
Unspecified Power - Spot Market	-	143,193	-	-	-	-	-	21,004
Unspecified Power - Total	-	143,193	-	-	-	-	-	21,004
Unspecified GHGs (MT CO2e)*	-	61,287	-	-	-	-	-	8,990
Specified GHGs (MT CO2e)	-	8,404	-	-	-	-	-	-
Total GHGs (MT CO2e)*	-	69,691	-	-	-	-	-	8,990
GHG Emissions Intensity (MT CO2e/MWh)*	-	0.158	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-	-
PCL Emissions Intensity (lbs CO2e/MWh)*	0	349	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-	-
Retail Sales, Other End Uses, Specified Losses	217	440,122						14,402
Unmet Load (MWh)	-	143,193	-	-	-	-	-	14,402

Checks
Portfolio and other end use allocations
Specified resources allocated
Coal allocated
Oversupply not negative

Facility Name	Fuel Type	State or Province	WREGIS ID of REC Source	RPS ID of REC Source	EIA ID of Delivered Energy	Loss Factor	Gross MWhs Procured	Specified Resales MWhs
Diablo Canyon Power Plant Unit 1	Nuclear	CA			6099	0.044	27,535	
Diablo Canyon Power Plant Unit 2	Nuclear	CA			6099	0.044	7,923	
Palo Verde Nuclear Generating	Nuclear	CA			6008	0.044	29,524	
Big Creek 3	Large Hydroelectric	CA			319	0.044	18,440	5,532
GCPD - Priest Rapids & Wanapum	Large Hydroelectric	WA			3887	0.066	5,056	
67RK 8ME, LLC - Redcrest Solar Farm	Solar	CA	W4780	62642A	58831	0.044	212	
Adelanto Solar II, LLC - Adelanto Solar II, LLC	Solar	CA	W4683	62640A	59440	0.044	111	
Adelanto Solar, LLC - Adelanto Solar, LLC	Solar	CA	W4758	62639A	59441	0.044	366	
Adera Solar, LLC - Adera Solar, LLC	Solar	CA	W4836	61388A	60027	0.044	202	
Adobe Solar, LLC - Adobe Solar, LLC	Solar	CA	W4119	61427A	57651	0.044	215	
Algonquin SKIC 10 Solar, LLC - Algonquin SKIC 10 Solar, L	Solar	CA	W5392	62879A	60242	0.044	97	
Alta Wind I - Alta Wind I	Wind	CA	W1727	60794A	57282	0.044	1,811	
Alta Wind II - Alta Wind II	Wind	CA	W1841	60795A	57291	0.044	1,838	
Alta Wind III - Alta Wind III	Wind	CA	W1842	61092A	57292	0.044	1,877	
Alta Wind IV - Alta Wind IV	Wind	CA	W2013	61093A	57293	0.044	988	
Alta Wind IX - Alta 9	Wind	CA	W2904	61808A	P346	0.044	1,219	
Alta Wind V - Alta Wind V	Wind	CA	W2068	61094A	57294	0.044	1,496	
Alta Wind VII - Alta 7	Wind	CA	W2905	61807A	P345	0.044	1,688	
Alta Wind VIII - Alta Wind VIII	Wind	CA	W2483	61288A	57835	0.044	1,307	
Alta Wind X, LLC - Alta Wind X, LLC	Wind	CA	W3537	62244A	58394	0.044	1,611	
Alta Wind XI, LLC - Alta Wind XI, LLC	Wind	CA	W3538	62245A	58395	0.044	1,553	
Ameresco Ox Mountain - Ameresco Ox Mountain	Biomass & Biogas	CA	W2033	60022A	56895	0.044	5,910	
Ameresco San Joaquin - Ameresco San Joaquin	Biomass & Biogas	CA	W3883	#N/A	58436	0.044	2,593	
Ameresco Santa Cruz Energy - Santa Cruz	Biomass & Biogas	CA	W2014	#N/A	56428	0.044	765	
American Kings Solar Project - American Kings Solar Projec	Solar	CA	W11005	61600A	60777	0.044	2,041	
American Solar Greenworks, LLC - Summer Solar North	Solar	CA	W4524	61506A	58757	0.044	81	
Antelope West Solar - Antelope West Solar	Solar	CA	W4322	61850A	59443	0.044	3,131	
AV Solar Ranch 1, LLC - Antelope Solar Ranch - Block 7	Solar	CA	W3474	60790A	57378	0.044	4,944	
AV Solar Ranch 1, LLC - AVSR1 - Antelope Solar Ranch - B	Solar	CA	W4141	60790A	57378	0.044	7,985	
AV Solar Ranch 1, LLC - AVSR1 - Antelope Solar Ranch - B	Solar	CA	W3275	#N/A	57378	0.044	2,551	
AV Solar Ranch 1, LLC - AVSR1 - Antelope Solar Ranch - B	Solar	CA	W3280	60790A	57378	0.044	2,769	
AV Solar Ranch 1, LLC - AVSR1 - Antelope Solar Ranch - B	Solar	CA	W3849	60790A	57378	0.044	2,995	
Bakersfield Solar - SKIC 20	Solar	CA	W4550	61558A	59412	0.044	2,671	
Bayshore Solar A - Big Sky Solar 6	Solar	CA	W5731	63133A	60481	0.044	2,970	
Bayshore Solar B - Big Sky Solar 7	Solar	CA	W5737	63134A	60474	0.044	2,834	
Bayshore Solar C - Big Sky Solar 8	Solar	CA	W5738	63135A	60475	0.044	2,629	
Bishop Creek 2 - Bishop Creek - Unit 3	Eligible Hydroelectric	CA	W545	60444A	323	0.044	24	
Bishop Creek 2 - Bishop Creek 2	Eligible Hydroelectric	CA	W320	60444A	323	0.044	26	
Bishop Creek 2 - Bishop Creek 2 - Unit 2	Eligible Hydroelectric	CA	W544	60444A	323	0.044	26	
Bishop Creek 3 - Bishop Creek 3	Eligible Hydroelectric	CA	W321	60446A	324	0.044	141	
Bishop Creek 4 - Bishop Creek 4	Eligible Hydroelectric	CA	W322	60447A	325	0.044	26	
Bishop Creek 4 - Bishop Creek 4 - Unit 2	Eligible Hydroelectric	CA	W548	60447A	325	0.044	26	
Bishop Creek 4 - Bishop Creek 4 - Unit 3	Eligible Hydroelectric	CA	W549	60447A	325	0.044	51	
Bishop Creek 4 - Bishop Creek 4 - Unit 4	Eligible Hydroelectric	CA	W550	60447A	325	0.044	56	
Bishop Creek 4 - Bishop Creek 4 - Unit 5	Eligible Hydroelectric	CA	W551	60447A	325	0.044	51	
Bishop Creek 5 - Bishop Creek 5	Eligible Hydroelectric	CA	W323	60448A	326	0.044	28	
Bishop Creek 5 - Bishop Creek 5 - Unit 2	Eligible Hydroelectric	CA	W552	60448A	326	0.044	35	
Bishop Creek 6 - Bishop Creek 6	Eligible Hydroelectric	CA	W324	60449A	327	0.044	53	
Blythe Solar II, LLC - Blythe Solar II, LLC - Block 4	Solar	CA	W5072	63129A	60092	0.044	584	
Blythe Solar II, LLC - Blythe Solar II, LLC - Block 5	Solar	CA	W5073	63129A	60092	0.044	596	
Blythe Solar II, LLC - Blythe Solar II, LLC - Block 6	Solar	CA	W5222	63129A	60092	0.044	564	
Blythe Solar II, LLC - Blythe Solar II, LLC - Block 7	Solar	CA	W5248	63129A	60092	0.044	456	
Blythe Solar III, LLC - Blythe Solar III, LLC	Solar	CA	W10157	63130A	60094	0.044	2,316	
Borden Solar Farm - Borden Solar Farm	Solar	CA	W10139	61829A	59531	0.044	752	
Broadview Energy KW, LLC - BEKW	Wind	NM	W5278	62643A	60152	0.066	3,330	
Broadview Energy, JN LLC - BEJN	Wind	NM	W5277	63162A	60145	0.066	4,199	
California PV Energy at Jurupa - California PV Energy at Ju	Solar	CA	W3924	62287A	58582	0.044	16	

Facility Name	Fuel Type	State or Province	WREGIS ID of REC Source	RPS ID of REC Source	EIA ID of Delivered Energy	Loss Factor	Gross MWhs Procured	Specified Resales MWhs
Cape Scott Wind - Cape Scott Wind	Wind	BC	W3959	60600A	P149	0.066	1,175	
Catalina Solar 2, LLC - Catalina Solar 2, LLC	Solar	CA	W4263	62428A	59334	0.044	343	
CED Atwell Island West - CED Atwell Island West	Solar	CA	W4691	62468A	59414	0.044	321	
CED Corcoran Solar 2, LLC - CED Corcoran Solar 2, LLC	Solar	CA	W4681	61820A	59413	0.044	285	
CED Ducor Solar 1, LLC - CED Ducor Solar 1, LLC	Solar	CA	W5350	62882A	60078	0.044	244	
CED Ducor Solar 2, LLC - CED Ducor Solar 2, LLC	Solar	CA	W5351	62881A	60079	0.044	240	
CED Ducor Solar 3, LLC - CED Ducor Solar 3, LLC	Solar	CA	W5353	62884A	60080	0.044	183	
CED Ducor Solar 4, LLC - CED Ducor Solar 4, LLC	Solar	CA	W5352	62883A	60081	0.044	240	
CED Wistaria Solar, LLC - Wistaria Ranch Solar	Solar	CA	W7130	62623A	61750	0.044	1,881	
Central Antelope Dry Ranch C, LLC - Central Antelope Dry	Solar	CA	W5006	61324A	59963	0.044	232	
Chetwynd Biomass - West Fraser - Chetwynd Biomass - We	Biomass & Biogas	BC	W5315	64689A	P387	0.066	45	
Citizen Solar B, LLC - Citizen Solar B	Solar	CA	W4840	61488A	62052	0.044	54	
Copper Mountain Solar 4 - Copper Mountain Solar 4, LLC	Solar	NV	W5023	62662A	59814	0.066	1,542	
Coronal Lost Hills, LLC - Coronal Lost Hills, LLC	Solar	CA	W4631	62235A	59638	0.044	277	
Desert Stateline LLC - Stateline Solar, Block 1	Solar	CA	W4849	60936A	58646	0.044	483	
Desert Stateline LLC - Stateline Solar, Block 2	Solar	CA	W4881	60936A	58646	0.044	483	
Desert Stateline LLC - Stateline Solar, Block 3	Solar	CA	W4882	60936A	58646	0.044	436	
Desert Stateline LLC - Stateline Solar, Block 4	Solar	CA	W4914	60936A	58646	0.044	483	
Desert Stateline LLC - Stateline Solar, Block 5	Solar	CA	W4946	60936A	58646	0.044	483	
Desert Stateline LLC - Stateline Solar, Block 6	Solar	CA	W4965	60936A	58646	0.044	484	
Desert Stateline LLC - Stateline Solar, Block 7	Solar	CA	W5021	60936A	58646	0.044	318	
Desert Stateline LLC - Stateline Solar, Block 7 R	Solar	CA	W5067	60936A	58646	0.044	166	
Desert Stateline LLC - Stateline Solar, Block 8	Solar	CA	W5068	60936A	58646	0.044	435	
Desert Sunlight 250 - Desert Sunlight 250, Block 12	Solar	CA	W3965	60940A	58542	0.044	541	
Desert Sunlight 250 - Desert Sunlight 250, Block 13	Solar	CA	W3966	60940A	58542	0.044	541	
Desert Sunlight 250 - Desert Sunlight 250, Block 14	Solar	CA	W4097	60940A	58542	0.044	366	
Desert Sunlight 250 - Desert Sunlight 250, Block 15	Solar	CA	W4098	60940A	58542	0.044	192	
Desert Sunlight 250 - Desert Sunlight 250, Block 18	Solar	CA	W4189	60940A	58542	0.044	401	
Desert Sunlight 250 - Desert Sunlight 250, Block 19	Solar	CA	W4453	60940A	58542	0.044	349	
Desert Sunlight 250 - Desert Sunlight 250, Blocks 16, 17, 20	Solar	CA	W3884	60940A	58542	0.044	1,063	
DESERT SUNLIGHT 300, LLC - DSL-BLK05 & 06	Solar	CA	W3798	#N/A	57993	0.044	4,856	
DG Solar Lessee II, LLC - E Philadelphia - DG Solar Lessee	Solar	CA	W4926	62721A	59916	0.044	10	
Dokie Wind - Dokie Wind	Wind	BC	W1992	61360A	P150	0.066	2,680	
El Cabo Wind - El Cabo Wind	Wind	NM	W5788	62786A	58098	0.066	6,635	
Fontana - Fontana	Eligible Hydroelectric	CA	W326	60451A	332	0.044	7	
Freeway Springs, LLC - Freeway Springs, LLC	Solar	CA	W5385	63031A	60183	0.044	17	
FTS Master Tenant 1, LLC - A - FTS Master Tenant 1, LLC -	Solar	CA	W4180	61318A	58761	0.044	31	
FTS Master Tenant 1, LLC - B - FTS Master Tenant 1, LLC -	Solar	CA	W4181	61319A	58762	0.044	25	
Garnet Solar Power Generation Station 1, LLC - Garnet Sola	Solar	CA	W4506	61182A	58528	0.044	31	
Golden Solar, LLC - Dulles - Golden Solar, LLC - Dulles	Solar	CA	W5227	63030A	60182	0.044	10	
Golden Springs Building F, LLC - Golden Springs Building F	Solar	CA	W5479	63032A	60151	0.044	9	
Golden Springs Development Company LLC - Building H - S	Solar	CA	W4609	62745A	58913	0.044	14	
Golden Springs Development Company LLC - Building M - S	Solar	CA	W4610	62746A	58912	0.044	16	
Golden Springs Development Company, LLC - Building G	Solar	CA	W5480	63033A	60153	0.044	13	
Golden Springs Development Company, LLC - Building L	Solar	CA	W5481	63034A	60154	0.044	9	
Great Valley Solar 3, LLC - RE Tranquillity 8 Azul	Solar	CA	W5866	63281A	59939	0.044	221	
Highlander Solar 1, LLC - Highlander Solar 1, LLC	Solar	CA	W3663	61157A	58234	0.044	197	
Highlander Solar 2, LLC - Highlander Solar 2, LLC	Solar	CA	W3664	61158A	58227	0.044	142	
Imperial Valley Solar 3, LLC - Mount Signal Solar Farm V	Solar	CA	W7036	61649A	61202	0.044	2,968	
Ivanpah - Unit 1	Solar	CA	W3189	62273A	57074	0.044	5,000	
Jacumba Solar, LLC - Jacumba Solar Farm	Solar	CA	W5601	63057A	60947	0.044	287	
Kern River 1 - Kern River 1	Eligible Hydroelectric	CA	W330	60455A	340	0.044	1,035	
Lancaster Dry Farm Ranch B, LLC - Lancaster Dry Farm Ra	Solar	CA	W4418	61315A	58750	0.044	62	
Lancaster Little Rock C LLC - Lancaster Little Rock C LLC	Solar	CA	W4492	61311A	59262	0.044	21	
Lone Valley Solar Park I, LLC - Lone Valley Solar Park I, LL	Solar	CA	W4427	61458A	58417	0.044	150	
Lone Valley Solar Park II, LLC - Lone Valley Solar Park II, L	Solar	CA	W4428	61452A	59237	0.044	321	
Longboat Solar, LLC - Longboat Solar, LLC	Solar	CA	W5306	62805A	60485	0.044	337	
Lundy - Lundy	Eligible Hydroelectric	CA	W331	60456A	342	0.044	20	

Facility Name	Fuel Type	State or Province	WREGIS ID of REC Source	RPS ID of REC Source	EIA ID of Delivered Energy	Loss Factor	Gross MWhs Procured	Specified Resales MWhs
Lundy - Lundy - Unit 2	Eligible Hydroelectric	CA	W560	60456A	342	0.044	20	
Master Development - Corona, CA (1351 Railroad) - Master	Solar	CA	W3497	61735A	P306	0.044	3	
Maverick Solar, LLC - Maverick Solar, LLC	Solar	CA	W10973	63321A	62178	0.044	2,317	
McCoy Solar, LLC - Genesis McCoy Solar Energy Center, B	Solar	CA	W4935	62091A	58462	0.044	706	
McCoy Solar, LLC - Genesis McCoy Solar Energy Center, B	Solar	CA	W4936	62091A	58462	0.044	353	
McCoy Solar, LLC - Genesis McCoy Solar Energy Center, B	Solar	CA	W5016	62091A	58462	0.044	324	
McCoy Solar, LLC - Genesis McCoy Solar Energy Center, B	Solar	CA	W4763	62091A	58462	0.044	529	
McCoy Solar, LLC - Genesis McCoy Solar Energy Center, B	Solar	CA	W4826	62091A	58462	0.044	529	
McCoy Solar, LLC - Genesis McCoy Solar Energy Center, B	Solar	CA	W4827	62091A	58462	0.044	455	
McCoy Solar, LLC - Genesis McCoy Solar Energy Center, B	Solar	CA	W4879	62091A	58462	0.044	706	
McCoy Solar, LLC - Genesis McCoy Solar Energy Center, B	Solar	CA	W4630	62091A	58462	0.044	615	
Meikle Wind - Meikle Wind	Wind	BC	W5189	63268A	P151	0.066	4,102	
Mesquite Solar 2, LLC - Mesquite Solar 2, LLC	Solar	AZ	W5299	62664A	60307	0.066	1,788	
Mill Creek 3 - Mill Creek 3 - Unit 3	Eligible Hydroelectric	CA	W332	60459A	7147	0.044	1	
Mill Creek 3 - Mill Creek 3 - Unit 4	Eligible Hydroelectric	CA	W555	60459A	7147	0.044	1	
Mill Creek 3 - Mill Creek 3 - Unit 5	Eligible Hydroelectric	CA	W556	60459A	7147	0.044	1	
Moose Lake Wind - Moose Lake Wind	Wind	BC	W7518	64287A	P152	0.066	498	
Mound Solar Partnership XI, LLC - Antelope Valley Solar AV	Solar	CA	W5744	63713A	60085	0.044	35	
Mount Signal Solar Farm II - Mount Signal Solar Farm II	Solar	CA	W7762	61648A	61353	0.044	1,839	
Mustang Hills, LLC - Mustang Hills, LLC	Wind	CA	W2482	61287A	57833	0.044	1,597	
Nicolis, LLC - Nicolis Solar PV Plant	Solar	CA	W5131	61667A	59600	0.044	276	
North Lancaster Ranch, LLC - North Lancaster Ranch, LLC	Solar	CA	W5386	61538A	59962	0.044	230	
North Rosamond Solar, LLC - North Rosamond Solar, LLC	Solar	CA	W7426	62290A	59879	0.044	2,435	
North Star Solar - North Star Solar, LLC	Solar	CA	W4629	61198A	58713	0.044	8,005	
NRG Solar Oasis LLC - Oasis Solar	Solar	CA	W4700	62514A	59528	0.044	326	
Old River One - Old River One	Solar	CA	W4194	60853A	58986	0.044	2,392	
Oltmans SCE at Champagne - California PV Energy at Cha	Solar	CA	W3923	62292A	58581	0.044	10	
Orion Solar II, LLC - Orion Solar II, LLC	Solar	CA	W4186	61571A	58721	0.044	99	
Ormat Dixie Valley, LLC - Ormat Dixie Valley, LLC	Geothermal	NV	W334	60313A	52015	0.066	2,274	
Ormat Dixie Valley, LLC - Ormat Dixie Valley, LLC - Binary U	Geothermal	NV	W7146	60313A	52015	0.066	218	
Panoche Valley Solar - Panoche Valley Solar	Solar	CA	W5851	60858A	57340	0.044	745	
Panoche Valley Solar - Panoche Valley Solar Phase 3	Solar	CA	W7275	60858A	57340	0.044	523	
Panoche Valley Solar - Phase 2	Solar	CA	W7186	60858A	57340	0.044	415	
Park Meridian 1 - Kona Solar, LLC - Park Meridian 1	Solar	CA	W4577	62502A	59539	0.044	17	
Pennask Wind Farm - Pennask Wind Farm	Wind	BC	W5499	64015A	P153	0.066	158	
Poole - Poole	Eligible Hydroelectric	CA	W338	60462A	353	0.044	132	
Portal - Portal	Eligible Hydroelectric	CA	W339	60463A	354	0.044	155	
Portal Ridge Solar B, LLC - Portal Ridge Solar B, LLC	Solar	CA	W5546	62835A	60310	0.044	327	
Porterville - SPVP042 - Porterville - SPVP042	Solar	CA	W1977	61241A	58309	0.044	39	
Pumpjack Solar - Pumpjack Solar	Solar	CA	W4413	61368A	59322	0.044	313	
Quality Wind - Quality Wind	Wind	BC	W3160	62247A	P154	0.066	3,194	
Rancho Cucamonga Distribution Center 1 - Kona Solar, LLC	Solar	CA	W4579	62498A	59540	0.044	19	
RE Adams East, LLC - RE Adams East, LLC	Solar	CA	W4344	61266A	58984	0.044	250	
RE Columbia 3 LLC - RE Columbia 3 LLC	Solar	CA	W3898	61162A	58502	0.044	137	
RE Garland A - Garland A	Solar	CA	W5005	62818A	60386	0.044	352	
RE Rio Grande, LLC - RE Rio Grande, LLC	Solar	CA	W3896	60823A	58500	0.044	61	
RE Rosamond Two LLC - RE Rosamond Two LLC	Solar	CA	W3899	60856A	58499	0.044	287	
RE Tranquillity - RE Tranquillity	Solar	CA	W4898	61269A	59939	0.044	2,188	
RE Victor Phelan Solar One LLC - RE Victor Phelan Solar	Solar	CA	W3897	60838A	58202	0.044	265	
Regulus Solar, LLC - Regulus Solar, LLC	Solar	CA	W4387	61428A	57650	0.044	894	
Rio Bravo Solar I - Rio Bravo Solar I	Solar	CA	W5346	61369A	59249	0.044	324	
Rio Bravo Solar II - Rio Bravo Solar II	Solar	CA	W5371	62716A	59250	0.044	320	
Rising Tree Wind Farm III LLC - Rising Tree Wind Farm III	Wind	CA	W4612	62469A	59236	0.044	1,608	
Rising Tree Wind Farm LLC - Rising Tree Wind Farm LLC	Wind	CA	W4444	62425A	57621	0.044	1,555	
Rush Creek - Rush Creek	Eligible Hydroelectric	CA	W340	60464A	357	0.044	80	
Rush Creek - Rush Creek - Unit 2	Eligible Hydroelectric	CA	W557	60464A	357	0.044	97	
SEPV Mojave West, LLC - SEPV Mojave West, LLC	Solar	CA	W5047	61156A	59740	0.044	329	
SEPV Palmdale East, LLC - SEPV Palmdale East	Solar	CA	W4713	61154A	59273	0.044	151	

Facility Name	Fuel Type	State or Province	WREGIS ID of REC Source	RPS ID of REC Source	EIA ID of Delivered Energy	Loss Factor	Gross MWhs Procured	Specified Resales MWhs
Shinish Creek Wind Farm - Shinish Creek Wind Farm	Wind	BC	W5500	64041A	P160	0.066	148	
Sierra Solar Greenworks - Sierra Solar Greenworks	Solar	CA	W4811	61334A	59431	0.044	246	
Silver State Solar Power South, Block 2 and 3 - Silver State	Solar	NV	W4876	61050A	58644	0.066	1,087	
Silver State Solar Power South, LLC - Silver State Solar Po	Solar	NV	W4829	61050A	58644	0.066	440	
Silver State Solar Power South, LLC - Silver State Solar Po	Solar	NV	W4878	61050A	58644	0.066	595	
Silver State Solar Power South, LLC - Silver State Solar Po	Solar	NV	W4947	61050A	58644	0.066	584	
Silver State Solar Power South, LLC - Silver State Solar Po	Solar	NV	W4966	61050A	58644	0.066	466	
Silver State Solar Power South, LLC - Silver State Solar Pov	Solar	NV	W5063	61050A	58644	0.066	985	
Silver State Solar Power South, LLC - Silver State Solar Po	Solar	NV	W5064	61050A	58644	0.066	17	
Solar Partners I, LLC - Ivanpah 2	Solar	CA	W4025	62274A	57073	0.044	1,440	
Solar Star California XIII, LLC - Quinto Solar Project	Solar	CA	W4825	61362A	59339	0.044	1,482	
Solar Star California XIX, LLC - AVS1 Solar Star 1 (Block 1-	Solar	CA	W4641	61363A	58388	0.044	932	
Solar Star California XIX, LLC - AVS1 Solar Star 1 (Block 1-	Solar	CA	W4562	61363A	58388	0.044	932	
Solar Star California XIX, LLC - AVS1 Solar Star 1 (Block 1-	Solar	CA	W4393	61363A	58388	0.044	1,010	
Solar Star California XIX, LLC - AVS1 Solar Star 1 (Block 1-	Solar	CA	W4678	61363A	58388	0.044	432	
Solar Star California XIX, LLC - AVS1 Solar Star 1 (Block 1-	Solar	CA	W4064	61363A	58388	0.044	656	
Solar Star California XIX, LLC - AVS1 Solar Star 1 (Block 1-	Solar	CA	W4392	61363A	58388	0.044	259	
Solar Star California XIX, LLC - AVS1 Solar Star 1 (Block 1-	Solar	CA	W4099	61363A	58388	0.044	1,130	
Solar Star California XX, LLC - AVS 2 Solar Star 2 (Block 2A	Solar	CA	W4243	61364A	58389	0.044	958	
Solar Star California XX, LLC - AVS 2 Solar Star 2 (Block 2A	Solar	CA	W4457	61364A	58389	0.044	886	
Solar Star California XX, LLC - AVS 2 Solar Star 2 (Block 2A	Solar	CA	W4458	61364A	58389	0.044	766	
Solar Star California XX, LLC - AVS 2 Solar Star 2 (Block 2A	Solar	CA	W4679	61364A	58389	0.044	647	
Solar Star California XX, LLC - AVS 2 Solar Star 2 (Block 2E	Solar	CA	W4065	61364A	58389	0.044	607	
Solar Star California XX, LLC - AVS 2 Solar Star 2 (Block 2E	Solar	CA	W4100	61364A	58389	0.044	543	
Sun Streams, LLC - Sun Streams, LLC	Solar	AZ	W8859	62673A	60827	0.066	2,597	
SunE Solar XV Lessor, LLC - Hesperia	Solar	CA	W4261	62236A	59182	0.044	18	
SunE Solar XVI Lessor, LLC - SunE - Pico Rivera	Solar	CA	W4804	62725A	P304	0.044	9	
SunE Solar XVI Lessor, LLC - SunE - Rochester	Solar	CA	W5219	62719A	60032	0.044	6	
Sunray Energy 3, LLC - Sunray Energy 3, LLC â€“ SEGS I	Solar	CA	W465	63260A	10438	0.044	231	
Sunshine Valley Solar - Sunshine Valley Solar	Solar	NV	W8128	62772A	59826	0.066	1,665	
TA-High Desert - Antelope Power Plant	Solar	CA	W3496	60937A	58149	0.044	341	
Terra Francesco 1 - Kona Solar, LLC - Terra Francesco 1	Solar	CA	W4578	62503A	59541	0.044	15	
Tropico, LLC - Tropico Solar PV Plant	Solar	CA	W5132	61700A	59599	0.044	193	
Tule Wind, LLC - Tule Wind, LLC	Wind	CA	W5902	63271A	57913	0.044	2,290	
Valentine Solar, LLC - Valentine Solar, LLC	Solar	CA	W8806	63026A	62288	0.044	1,802	
Vega Solar, LLC - Vega Solar, LLC	Solar	CA	W4543	61942A	59555	0.044	305	
Victor Dry Farm Ranch A LLC - Victor Dry Farm Ranch A LL	Solar	CA	W4573	61331A	58418	0.044	60	
Victor Dry Farm Ranch B LLC - Victor Dry Farm Ranch B LL	Solar	CA	W4574	61332A	58419	0.044	62	
Voyager Wind I - Voyager Wind I	Wind	CA	W8807	63262A	60594	0.044	1,879	
Wildwood Solar - Wildwood Solar	Solar	CA	W4414	61367A	59380	0.044	298	
Wildwood Solar II - Wildwood Solar II	Solar	CA	W5374	62418A	59253	0.044	240	
Willow Springs 2 - Willow Springs 2	Solar	CA	W7213	62286A	P393	0.044	1,574	
Windstar - Windstar1	Wind	CA	W2742	60810A	57774	0.044	730	
Windstar - Windstar2	Wind	CA	W2743	60810A	57774	0.044	793	
Elkhorn Valley Wind Farm - Elkhorn Valley Wind Farm	Wind	OR	W186	61034A	Unspecified Power	0.066	15,066	
Neal Hot Springs Unit #1 - Neal Hot Springs Geothermal	Geothermal	OR	W3155	66358R	Unspecified Power	0.066	2,934	

Facility Name	Net MWhs Procured	Firmed & Shaped Resource?	Eligible for Firmed & Shaped Grandfathering?	Specified Losses Covered by Seller?	Total EF (MT CO2e/MWh)	Total GHGs	PCL EF (MT CO2e/MWh)
Diablo Canyon Power Plant Unit 1	27,535				0.0000	-	0.0000
Diablo Canyon Power Plant Unit 2	7,923				0.0000	-	0.0000
Palo Verde Nuclear Generating	29,524				0.0000	-	0.0000
Big Creek 3	12,908				0.0000	-	0.0000
GCPD - Priest Rapids & Wanapum	5,056				0.0000	-	0.0000
67RK 8ME, LLC - Redcrest Solar Farm	212				0.0000	-	0.0000
Adelanto Solar II, LLC - Adelanto Solar II, LLC	111				0.0000	-	0.0000
Adelanto Solar, LLC - Adelanto Solar, LLC	366				0.0000	-	0.0000
Adera Solar, LLC - Adera Solar, LLC	202				0.0000	-	0.0000
Adobe Solar, LLC - Adobe Solar, LLC	215				0.0000	-	0.0000
Algonquin SKIC 10 Solar, LLC - Algonquin SKIC 10 Solar, L	97				0.0000	-	0.0000
Alta Wind I - Alta Wind I	1,811				0.0000	-	0.0000
Alta Wind II - Alta Wind II	1,838				0.0000	-	0.0000
Alta Wind III - Alta Wind III	1,877				0.0000	-	0.0000
Alta Wind IV - Alta Wind IV	988				0.0000	-	0.0000
Alta Wind IX - Alta 9	1,219				0.0000	-	0.0000
Alta Wind V - Alta Wind V	1,496				0.0000	-	0.0000
Alta Wind VII - Alta 7	1,688				0.0000	-	0.0000
Alta Wind VIII - Alta Wind VIII	1,307				0.0000	-	0.0000
Alta Wind X, LLC - Alta Wind X, LLC	1,611				0.0000	-	0.0000
Alta Wind XI, LLC - Alta Wind XI, LLC	1,553				0.0000	-	0.0000
Ameresco Ox Mountain - Ameresco Ox Mountain	5,910				0.5446	3,219	0.0028
Ameresco San Joaquin - Ameresco San Joaquin	2,593				0.5216	1,353	0.0027
Ameresco Santa Cruz Energy - Santa Cruz	765				0.6250	478	0.0032
American Kings Solar Project - American Kings Solar Projec	2,041				0.0000	-	0.0000
American Solar Greenworks, LLC - Summer Solar North	81				0.0000	-	0.0000
Antelope West Solar - Antelope West Solar	3,131				0.0000	-	0.0000
AV Solar Ranch 1, LLC - Antelope Solar Ranch - Block 7	4,944				0.0000	-	0.0000
AV Solar Ranch 1, LLC - AVSR1 - Antelope Solar Ranch - B	7,985				0.0000	-	0.0000
AV Solar Ranch 1, LLC - AVSR1 - Antelope Solar Ranch - B	2,551				0.0000	-	0.0000
AV Solar Ranch 1, LLC - AVSR1 - Antelope Solar Ranch - B	2,769				0.0000	-	0.0000
AV Solar Ranch 1, LLC - AVSR1 - Antelope Solar Ranch - B	2,995				0.0000	-	0.0000
Bakersfield Solar - SKIC 20	2,671				0.0000	-	0.0000
Bayshore Solar A - Big Sky Solar 6	2,970				0.0000	-	0.0000
Bayshore Solar B - Big Sky Solar 7	2,834				0.0000	-	0.0000
Bayshore Solar C - Big Sky Solar 8	2,629				0.0000	-	0.0000
Bishop Creek 2 - Bishop Creek - Unit 3	24				0.0000	-	0.0000
Bishop Creek 2 - Bishop Creek 2	26				0.0000	-	0.0000
Bishop Creek 2 - Bishop Creek 2 - Unit 2	26				0.0000	-	0.0000
Bishop Creek 3 - Bishop Creek 3	141				0.0000	-	0.0000
Bishop Creek 4 - Bishop Creek 4	26				0.0000	-	0.0000
Bishop Creek 4 - Bishop Creek 4 - Unit 2	26				0.0000	-	0.0000
Bishop Creek 4 - Bishop Creek 4 - Unit 3	51				0.0000	-	0.0000
Bishop Creek 4 - Bishop Creek 4 - Unit 4	56				0.0000	-	0.0000
Bishop Creek 4 - Bishop Creek 4 - Unit 5	51				0.0000	-	0.0000
Bishop Creek 5 - Bishop Creek 5	28				0.0000	-	0.0000
Bishop Creek 5 - Bishop Creek 5 - Unit 2	35				0.0000	-	0.0000
Bishop Creek 6 - Bishop Creek 6	53				0.0000	-	0.0000
Blythe Solar II, LLC - Blythe Solar II, LLC - Block 4	584				0.0000	-	0.0000
Blythe Solar II, LLC - Blythe Solar II, LLC - Block 5	596				0.0000	-	0.0000
Blythe Solar II, LLC - Blythe Solar II, LLC - Block 6	564				0.0000	-	0.0000
Blythe Solar II, LLC - Blythe Solar II, LLC - Block 7	456				0.0000	-	0.0000
Blythe Solar III, LLC - Blythe Solar III, LLC	2,316				0.0000	-	0.0000
Borden Solar Farm - Borden Solar Farm	752				0.0000	-	0.0000
Broadview Energy KW, LLC - BEKW	3,330				0.0000	-	0.0000
Broadview Energy, JN LLC - BEJN	4,199				0.0000	-	0.0000
California PV Energy at Jurupa - California PV Energy at Ju	16				0.0000	-	0.0000

Facility Name	Net MWhs Procured	Firmed & Shaped Resource?	Eligible for Firmed & Shaped Grandfathering?	Specified Losses Covered by Seller?	Total EF (MT CO2e/MWh)	Total GHGs	PCL EF (MT CO2e/MWh)
Cape Scott Wind - Cape Scott Wind	1,175				0.0000	-	0.0000
Catalina Solar 2, LLC - Catalina Solar 2, LLC	343				0.0000	-	0.0000
CED Atwell Island West - CED Atwell Island West	321				0.0000	-	0.0000
CED Corcoran Solar 2, LLC - CED Corcoran Solar 2, LLC	285				0.0000	-	0.0000
CED Ducor Solar 1, LLC - CED Ducor Solar 1, LLC	244				0.0000	-	0.0000
CED Ducor Solar 2, LLC - CED Ducor Solar 2, LLC	240				0.0000	-	0.0000
CED Ducor Solar 3, LLC - CED Ducor Solar 3, LLC	183				0.0000	-	0.0000
CED Ducor Solar 4, LLC - CED Ducor Solar 4, LLC	240				0.0000	-	0.0000
CED Wistaria Solar, LLC - Wistaria Ranch Solar	1,881				0.0000	-	0.0000
Central Antelope Dry Ranch C, LLC - Central Antelope Dry	232				0.0000	-	0.0000
Chetwynd Biomass - West Fraser - Chetwynd Biomass - We	45				1.4481	65	0.0334
Citizen Solar B, LLC - Citizen Solar B	54				0.0000	-	0.0000
Copper Mountain Solar 4 - Copper Mountain Solar 4, LLC	1,542				0.0000	-	0.0000
Coronal Lost Hills, LLC - Coronal Lost Hills, LLC	277				0.0000	-	0.0000
Desert Stateline LLC - Stateline Solar, Block 1	483				0.0000	-	0.0000
Desert Stateline LLC - Stateline Solar, Block 2	483				0.0000	-	0.0000
Desert Stateline LLC - Stateline Solar, Block 3	436				0.0000	-	0.0000
Desert Stateline LLC - Stateline Solar, Block 4	483				0.0000	-	0.0000
Desert Stateline LLC - Stateline Solar, Block 5	483				0.0000	-	0.0000
Desert Stateline LLC - Stateline Solar, Block 6	484				0.0000	-	0.0000
Desert Stateline LLC - Stateline Solar, Block 7	318				0.0000	-	0.0000
Desert Stateline LLC - Stateline Solar, Block 7 R	166				0.0000	-	0.0000
Desert Stateline LLC - Stateline Solar, Block 8	435				0.0000	-	0.0000
Desert Sunlight 250 - Desert Sunlight 250, Block 12	541				0.0000	-	0.0000
Desert Sunlight 250 - Desert Sunlight 250, Block 13	541				0.0000	-	0.0000
Desert Sunlight 250 - Desert Sunlight 250, Block 14	366				0.0000	-	0.0000
Desert Sunlight 250 - Desert Sunlight 250, Block 15	192				0.0000	-	0.0000
Desert Sunlight 250 - Desert Sunlight 250, Block 18	401				0.0000	-	0.0000
Desert Sunlight 250 - Desert Sunlight 250, Block 19	349				0.0000	-	0.0000
Desert Sunlight 250 - Desert Sunlight 250, Blocks 16, 17, 20	1,063				0.0000	-	0.0000
DESERT SUNLIGHT 300, LLC - DSL-BLK05 & 06	4,856				0.0000	-	0.0000
DG Solar Lessee II, LLC - E Philadelphia - DG Solar Lessee	10				0.0000	-	0.0000
Dokie Wind - Dokie Wind	2,680				0.0000	-	0.0000
El Cabo Wind - El Cabo Wind	6,635				0.0000	-	0.0000
Fontana - Fontana	7				0.0000	-	0.0000
Freeway Springs, LLC - Freeway Springs, LLC	17				0.0000	-	0.0000
FTS Master Tenant 1, LLC - A - FTS Master Tenant 1, LLC	31				0.0000	-	0.0000
FTS Master Tenant 1, LLC - B - FTS Master Tenant 1, LLC	25				0.0000	-	0.0000
Garnet Solar Power Generation Station 1, LLC - Garnet Sola	31				0.0000	-	0.0000
Golden Solar, LLC - Dulles - Golden Solar, LLC - Dulles	10				0.0000	-	0.0000
Golden Springs Building F, LLC - Golden Springs Building F	9				0.0000	-	0.0000
Golden Springs Development Company LLC - Building H - S	14				0.0000	-	0.0000
Golden Springs Development Company LLC - Building M - S	16				0.0000	-	0.0000
Golden Springs Development Company, LLC - Building G	13				0.0000	-	0.0000
Golden Springs Development Company, LLC - Building L	9				0.0000	-	0.0000
Great Valley Solar 3, LLC - RE Tranquillity 8 Azul	221				0.0000	-	0.0000
Highlander Solar 1, LLC - Highlander Solar 1, LLC	197				0.0000	-	0.0000
Highlander Solar 2, LLC - Highlander Solar 2, LLC	142				0.0000	-	0.0000
Imperial Valley Solar 3, LLC - Mount Signal Solar Farm V	2,968				0.0000	-	0.0000
Ivanpah - Unit 1	5,000				0.0952	476	0.0952
Jacumba Solar, LLC - Jacumba Solar Farm	287				0.0000	-	0.0000
Kern River 1 - Kern River 1	1,035				0.0000	-	0.0000
Lancaster Dry Farm Ranch B, LLC - Lancaster Dry Farm Ra	62				0.0000	-	0.0000
Lancaster Little Rock C LLC - Lancaster Little Rock C LLC	21				0.0000	-	0.0000
Lone Valley Solar Park I, LLC - Lone Valley Solar Park I, LL	150				0.0000	-	0.0000
Lone Valley Solar Park II, LLC - Lone Valley Solar Park II, L	321				0.0000	-	0.0000
Longboat Solar, LLC - Longboat Solar, LLC	337				0.0000	-	0.0000
Lundy - Lundy	20				0.0000	-	0.0000

Facility Name	Net MWhs Procured	Firmed & Shaped Resource?	Eligible for Firmed & Shaped Grandfathering?	Specified Losses Covered by Seller?	Total EF (MT CO2e/MWh)	Total GHGs	PCL EF (MT CO2e/MWh)
Lundy - Lundy - Unit 2	20				0.0000	-	0.0000
Master Development - Corona, CA (1351 Railroad) - Master	3				0.0000	-	0.0000
Maverick Solar, LLC - Maverick Solar, LLC	2,317				0.0000	-	0.0000
McCoy Solar, LLC - Genesis McCoy Solar Energy Center, B	706				0.0000	-	0.0000
McCoy Solar, LLC - Genesis McCoy Solar Energy Center, B	353				0.0000	-	0.0000
McCoy Solar, LLC - Genesis McCoy Solar Energy Center, B	324				0.0000	-	0.0000
McCoy Solar, LLC - Genesis McCoy Solar Energy Center, B	529				0.0000	-	0.0000
McCoy Solar, LLC - Genesis McCoy Solar Energy Center, B	529				0.0000	-	0.0000
McCoy Solar, LLC - Genesis McCoy Solar Energy Center, B	455				0.0000	-	0.0000
McCoy Solar, LLC - Genesis McCoy Solar Energy Center, B	706				0.0000	-	0.0000
McCoy Solar, LLC - Genesis McCoy Solar Energy Center, B	615				0.0000	-	0.0000
Meikle Wind - Meikle Wind	4,102				0.0000	-	0.0000
Mesquite Solar 2, LLC - Mesquite Solar 2, LLC	1,788				0.0000	-	0.0000
Mill Creek 3 - Mill Creek 3 - Unit 3	1				0.0000	-	0.0000
Mill Creek 3 - Mill Creek 3 - Unit 4	1				0.0000	-	0.0000
Mill Creek 3 - Mill Creek 3 - Unit 5	1				0.0000	-	0.0000
Moose Lake Wind - Moose Lake Wind	498				0.0000	-	0.0000
Mound Solar Partnership XI, LLC - Antelope Valley Solar AV	35				0.0000	-	0.0000
Mount Signal Solar Farm II - Mount Signal Solar Farm II	1,839				0.0000	-	0.0000
Mustang Hills, LLC - Mustang Hills, LLC	1,597				0.0000	-	0.0000
Nicolis, LLC - Nicolis Solar PV Plant	276				0.0000	-	0.0000
North Lancaster Ranch, LLC - North Lancaster Ranch, LLC	230				0.0000	-	0.0000
North Rosamond Solar, LLC - North Rosamond Solar, LLC	2,435				0.0000	-	0.0000
North Star Solar - North Star Solar, LLC	8,005				0.0000	-	0.0000
NRG Solar Oasis LLC - Oasis Solar	326				0.0000	-	0.0000
Old River One - Old River One	2,392				0.0000	-	0.0000
Oltmans SCE at Champagne - California PV Energy at Cha	10				0.0000	-	0.0000
Orion Solar II, LLC - Orion Solar II, LLC	99				0.0000	-	0.0000
Ormat Dixie Valley, LLC - Ormat Dixie Valley, LLC	2,274				0.0240	55	0.0240
Ormat Dixie Valley, LLC - Ormat Dixie Valley, LLC - Binary U	218				0.0240	5	0.0240
Panoche Valley Solar - Panoche Valley Solar	745				0.0000	-	0.0000
Panoche Valley Solar - Panoche Valley Solar Phase 3	523				0.0000	-	0.0000
Panoche Valley Solar - Phase 2	415				0.0000	-	0.0000
Park Meridian 1 - Kona Solar, LLC - Park Meridian 1	17				0.0000	-	0.0000
Pennask Wind Farm - Pennask Wind Farm	158				0.0000	-	0.0000
Poole - Poole	132				0.0000	-	0.0000
Portal - Portal	155				0.0000	-	0.0000
Portal Ridge Solar B, LLC - Portal Ridge Solar B, LLC	327				0.0000	-	0.0000
Porterville - SPVP042 - Porterville - SPVP042	39				0.0000	-	0.0000
Pumpjack Solar - Pumpjack Solar	313				0.0000	-	0.0000
Quality Wind - Quality Wind	3,194				0.0000	-	0.0000
Rancho Cucamonga Distribution Center 1 - Kona Solar, LLC	19				0.0000	-	0.0000
RE Adams East, LLC - RE Adams East, LLC	250				0.0000	-	0.0000
RE Columbia 3 LLC - RE Columbia 3 LLC	137				0.0000	-	0.0000
RE Garland A - Garland A	352				0.0000	-	0.0000
RE Rio Grande, LLC - RE Rio Grande, LLC	61				0.0000	-	0.0000
RE Rosamond Two LLC - RE Rosamond Two LLC	287				0.0000	-	0.0000
RE Tranquillity - RE Tranquillity	2,188				0.0000	-	0.0000
RE Victor Phelan Solar One LLC - RE Victor Phelan Solar	265				0.0000	-	0.0000
Regulus Solar, LLC - Regulus Solar, LLC	894				0.0000	-	0.0000
Rio Bravo Solar I - Rio Bravo Solar I	324				0.0000	-	0.0000
Rio Bravo Solar II - Rio Bravo Solar II	320				0.0000	-	0.0000
Rising Tree Wind Farm III LLC - Rising Tree Wind Farm III	1,608				0.0000	-	0.0000
Rising Tree Wind Farm LLC - Rising Tree Wind Farm LLC	1,555				0.0000	-	0.0000
Rush Creek - Rush Creek	80				0.0000	-	0.0000
Rush Creek - Rush Creek - Unit 2	97				0.0000	-	0.0000
SEPV Mojave West, LLC - SEPV Mojave West, LLC	329				0.0000	-	0.0000
SEPV Palmdale East, LLC - SEPV Palmdale East	151				0.0000	-	0.0000

Facility Name	Net MWhs Procured	Firmed & Shaped Resource?	Eligible for Firmed & Shaped Grandfathering?	Specified Losses Covered by Seller?	Total EF (MT CO2e/MWh)	Total GHGs	PCL EF (MT CO2e/MWh)
Shinish Creek Wind Farm - Shinish Creek Wind Farm	148				0.0000	-	0.0000
Sierra Solar Greenworks - Sierra Solar Greenworks	246				0.0000	-	0.0000
Silver State Solar Power South, Block 2 and 3 - Silver State	1,087				0.0000	-	0.0000
Silver State Solar Power South, LLC - Silver State Solar Po	440				0.0000	-	0.0000
Silver State Solar Power South, LLC - Silver State Solar Po	595				0.0000	-	0.0000
Silver State Solar Power South, LLC - Silver State Solar Po	584				0.0000	-	0.0000
Silver State Solar Power South, LLC - Silver State Solar Po	466				0.0000	-	0.0000
Silver State Solar Power South, LLC - Silver State Solar Pov	985				0.0000	-	0.0000
Silver State Solar Power South, LLC - Silver State Solar Po	17				0.0000	-	0.0000
Solar Partners I, LLC - Ivanpah 2	1,440				0.0952	137	0.0952
Solar Star California XIII, LLC - Quinto Solar Project	1,482				0.0000	-	0.0000
Solar Star California XIX, LLC - AVS1 Solar Star 1 (Block 1-	932				0.0000	-	0.0000
Solar Star California XIX, LLC - AVS1 Solar Star 1 (Block 1-	932				0.0000	-	0.0000
Solar Star California XIX, LLC - AVS1 Solar Star 1 (Block 1-	1,010				0.0000	-	0.0000
Solar Star California XIX, LLC - AVS1 Solar Star 1 (Block 1-	432				0.0000	-	0.0000
Solar Star California XIX, LLC - AVS1 Solar Star 1 (Block 1-	656				0.0000	-	0.0000
Solar Star California XIX, LLC - AVS1 Solar Star 1 (Block 1-	259				0.0000	-	0.0000
Solar Star California XIX, LLC - AVS1 Solar Star 1 (Block 1-	1,130				0.0000	-	0.0000
Solar Star California XX, LLC - AVS 2 Solar Star 2 (Block 2A	958				0.0000	-	0.0000
Solar Star California XX, LLC - AVS 2 Solar Star 2 (Block 2A	886				0.0000	-	0.0000
Solar Star California XX, LLC - AVS 2 Solar Star 2 (Block 2A	766				0.0000	-	0.0000
Solar Star California XX, LLC - AVS 2 Solar Star 2 (Block 2A	647				0.0000	-	0.0000
Solar Star California XX, LLC - AVS 2 Solar Star 2 (Block 2E	607				0.0000	-	0.0000
Solar Star California XX, LLC - AVS 2 Solar Star 2 (Block 2E	543				0.0000	-	0.0000
Sun Streams, LLC - Sun Streams, LLC	2,597				0.0000	-	0.0000
SunE Solar XV Lessor, LLC - Hesperia	18				0.0000	-	0.0000
SunE Solar XVI Lessor, LLC - SunE - Pico Rivera	9				0.0000	-	0.0000
SunE Solar XVI Lessor, LLC - SunE - Rochester	6				0.0000	-	0.0000
Sunray Energy 3, LLC - Sunray Energy 3, LLC â€“ SEGS I	231				0.0000	-	0.0000
Sunshine Valley Solar - Sunshine Valley Solar	1,665				0.0000	-	0.0000
TA-High Desert - Antelope Power Plant	341				0.0000	-	0.0000
Terra Francesco 1 - Kona Solar, LLC - Terra Francesco 1	15				0.0000	-	0.0000
Tropico, LLC - Tropico Solar PV Plant	193				0.0000	-	0.0000
Tule Wind, LLC - Tule Wind, LLC	2,290				0.0000	-	0.0000
Valentine Solar, LLC - Valentine Solar, LLC	1,802				0.0000	-	0.0000
Vega Solar, LLC - Vega Solar, LLC	305				0.0000	-	0.0000
Victor Dry Farm Ranch A LLC - Victor Dry Farm Ranch A LL	60				0.0000	-	0.0000
Victor Dry Farm Ranch B LLC - Victor Dry Farm Ranch B LL	62				0.0000	-	0.0000
Voyager Wind I - Voyager Wind I	1,879				0.0000	-	0.0000
Wildwood Solar - Wildwood Solar	298				0.0000	-	0.0000
Wildwood Solar II - Wildwood Solar II	240				0.0000	-	0.0000
Willow Springs 2 - Willow Springs 2	1,574				0.0000	-	0.0000
Windstar - Windstar1	730				0.0000	-	0.0000
Windstar - Windstar2	793				0.0000	-	0.0000
Elkhorn Valley Wind Farm - Elkhorn Valley Wind Farm	15,066	Yes			0.4280	6,448	0.4280
Neal Hot Springs Unit #1 - Neal Hot Springs Geothermal	2,934	Yes			0.4280	1,256	0.4280

2025 PCL Data*

Emissions, Power Sources, Unbundled RECs	EPIC Power100	EPIC Power	Electricity Portfolio Name 3	Electricity Portfolio Name 4	Electricity Portfolio Name 5	Electricity Portfolio Name 6	Total Loss-Adjusted Load
Retail Sales and Loss-Adjusted Load	217	440,122	0	0	0	0	461,343
GHG Emissions Intensity (lbs CO2e/MWh)	**0**	**349**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**376**
■ **Renewables and Zero-Carbon Resources**	**100%**	**67%**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**64%**
■ **Fossil Fuels**	**0%**	**33%**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**36%**
Biomass & Biogas	0%	2%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	2%
Geothermal	0%	1%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	1%
Eligible Hydroelectric	0%	0%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0%
Solar	50%	30%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	28%
Wind	50%	15%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	15%
RPS Eligible Renewables - Subtotal	**100%**	**49%**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**46%**
Large Hydroelectric	**0%**	**4%**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**4%**
Nuclear	**0%**	**15%**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**14%**
Emerging Technologies	**0%**	**0%**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**0%**
Other	**0%**	**0%**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**0%**
Natural Gas	**0%**	**0%**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**0%**
Coal & Petroleum	**0%**	**0%**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**0%**
Unspecified Power - Total	**0%**	**33%**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**36%**
Retail Sales Covered by Retired Unbundled RECs	0%	5%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-

*NOTE: The figures above are preliminary.

Staff will calculate the GHG emissions factor and fuel mix breakdown (percentage derived from renewables and zero-carbon resources or fossil fuels) of unspecified power after data from all reporting entities is submitted.

Instructions

1. In the table starting in cell A13, select the appropriate retail portfolio from the drop-down list in column A and enter the Facility Name, Fuel Type, State or Provi

TOTAL ALLOCATIONS	
Retail Portfolio	**Total Retired (in MWh)**
EPIC Power100	0
EPIC Power	23077
Electricity Portfolio Name 3	0
Electricity Portfolio Name 4	0
Electricity Portfolio Name 5	0
Electricity Portfolio Name 6	0

RETIRED UNBUNDLED RECS

Retail Portfolio	Facility Name	Fuel Type	State or Province	RPS ID	Total Retired (in MWh)
EPIC Power	Granite Mountain Solar East, LLC - Granit	Solar	UT	63670A	15000
EPIC Power	South Hurlburt Wind, LLC - South Hurlbur	Wind	OR	61668A	3331
EPIC Power	Horseshoe Bend Wind, LLC - Horseshoe	Wind	OR	61669A	3489
EPIC Power	2024_Spanish Fork Wind Park - Spanish F	Wind	UT	63434A	1222
EPIC Power	Participate Energy JB-9359080-00	Solar	CA	66326A	2
EPIC Power	Participate Energy	Solar	CA	66242R	27
EPIC Power	Participate Energy	Solar	CA	66325R	6

2025 POWER SOURCE DISCLOSURE ANNUAL REPORT ATTESTATION FORM
For the Year Ending December 31, 2025
Energy for Palmdale's Independent Choice (EPIC)

I, Salvador Mendez, City Manager, declare under penalty of perjury, that the information provided in this report is true and correct and that I, as an authorized agent of Energy for Palmdale's Independent Choice, have authority to submit this report on the retail supplier's behalf. I further declare that all of the electricity claimed as specified purchases as shown in this report was sold once and only once to retail customers.

Name: Salvador Mendez

Representing (Retail Supplier): City of Palmdale d/b/a "Energy for Palmdale's Independent Choice"

Signature: Salvador Mendez

Dated: May 26, 2026

Executed at: Palmdale, CA

City Council Staff Report

DATE: **OCTOBER 6, 2026**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **PUBLIC WORKS DEPARTMENT**
MAINTENANCE DIVISION

DISTRICT: **ALL**

SUBJECT: **APPROVE FIRST AMENDMENT TO AGREEMENT WITH MAJESTIC FIRE, INC., DBA KORD FIRE PROTECTION FOR FIRE SYSTEM INSPECTIONS AND REPAIRS FOR A TOTAL NOT TO EXCEED AMOUNT OF $165,000, AND EXERCISING THE FIRST ONE-YEAR OPTION TO EXTEND THE CONTRACT TERM THROUGH DECEMBER 2027**

RECOMMENDATION

Staff recommends that the City Council:

1. Approve First Amendment to Agreement No. A-9252 with Majestic Fire, Inc., dba Kord Fire Protection for fire system inspections and repairs, increasing the agreement by $75,000, for a revised not to exceed amount of $165,000, and exercising the first one-year option to extend the contract term through December 2027; and,

2. Authorize the City Manager or his designee to execute the First Amendment to Agreement No. A-9252 with Majestic Fire, Inc. dba Kord Fire Protection, including minimal and/or non-substantial changes.

BACKGROUND

In February 2025, the City issued a Request for Quotes for fire system inspections, testing, certification, and repair services at City facilities. The RFQ covered a range of fire systems and equipment, including sprinklers, hydrants, extinguishers, kitchen and vault suppression systems, and related components necessary for regulatory compliance and safe facility operation. Two vendors submitted quotes by the deadline; however, Majestic Fire, Inc., dba Kord Fire Protection was the only vendor to provide a complete and responsive submission.

As a result, the City entered into Agreement No. A-9252 with Majestic Fire, Inc., dba Kord Fire Protection in March 2025. The agreement established a 22-month term, expiring December 31, 2026, with a contractual option to extend the term for one additional year, and a not-to-exceed amount of $90,000, executed under the City Manager's signing authority. The proposed First Amendment exercises the first contractual one-year option provided under the original agreement, extending the existing contract term through December 31, 2027; it does not establish a new or separate extension outside the terms of the original agreement. However, repair needs have since exceeded initial projections, prompting the need for additional contract funding for these services.

DISCUSSION

During Fiscal Year 2025-26, expenditures for required fire system repairs were significantly higher than anticipated. Multiple systems required corrective work to comply with applicable fire and life-safety codes, inspection requirements, and regulatory standards, including applicable National Fire Protection Association (NFPA 25) standards and Los Angeles County Fire Department requirements. Several additional deficiencies were identified during routine annual and five-year inspections, most notably the need for full replacement of a kitchen hood suppression unit that no longer met applicable code requirements. These unanticipated corrective repairs consumed a substantial portion of the contract's available funding.

In addition to the corrective work completed during the prior fiscal year, the City's most recent fire system inspections identified approximately $35,000 in anticipated repairs and compliance-related work for Fiscal Year 2026-27. This work includes the required 20-year sprinkler head testing at the Library, Oasis Recreation Center, and DryTown Water Park, as well as corrective repairs identified through the inspection process. Completion of this work is necessary to maintain the City's fire protection systems in accordance with applicable fire and life-safety requirements and to support the continued safe and reliable operation of City facilities.

The combination of higher-than-anticipated repair costs in FY 2025-26 and the compliance-related work required in FY 2026-27 will exhaust the available contract capacity. Approximately $35,000 is anticipated for identified repairs and compliance-related work, with an additional $40,000 required for annual testing and inspections in accordance with applicable fire and life-safety codes, inspection requirements, and regulatory standards. Accordingly, an additional $75,000 in contract capacity is required, increasing the Agreement's total not-to-exceed amount from $90,000 to $165,000.

Approval of the proposed First Amendment will extend the agreement through December 2027, increase the not-to-exceed amount, and allow the City to complete required fire system inspections, testing, and repairs needed to maintain compliance with all state and

local regulations. The First Amendment does not materially expand the scope of services or modify the contractual rates or pricing structure established under the original Agreement.

FISCAL IMPACT

$75,000; Funds are budgeted and available in FY 2026-27 in the Facility Maintenance Contract Services account. Funding for FY 2027-28 will be subject to appropriation through the City's annual budget process.

STRATEGIC PLAN

Goal III: Invest in infrastructure to improve community livability.

C. Plan and maintain safe and attractive neighborhoods, streets, facilities, and public spaces with exciting programming that promotes active fun for everyone.

Prepared by:	Leonardo Torres, P.E., Director of Public Works
Certified as to availability of Funds:	Janelle Samson, Deputy City Manager
Approved by:	Salvador Mendez, City Manager
Approved as to form:	Alexandra Severino, City Attorney

ATTACHMENTS

Agrmt No. A-9252 First Amendment with Majestic Fire, Inc., dba Kord Fire Protection
Kord Fire Protection Inspection Reports
Agrmt No. A-9252 with Majestic Fire, Inc., dba Kord Fire Protection

1ST AMENDMENT TO AGREEMENT A- 9252
BETWEEN THE CITY OF PALMDALE AND MAJESTIC FIRE INC. DBA KORD FIRE PROTECTION

This 1st Amendment to Agreement No. A-9252 (“Agreement”) is made and entered into by and between the City of Palmdale (hereinafter called “CITY”) and MAJESTIC FIRE INC. DBA KORD FIRE PROTECTION (hereinafter called "CONTRACTOR"). This Contract shall become effective on the date of the last signatory.

WHEREAS, on March 3, 2025 ("Original Agreement") the CITY and CONTRACTOR entered into an agreement to provide:

Fire system inspections and repairs, including sprinklers, hydrants, extinguishers, and kitchen and vault suppression systems at CITY facilities.

WHEREAS, the parties desire to amend the Original Agreement to:

Increase the Contract Price and exercise the first and only option to extend the Contract Term through the 2027 calendar year for continued fire system inspection and repair services. The extension shall include services for Fiscal Year 2026-27 and the first six months of Fiscal Year 2027-28, and pricing shall remain in accordance with the Original Agreement.

NOW THEREFORE, the parties agree as follows:

1. The Contract Term identified in Section 4 shall be extended an additional term of one year. The term shall commence on January 1, 2027 and conclude on December 31, 2027.

2. The compensation identified in Section 6 is amended to increase the total price of the Agreement by Seventy-Five Thousand dollars ($75,000), not to exceed the amount of One Hundred Sixty-Five Thousand dollars ($165,000).

Original Agreement Amount.....$90,000
Amendment No. 1.....$75,000
Revised Not-To-Exceed Amount.....$165,000

All other terms and conditions of the Original Agreement not amended herein, remain in full force and effect.

In Witness Whereof, the parties hereto have caused this Contract to be executed and attested by their respective officers thereunto duly authorized.

CITY OF PALMDALE:

Salvador Mendez
City Manager

Lee Torres
Sep 22, 2026, 10:21 AM PDT

ADDRESS FOR NOTICE:
CITY OF PALMDALE
39110 3rd St East, Ste C
Palmdale, CA 93550

APPROVE AS TO FORM:

Alexandra Severino
City Attorney

ATTEST:

Rochelle Scott
City Clerk

MAJESTIC FIRE INC. DBA KORD FIRE PROTECTION:

Juan Soltero
Sep 25, 2026, 8:27 AM PDT

Juan Soltero
Authorized Representative

ADDRESS FOR NOTICE:
MAJESTIC FIRE INC. DBA KORD FIRE PROTECTION
P.O. Box 57019
Sherman Oaks, CA 91413

---------- INTERNAL USE ONLY ----------

■Certificate(s) and Endorsement(s) attached
■Confirmed business name on contract with certificate(s)
■Original contract and previous amendment(s) (if any) are attached
■Attached Agreement Checklist and met all requirements

Record of Signing

For	City of Palmdale
Name	Leonardo Torres
Title	



Signed on Sep 22, 2026 10:21 AM PDT

Secured by Concord™
DocumentID: 034TLfGxGCNaPKdC49oN01
SigningID: 034TLfGkmb31JRemPNs9yK
UTC Signing time: 2026-09-22 17:21:28 UTC
IP Address: 45.62.177.244
Email: ltorres@cityofpalmdaleca.gov

For	Kord Fire Protection
Name	Juan Soltero
Title	juan@kordfire.com



Signed on Sep 25, 2026 8:27 AM PDT

Secured by Concord™
DocumentID: 034TLfGxGCNaPKdC49oN01
SigningID: 034V0sMIpff9iS45G2ciCy
UTC Signing time: 2026-09-25 15:27:07 UTC
IP Address: 74.62.46.194
Email: juan@kordfire.com

concord™
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Signed with https://www.concord.app/

KORD FIRE PROTECTION

NFPA 25 Annual & Quarterly Sprinkler Report

License No. 938793
CSLB
Phone: 800-918-8978

Service Date
03/16/2026 10:30 am

Building Name:
Palmdale city library

Pass or Fail:
Fail

Service Address:
700 E Palmdale blvd Palmdale CA 93550

Riser Information

	Riser Location	Riser Diameter	Main Drain Diameter	Initial Static Pressure	Residual Pressure	Final Static Pressure	Pass, Fail, NA
1	Warehouse area	4	2	46	45	45	Pass
2							
3							
4							
5							

Quarterly Sprinkler Inspection, Testing, and Maintenance

*All items in quarterly inspection also covered under annual inspection

	Description	Pass, Fail, NA	Comments	NFPA 25 CA ed. Reference
1	Control Valves – Identification Sign	Pass		13.3.1
2	Control Valves – Inspection	Pass	Owner's Responsibility	13.3.2
3	Waterflow Alarm Devices	Pass		5.2.5
4	Supervisory Devices	N/A		5.2.5
5	Gauges (Wet Pipe Systems)	Pass		5.2.4.1
6	Enter Water Supply Pressure Below Riser Check (Send Report to Fire Code Official)	Pass	PSI	5.2.4.1
7	Enter Water Supply Pressure Above Riser Check	Pass	PSI	5.2.4.1
8	Pressure Readings Acceptable	Pass	Seconds	5.2.4.1
9	Hydraulic Design Information Sign (for hydraulically designed systems)	N/A		5.2.6
10	General Information Sign (not required for system prior to 2007 edition of NFPA 13)	N/A		5.2.8
11	Heat Tape	N/A		13.3.3.1
12	Spare Sprinklers	Pass		5.2.1.4
13	Fire Department Connections	Pass		13.7
14	Alarm Valves – Exterior Inspection	Pass		13.4.1
15	Pressure Reducing Valves	N/A		13.5.1.1
16	Backflow Preventers	N/A		13.6.1
17	Small Hose Connections - Hose Valve*	N/A		5.1.6, 13.5.2 13.5.5.1
18	PRV – Fire Sprinkler Systems	N/A		13.5.1.1

KORD FIRE PROTECTION

NFPA 25 Annual & Quarterly Sprinkler Report

Annual Sprinkler Inspection, Testing, and Maintenance

	Description	Pass, Fail, NA	Comments	NFPA 25 CA ed. Reference
1	Sprinklers	Fail		5.2.1
2	Buildings (Freeze Protection) (Owner's Responsibility)	Pass		4.1.1.1
3	Pipe and Fittings	Pass		5.2.2
4	Hangers	Pass		5.2.3
5	Seismic Braces	Pass		5.2.3
6	Field Service Test Required (Send Report to Fire Code Official)	Fail		5.3.1 (If REQUIRED, Enter 'F' until results are returned from Lab)
7	Recalled Sprinklers If not present = Pass; If present = Fail	Pass		Title 19 904.1(c)
8	Water Flow Alarm Devices 90 sec. maximum - (Enter Time)	Pass	Seconds 50	5.3.3 13.2.6
9	Main Drain Test (Enter data on Page 1 of this form)	Pass		13.2.5 13.3.3.4
10	Control Valve - Position	Pass		13.3.3.2
11	Control Valve – Operation	Pass		13.3.3.1
12	Supervisory Devices	N/A		13.3.3.5
13	Backflow Preventer Assemblies	N/A		13.6.2
14	Small Hose Connections* w/PRV Hose Valves – Partial Flow Test	N/A		13.5.2.3 13.5.3.3
15	PRV – Fire Sprinkler Systems	N/A		13.5.1.3
16	Control Valves	Pass		13.3.4
17	Small Hose Connections*	N/A		13.5.6.3

Obstruction Investigation required (If "Yes", see Deficiencies and Comments Section for Results.):

No

System Returned to Service:

Yes

KORD FIRE PROTECTION

NFPA 25 Annual Sprinkler Report

Deficiencies and Comments/Recommendations

	Riser Number	Deficiency or Comment	Description
1		Deficiency	Some spk from 1976 lab test required
2		Deficiency	Men's restroom 401 crome 165 loaded
3		Deficiency	Main entrance sw vertical 165 link painted
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
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27			
28			
29			
30			

Name of Inspector: Jaime Vasquez

Date Time 03/16/2026 10:30 am

Signature



Name of Customer Representative:

Date Time

Signature

Private Fire Service Main	California Code of Regulations - Title 19 Inspection, Testing, and Maintenance	Quarterly and Annual Report	1 of 2

Property Information		Contractor or Licensed Owner Information
Building Name City of Palmdale Legacy Commons		Name Kord Fire Protection
Address 930 E Ave Q-9		Address PO Box 57019
		City Sherman Oaks St. CA Zip 91413
City Lancaster	License # 938793	Phone
Contact Person	☐ SFM	Job #
Phone	☑ CSLB	Misc.

Quarterly Inspections

I = Inspection **T** = Test **M** = Maintenance — *P = Pass F = Fail N/A = Not Applicable*

Item		Description	NFPA 25 CA ed. Reference	Date	Date	Date	Date
							N/A
1.1	I	Control Valves – Identification Sign	13.3.1				
1.2	I	Control Valves – Inspection	13.3.2				P
1.3	I	Hose Houses	7.2.2.7				P
1.4	I	Fire Department Connections	13.7				N/A
1.5	I	Pressure Reducing Valves	13.5.1.1				P
1.6	I	Backflow Preventers	13.6.1				N/A
1.7	I	Supervisory Devices	13.3.3.5.1				P
1.8	I	Monitor Nozzles	7.2.2.6				N/A

ANNUAL INSPECTION, TESTING, AND MAINTENANCE
Include ALL Quarterly Inspections

I = Inspection **T** = Test **M** = Maintenance — *P = Pass F = Fail N/A = Not Applicable*

Item		Description	NFPA 25 CA ed. Reference	Date	Comments Only	P,F,N/A
1.9	I	Hydrants *(Dry Barrel and Wall)*	7.2.2.4 Table 7.2.2.4	3/17/26		N/A
1.10	I	Hydrants *(Wet Barrel)*	7.2.2.5 Table 7.2.2.5	3/17/26		P
1.11	I	Mainline Strainers	7.2.2.3 Table 7.2.2.3	3/17/26		N/A
1.12	I	Piping *(Exposed)*	7.2.2.1 Table 7.2.2.1.2	3/17/26		F
1.13	I	Piping *(Underground)*	7.3.1	3/17/26		P
1.14	I	Hose	NFPA 1962	3/17/26		N/A
2.1	T	Control Valve - Position	13.3.3.1	3/17/26		P
2.2	T	Control Valve - Operation	13.3.3	3/17/26		P
2.3	T	Monitor Nozzles	7.3.3	3/17/26		N/A
2.4	T	Hydrants - Flush	7.3.2	3/17/26		P
2.5	T	Supervisory Devices	13.3.3.5	3/17/26		N/A
2.6	T	Backflow Preventer Assemblies	13.6.2	3/17/26		P
2.7	T	Pressure Reducing Valve *(Partial Flow Test)*	13.5.1.3	3/17/26		N/A
3.1	M	Control Valves	13.3.4	3/17/26		P
3.2	M	Mainline Strainers	7.2.2.3	3/17/26		N/A

Private Fire Service Main	California Code of Regulations - Title 19 Inspection, Testing, and Maintenance	Quarterly and Annual Report	2 of 2

Property Information		Contractor or Licensed Owner Information	
Building Name	City of Palmdale Legacy Commons	Name	Kord Fire Protection
Address		Job #	
City			

ANNUAL INSPECTION, TESTING, AND MAINTENANCE
Include ALL Quarterly Inspections

I = Inspection **T** = Test **M** = Maintenance — *P = Pass F = Fail N/A = Not Applicable*

Item		Description	NFPA 25 CA ed. Reference	Date	Comments Only	P,F,N/A
3.3	M	Hose Houses	7.2.2.7 Table 7.2.2.7	3/17/26		N/A
3.4	M	Hydrants	7.4.2	3/17/26		P
3.5	M	Monitor Nozzles	7.4.3	3/17/26		N/A
3.6	M	Obstruction Investigation Required *(If "Yes", see Deficiencies and Comments Section for Results.)*	14.3	3/17/26	☐ Yes ☐ No	P
3.7	M	System Returned to Service	4.5.3 15.7	3/17/26	☐ Yes ☐ No	P

D = Deficiency C = Comment ***(Indicate type)***

Item	Date	Riser	D	C	Deficiencies and Comments *Indicate all equipment, devices and parts that were repaired or replaced*
			☑	☐	Wrong style of bolts installed on hydrant in front of legacy building between parking
			☐	☐	needs break away bolts so underground doesn't break in an incident.
			☐	☐	
			☐	☐	
			☐	☐	
			☐	☐	
			☐	☐	
			☐	☐	
			☐	☐	
			☐	☐	
			☐	☐	

☐ Check here if additional Deficiencies and Comments are listed on Form AES 9. Number attached:
☐ See Correction Form AES 10 for corrected deficiencies. Number attached:

I hereby certify that the fire protection equipment listed above has been fully inspected, tested, and maintained on this date by the company indicated above, in accordance with CCR, Title 19, Sections 901 to 906 and that the equipment is fully operable except as noted in the "Deficiencies and Comments" section of this form.

Check box if Annual Inspection, Testing & Maintenance Items are Completed in the Indicated Quarter

Quarter	1st ☐ Annual	2nd ☐ Annual	3rd ☐ Annual	4th ☐ Annual
Date	03/17/2026			
Print Name	Ceasar Vasquez			
Signature				

KORD FIRE PROTECTION

NFPA 25 Annual & Quarterly Sprinkler Report

License No. 938793
CSLB
Phone: 800-918-8978

Service Date
03/18/2026 08:00 am

Building Name:
Marie kerr park

Pass or Fail:
Fail

Service Address:
2723 Rancho Vista blvd Palmdale Ca 93551

Riser Information

	Riser Location	Riser Diameter	Main Drain Diameter	Initial Static Pressure	Residual Pressure	Final Static Pressure	Pass, Fail, NA
1	Building A	4	2	100	90	120	Pass
2	Building B	21/2	11/4	100	75	105	Pass
3	Building C	3	11/4	110	80	110	Pass
4	Building D	2	1	110	100	110	Pass
5	Buildings E	3	11/4	105	80	120	Pass
6	Building G	11/2	1	105	90	115	Pass
7	Building F	11/2	1	115	100	115	Pass

Quarterly Sprinkler Inspection, Testing, and Maintenance

*All items in quarterly inspection also covered under annual inspection

	Description	Pass, Fail, NA	Comments	NFPA 25 CA ed. Reference
1	Control Valves – Identification Sign	Pass		13.3.1
2	Control Valves – Inspection	Pass	Owner’s Responsibility	13.3.2
3	Waterflow Alarm Devices	Pass		5.2.5
4	Supervisory Devices	Pass		5.2.5
5	Gauges (Wet Pipe Systems)	Fail		5.2.4.1
6	Enter Water Supply Pressure Below Riser Check (Send Report to Fire Code Official)	Pass	PSI100	5.2.4.1
7	Enter Water Supply Pressure Above Riser Check	Pass	PSI115	5.2.4.1
8	Pressure Readings Acceptable	Pass	Seconds	5.2.4.1
9	Hydraulic Design Information Sign (for hydraulically designed systems)	Pass		5.2.6
10	General Information Sign (not required for system prior to 2007 edition of NFPA 13)	N/A		5.2.8
11	Heat Tape	N/A		13.3.3.1
12	Spare Sprinklers	Pass		5.2.1.4
13	Fire Department Connections	Pass		13.7
14	Alarm Valves – Exterior Inspection	Fail		13.4.1
15	Pressure Reducing Valves	N/A		13.5.1.1
16	Backflow Preventers	Pass		13.6.1

	Description	Pass, Fail, NA	Comments	NFPA 25 CA ed. Reference
17	Small Hose Connections - Hose Valve*	N/A		5.1.6, 13.5.2 13.5.5.1
18	PRV – Fire Sprinkler Systems	N/A		13.5.1.1

KORD FIRE PROTECTION

NFPA 25 Annual & Quarterly Sprinkler Report

Annual Sprinkler Inspection, Testing, and Maintenance

	Description	Pass, Fail, NA	Comments	NFPA 25 CA ed. Reference
1	Sprinklers	Fail		5.2.1
2	Buildings (Freeze Protection) (Owner's Responsibility)	Pass		4.1.1.1
3	Pipe and Fittings	Pass		5.2.2
4	Hangers	Pass		5.2.3
5	Seismic Braces	Pass		5.2.3
6	Field Service Test Required (Send Report to Fire Code Official)	Fail		5.3.1 (If REQUIRED, Enter 'F' until results are returned from Lab)
7	Recalled Sprinklers If not present = Pass; If present = Fail	Pass		Title 19 904.1(c)
8	Water Flow Alarm Devices 90 sec. maximum - (Enter Time)	Pass	Seconds	5.3.3 13.2.6
9	Main Drain Test (Enter data on Page 1 of this form)	Pass		13.2.5 13.3.3.4
10	Control Valve - Position	Pass		13.3.3.2
11	Control Valve – Operation	Fail		13.3.3.1
12	Supervisory Devices	Pass		13.3.3.5
13	Backflow Preventer Assemblies	Pass		13.6.2
14	Small Hose Connections* w/PRV Hose Valves – Partial Flow Test	N/A		13.5.2.3 13.5.3.3
15	PRV – Fire Sprinkler Systems	N/A		13.5.1.3
16	Control Valves	Pass		13.3.4
17	Small Hose Connections*	N/A		13.5.6.3

Obstruction Investigation required (If "Yes", see Deficiencies and Comments Section for Results.):

No

System Returned to Service:

Yes

KORD FIRE PROTECTION

NFPA 25 Annual Sprinkler Report

Deficiencies and Comments/Recommendations

	Riser Number	Deficiency or Comment	Description
1		Deficiency	Bldg A outdated gauges. Storage by riser room 2 broken conseald covers. Piv to hard to turn needs to be exercise.
2		Deficiency	Bldg B ltv room 200 ssu white coated spk leaking. Bell failed to activate. Piv #2 need a glass.
3		Deficiency	Bldg C spks from 2005 lab test required
4		Deficiency	Bldg D 155 ssp dry pendent over 10 years. Spks from 2004 lab test required
5		Deficiency	Bldg E restroom on riser room corroded 155crome ssp com Spks from 2005 lab test required Bell failed to activate
6		Deficiency	Bldg F spks from 2005 lab test required
7		Deficiency	Bldg spks from 2005 lab test required
8			
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Name of Inspector: Jaime Vasquez

Date Time 03/18/2026 08:00 am

Name of Customer Representative:	Date Time	Signature
		

Signature

KORD FIRE PROTECTION

NFPA 25 Annual & Quarterly Sprinkler Report

License No. 938793
CSLB
Phone: 800-918-8978

Service Date
03/19/2026 09:00 am

Building Name:
Dry town park

Pass or Fail:
Fail

Service Address:
3850 E Ave S Palmdale CA 93550

Riser Information

	Riser Location	Riser Diameter	Main Drain Diameter	Initial Static Pressure	Residual Pressure	Final Static Pressure	Pass, Fail, NA
1	Bldg A riser room	3	11/4	130	100	115	Pass
2	Bldg B riser room	4	2	110	90	110	Pass
3	Bldg c	4	2	110	85	110	Pass
4	Bldg D	4	2	110	80	110	Pass
5	Bldg E	2	1	110	85	105	Pass

Quarterly Sprinkler Inspection, Testing, and Maintenance

*All items in quarterly inspection also covered under annual inspection

	Description	Pass, Fail, NA	Comments	NFPA 25 CA ed. Reference
1	Control Valves – Identification Sign	Pass		13.3.1
2	Control Valves – Inspection	Pass	Owner's Responsibility	13.3.2
3	Waterflow Alarm Devices	Pass		5.2.5
4	Supervisory Devices	Pass		5.2.5
5	Gauges (Wet Pipe Systems)	Pass		5.2.4.1
6	Enter Water Supply Pressure Below Riser Check (Send Report to Fire Code Official)	N/A	PSI	5.2.4.1
7	Enter Water Supply Pressure Above Riser Check	Pass	PSI 115	5.2.4.1
8	Pressure Readings Acceptable	Pass	Seconds	5.2.4.1
9	Hydraulic Design Information Sign (for hydraulically designed systems)	Pass		5.2.6
10	General Information Sign (not required for system prior to 2007 edition of NFPA 13)	N/A		5.2.8
11	Heat Tape	N/A		13.3.3.1
12	Spare Sprinklers	Pass		5.2.1.4
13	Fire Department Connections	Pass		13.7
14	Alarm Valves – Exterior Inspection	Pass		13.4.1
15	Pressure Reducing Valves	N/A		13.5.1.1
16	Backflow Preventers	Pass		13.6.1
17	Small Hose Connections - Hose Valve*	N/A		5.1.6, 13.5.2 13.5.5.1

	Description	Pass, Fail, NA	Comments	NFPA 25 CA ed. Reference
18	PRV – Fire Sprinkler Systems	N/A		13.5.1.1

KORD FIRE PROTECTION

NFPA 25 Annual & Quarterly Sprinkler Report

Annual Sprinkler Inspection, Testing, and Maintenance

	Description	Pass, Fail, NA	Comments	NFPA 25 CA ed. Reference
1	Sprinklers	Fail		5.2.1
2	Buildings (Freeze Protection) (Owner's Responsibility)	N/A		4.1.1.1
3	Pipe and Fittings	Fail		5.2.2
4	Hangers	Pass		5.2.3
5	Seismic Braces	Pass		5.2.3
6	Field Service Test Required (Send Report to Fire Code Official)	Pass		5.3.1 (If REQUIRED, Enter 'F' until results are returned from Lab)
7	Recalled Sprinklers If not present = Pass; If present = Fail	Pass		Title 19 904.1(c)
8	Water Flow Alarm Devices 90 sec. maximum - (Enter Time)	Pass	Seconds50	5.3.3 13.2.6
9	Main Drain Test (Enter data on Page 1 of this form)	Pass		13.2.5 13.3.3.4
10	Control Valve - Position	Pass		13.3.3.2
11	Control Valve – Operation	Pass		13.3.3.1
12	Supervisory Devices	Pass		13.3.3.5
13	Backflow Preventer Assemblies	Pass		13.6.2
14	Small Hose Connections* w/PRV Hose Valves – Partial Flow Test	N/A		13.5.2.3 13.5.3.3
15	PRV – Fire Sprinkler Systems	N/A		13.5.1.3
16	Control Valves	Pass		13.3.4
17	Small Hose Connections*	N/A		13.5.6.3

Obstruction Investigation required (If "Yes", see Deficiencies and Comments Section for Results.):

No

System Returned to Service:

Yes

KORD FIRE PROTECTION

NFPA 25 Annual Sprinkler Report

Deficiencies and Comments/Recommendations

	Riser Number	Deficiency or Comment	Description
1		Deficiency	Bldg A. Spks from 2005 lab test required. 3"riser leaking at 3" couplings material about 2' of pipe 3" and 2 3" couplings
2		Deficiency	Bldg B. Overhang ble Bldg 155 ssp crome corroded. Kitchen overhang 2 sw ssp crome out dated. Cooler 155 sr ssp 200 over 10 years old.
3		Deficiency	Green bldg 2 sw crome ssp corroded
4		Deficiency	Breeze open area 3ssu200 and 4sw 200 corroded
5		Deficiency	Bldg C -Entrance 2ssp155 qr corroded
6			Spk from 2005 lab required
7			
8		Deficiency	Bldg D-Spk from 2005 lab required.
9			Office -155 qr ssp com corroded.
10			Pump equipment -7 200qr ssu corroded.
11			Pool storage-1 200 qr brass corroded.
12			1 200 dry pendent by entrance over 10 years.
13			Restroom-2 dry pendent 200 qr crome ssp
14			corroded and over 10 years.
15			Woman's Restroom-2ssu 200 qr corroded
16			Nadia painted.
17			Men's restroom-4 ssu 200 qr brass painted
18			.
19		Deficiency	Bldg E-Spks from 2005 lab required
20			911 sign.
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			

Name of Inspector: Jaime Vasquez

Date Time 03/19/2026 03:49 pm

Signature Jaime Vasquez

Name of Customer Representative:

Date Time

Signature

Private Fire Service Main	California Code of Regulations - Title 19 Inspection, Testing, and Maintenance	Quarterly and Annual Report	1 of 2

Property Information		Contractor or Licensed Owner Information
Building Name 38300 Sierra Highway		Name Kord Fire Protection
Address 38300 Sierra Highway		Address Kord Fire Protection
		City Sherman Oaks St. CA Zip
City Palmdale CA 93550	License # 938793	Phone 8009188978
Contact Person Johnny trigo	☐ SFM	Job #
Phone	☑ CSLB	Misc.

Quarterly Inspections

I = Inspection **T** = Test **M** = Maintenance — *P = Pass F = Fail N/A = Not Applicable*

Item		Description	NFPA 25 CA ed. Reference	Date	Date	Date	Date
				N/A			
1.1	I	Control Valves – Identification Sign	13.3.1				
1.2	I	Control Valves – Inspection	13.3.2	P			
1.3	I	Hose Houses	7.2.2.7	P			
1.4	I	Fire Department Connections	13.7	P			
1.5	I	Pressure Reducing Valves	13.5.1.1	N/A			
1.6	I	Backflow Preventers	13.6.1	N/A			
1.7	I	Supervisory Devices	13.3.3.5.1	N/A			
1.8	I	Monitor Nozzles	7.2.2.6	N/A			

ANNUAL INSPECTION, TESTING, AND MAINTENANCE
Include ALL Quarterly Inspections

I = Inspection **T** = Test **M** = Maintenance — *P = Pass F = Fail N/A = Not Applicable*

Item		Description	NFPA 25 CA ed. Reference	Date	Comments Only	P,F,N/A
1.9	I	Hydrants *(Dry Barrel and Wall)*	7.2.2.4 Table 7.2.2.4	8/4/2026		N/A
1.10	I	Hydrants *(Wet Barrel)*	7.2.2.5 Table 7.2.2.5	8/4/2026		F
1.11	I	Mainline Strainers	7.2.2.3 Table 7.2.2.3	8/4/2026		N/A
1.12	I	Piping *(Exposed)*	7.2.2.1 Table 7.2.2.1.2	8/4/2026		P
1.13	I	Piping *(Underground)*	7.3.1	8/4/2026		P
1.14	I	Hose	NFPA 1962	8/4/2026		N/A
2.1	T	Control Valve - Position	13.3.3.1	8/4/2026		P
2.2	T	Control Valve - Operation	13.3.3	8/4/2026		P
2.3	T	Monitor Nozzles	7.3.3	8/4/2026		N/A
2.4	T	Hydrants - Flush	7.3.2	8/4/2026		P
2.5	T	Supervisory Devices	13.3.3.5	8/4/2026		N/A
2.6	T	Backflow Preventer Assemblies	13.6.2	8/4/2026		N/A
2.7	T	Pressure Reducing Valve *(Partial Flow Test)*	13.5.1.3	8/4/2026		N/A
3.1	M	Control Valves	13.3.4	8/4/2026		P
3.2	M	Mainline Strainers	7.2.2.3	8/4/2026		N/A

Private Fire Service Main	California Code of Regulations - Title 19 Inspection, Testing, and Maintenance	Quarterly and Annual Report	2 of 2

Property Information		Contractor or Licensed Owner Information
Building Name 38300 Sierra Highway		Name Kord Fire Protection
Address 38300 Sierra Highway		Job #
City Palmdale		

ANNUAL INSPECTION, TESTING, AND MAINTENANCE
Include ALL Quarterly Inspections

I = Inspection **T** = Test **M** = Maintenance — *P = Pass F = Fail N/A = Not Applicable*

Item		Description	NFPA 25 CA ed. Reference	Date	Comments Only	P,F,N/A
3.3	M	Hose Houses	7.2.2.7 Table 7.2.2.7	8/4/2026		N/A
3.4	M	Hydrants	7.4.2	8/4/2026		F
3.5	M	Monitor Nozzles	7.4.3	8/4/2026		N/A
3.6	M	Obstruction Investigation Required *(If "Yes", see Deficiencies and Comments Section for Results.)*	14.3	8/4/2026	☐ Yes ☐ No	P
3.7	M	System Returned to Service	4.5.3 15.7	8/4/2026	☐ Yes ☐ No	P

D = Deficiency C = Comment ***(Indicate type)***

Item	Date	Riser	D	C	Deficiencies and Comments *Indicate all equipment, devices and parts that were repaired or replaced*
			☑	☐	All 3 hydrants need break away bolts.
			☐	☑	Flow test .50/40/50.Gpm 1000
			☐	☐	
			☐	☐	
			☐	☐	
			☐	☐	
			☐	☐	
			☐	☐	
			☐	☐	
			☐	☐	
			☐	☐	

☐ Check here if additional Deficiencies and Comments are listed on Form AES 9. Number attached:
☐ See Correction Form AES 10 for corrected deficiencies. Number attached:

I hereby certify that the fire protection equipment listed above has been fully inspected, tested, and maintained on this date by the company indicated above, in accordance with CCR, Title 19, Sections 901 to 906 and that the equipment is fully operable except as noted in the "Deficiencies and Comments" section of this form.

Check box if Annual Inspection, Testing & Maintenance Items are Completed in the Indicated Quarter

Quarter	1st ☐ Annual	2nd ☐ Annual	3rd ☐ Annual	4th ☐ Annual
Date	08/04/2026			08/04/2026
Print Name	Jaime v			
Signature				

KORD FIRE PROTECTION

NFPA 25 Annual & Quarterly Sprinkler Report

License No. 938793
CSLB
Phone: 800-918-8978

Service Date
03/17/2026 09:30 am

Building Name:
City of Palmdale -Play house

Pass or Fail:
Fail

Service Address:
38334 10th E. Palmdale CA 93550

Riser Information

	Riser Location	Riser Diameter	Main Drain Diameter	Initial Static Pressure	Residual Pressure	Final Static Pressure	Pass, Fail, NA
1	4	2	4	90	35	90	Pass
2							
3							
4							
5							

Quarterly Sprinkler Inspection, Testing, and Maintenance

*All items in quarterly inspection also covered under annual inspection

	Description	Pass, Fail, NA	Comments	NFPA 25 CA ed. Reference
1	Control Valves – Identification Sign	Pass		13.3.1
2	Control Valves – Inspection	Pass	Owner's Responsibility	13.3.2
3	Waterflow Alarm Devices	Pass		5.2.5
4	Supervisory Devices	Pass		5.2.5
5	Gauges (Wet Pipe Systems)	Pass		5.2.4.1
6	Enter Water Supply Pressure Below Riser Check (Send Report to Fire Code Official)	N/A	PSI	5.2.4.1
7	Enter Water Supply Pressure Above Riser Check	Pass	PSI	5.2.4.1
8	Pressure Readings Acceptable	Pass	Seconds	5.2.4.1
9	Hydraulic Design Information Sign (for hydraulically designed systems)	Pass		5.2.6
10	General Information Sign (not required for system prior to 2007 edition of NFPA 13)	N/A		5.2.8
11	Heat Tape	N/A		13.3.3.1
12	Spare Sprinklers	Pass		5.2.1.4
13	Fire Department Connections	Pass		13.7
14	Alarm Valves – Exterior Inspection	Pass		13.4.1
15	Pressure Reducing Valves	N/A		13.5.1.1
16	Backflow Preventers	N/A		13.6.1
17	Small Hose Connections - Hose Valve*	N/A		5.1.6, 13.5.2 13.5.5.1
18	PRV – Fire Sprinkler Systems	N/A		13.5.1.1

KORD FIRE PROTECTION

NFPA 25 Annual & Quarterly Sprinkler Report

Annual Sprinkler Inspection, Testing, and Maintenance

	Description	Pass, Fail, NA	Comments	NFPA 25 CA ed. Reference
1	Sprinklers	Fail		5.2.1
2	Buildings (Freeze Protection) (Owner's Responsibility)	Pass		4.1.1.1
3	Pipe and Fittings	Pass		5.2.2
4	Hangers	Pass		5.2.3
5	Seismic Braces	Pass		5.2.3
6	Field Service Test Required (Send Report to Fire Code Official)	Pass		5.3.1 (If REQUIRED, Enter 'F' until results are returned from Lab)
7	Recalled Sprinklers If not present = Pass; If present = Fail	Pass		Title 19 904.1(c)
8	Water Flow Alarm Devices 90 sec. maximum - (Enter Time)	Pass	Seconds 33	5.3.3 13.2.6
9	Main Drain Test (Enter data on Page 1 of this form)	Pass		13.2.5 13.3.3.4
10	Control Valve - Position	Pass		13.3.3.2
11	Control Valve – Operation	Pass		13.3.3.1
12	Supervisory Devices	Pass		13.3.3.5
13	Backflow Preventer Assemblies	N/A		13.6.2
14	Small Hose Connections* w/PRV Hose Valves – Partial Flow Test	N/A		13.5.2.3 13.5.3.3
15	PRV – Fire Sprinkler Systems	N/A		13.5.1.3
16	Control Valves	Pass		13.3.4
17	Small Hose Connections*	N/A		13.5.6.3

Obstruction Investigation required (If "Yes", see Deficiencies and Comments Section for Results.):

No

System Returned to Service:

Yes

KORD FIRE PROTECTION

NFPA 25 Annual Sprinkler Report

Deficiencies and Comments/Recommendations

	Riser Number	Deficiency or Comment	Description
1		Deficiency	PIV handle. Lock 3/8 I Bolt
2		Deficiency	Staff only room by elec panel 401 165 crome painted
3		Deficiency	By ITV valve 11/4 pipe corroded Material. 2' of 11/4 pipe and 1/14 groove coupling
4		Deficiency	Restroom at work shop 165 ssp brass painted
5		Deficiency	Basement. 5 200 SR ssu brass painted
6			
7			
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30			

Name of Inspector: Jaime Vasquez

Date Time 03/17/2026 09:30 am

Signature 

Name of Customer Representative:

Date Time

Signature

Defect Quote

Q-0210

Property:
P-19011 38300 Sierra Highway
38300 Sierra Highway Palmdale
CA 93550

Client:
City of Palmdale

Issued by:
Sam Shipe
10th June 2026

Valid for:
60 days

Scope of Works

Repair and Retest of Hydrant Deficiencies found during testing
Provide and Install/Replace:
-(2) Fire Hydrant Reflectors
-(1) Set of Breakaway Hydrant Bolts
-Retest of Deficiencies

General Repairs

Parts/Labour	Quantity	Unit Price
-(2) Fire Hydrant Reflectors -(1) Set of Breakaway Hydrant Bolts -Retest of Deficiencies -Include travel, labor, and materials	1.00	$2,500.00

Subtotal	$2,500.00
Tax	$0.00
Total	$2,500.00

Terms and Conditions

Repair and correction to meet all Local city codes NFPA, regulations. Includes all parts and labor. Design plans and obtaining city permits is excluded.

The price above excludes:

- Coring, Painting or patch work of any kind
- Electrical, alarm work or any wiring of any kind. Any delays caused by other trades. Removal & reinstallation of any wall or flooring, any plywood or drywall of any kind. Equipment Rental. Plan Design and Obtaining City Permits (unless otherwise specified).

Notes: Work is to be performed during normal business hours. This is an estimated price for a modification/tenant improvement at the address listed above. Any additional work not mentioned in this proposal is excluded. Rescheduling of work due to delays will incur a change order.

Cancelation Policy:
If the service is cancelled/rescheduled prior to 24 hours from the appointment time job, no cancellation fee applies. If the service is cancelled/rescheduled in less than 24 hours of the start time of the job $295 will apply. However, if the service is cancelled while the technician is onsite or in less than an hour from the appointment time, a full cancellation charge of $495 will apply.

Defect Quote

Q-0212

Property:
P-19006 700 East Palmdale Blvd.
700 East Palmdale Blvd. Palmdale
CA 93550

Client:
City of Palmdale

Issued by:
Sam Shipe
10th June 2026

Valid for:
60 days

Scope of Works

Fire Sprinkler Repair and Retest
-Provide and Replace:
(1) Standard Sprinkler Head
(1) Standard Sprinkler Head with 401 Escutcheon
-Retest of Deficiencies
-UL Lab testing of Outdated Heads
-Drain and Refill of Sprinkler System

General Repairs

Parts/Labour	Quantity	Unit Price
Drain & Refill Sprinkler System	1.00	$495.00
Lab testing of Outdated Heads NTE (8) Heads	1.00	$1,400.00
(1) Standard Sprinkler Head (1) Standard Sprinkler Head with 401 Escutcheon -Retest of Deficiencies -Includes labor and materials	1.00	$995.00

Subtotal	$2,890.00
Tax	$0.00
Total	$2,890.00

Terms and Conditions

Repair and correction to meet all Local city codes NFPA, regulations. Includes all parts and labor. Design plans and obtaining city permits is excluded.

The price above excludes:

- Coring, Painting or patch work of any kind
- Electrical, alarm work or any wiring of any kind. Any delays caused by other trades. Removal & reinstallation of any wall or flooring, any plywood or drywall of any kind. Equipment Rental. Plan Design and Obtaining City Permits (unless otherwise specified).

Notes: Work is to be performed during normal business hours. This is an estimated price for a modification/tenant improvement at the address listed above. Any additional work not mentioned in this proposal is excluded. Rescheduling of work due to delays will incur a change order.

Cancelation Policy:
If the service is cancelled/rescheduled prior to 24 hours from the appointment time job, no cancellation fee applies. If the service is cancelled/rescheduled in less than 24 hours of the start time of the job $295 will apply. However, if the service is cancelled while the technician is onsite or in less than an hour from the appointment time, a full cancellation charge of $495 will apply.

Defect Quote

Q-0216

KORD FIRE PROTECTION

Property:
P-5059 2723 W Rancho Vista Bl
2723 W Rancho Vista Bl Palmdale
CA 93550

Client:
City of Palmdale

Valid for:
60 days

Scope of Works

Fire Sprinkler Repair and Retest
-Provide and Replace:
(2) Gauges
(2) Concealed Covers
(1) PIV Sightglass
(1) 155* Dry Pendant
(2) Standard Sprinkler head
-Exercise PIV so that is turns correctly
-Retest of deficiencies
-Drain and Refill Sprinkler System
-Troubleshoot leak and bells that fail to activate
-UL Lab Testing of Outdated Heads

Troubleshoot

This is for verification of deficiencies only. If any deficiencies are found, a separate quote will be sent.

1. (1) Leak noticed form 200* sprinkler head discover origin of trouble and report back with solutions
2. Multiple bells failed to activate discover origin of troubles and report back with solutions.

Flat rate of $495 includes travel time and up to one (1) hour onsite.

If the service extends beyond the first (1) hour, an additional fee of $250 per hour, per tech will apply.

The flat rate of $495 for the first (1) hour will be calculated and reflected on the final invoice, including any additional time spent onsite.

If the time the job is completed falls after the one-hour point, whether it's between 0-60 minutes, it will be considered a full hour.

If the service is cancelled within the hour of the scheduled service, a fee of $295 will apply.

If the service is cancelled upon arrival to the job site, a dead run fee of $395 will apply.

NOTE: HOURS ONSITE WILL BE REFLECTED ON THE FINAL INVOICE.

General Repairs

Parts/Labour	Quantity	Unit Price
Drain & Refill Sprinkler System	1.00	$495.00
Fire Sprinkler Troubleshoot Service	1.00	$495.00

(2) Gauges (2) Concealed Covers (1) PIV Sightglass (1) 155* Dry Pendant (2) Standard Sprinkler head -Exercise PIV so that is turns correctly -Retest of deficiencies -includes labor and materials	1.00	$3,850.00
UL Lab Testing of Outdated Heads NTE (8) Heads for each of three buildings	3.00	$1,400.00

Subtotal	$9,040.00
Tax	$0.00
Total	$9,040.00

Terms and Conditions

Repair and correction to meet all Local city codes NFPA, regulations. Includes all parts and labor. Design plans and obtaining city permits is excluded.

The price above excludes:

- Coring, Painting or patch work of any kind
- Electrical, alarm work or any wiring of any kind. Any delays caused by other trades. Removal & reinstallation of any wall or flooring, any plywood or drywall of any kind. Equipment Rental. Plan Design and Obtaining City Permits (unless otherwise specified).

Notes: Work is to be performed during normal business hours. This is an estimated price for a modification/tenant improvement at the address listed above. Any additional work not mentioned in this proposal is excluded. Rescheduling of work due to delays will incur a change order.

Cancelation Policy:
If the service is cancelled/rescheduled prior to 24 hours from the appointment time job, no cancellation fee applies. If the service is cancelled/rescheduled in less than 24 hours of the start time of the job $295 will apply. However, if the service is cancelled while the technician is onsite or in less than an hour from the appointment time, a full cancellation charge of $495 will apply.

Defect Quote

Q-0217

KORD FIRE PROTECTION

Property:
P-5052 3850 East Ave S
3850 East Ave S Palmdale CA
93550

Client:
City of Palmdale

Issued by:
Sam Shipe
10th June 2026

Valid for:
60 days

Scope of Works

Fire Sprinkler Repair and Retest
-Provide and Replace:
NTE 10' of 3" Piping with (2) 3" Couplings
(31) Standard Sprinkler Heads
(3) 200* Dry Pendant
(1) 911 Sign
-Retest of Deficiencies
-Drain and Refill of Sprinkler System
-UL Lab Testing of Outdated heads

General Repairs

Parts/Labour	Quantity	Unit Price
Drain & Refill Sprinkler System	1.00	$495.00
Lab Testing of Outdated heads NTE (8) Heads each building three buildings require testing	3.00	$1,400.00
10' of 3" Piping with (2) 3" Couplings (31) Standard Sprinkler Heads (3) 200* Dry Pendant (1) 911 Sign -Retest of Deficiencies -Includes labor and materials	1.00	$15,685.00

Subtotal	$20,380.00
Tax	$0.00
Total	$20,380.00

Terms and Conditions

Repair and correction to meet all Local city codes NFPA, regulations. Includes all parts and labor. Design plans and obtaining city permits is excluded.

The price above excludes:

- Coring, Painting or patch work of any kind
- Electrical, alarm work or any wiring of any kind. Any delays caused by other trades. Removal & reinstallation of any wall or flooring, any plywood or drywall of any kind. Equipment Rental. Plan Design and Obtaining City Permits (unless otherwise specified).

Notes: Work is to be performed during normal business hours. This is an estimated price for a modification/tenant improvement at the address listed above. Any additional work not mentioned in this proposal is excluded. Rescheduling of work due to delays will incur a change order.

Cancelation Policy:
If the service is cancelled/rescheduled prior to 24 hours from the appointment time job, no cancellation fee applies. If the service is cancelled/rescheduled in less than 24 hours of the start time of the job $295 will apply. However, if the service is cancelled while the technician is onsite or in less than an hour from the appointment time, a full cancellation charge of $495 will apply.

AGREEMENT NO. A-9252
CONTRACT FOR SERVICES
BETWEEN THE CITY OF PALMDALE AND MAJESTIC FIRE INC. DBA KORD FIRE PROTECTION

This CONTRACT for services ("Contract" herein) is made and entered into by and between the City of Palmdale, a public body corporate and politic, (hereinafter called "CITY"), and MAJESTIC FIRE INC. DBA KORD FIRE PROTECTION, a Corporation , (hereinafter called "CONTRACTOR"). This Contract shall become effective on the date of the last signatory.

RECITALS

WHEREAS, CONTRACTOR represents that CONTRACTOR has the expertise and is qualified to perform the services described in this Contract.

NOW THEREFORE, CITY and CONTRACTOR, in consideration of the mutual covenants hereinafter set forth, agree as follows:

1 CITY PROJECT MANAGER

To provide the services required by this Contract, CONTRACTOR shall act under the authority and approval of Public Works Director/designee, who shall oversee this Contract, the work performed by CONTRACTOR, assist CONTRACTOR with any necessary information, audit billings, and approve payments. The CONTRACTOR shall channel all contacts and requests through the City project manager.

2 DESCRIPTION OF WORK

2.1 CONTRACTOR shall provide the following services in a manner satisfactory to CITY:

Fire system inspections and repairs, including sprinklers, hydrants, extinguishers, and kitchen and vault suppression systems at CITY facilities. Services include, but are not limited to, the following:

1. FIRE SPRINKLER SYSTEMS (23)
a. Mandatory annual or five-year system testing and inspections, including recertification (per Los Angeles County Fire Department NFPA 25 requirements).
b. Systems include wet type, wet type with antifreeze, and dry type.

2. FIRE PUMP SYSTEM - PALMDALE PLAYHOUSE (1)
a. Annual fire pump inspection, including recertification
b. Annual fire pump system flow test and inspection, including recertification
c. Monthly fire pump system operational (churn) test

3. FIRE EXTINGUISHERS (415)

a. Annual fire extinguisher inspections, service, and tag updates. Includes approximately: (70) 2.5-lb fire extinguishers; (325) 5-lb fire extinguishers; (20) 10-lb fire extinguishers
b. Hydro testing, as needed or required
c. Six-year inspection and recharge

4. FIRE HYDRANTS (26)
a. Annual inspection on city-owned units

5. HALON SUPPRESSION SYSTEM - CITY CLERK VAULT (1)
a. Annual halon fire suppression system inspection, including recertification

6. KITCHEN SUPPRESSION SYSTEMS (2)
a. Annual kitchen suppression system inspection and recertification

(#) indidcates the approximate quantity per system or equipment type.

All labor and equipment required to perform work will be per the National Fire Protection Association (NFPA) Codes and Standards. Respondents are required to comply with all Federal and State of California regulations regarding safety standards involved in the performance of the resulting Agreement.

It is understood that except as otherwise specifically stated in the contract, the CONTRACTOR shall provide and pay for all materials, labor, tools, equipment, transportation of every nature and all other services and facilities of every nature whatsoever, necessary to execute, complete and deliver the work within the specified time. Permits, insurance, and licenses (including City of Palmdale Business License) necessary for the execution of the work shall be secured and paid for by the CONTRACTOR.

Licenses
The CONTRACTOR's State License Board (CSLB) number must be recorded with the State of California Fire Marshall Office for fire extinguisher servicing.

Materials/Parts
CITY has the option to purchase parts for projects; however, the CONTRACTOR may be requested to replace parts as needed. In the event CONTRACTOR purchases material, parts, or components, reimbursement will be based on the price plus the stated material mark-up percentage supplied in the fee schedule or cost proposal form. The CONTRACTOR shall first submit a quote to the CITY for approval before work is performed.

All materials and labor provided or installed by CONTRACTOR shall be warranted for a minimum period of one (1) year from the completion date of installation. Any non-

warrantied work must be approved by the CITY.

CITY may request CONTRACTOR submit a copy of the detailed vendor invoice for materials to serve as back-up to CONTRACTOR'S detailed invoice specifying all labor, parts, taxes, fees, etc. CITY will pay only for materials used for each job, as well as applicable sales tax. The mark-up percentage applies to material cost only.

Bonds
Unless otherwise expressly provided in the bid documents, if any individual project performed under this agreement exceeds $25,000, CONTRACTOR shall provide CITY with an electronic payment bond in the full amount of the individual project. Such bond is required by the CITY before work is to be performed on the specified project. All electronic bonds shall be processed through Surety2000, a secure bonding platform.

Workmanlike Manner
All service shall be completed in a workmanlike manner and in compliance with all local, state, and federal rules, laws, regulations, building codes, and manufacturer specifications, as applicable. To the extent required by law, work shall be performed by individuals properly licensed and authorized to perform such work. CONTRACTOR agrees to remove all debris, trash, and unused materials when leaving the jobsite, leaving it in a broom-clean condition.

2.2 CONTRACTOR shall have no claim for compensation for any services or work, which has not been authorized by CITY's Authorization to Proceed.

2.3 CONTRACTOR shall not accept any change of scope, or change in contract provisions, to this Contract unless issued in writing, as a contract change order or amendment and signed by CITY. Any extensions of time must be mutually agreed upon in writing and executed by both parties.

2.4 CONTRACTOR shall maintain in current status all Federal, State, and local licenses and permits required for the operation of the business conducted by the CONTRACTOR as applicable to this contract.

2.5 All work supplied under this Contract shall be fully guaranteed by CONTRACTOR for a minimum period of 365 days from the date of acceptance by CITY. Any defects of design, workmanship, or materials that would result in non-compliance with the Contract specifications shall be fully corrected by CONTRACTOR (including parts and labor) without cost to CITY. The written warranty shall be included with the delivered products to the using Department.

2.6 CITY shall provide to CONTRACTOR, without charge, all data, program information, including reports, records, maps, and other information, now in CITY's possession, which may facilitate the timely performance of the work.

2.7 At all times during the term Contract, CONTRACTOR shall possess and maintain all required Federal, State, and local licenses and permits. CONTRACTOR shall possess a valid and current C-16 Fire Protection Contractor's License with the Contractor's State License Board (CSLB) and City of Palmdale Business License to perform the required work.

CONTRACTOR's CSLB license number is 938793. CONTRACTOR's DIR registration number is 1000004893. CONTRACTOR's Business License number is 11623458. CONTRACTOR hereby certifies that it holds the required license(s).

2.8 This Contract calls for work to be performed constituting public works. All labor is to be paid at prevailing wage rates. CONTRACTOR to determine proper wage classification. CONTRACTOR and all subcontractors must be registered with the State of California Department of Industrial Relations (DIR) as a public works contractor for the duration of the agreement and is responsible for any and all registration and/or renewal fees. CITY may request certified payroll records for any work performed under the term of the agreement. CONTRACTOR acknowledges and understands it must comply with the prevailing wage requirements as set for in Exhibit A.

2.9 CONTRACTOR shall comply with the requirements of Section 1776 of the Labor Code, of the State of California. Failure of the CONTRACTOR to comply with the Labor Code requirements to pay prevailing wages and to maintain certified payroll records may result in withholding from progress payments amounts for unpaid wages and penalties as authorized by the Labor Code. CONTRACTOR shall submit certified payroll records (CPRs) to the Labor Commissioner using DIR's electronic certified payroll reporting system if project exceeds $25,000 for new construction, alteration, installation, demolition, or repair or $15,000 for maintenance. If project is applicable, CITY shall verify CONTRACTOR's eCPRs are submitted before processing invoices for payment.

3 CONTRACTOR'S KEY PERSONNEL

3.1 **Key Staff.** CITY reserves the right to review and approve CONTRACTOR'S staff including all subcontractors to be assigned to any project by CONTRACTOR during the term of this Contract.

This Contract has been awarded to CONTRACTOR based partially on the key personnel proposed to perform the services required herein. CONTRACTOR shall not change nor substitute any of these key staff for work on this Contract without prior written approval by CITY.

CONTRACTOR's Team and Key Personnel are as follows:

Not Applicable

This Services Contract has been awarded to CONTRACTOR based on its representation that those personnel and subcontractors submitted as part of its bid and listed above will perform the portions of the work listed above.

CONTRACTOR shall not deviate nor substitute any of these team members without prior written approval by CITY.

3.2 **Subcontractors.** During the performance of the Agreement, CONTRACTOR may engage such additional SUBCONTRACTORS as may be required for the timely completion of this Agreement. In the event of subcontracting, the sole responsibility for fulfillment of all terms and conditions of this Agreement rests with CONTRACTOR.

CONTRACTOR shall not enter into any Subcontract under this Contract for the performance of this Contract without the advance written approval of CITY. The subcontract shall incorporate by reference the terms and conditions of this Contract.

3.3 **Direct Responsibility.** All services required under this Contract shall be performed by CONTRACTOR, or under CONTRACTOR's direct supervision, and all personnel shall possess the qualifications, permits and licenses required by State and local law to perform such services.

3.3.1 CONTRACTOR shall be solely responsible for the satisfactory work performance of all personnel engaged in performing services required by this Contract, and compliance with all reasonable performance standards established by CITY.

3.3.2 CONTRACTOR shall be responsible for payment of all CONTRACTOR's employees' and subcontractor's wages and benefits and shall comply with all requirements pertaining to the employer's liability, workers' compensation, unemployment insurance, and Social Security.

3.3.3 CONTRACTOR shall indemnify and hold harmless CITY, and its respective officers, agents and employees from and against all claims, demands, damages or costs arising from CONTRACTOR's acts or omissions with respect to any liability, damages, claims, costs and expenses of any nature arising from alleged violations of personnel practices.

4 CONTRACT TERM

The term of this Contract is Twenty-Two (22) Months, commencing on the effective date, with CITY reserving the option to extend the agreement for 1 additional terms of one year each.

5 ACCEPTANCE AND DOCUMENTATION

Each task shall be reviewed and approved by the Contract Project Manager to determine acceptable completion.

5.1 **Records**. The CONTRACTOR shall retain and shall contractually require each SUBCONTRACTOR to retain all data and other “records” relating to the acquisition and performance of the Contract for a period of five years after the completion of the Contract.

5.2 **Property of CITY.** All materials, including reports, computer programs and other deliverables, supplied or created under this Contract are the sole property of CITY. CONTRACTOR is not entitled to a patent or copyright on those materials and may not transfer the patent or copyright to anyone else. CONTRACTOR shall not use or release these materials without the prior written consent of CITY.

5.3 **Products.** All equipment, materials, parts, and other components incorporated in the work or services performed pursuant to this Contract shall be new, or the latest model and of the most suitable grade for the purpose intended. All work shall be performed in a skilled and workmanlike manner.

6 PRICE

CITY shall pay to CONTRACTOR an amount not to exceed Ninety Thousand dollars ($90000) for the completion of all the work and services described in Section 2, which sum shall include all costs or expenses incurred by CONTRACTOR, payable as follows:

As set forth in Exhibit C Fee Schedule attached hereto and made part herein by reference.

DIR Contractor Craft Classification: Fire Protection

Pricing shall be firm fixed price and shall include all costs in accordance with all contract requirements, including but not limited to fully burdened labor, payroll and other taxes, fringes, licenses and permits, insurance, workforce productivity, coordination, transportation, field overhead, general and administrative overhead, and profit.

6.1 An application for payment form must be submitted to CITY which shall include the following: a clear, detailed invoice reflecting work being billed for, a summary sheet showing percentage of work completed to date, amount/percent billed to date and current status of all tasks within a project; any/all backup documentation supporting the above items. Work schedule updates must also be included with the payment requests.

6.2 CONTRACTOR shall maintain adequate records and shall permit inspection and audit by CITY of CONTRACTOR’s charges under this Contract. CONTRACTOR shall make such records available to CITY during normal business hours upon reasonable notice. Nothing herein shall convert such records into public records, and they will be available only to CITY and any specified public agencies. Such records

shall be maintained by CONTRACTOR for one (1) year following completion of the work under this Contract unless a longer period of time is required by state or federal law, in which event CONTRACTOR shall retain its records for the time required by such laws.

6.3 **Payment.** A separate invoice shall be issued for each shipment of material or service performed, and no payment will be issued prior to receipt of material and/or completion of specified services and receipt of a correct invoice.

7 TAXES

7.1 CONTRACTOR shall pay all sales, consumer, use, and other similar taxes required to be paid by CONTRACTOR in accordance with state and local laws.

7.2 CONTRACTOR is an independent contractor and shall have no power or authority to incur any debt, obligation, or liability on behalf of CITY. No person employed by CONTRACTOR or acting on its behalf, in connection with this Contract shall be considered the Agent or employee of CITY.

7.3 CONTRACTOR shall be required to obtain a current City of Palmdale business license, as required by the Palmdale Municipal Code, before an Authorization to Proceed is issued.

7.4 When equipment, materials or supplies generally taxable to CONTRACTOR are eligible for a tax exemption due to the nature of the work, CONTRACTOR shall assist the City in applying for and obtaining such tax credits and exemptions, which shall be paid or credited to the City.

8 PATENT FEES AND ROYALTIES

CONTRACTOR shall pay all license fees and royalties and assume all costs incident to the use, in the performance of the work or the incorporation in the work of any invention, design, process, program, product or device which is the subject of patent rights or copyrights held by others. If a particular invention, design, process, program, product or device is specified in the contract documents for use in the performance of the work and if, to the actual knowledge of CITY, its use is subject to patent rights or copyrights calling for the payment of any license fee or royalty to others, the existence of such rights shall be disclosed by CITY in the contract documents. CONTRACTOR shall indemnify and hold harmless CITY and anyone directly or indirectly employed by CITY from and against all claims, damages, losses and expenses (including attorneys' fees) arising out of any infringement of patent rights or copyrights incident to the use in the performance of the work, or resulting from the incorporation in the work of any invention, design, process, program, product or device not specified in the contract documents, and shall defend all such claims in connection with any alleged infringement of such rights.

9 INDEMNIFICATION

To the fullest extent permitted by law, CONTRACTOR and any subcontractors working on its behalf agree to indemnify CITY, its officers, employees, agents and elected and appointed boards (hereinafter “Indemnified Parties”) for any loss, claim, demand, cause of action, cost, expense, damage, obligation or liability which arises out of or is in any way connected with the performance of any work under this agreement, including any acts or omissions, willful misconduct or negligent conduct, whether active or passive, on the part of CONTRACTOR, or its subcontractors, and regardless of any acts, omissions or negligence (whether active or passive) of any person or entity indemnified hereunder. At their own expense, CONTRACTOR and, as applicable, any subcontractors working on its behalf, shall defend any suit, claim or action against the Indemnified Parties founded upon such loss, claim, demand, cause of action, cost, expense, damage, obligation or liability. CONTRACTOR shall ensure that the contract of any subcontractor working under this agreement contain an indemnity agreement, requiring the subcontractor to indemnify and defend the Indemnified Parties pursuant the terms set forth above. CONTRACTOR shall indemnify the Indemnified Parties, and save it harmless from any and all loss, damage, costs, expenses and attorney's fees suffered or incurred on account of any breach of the aforesaid obligations and covenants, and any other provision or covenant of this agreement.

10 INSURANCE

10.1 CONTRACTOR, at its expense, shall maintain in effect at all times during the performance of work under this Contract not less than the following coverage and limits of insurance, which shall be maintained with insurers listed “A” or better in the Best’s Insurance Guide and authorized to do business in the State of California. **Proof of Insurance, as identified in Section 10.8, must be reviewed and accepted by the City Attorney**.

10.1.1 Workers’ Compensation and Employer’s Liability

- Workers’ Compensation -- coverage as required by the State of California
- Employer’s Liability
  $1,000,000 each accident
  $1,000,000.00 policy limit bodily injury
  $1,000,000.00 each employee bodily injury by disease

10.1.2 Commercial General Liability

- $2,000,000.00 limit on a per occurrence basis
- $4,000,000.00 general aggregate limit

10.1.3 Commercial Automobile Liability

- $2,000,000.00 combined single limit including owned, non-owned and hired automobile coverage

10.1.4 Pollution/Environmental Liability*

- $2,000,000 limit on a per occurrence basis

10.1.5 Professional Liability (Errors & Omissions)*

- $2,000,000 limit on a per occurrence basis

10.2 All of CONTRACTOR's policies shall contain an endorsement providing that written notice shall be given to CITY at least thirty (30) calendar days prior to termination, cancellation, or reduction of coverage in the policy.

10.3 Policies providing for bodily injury and property damage coverage shall contain the following:

A. An endorsement extending coverage to the City as an additional insured, as respects liability arising out of the performance of any work under the Contract. Such insurance shall be primary insurance, as respects the interest of the City, and any other insurance maintained by the City shall be considered excess coverage and not contributing insurance with the insurance required hereunder. The certificates shall state: "The City of Palmdale, Successor Agency to the Community Redevelopment Agency of the City of Palmdale, Palmdale Civic Authority, Housing Authority, Industrial Development Authority, Airport Authority, their officers, agents, employees and volunteers are named as additional insured".

B. "Severability of Interest" Clause.

10.4 Promptly upon execution of this Contract, and prior to commencement of any work, CONTRACTOR shall deliver to CITY certificates of insurance and endorsements to all required policies demonstrating that CONTRACTOR has the required coverage and showing the required named insured. Within five (5) days of written request from CITY, CONTRACTOR shall deliver to CITY full and complete copies of all insurance policies required by this Contract.

10.5 The requirements as to the types and limits of insurance to be maintained by CONTRACTOR are not intended to and shall not in any manner limit or qualify CONTRACTOR's liabilities and obligations under this Contract.

10.6 Any policy or policies of insurance that CONTRACTOR elects to carry as insurance against loss or damage to its equipment and tools or other personal property used in the performance of this Contract shall include a provision waiving the insurer's right of subrogation against CITY.

10.7 All insurance coverage must be maintained throughout the duration of this Contract.

10.8 Acceptable Proof of Insurance:

10.8.1 ACORD Certificate of Insurance listing all coverage, limits, deductibles and insured; and endorsements for all applicable coverage if agent has authority to issue it; or additional insured Form CG20100704 and CG20370704 or equivalent must be

provided for general liability coverage. Additional insured form CA0001 must be provided for automobile liability coverage.

10.8.2 Binders of insurance for all coverage. Agents must confirm that policy endorsements have been ordered from the respective insurance companies. Upon issuance, policy endorsements and a corresponding Certificate of Insurance listing all insurers and coverage must be submitted to the City Attorney.

10.8.3 *When pollution/environmental liability coverage is provided on a “claims made basis”, CONTRACTOR will continue to renew the insurance for a period of five (5) years after this Agreement expires or is terminated. Such insurance will have the same coverage and limits as the policy that was in effect during the term of this Agreement, and will cover CONTRACTOR, or its officers, employees, or agents during the time this Agreement was in effect.

10.9 Notwithstanding any other provision of this Contract, CITY may immediately terminate this Contract if, at any time CONTRACTOR fails to maintain the required insurance for any period of time or fails to comply with any of the insurance requirements listed above.

10.10 CONTRACTOR shall require any and all subcontractors working on its behalf to provide insurance coverages and limits that are based on the scope of work and nature of risk being performed by the subcontractor. Any and all subcontractors working on behalf of CONTRACTOR shall be subject to all other insurance requirements that are stated herein.

Any deviation in this requirement will be CONTRACTOR's sole risk. CONTRACTOR's insurance requirements in Section 10 will not be impacted and/or limited by such deviation.

11 TERMINATION WITHOUT CAUSE

City reserves the right to terminate this Contract or any part thereof for its sole convenience with fifteen (15) days written notice. In the event of such termination, CONTRACTOR shall immediately stop all work hereunder, and shall immediately cause any of its suppliers and subcontractors to cease such work. CONTRACTOR shall also surrender to CITY all finished or unfinished documents, processes, programs and other supplies and materials, which shall be City’s property. As compensation in full for services performed to the date of such termination, the CONTRACTOR shall receive an amount equal to the value of the work completed as of the termination date in accordance with the fee schedule or as negotiated between the parties. In no event shall the amount payable upon termination exceed the total maximum compensation provided for in this Contract.

12 TERMINATION FOR CAUSE

If CITY determines that CONTRACTOR has failed to supply an adequate working force, or to provide services of proper quality, or has failed in any other respect to satisfactorily perform the services specified in this Contract, CITY shall give written notice to CONTRACTOR specifying all defaults to be remedied within thirty (30) days. Such notice shall set forth the basis for CITY's dissatisfaction and suggest corrective measures. If, after thirty days, CONTRACTOR has failed to implement appropriate corrective measures, CITY may elect to terminate this Contract in whole or in part.

12.1 In the event CITY terminates this Contract, in whole or in part, for cause, CITY may procure, upon such terms and in such manner, as it may deem appropriate, services similar to those terminated.

12.2 CONTRACTOR shall provide all finished or unfinished documents, data, studies, software, drawings, programs, processes, maps, photographs, reports, etc., prepared by CONTRACTOR within fifteen (15) working days after notice of termination. Upon such termination, CONTRACTOR shall be paid an amount equal to the value of the services provided and work performed as of the date of termination, taking into consideration the costs associated with hiring another CONTRACTOR to complete the services. In ascertaining the value of the work performed up to the date of termination, consideration shall be given to both completed work and work in progress, to complete and incomplete documents when such are delivered to CITY, and to authorized reimbursement expenses. The above is in addition to any other remedies available by law or equity to CITY.

12.3 If, after notice of termination of the Contract under the provisions of this Section 12, it is determined, for any reason, that CONTRACTOR was not in default, or that the default was excusable, then the rights and obligations of the parties shall be the same as if the notice of termination had been issued pursuant to Section 11.

13 DISPUTE RESOLUTION

All claims, disputes, and other matters in question between CITY and CONTRACTOR arising out of or relating to this Contract or the breach thereof shall, to the extent reasonably feasible, be resolved through good faith negotiations between the parties.

14 OWNERSHIP OF PRODUCT

All product, data, documents, programs and software including, but not limited to, research, field notes, investigations, analysis, studies, processes, software, instructions for use and other manuals, whether complete or incomplete, which are prepared or produced in the performance of this Contract are to be, and remain the property of CITY and shall be delivered to or left with CITY upon the completion or termination of this Agreement. CONTRACTOR shall furnish CITY, upon its request, originals and reproducible and electronic copies of product, data reports, studies and of all other documents listed above. Electronic copies shall be provided in an

unprotected format which allows CITY to copy, reproduce and makes changes as CITY deems necessary.

15 DELEGATION AND ASSIGNMENT

15.1 CONTRACTOR shall not delegate or assign its duties or rights hereunder, either in whole or in part, without the prior written consent of CITY; provided, however, that claims for money due or to become due to CONTRACTOR from CITY under this Contract may be assigned to a bank, trust company or other financial institution without such approval.

15.2 Any assignment, delegation or subcontract shall be made in the name of CONTRACTOR and shall not bind or purport to bind CITY and shall not release CONTRACTOR from any obligations under this Contract including, but not limited to, the duty to properly supervise and coordinate the work of employees, assignees, delegates and subcontractors. No such assignment, delegation or subcontract shall result in any increase in the amount of total compensation payable to CONTRACTOR under this Contract.

16 NON-DISCRIMINATION AND EQUAL EMPLOYMENT OPPORTUNITY

16.1 In performance of this Contract, CONTRACTOR shall not discriminate against any employee, subcontractor, or applicant for employment because of sex, color, race, religion, ancestry, national origin, disability, medical condition including the medical condition of Acquired Immune Deficiency Syndrome (AIDS) or any condition related thereto, marital status, sexual orientation, age, gender, gender identity, gender expression, genetic information, or military and veteran status. CONTRACTOR will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their sex, color, race, religion, ancestry, national origin, disability, medical condition including the medical condition of Acquired Immune Deficiency Syndrome (AIDS) or any condition related thereto, marital status, sexual orientation, age, gender, gender identity, gender expression, genetic information, or military and veteran status . Affirmative action relating to employment shall include, but not be limited to the following: employment, upgrading, demotion or transfer; recruitment; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

16.2 The provisions of subsection 16.1 above shall be included in all solicitations or advertisements placed by or on behalf of CONTRACTOR for personnel to perform any services under this Contract. CITY shall have access to all documents, data and records of CONTRACTOR and its subcontractors for purposes of determining compliance with the equal employment opportunity and non-discrimination provisions of this Section, and all applicable provisions of Executive Order No. 11246 which is incorporated herein by this reference. A copy of Executive Order No. 11246 is available for inspection at, and on file with, the Palmdale City Clerk’s Office.

17 FINANCIAL INTEREST CERTIFICATION

17.1 CONTRACTOR warrants that no person has been employed or retained to solicit or secure this Contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee; and that no officer or employee of the CITY has any interest, financially or otherwise, in CONTRACTOR's firm.

17.2 For breach or violation of this warranty, CITY shall have the right to annul this Contract without liability or at its discretion to deduct from the Contract Price or consideration, the full amount of such commission, percentage, brokerage or contingent fee.

18 CONFLICT OF INTEREST

18.1 CONTRACTOR stipulates that its officers and employees do not now have a conflict of interest and it further agrees for itself, its officers and its employees that it will not contract for or accept employment for the performance of any work or services with any individual business, corporation or government unit that would create a conflict of interest in the performance of its obligations pursuant to this Contract or which would cause CONTRACTOR to be "financial interested" (as provided in California Government Code Section 1090 et seq. or 87100 et seq.) in any contract or decision made by CITY on any matter.

18.2 CONTRACTOR shall not employ any City official or employee to perform any work required pursuant to this Contract.

18.3 To the extent required by the City Manager or his designee, CONTRACTOR shall complete and file with the City Clerk a Form 700 Statement of Economic Interests disclosing any reportable property interests, income, gifts, investments, or business positions.

19 COMPLIANCE WITH LAW

19.1 CONTRACTOR shall comply with all state and federal laws, including but not limited to, the requirement to hire only those persons authorized by federal law to work in the United States. If CONTRACTOR uses any subcontractors to complete this Contract, this same requirement shall be included in all subcontracts and strictly enforced by CONTRACTOR.

19.2 The law of the state of California shall govern this Contract. The venue of any legal action, either formal or informal, shall be the County of Los Angeles.

19.3 If applicable, CONTRACTOR acknowledges and understands it must comply with the prevailing wage requirements as set forth in Exhibit "A" attached hereto and incorporated herein by reference, as well as the execution of a Worker's Compensation Certificate attached hereto as Exhibit "B" and incorporated herein by reference.

20 NOTICES

Any notice required under this Contract shall be in writing, addressed to the appropriate party at its address on the signature page and given personally or by registered or certified mail postage prepaid, or by a commercial courier service. All notices shall be effective upon the date of receipt.

21 ENTIRE AGREEMENT AND AMENDMENTS

21.1 This Contract is the complete Agreement between the parties and supersedes all prior proposals, agreements, and understandings between the parties and may not be modified or terminated orally.

21.2 No attempted waiver of any of the provisions hereof, nor any modification in the nature, extent or duration of the work to be performed by CONTRACTOR hereunder, shall be binding unless in writing and signed by the party against whom the same is sought to be enforced.

21.3 The failure of any party to enforce against another party any provision of this Contract shall not constitute a waiver of that party’s right to enforce such a provision at a later time, and shall not serve to vary the terms of this Contract.

22 ATTORNEY'S FEES

If any action at law or in equity is brought to enforce or interpret any provisions of this Contract, the prevailing party in such action shall be entitled to reasonable attorney's fees, costs and necessary disbursements, in addition to such other relief as may be sought and awarded.

In Witness Whereof, the parties hereto have caused this Contract to be executed and attested by their respective officers thereunto duly authorized.

CITY OF PALMDALE:

Salvador Mendez
Signed: 3/21/2025

Ronda Perez
City Manager

Lee Torres
Signed: 3/12/2025

ADDRESS FOR NOTICE:
CITY OF PALMDALE
39110 3rd Street East, Suite C
Palmdale, CA 93550

MAJESTIC FIRE INC. DBA KORD FIRE PROTECTION:

Angela Lopez
Signed: 3/12/2025

Angela Lopez
Authorized Representative

ADDRESS FOR NOTICE:
MAJESTIC FIRE INC. DBA KORD FIRE PROTECTION
PO Box 57019
Sherman Oaks, CA 91413

APPROVE AS TO FORM:

William Patrick Curley III
Signed: 3/12/2025

William P. Curley, III
City Attorney

ATTEST:

Roxanne Faber
Signed: 3/25/2025

Roxanne Faber
City Clerk

---------- INTERNAL USE ONLY ----------

■Certificate(s) and Endorsement(s) attached
■Confirmed business name on contract with certificate(s)
■Attached Agreement Checklist and met all requirements

Record of Signing

For
Name
Title



Signed on 2025-03-12 14:39:17 GMT

Secured by Concord™
DocumentID: 02zKfAGVQz0mzmIn9C0ucv
SigningID: 02zKfAGVEtahK392Y7NsxT
Signing date: 3/12/2025
IP Address: 206.171.111.149
Email: ltorres@cityofpalmdaleca.gov

For
Name
Title



Signed on 2025-03-12 15:08:26 GMT

Secured by Concord™
DocumentID: 02zKfAGVQz0mzmIn9C0ucv
SigningID: 02zKfsbXnOWWlpZCRWrHdW
Signing date: 3/12/2025
IP Address: 76.176.222.128
Email: angela@kordfire.com

For
Name
Title



Signed on 2025-03-12 15:48:10 GMT

Secured by Concord™
DocumentID: 02zKfAGVQz0mzmIn9C0ucv
SigningID: 02zKgr3HEGZ73NotBzqgoZ
Signing date: 3/12/2025
IP Address: 107.131.11.226
Email: wcurley@harperburns.com

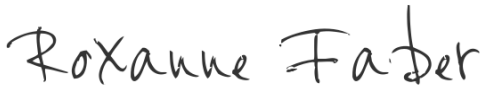
For
Name
Title



Signed on 2025-03-21 00:42:10 GMT

Secured by Concord™
DocumentID: 02zKfAGVQz0mzmIn9C0ucv
SigningID: 02zPSfjp68A20CWBsYyhoG
Signing date: 3/21/2025
IP Address: 206.171.111.149
Email: smendez@cityofpalmdaleca.gov

For
Name
Title



Signed on 2025-03-25 00:48:03 GMT

Secured by Concord™
DocumentID: 02zKfAGVQz0mzmIn9C0ucv
SigningID: 02zRkAmUtRJBTvyPaaNqDk
Signing date: 3/25/2025
IP Address: 206.171.111.149
Email: rfaber@cityofpalmdale.org

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Signed with https://www.concord.app/

EXHIBIT A

Prevailing Wage Requirements

1. This Contract calls for work to be performed constituting public works. Contractor and all subcontractors shall pay the general prevailing rate of per diem wages as determined and as published by the State Director of the Department of Industrial Relations pursuant to Article 2 of Chapter 1 of Part 7, of Division 2 of the State Labor Code, including, but not limited to, Sections 1770, 1771, 1773, 1773.2 and 1774.

2. This is a public work and requires the payment of prevailing wages for the work or craft in which the worker is employed for any public work done under the contract by Contractor or by any subcontractor pursuant to Section 1771 of the Labor Code. Pursuant to the provisions of Section 1773 of the Labor Code of the State of California, the City has obtained the general prevailing rate of per diem wages and the general rate for holiday and overtime work in this locality for each craft, classification, or type of workman needed to execute this contract from the Director of the Department of Industrial Relations. These rates are on file with the City or may be obtained at http://www.dir.ca.gov/OPRL/DPreWageDetermination.htm.

Contractor shall post a copy of such wage rates at the job site and shall pay the adopted prevailing wage rates as a minimum. Contractor shall comply with the provisions of Sections 1775, 1776, 1777.5, 1777.6, and 1813 of the Labor Code. Pursuant to the provisions of 1775 of the Labor Code, Contractor shall forfeit to the City, as a penalty, not more than $200.00 for each calendar day, or portion thereof, for each laborer, worker, or mechanic employed, paid less than the stipulated prevailing rates for any work done under this Contract, by him or by any subcontractor under him, in violation of the provisions of this Agreement.

3. Contractors and subcontractors who are ineligible to bid for work on, or be awarded, a public works project pursuant to Labor Code Sections 1777.1 and 1777.7 are prohibited from bidding on, being awarded, or performing work as a subcontractor, on this Project pursuant to Public Contract Code Section 6109.

4. Contractor's attention is directed to the provisions in Sections 1774, 1775, 1776, 1777.5 and 1777.6 of the Labor Code. Contractor shall comply with the provisions in these Sections. The statutory provisions for penalties for failure to comply with the State's wage and hours laws will be enforced. Pursuant to Section 1775 of the Labor Code, the Contractor and any subcontractors, shall, as a penalty to the City forfeit the prescribed amounts per calendar day, or portion thereof, for each worker paid less than the prevailing wage rates.

5. Pursuant to Labor Code Section 1771.4, the Project is subject to compliance monitoring and enforcement by the California Department of Industrial Relations.

6. Each Contractor and subcontractor shall furnish the records specified in Labor Code Section 1776 directly to the State Labor Commissioner at least monthly in the format prescribed by the State Labor Commissioner.

7. Sections 1774 and 1775 require the Contractor and all subcontractors to pay not less than the prevailing wage rates to all workmen employed in the execution of the Contract and specify forfeitures and penalties for failure to do so. The minimum wages to be paid are those determined by the State Director of the Department of Industrial Relations. Section 1776 requires the Contractor and all subcontractors to keep accurate payroll records, specifies the contents thereof, their inspection and duplication procedures and certain notices required of the Contractor pertaining to their location.

8. Section 1777.5 of the Labor Code requires Contractor or subcontractor employing workers in any apprenticeable occupation to apply to the Joint Apprenticeship Committee nearest the site of the public works project, which administers the apprenticeship program in that trade for a certificate of approval. The certificate will also fix the ratio of apprentices to journeymen to be used in the performance of the Contract. The Contractor is required to make contributions to funds established for the administration of apprenticeship programs if he employs registered apprentices or journeymen in any apprenticeable trade and if other contractors on the public works site are making such contributions. Information relative to apprenticeship standards, contributions, wage schedules and other requirements may be obtained from the State Director of Industrial Relations or from the Division of Apprenticeship Standards. Section 1777.6 of the Labor Code provides that it shall be unlawful to refuse to accept otherwise qualified employees as registered apprentices solely on the grounds of race, religious creed, color, national origin, ancestry, sex, or age.

9. Eight hours labor constitutes a legal day's work, as set forth in Labor Code Section 1810. The statutory provisions for penalties for failure to comply with the State's wage and hour laws will be enforced as set forth in Labor Code Section 1813.

WORKERS' COMPENSATION INSURANCE CERTIFICATE

Pursuant to Section 1861 of the State Labor Code, and all amendments thereto, each contractor to whom a public works contract has been awarded shall sign the following certificate and shall submit same to the City of Palmdale prior to performing any work on the contract:

> "I am aware of the provisions of Section 3700 of the Labor Code which requires every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions of that Code, and I will comply with such provisions before commencing the performance of work of this contract."

Majestic Fire Inc dba Kord Fire Protection
_____
Contractor

By Angela Lopez
_____
Print Name

Angela Lopez
_____
Signature

Authorized Representative
_____
Title

2/28/2025
_____
Date

Section 3700 of the State Labor Code reads as follows:

> "Every employer except the State shall secure the payment of compensation in one or more of the following ways:
>
> (a) By being insured against liability to pay compensation in one or more insurers duly authorized to write compensation insurance in this state.
>
> (b) By securing from the Director of Industrial Relations a certificate of consent to self-insure, which may be given upon furnishing proof satisfactory to the Director of Industrial Relations of ability to self-insure and to pay any compensation that may become due to his employee."

EXHIBIT C
FEE SCHEDULE

	Description	Unit of Measure	Year 1 – 2025 Unit Price	Year 2 – 2026 Unit Price	Year 3 – 2027 OTE* Unit Price
	LABOR RATES				
1	Journeyman/Supervisor				
	A. Straight Time	Hourly	250.00	250.00	275.00
	B. Overtime	Hourly	300.00	300.00	325.00
	C. Sunday/Holiday	Hourly	300.00	300.00	325.00
2	Apprentice				
	A. Straight Time	Hourly	250.00	250.00	275.00
	B. Overtime	Hourly	300.00	300.00	325.00
	C. Sunday/Holiday	Hourly	300.00	300.00	325.00
	SERVICE RATES				
3	Annual fire sprinkler system riser inspections and recertification	Per inspection	700.00	700.00	700.00
4	Five-year fire sprinkler system riser inspection, testing, and recertification (in lieu of annual)	Per inspection	750.00	750.00	750.00
5	Annual fire pump inspection and recertification	Per inspection	1,500.00	1,500.00	1,500.00
6	Annual fire pump system flow test, inspection, and recertification	Per test	1,500.00	1,500.00	1,500.00
7	Monthly fire pump system operational (churn) test, as needed	Per test	500.00	500.00	500.00
8	Annual fire extinguisher inspections, service, and tag updates	Per extinguisher	15.00	15.00	15.00
9	Fire extinguisher hydro testing, as needed	Per test	35.00	35.00	35.00
10	Six-year fire extinguisher inspection and recharge	Per extinguisher	25.00	25.00	25.00
11	Annual fire hydrant inspection	Per hydrant	300.00	300.00	300.00
12	Annual halon fire suppression system inspection and recertification	Per inspection	2,000.00	2,000.00	2,000.00
13	Annual kitchen suppression system inspection and recertification	Per certification	500.00	500.00	500.00
14	Service call fee, as needed services	Per job	500.00	500.00	500.00
15	Fire extinguisher parts/materials – ABC Chemical	Per pound	9.00	9.00	9.00
16	Fire extinguisher parts/materials – Halon Chemical	Per pound	95.00	95.00	95.00
17	Fire extinguisher parts/materials – Fusible Links	Each	25.00	25.00	25.00
18	Material mark-up	Percentage	10%	10%	10%

**OTE = Option to Extend year*

Year 1 = Remainder of 2025 (estimated 10 months)
Year 2 = All of 2026
Year 3 = All of 2027, if OTE is exercised

City Council Staff Report

DATE: **OCTOBER 6, 2026**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **PUBLIC WORKS DEPARTMENT**
ENVIRONMENTAL DIVISION

DISTRICT: **ALL**

SUBJECT: **APPROVE AGREEMENT WITH TELECOM PARTNERS GROUP CORP., DBA ATS COMMUNICATIONS, FOR WIRELESS COMMUNICATIONS FACILITIES CONSULTING SERVICES, FOR A TOTAL NOT TO EXCEED AMOUNT OF $350,000, FOR A TERM OF THREE YEARS, WITH TWO OPTIONAL ONE-YEAR EXTENSIONS**

RECOMMENDATION

Staff recommend that the City Council:

1. Approve Agreement No. A-9969 with Telecom Partners Group Corp., dba ATS Communications, for wireless communications facilities consulting services, for a term of three (3) years, with two optional one-year extensions; and,

2. Authorize the City Manager or his designee to execute Agreement No. A-9969 with ATS Communications, including minimal and/or non-substantial changes.

BACKGROUND

The City of Palmdale has twelve wireless communications facilities located on seven City-owned properties. Wireless carriers periodically request new facilities and modifications to existing sites to accommodate evolving technology, network capacity, and community connectivity needs. The City manages an average of ten facility modifications annually. Careful review and coordination of these projects help facilitate reliable wireless service for residents, businesses, and visitors while protecting City property and ensuring that proposed installations are appropriately evaluated.

Wireless infrastructure is technically complex and subject to changing industry standards, federal and state requirements, and site-specific engineering considerations. Specialized wireless communications consultants provide expertise in radiofrequency evaluations, facility design and modification review, site inspections, lease and rent analysis, contract negotiations, and construction oversight. Their technical and financial

assessments help City staff evaluate carrier proposals, coordinate multiple projects and schedules, monitor compliance with applicable requirements and agreements, and make informed decisions regarding the use of City-owned property. Consultant support supplements the work of City staff and provides specialized capacity that may not be practical to maintain in-house for every project.

These services support the City's ability to review and coordinate wireless infrastructure improvements that can strengthen cellular coverage and network capacity. Reliable wireless connectivity helps residents contact emergency services, access education and telehealth resources, work remotely, navigate the community, and stay connected with family and essential services. It also supports local businesses and visitors who rely on mobile communications and digital transactions. Although service improvements ultimately depend on carrier investment and network performance, a timely and thorough City review can help facilitate responsible infrastructure deployment while considering public safety, neighborhood conditions, and the long-term interests of the community.

DISCUSSION

On July 14, 2026, a Request for Proposal (RFP) No. 27-001-3100 for wireless communications facilities consulting services was publicly advertised on the PlanetBids electronic platform. The solicitation was also posted on the City's website and published in the Antelope Valley Press. A total of 41 vendors registered as prospective bidders, and five submitted bids by the posted August 13, 2026, deadline.

Rank	Vendor	Location	Proposal Amount
1	Telecom Partners Group Corp	Chino Hills, CA	$240,000
2	Spectrum Cellular Management	Seal Beach, CA	$245,572
3	MET3 Wireless LLC	Sacramento, CA	$2,536,392
4	EN Engineering, LLC	Lisle, IL	$552,068
5	Iron Grid Elite Solutions	Temecula, CA	$884,100

*Proposed amounts shown are for three years of services.

These services are requested on an ongoing basis; the cost component of each proposal was evaluated using hourly labor rates rather than a fixed project total.

Proposals were evaluated on past performance, relevant experience, ability to perform, technical approach, and cost. ATS Communications received the highest overall evaluation score. The Request for Proposal (RFP) process is intended to identify the proposal that provides the best overall value to the City. While cost is an important evaluation factor, it is not the sole consideration.

ATS Communications demonstrated strong technical proficiency, extensive experience providing municipal wireless communication facilities consulting services, and a proven record of reliable performance. ATS Communications has more than 25 years of experience in providing wireless and telecommunications consulting services for municipal agencies and local government entities in Southern California. In addition, ATS Communications is uniquely qualified to meet the needs of the City of Palmdale, as they have served in this role for the last 18 years and can provide continuity of services.

Under the proposed agreement, ATS Communications will support the City with evaluating new cell site facilities and supporting ongoing cell site modifications throughout the City of Palmdale. This work includes but is not limited to new site development, site design, site audits, rent audits, small cell processing, appraisal services, contract negotiations, contract compliance, site evaluations, staff report support, construction oversight, site modification review, lease evaluations, memorandums related to various mergers, acquisitions and changes in technology in the Wireless Industry, Radio Frequency (RF) studies and evaluations, peer to peer reviews, monetization evaluations, contract assignments, decommissioning of sites and contract renewals.

FISCAL IMPACT

$350,000; Sufficient funds are budgeted in Fiscal Year 2026-27 for ongoing wireless communications facilities consulting services. This project is funded through the Smart Cities account.

The actual cost of services will depend on the number and complexity of wireless site applications and related assignments, which cannot be predicted in advance. ATS Communications will bill for work performed at the hourly rates specified in Section 9 of Agrmt No. A-9969, subject to the agreement's applicable annual and overall, not-to-exceed limits. Total compensation will not exceed $350,000 over the term of the agreement, including any exercised extensions.

STRATEGIC PLAN

Goal II: Ensure long-term fiscal health of the City and maintain funding for services.

A. Pursue alternative financing opportunities for continued infrastructure improvements and quality community programs.

Goal III: Invest in infrastructure to improve community livability.

C. Plan and maintain safe and attractive neighborhoods, streets, facilities, and public spaces with exciting programming that promotes active fun for everyone.

Prepared by:	Leonardo Torres, P.E. Director of Public Works
Certified as to availability of Funds:	Janelle Samson, Deputy City Manager
Approved by:	Salvador Mendez, City Manager
Approved as to form:	Alexandra Severino, City Attorney

ATTACHMENTS

Agrmt No. A-9969 with ATS Communications
Proposal
Fee Schedule

AGREEMENT NO. A-9969
CONTRACT FOR CONSULTANT SERVICES
BETWEEN THE CITY OF PALMDALE AND ATS COMMUNICATIONS

THIS CONTRACT FOR CONSULTANT SERVICES ("Contract" herein) is made and entered into by and between the City of Palmdale a public body corporate and politic, (hereinafter called "CITY") and ATS COMMUNICATIONS (hereinafter called "CONSULTANT"). This Contract shall become effective on the date of the last signatory.

RECITALS

WHEREAS**,** City desires to engage CONSULTANT to provide certain consultant services; and

WHEREAS, CONSULTANT represents that CONSULTANT has the expertise and is qualified to perform the services described in this Contract. And, if required, is duly registered under the laws of the State of California; and

WHEREAS, CONSULTANT desires to accept such engagement.

NOW, THEREFORE, the parties agree as follows:

1 Description Of Work

1.1 The City hereby engages CONSULTANT, and CONSULTANT accepts such engagement, to provide the following services:

The following are the Services to be performed:

The selected Consultant shall provide professional Wireless Communications Facilities (WCF) consulting services to support the City's management, review, development, leasing, and oversight of wireless communication facilities located on City-owned property, infrastructure, and within the City's jurisdiction. Services may include technical review, project management, lease and license evaluation, policy support, compliance monitoring, construction oversight, and related advisory services.
A. Technical Review and Application Evaluation
The Consultant shall provide independent technical review and analysis of all Wireless Communications Facilities (WCF) applications, including new installations, co-locations, modifications, and upgrades.

Services shall include:

Developing and maintaining standardized application and submittal Reviewing applications for completeness, technical feasibility, and compliance with applicable federal, state, and local regulations, including the City's Wireless Communications

Facilities Ordinance.
• Evaluating ministerial and discretionary applications, including facility design,

concealment techniques, and aesthetic integration.
• Reviewing applicant-provided technical documentation, including:
Radio Frequency (RF) coverage and capacity analyses.
Intermodulation studies.
Structural engineering analyses.
Construction drawings and site plans.
• Independently verifying the adequacy and accuracy of submitted materials without preparing, certifying, or assuming responsibility for applicant-generated technical analyses.

B. Reporting and Recommendations
The Consultant shall prepare written review reports within thirty (30) calendar days of receiving a complete application, or within applicable Federal Communications Commission (FCC) Shot Clock timelines, whichever is more restrictive.

Reports shall include, at a minimum:
• Technical findings and recommendations.
• Lease valuation and co-location assessments.
• Review of construction and structural documentation.
• Evaluation of intermodulation and RF-related materials.
• Identification of deficiencies or required revisions.
• Executive summary memorandum for City staff.

C. Policy and Ordinance Support
At the City's request, the Consultant shall provide professional support related to wireless communications policies and regulations, including:
• Assisting with updates to the City's Wireless Communications Facilities Ordinance.
• Supporting revisions to policies, procedures, and design standards.
• Providing recommendations regarding maintenance, repairs, concealment methods, and aesthetic requirements.
• Advising the City on regulatory and industry developments affecting wireless communications facilities.

D. Project Management Services
The Consultant shall provide comprehensive project management services for wireless facility deployments, modifications, and leasing activities.

Site Identification and Marketing
Services may include:
• Identifying City-owned properties suitable for wireless facility development.
• Developing site inventories, including latitude, longitude, and Above Mean Sea Level (AMSL) information.
• Preparing marketing materials and site information packages.
• Coordinating with wireless carriers, tower companies, and site acquisition firms.

Site Feasibility and Design Coordination
The Consultant shall:
• Conduct site visits and feasibility assessments.

• Coordinate with carrier representatives, Radio Frequency Engineers, and Architecture and Engineering teams.
• Review preliminary and final facility designs and provide recommendations to the City.
• Ensure proposed facilities are compatible with existing City infrastructure and operations.
• Coordinate project activities with City staff throughout all phases of project development.

Agreements and Entitlements
The Consultant shall:
• Review and negotiate lease agreements, licenses, Letters of Authorization (LOA), Conditions of Approval (COA), Entry and Testing Agreements, and related documents.
• Verify that all required permits, entitlements, and approvals, including Conditional Use Permits (CUPs), have been obtained.
• Monitor zoning, permitting, and entitlement processes to ensure compliance with approved plans and City requirements.

E. Construction Oversight
The Consultant shall assist the City with oversight of wireless facility construction activities by:
• Reviewing construction drawings prior to permit issuance.
• Verifying all required permits and approvals have been obtained.
• Participating in pre-construction and post-construction site inspections.
• Coordinating site walks with City staff and carrier representatives.
• Monitoring compliance with approved plans, safety requirements, and site restoration obligations.

F. Financial and Administrative Oversight
The Consultant shall assist the City in protecting and maximizing the value of its wireless communications assets by:
• Evaluating escalation provisions, term lengths, and revenue-sharing opportunities.
• Verifying payment of rent, fees, deposits, and other compensation due to the City.
• Monitoring compliance with financial obligations established under lease agreements.
• Verifying required insurance certificates and bonds are maintained.
• Assisting with the development and periodic update of application fees, lease rates, and related fee schedules.

G. Carrier Compliance & Performance Expectations
The Consultant shall monitor carrier compliance with City requirements, lease obligations, and industry standards.

Technical & Operational Compliance
The Consultant shall:
• Ensure wireless facilities do not interfere with existing City communications systems, public safety communications, or other critical infrastructure.

• Require prompt investigation and mitigation of interference issues, particularly those affecting public safety communications.
• Verify that Remote Radio Units (RRUs), antennas, power supplies, and associated equipment do not adversely impact existing lighting systems, create excessive light spillage, or interfere with the intended operation of City-owned lighting infrastructure.
• Monitor wireless facilities to ensure ongoing compliance with approved plans, technical specifications, and operational requirements.

Coverage & Need Verification
The Consultant shall:
• Review and validate carrier-provided Radio Frequency (RF) coverage maps and documentation supporting the need for proposed facilities.
• Evaluate existing wireless coverage and identify demonstrated service gaps.
• Verify the location of the nearest four (4) existing wireless facilities in each direction from the proposed site.
• Assess opportunities for co-location and determine whether existing facilities have the capacity to accommodate additional carriers before recommending new facility construction.

Financial & Market Standards
The Consultant shall:
• Review proposed lease and license agreements to ensure compensation reflects fair market value.
• Evaluate escalation provisions, term lengths, renewal options, and revenue-sharing opportunities for consistency with industry standards and the City's interests.
• Provide recommendations intended to maximize revenue generation and the City's return on investment (ROI).

Construction & Ongoing Operations
The Consultant shall:
• Monitor construction and operational activities to ensure compliance with approved plans, permits, and applicable regulations.
• Verify that no unauthorized modifications or installations occur.
• Ensure compliance with site security, safety, maintenance, and restoration requirements.
• Monitor long-term compliance with lease agreements, license agreements, and Conditions of Approval.

H. Additional Services
As requested by the City, the Consultant may provide additional wireless communications consulting services, including:
• Development or revision of wireless facility application and lease fee schedules.
• Lease valuation studies and market analyses.
• Specialized technical reviews.
• Compensation analyses associated with wireless facility agreements.
• Other related advisory services within the Consultant's area of expertise.

I. Limitations of Services

The Consultant's role shall be limited to independent review, evaluation, advisory, and project management services. The Consultant shall not prepare, certify, stamp, or submit documents on behalf of wireless carriers or applicants, including but not limited to:
• Federal Communications Commission (FCC) licensing or frequency coordination filings.
• Federal Aviation Administration (FAA) filings.
• Structural engineering analyses or certifications.
• Professional engineering certifications.
• Applicant-prepared technical reports or supporting documentation.

CONSULTANT shall perform and complete all such work and services in a manner satisfactory to CITY.

1.2 Project deliverables shall be reviewed and approved by CITY to determine acceptable completion. CITY shall have the right to review and inspect the work during the course of its performance at such times as may be specified by CITY.

1.3 CONSULTANT shall not accept any change of scope, or change in contract provisions, unless issued in writing, as a contract change order or amendment and signed by CITY. Any extensions of time must be mutually agreed upon in writing and executed by both parties.

1.4 CITY shall provide to CONSULTANT, without charge, all data, program information, including reports, records, maps, and other information, now in CITY’s possession, which may facilitate the timely performance of the work.

2 City Project Manager

To provide the services required by this Contract, CONSULTANT shall act under the authority and approval of a Project Manager appointed by CITY. The City Project Manager will oversee the work under this Contract, assist CONSULTANT with any necessary information, audit billings, and approve payments. CONSULTANT shall channel reports, deliverables, and special requests through the City Project Manager.

3 Consultant's Key Personnel

CONSULTANT’s Team and Key Personnel are as follows:

Tony Ingegneri – Program Executive Director, Rick Paniagua – Program Technical Director, Adam Trainor – Project Manager, Megan Favreau – Financial Administrator, Jacob Christman – Logistics Manager, Jayne Clark – Contract Administrator

This Consultant Services Contract has been awarded to CONSULTANT based on its representation that those personnel and subcontractors listed above will perform the portions of the work listed herein. CONSULTANT shall not deviate nor substitute any of these team members without prior written approval by CITY.

4 Contract Term

The term of this contract is Three (3) Years, commencing on the effective date, with CITY reserving the option to extend the agreement for 2 additional terms of one year each.

5 Taxes

5.1 CONSULTANT shall pay all sales, consumer, use, and other similar taxes required to be paid by CONSULTANT in accordance with state and local laws.

5.2 CONSULTANT is an independent contractor and shall have no power or authority to incur any debt, obligation, or liability on behalf of CITY. No person employed by CONSULTANT or acting on its behalf, in connection with this Contract shall be considered the Agent or employee of CITY.

5.3 CONSULTANT shall be required to obtain a current City of Palmdale business license, as required by the Palmdale Municipal Code, before an Authorization to Proceed is issued.

6 Patent Fees And Royalties

CONSULTANT shall pay all license fees and royalties and assume all costs incident to the use, in the performance of the work or the incorporation in the work of any invention, design, process, product or device which is the subject of patent rights or copyrights held by others. If a particular invention, design, process, product or device is specified by CITY for use in the performance of the work and if, to the actual knowledge of CITY, its use is subject to patent rights or copyrights calling for the payment of any license fee or royalty to others, the existence of such rights shall be disclosed by CITY in the contract documents. CONSULTANT shall indemnify and hold harmless CITY and anyone directly or indirectly employed by CITY from and against all claims, damages, losses and expenses (including attorneys' fees) arising out of any infringement of patent rights or copyrights incident to the use in the performance of the work, or resulting from the incorporation in the work of any invention, design, process, product or device not specified by CITY, and shall defend all such claims in connection with any alleged infringement of such rights.

7 Standards Of Performance

CONSULTANT shall be responsible for the completeness and accuracy of its services and work and documents resulting there from, and CITY shall not be responsible for discovering deficiencies therein. CONSULTANT shall correct any such deficiencies or errors without additional compensation and without cost to CITY, except to the extent any such deficiency is directly attributable to deficiencies in CITY -furnished information.

8 Consultant's Personnel

8.1 All services required under this Contract shall be performed by CONSULTANT, or under CONSULTANT’S direct supervision, and all personnel shall possess the qualifications, permits and licenses required by State and local law to perform such services.

8.2 CONSULTANT shall be solely responsible for the satisfactory work performance of all personnel engaged in performing services required by this Contract, and compliance with all reasonable performance standards established by CITY.

8.3 CONSULTANT shall be responsible for payment of all CONSULTANT's employees' and subcontractor's wages and benefits and shall comply with all requirements pertaining to the employer's liability, workers' compensation, unemployment insurance, and Social Security.

8.4 CONSULTANT shall indemnify and hold harmless CITY, and its respective officers, agents and employees from and against all claims, demands, damages or costs arising from CONSULTANT's acts or omissions with respect to any liability, damages, claims, costs and expenses of any nature arising from alleged violations of personnel practices.

9 Compensation

9.1 For all of work and services including the various phases of tasks as described in Section 1, CITY shall pay to CONSULTANT an amount not to exceed the sum of three hundred and fifty thousand dollars ($350000), payable as follows:

Not To Exceed Pricing

Fiscal Year 2026 – 2027 $ 50,000
Fiscal Year 2027 – 2028 $ 90,000
Fiscal Year 2028 – 2029 $ 90,000
Fiscal Year 2029 – 2030 $100,000
Fiscal Year 2030 – 2031 $100,000

Hourly Cost:
Tony Ingegneri – Executive - $220/hr

Rick Paniagua – Program Technical Director - $140/hr

Adam Trainor – Project Manager - $125/hr

Megan Favreau – Financial Administrator - $120/hr

Jacob Christman – Logistics Manager - $105/hr

Jayne Clark – Contract Administrator - $105/hr

Sarah Ingegneri – Office Manager - $ 80/hr

The Contract Price is CONSULTANT'S estimate of its charges for all of the services, including all labor, equipment, material, subcontractor and reimbursable costs, to be provided under this Agreement. Progress payments shall be made on a time and material basis. Final payment shall be made upon completion of all services and City acceptance of all deliverables, not-to-exceed the Contract Price.

9.2 CONSULTANT shall perform no work in excess of the total contract price without prior written approval of CITY. Total contract price includes expenses related to travel to and from CITY to meet with City and to appear, if so required, before City Council or any other board or commission of CITY.

9.3 CONSULTANT shall maintain adequate records and shall permit inspection and audit by CITY of CONSULTANT's charges under this Contract. CONSULTANT shall make such records available to CITY during normal business hours upon reasonable notice. Nothing herein shall convert such records into public records, and they will be available only to CITY and any specified public agencies. Such records shall be maintained by CONSULTANT for one (1) year following completion of the work under this Contract unless a longer period of time is required by state or federal law, in which event CONSULTANT shall retain its records for the time required by such laws.

9.4 No payment made hereunder by CITY to CONSULTANT, shall be construed as an acceptance by CITY of any work or materials, nor as evidence of satisfactory performance by CONSULTANT of its obligations under this Contract.

9.5 Funding Contingency; Suspension or Termination. Notwithstanding any other provision of this Agreement, the parties acknowledge that performance under this Agreement is contingent upon the availability and continued appropriation of sufficient funding. In the event that anticipated, allocated, or appropriated funding is reduced, delayed, or not received in whole or in part ("Funding Shortfall"), the affected party may, upon written notice to the other party, suspend performance of its obligations under this Agreement to the extent reasonably necessary.
If the Funding Shortfall continues for a period of 45 days following such notice, the affected party may terminate this Agreement, in whole or in part, without penalty or further liability, upon additional written notice. Any suspension or termination pursuant to this section shall not constitute a breach of this Agreement.

In the event of suspension or termination due to a Funding Shortfall, the parties shall equitably adjust compensation to reflect services properly performed and authorized expenses incurred prior to the effective date of suspension or termination. The affected party shall use reasonable efforts to provide prompt notice of any Funding Shortfall and to mitigate any adverse impact on the other party.

10 Indemnification

To the fullest extent permitted by law, CONSULTANT and any contractors or subcontractors working on its behalf agree to indemnify CITY, its officers, employees, agents and elected and appointed boards (hereinafter "Indemnified Parties") for any loss, claim, demand, cause of action, cost, expense, damage, obligation or liability which arises out of or is in any way connected with the performance of any work under this agreement, including any acts or omissions, willful misconduct or negligent conduct, whether active or passive, on the part of CONSULTANT, its contractors or subcontractors, and regardless of any acts, omissions or negligence (whether active or passive) of any person or entity indemnified hereunder. At their own expense, CONSULTANT and, as applicable, any contractors or subcontractors working on its behalf, shall defend any suit, claim or action against the Indemnified Parties founded

upon such loss, claim, demand, cause of action, cost, expense, damage, obligation or liability. CONSULTANT shall ensure that the contract of any contractor or subcontractor working under this agreement contain an indemnity agreement, requiring the contractor or subcontractor to indemnify and defend the Indemnified Parties pursuant the terms set forth above. CONSULTANT shall indemnify the Indemnified Parties, and save it harmless from any and all loss, damage, costs, expenses and attorney's fees suffered or incurred on account of any breach of the aforesaid obligations and covenants, and any other provision or covenant of this agreement.

11 Insurance

11.1 CONSULTANT, at its expense, shall maintain in effect at all times during the performance of work under this Contract not less than the following coverage and limits of insurance, which shall be maintained with insurers listed “A” or better in the Best’s Insurance Guide and authorized to do business in the State of California. **Proof of Insurance, as identified in Section 11.8, must be reviewed and accepted by the City Attorney**.

11.1.1 Workers’ Compensation and Employer’s Liability
Workers’ Compensation—coverage as required by the State of California
Employer’s Liability:
$1,000,000.00 each accident
$1,000,000.00 policy limit bodily injury
$1,000,000.00 each employee bodily injury by disease

11.1.2 Professional Liability (Errors & Omissions) Insurance*
$2,000,000 limit on a per occurrence basis

11.1.3 Commercial General Liability
$1,000,000.00 limit on a per occurrence basis
$2,000,000.00 general aggregate limit

11.1.4 Commercial Automobile Liability
$1,000,000.00 combined single limit including owned, non-owned and hired automobile coverage

11.2 All of CONSULTANT’s policies shall contain an endorsement providing that written notice shall be given to CITY at least thirty- (30) calendar days prior to termination, cancellation or reduction of coverage in the policy.

11.3 Policies providing for bodily injury and property damage coverage shall contain the following:

A. An endorsement extending coverage to the City as an additional insured, in the same manner as the named insured, as respects liability arising out of the performance of any work under the Contract. Such insurance shall be primary insurance, as respects the interest of the City, and any other insurance maintained by the City shall be considered excess coverage and not contributing insurance with the insurance required hereunder. The certificate

and endorsements shall state: “The City of Palmdale, the Successor Agency of the Community Redevelopment Agency of the City of Palmdale, Palmdale Civic Authority, Industrial Development Authority of the City of Palmdale, Palmdale Airport Authority, their officers, agents, employees and volunteers are named as additional insured’s.”

B. “Severability of Interest” clause.

11.4 Promptly on execution of this Contract, and prior to commencement of any work, CONSULTANT shall deliver to CITY certificates of insurance and endorsements to all required policies demonstrating that CONSULTANT has the required coverage and showing the required named insureds. Within five (5) days of written request from CITY, CONSULTANT shall deliver to CITY full and complete copies of all insurance policies required by this Contract.

11.5 The requirements as to the types and limits of insurance to be maintained by CONSULTANT are not intended to and shall not in any manner limit or qualify CONSULTANT’s liabilities and obligations under this Contract.

11.6 Any policy or policies of insurance that CONSULTANT elects to carry as insurance against loss or damage to its equipment and tools or other personal property used in the performance of this Contract shall include a provision waiving the insurer’s right of subrogation against CITY.

11.7 All insurance coverage must be maintained throughout the duration of this Contract.

11.8 Acceptable Proof of Insurance:

11.8.1 ACORD Certificate of Insurance listing all coverages, limits, deductibles and insureds; and endorsements for all applicable coverages if agent has authority to issue it; Additional insured Form CG20101185 or CG20100707 and CG20370704 or equivalent must be provided for general liability coverage. Additional insured form CA0001 must be provided for automobile liability coverage.

11.8.2 Agents must confirm that policy endorsements have been ordered from the respective insurance companies. Upon issuance, policy endorsements listing all insurers must be submitted to the City Attorney.

11.8.3 *When professional (E&O) liability coverage is provided on a “claims made basis”, CONSULTANT will continue to renew the insurance for a period of five (5) years after this Agreement expires or is terminated. Such insurance will have the same coverage and limits as the policy that was in effect during the term of this Agreement, and will cover CONSULTANT, or its officers, employees, or agents during the time this Agreement was in effect.

11.9 Notwithstanding any other provision of this Contract, CITY may immediately terminate this Contract if, at any time CONSULTANT fails to maintain the required insurance for any period of time or fails to comply with any of the insurance requirements listed above.

11.10 CONSULTANT shall require any and all subcontractor's working on its behalf to provide insurance coverages and limits that are based on the scope of work and nature of risk being performed by the subcontractor. Any and all subcontractors working on behalf of CONSULTANT shall be subject to all other insurance requirements that are stated herein.

Any deviation in this requirement will be CONSULTANT's sole risk. CONSULTANT's insurance requirements in Section 11 will not be impacted and/or limited by such deviation.

12 Termination Without Cause

CITY reserves the right to terminate this Contract or any part thereof for its sole convenience with fifteen (15) days written notice. In the event of such termination, CONSULTANT shall immediately stop all work hereunder, and shall immediately cause any of its suppliers and sub-consultants to cease such work. CONSULTANT shall also surrender to CITY all finished or unfinished documents or programs and other materials, which shall be City’s property. As compensation in full for services performed to the date of such termination, the CONSULTANT shall receive an amount equal to the value of the work completed as of the termination date in accordance with the fee schedule or as negotiated between the parties. In no event shall the amount payable upon termination exceed the total maximum compensation provided for in this Contract.

13 Termination For Cause

13.1 If the City determines that the CONSULTANT has failed to supply an adequate working force, or to provide services of proper quality, or has failed in any other respect to satisfactorily perform the services specified in this Contract, the City shall give written notice to the CONSULTANT specifying all defaults to be remedied within thirty (30) days. Such notice shall set forth the basis for the City’s dissatisfaction and suggest corrective measures. If, after thirty days, the CONSULTANT has failed to implement the corrective measures, the City may elect to terminate this Contract, in whole or in part.

13.2 In the event the City terminates this Contract in whole or in part as provided herein above, the City may procure, upon such terms and in such manner, as it may deem appropriate, services similar to those terminated.

13.3 If this Contract is terminated as provided above, the City may require the CONSULTANT to provide all finished or unfinished documents, data, studies, software, drawings, maps, photographs, reports, etc., prepared by the CONSULTANT. Upon such termination, the CONSULTANT shall be paid an amount equal to the value of the services provided and work performed as of the date of termination. Such payment by the City may take into consideration the costs associated with hiring another CONSULTANT to complete the services. In the event no new CONSULTANT is employed, the CONSULTANT shall be paid an amount equal to the value of the work performed. In ascertaining the value of the work performed up to the date of termination, consideration shall be given to both

completed work and work in progress, to complete and incomplete documents when such are delivered to CITY, and to authorized reimbursement expenses.

The above is in addition to any other remedies available by law or equity to the City.

13.4 If, after notice of termination of the Contract under the provisions of this Section 13, it is determined, for any reason, that CONSULTANT was not in default, or that the default was excusable, then the rights and obligations of the parties shall be the same as if the notice of termination had been issued pursuant to Section 12.

14 Dispute Resolution

All claims, disputes, and other matters in question between CITY and CONSULTANT arising out of, or relating to this Contract, or the breach thereof shall, to the extent reasonably feasible, be resolved through good faith negotiations between the parties.

15 Ownership And Delivery Of Work Product

All documents, data, reports, studies, analyses, field notes, investigations, plans, specifications, software, programs, manuals, instructions, and other materials of any nature, whether complete or incomplete, that are prepared, developed, or produced by CONSULTANT or Consultant's subcontractors in the performance of this Agreement (collectively, "Work Product") shall be the exclusive property of the CITY. All Work Product shall be delivered to or left with the CITY upon completion, expiration, or termination of this Agreement. Upon request, CONSULTANT shall provide the CITY with originals and reproducible and electronic copies of all Work Product. Electronic copies shall be provided in an unprotected format that allows the CITY to copy, reproduce, modify, and use the Work Product without restriction.

16 Ownership Of Intellectual Property

The Work Product and all intellectual property rights therein shall be deemed "works made for hire" under the United States Copyright Act (17 U.S.C. § 101 et seq.), and the CITY shall be deemed the author and exclusive owner thereof, in perpetuity and worldwide.
To the extent any Work Product does not qualify as a work made for hire, CONSULTANT hereby irrevocably assigns, transfers, and conveys to the CITY all right, title, and interest in and to such Work Product, including all copyrights, trademarks, patents, and other proprietary rights. CONSULTANT consents to the use of CONSULTANT's name in conjunction with the sale, use, performance, and distribution of Work Product, for any purpose and in any medium.

CONSULTANT agrees to execute any documents and take any actions reasonably requested by the CITY to confirm or perfect the CITY'S ownership of such rights.

CONSULTANT waives any and all moral rights or similar rights under California Civil Code section 980 or any other applicable law to the extent permitted by law.

17 Subcontracting, Delegation And Assignment

17.1 CONSULTANT shall not delegate, subcontract or assign its duties or rights hereunder, either in whole or in part, without the prior written consent of CITY; provided, however, that claims for money due or to become due to CONSULTANT from CITY under this Contract may be assigned to a bank, trust company or other financial institution without such approval. Any proposed delegation, assignment or subcontract shall provide a description of the services covered, identification of the proposed assignee, delegates or subcontractor, and an explanation of why and how the same was selected, including the degree of competition involved. Any proposed agreement with an assignee, delegates or subcontractor shall include the following:

A. The amount involved, together with CONSULTANT's analysis of such cost or price; and

B. A provision requiring that any subsequent modification or amendment shall be subject to the prior written consent of CITY.

C. The requirement to hire only those persons authorized by federal law to work in the United States.

17.2 Any assignment, delegation or subcontract shall be made in the name of CONSULTANT and shall not bind or purport to bind CITY and shall not release CONSULTANT from any obligations under this Contract including, but not limited to, the duty to properly supervise and coordinate the work of employees, assignees, delegates and subcontractors. No such assignment, delegation or subcontract shall result in any increase in the amount of total compensation payable to CONSULTANT under this Contract.

18 Non-Discrimination And Equal Employment Opportunity

18.1 In performance of this Contract, CONSULTANT shall not discriminate against any employee, subcontractor, or applicant for employment because of sex, color, race, religion, ancestry, national origin, disability, medical condition, marital status, sexual orientation, or age. CONSULTANT will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their sex, color, race, religion, ancestry, national origin, disability, medical condition, marital status, sexual orientation or age. Affirmative action relating to employment shall include, but not be limited to the following: employment, upgrading, demotion or transfer; recruitment; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

19 SB 1383 Compliance

CONSULTANT shall comply with all applicable requirements of California Senate Bill 1383 (SB 1383) and related regulations concerning the reduction of organic waste, diversion from landfills, and edible food recovery.

20 WCAG 2.1AA Compliance

Information and communication technology means information technology and other equipment, systems, technologies, or processes, for which the principal function is the creation, manipulation, storage, display, receipt, or transmission of electronic data

and information, as well as any associated content. Examples include computers and peripheral equipment; information kiosks and transaction machines; telecommunications equipment; customer premises equipment; multifunction office machines; software; applications; Web sites; videos; and electronic documents.

Each information and communication technology (hereinafter referred to as "ICT") product or service furnished to the City under this Contract shall be accessible to and usable by individuals with disabilities in accordance with the Americans with Disabilities Act, as amended, (hereinafter referred to as the "ADA") and other applicable Federal laws, including Section 508 of the Rehabilitation Act, as amended, and State laws and implementing regulations. For purposes of this clause, Consultant shall be considered in compliance with the ADA and other Federal and State laws if it satisfies the requirements (including exceptions) specified in the regulations 36 CFR Part 1194 implementing Section 508 of the Rehabilitation Act, including the Web Content Accessibility Guidelines (WCAG) 2.1 Level A and Level AA Success Criteria and Conformance Requirements (2008), which are incorporated by reference, and the functional performance criteria.

Consultant shall maintain and retain, subject to review by the City, full documentation of the measures taken to ensure compliance with the applicable requirements and functional performance criteria, including records of any testing or simulations conducted. For each ICT subject to the Contract, the documentation shall include a description of conformance with applicable federal and state laws by means of either a Voluntary Product Accessibility Template (VPAT) or other comparable document, upon request.

If Consultant claims its products or services satisfy the applicable requirements and standards specified above and it is later determined by the City that any furnished product or service is not in compliance with such requirements and standards, the City will promptly inform the Consultant in writing of the noncompliance. The Consultant shall, at no cost to the City, repair or replace the non-compliant products or services within the period specified by the City. If the repair or replacement is not completed within the specified time, the City may cancel the Contract or have any necessary changes made or repairs performed by employees of the City or by another consultant, and Consultant shall reimburse the City for any expenses incurred thereby. Consultant shall indemnify and hold the City harmless in the event of claims arising from inaccessibility.

20 Financial Interest Certification

20.1 CONSULTANT warrants that no person has been employed or retained to solicit or secure this Contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee; and that no officer or employee of the CITY has any interest, financially or otherwise, in CONSULTANT’s firm.

20.2 For breach or violation of this warranty, CITY shall have the right to annul this Contract without liability, or at its discretion to deduct from the Contract Price or consideration, the full amount of such commission, percentage, brokerage or contingent fee.

21 Conflict Of Interest

21.1 CONSULTANT stipulates that its officers and employees do not now have a conflict of interest and it further agrees for itself, its officers and its employees that it will not contract for or accept employment for the performance of any work or services with any individual business, corporation or government unit that would create a conflict of interest in the performance of its obligations pursuant to this Contract or which would cause CONSULTANT to be "financial interested" (as provided in California Government Code Section 1090 et seq. or 87100 et seq.) in any contract or decision made by CITY on any matter.

21.2 CONSULTANT shall not employ any City official or employee to perform any work required pursuant to this Contract.

21.3 If CONSULTANT is a registered professional engineer or licensed land surveyor and the scope of work requires CONSULTANT'S recommendation of the actual formula to spread the costs of an assessment district's improvements, then CONSULTANT shall not participate in making that recommendation if the additional elements set forth in Government Code section 87100.1(c) apply. Those additional elements are: (1) CONSULTANT has received income of $250 or more for professional services in connection with any parcel included in the benefit assessment district within 12 months prior to the creation of the district; and (2) the district includes other parcels in addition to those parcels for which CONSULTANT received the income. In the event a conflict of interest does arise in that context, City shall select a different CONSULTANT to recommend the actual formula to spread the costs of the assessment district's improvements and the costs of such services shall be deducted from the compensation to be paid to CONSULTANT.

21.4 To the extent required by the City Manager/designee, CONSULTANT shall complete and file with the City Clerk a Form 700 Statement of Economic Interests disclosing any reportable property interests, income, gifts, investments, or business positions.

22 Compliance With Law

22.1 CONSULTANT shall comply with all state and federal laws, including but not limited to, the requirement to hire only those persons authorized by federal law to work in the United States. If CONSULTANT uses any subcontractors to complete this Contract, this same requirement shall be included in all subcontracts and strictly enforced by CONSULTANT.

22.2 The law of the state of California shall govern this Contract. The venue of any legal action, either formal or informal, shall be the County of Los Angeles.

22.3 If applicable, CONSULTANT acknowledges and understands it must comply with the prevailing wage requirements as set forth in Exhibit "A" attached hereto and incorporated herein by reference, as well as the execution of a Worker's Compensation Certificate attached hereto as Exhibit "B" and incorporated herein by reference.

23 Health And Safety Provisions

A. CONSULTANT and all subcontractors shall abide by all health and safety mandates issued by federal, state, county, City of Palmdale, and/or public health officers, and worksite-specific mandates. If multiple mandates exist, the CONSULTANT and subcontractors shall abide by the most restrictive mandate.
B. Costs associated with adhering to health and safety mandates are the responsibility of the CONSULTANT. CONSULTANT is responsible for the tracking and compliance of health and safety mandates and may be audited upon request.

24 Notification And Access Revocation

The CONSULTANT shall notify the CITY in writing prior to or no later than twenty-four (24) hours after, the termination, expiration, suspension, reassignment, or removal of any Consultant Personnel with access to the Project or Owner Resources. For Consultant Personnel with Information Technology access, notification must be immediate, or the CITY may consider the CONSULTANT to be in breach of contract. Notice shall include the individual's name, role, effective date and time of termination or removal, and systems or resources accessed.

The CITY reserves the right, in its sole discretion, to immediately suspend or revoke access for any Consultant Personnel upon receipt of notice or upon CITY'S determination that such access is no longer required or appropriate.

25 Force Majeure

Neither Party shall be liable for any failure or delay in performing its obligations under this Agreement (other than payment obligations) if such failure or delay is caused by an event or circumstance beyond the reasonable control of the affected Party ("Force Majeure Event"). Force Majeure Events include, but are not limited to, acts of God; flood; fire; earthquake; explosion; war; terrorism; civil disturbance; epidemic or pandemic; quarantine; governmental actions or orders; or other similar events beyond the control of the affected Party.
The affected Party shall provide written notice to the other Party within ten (10) calendar days of the occurrence of the Force Majeure Event, describing the nature, expected duration, and anticipated impact on performance. The Party shall use all diligent efforts to mitigate the effects of the event and resume performance as soon as practicable.

26 Notices

Any notice required under this Contract shall be in writing, addressed to the appropriate party at its address on the signature page and given personally or by registered or certified mail postage prepaid, or by a commercial courier service. All notices shall be effective upon the date of receipt.

27 Entire Contract And Amendments

27.1 This Contract is the complete agreement between the parties and supersedes all prior proposals, agreements, and understandings between the parties and may not be modified or terminated orally.

27.2 No attempted waiver of any of the provisions hereof, nor any modification in the nature, extent or duration of the work to be performed by CONSULTANT hereunder, shall be binding unless in writing and signed by the party against whom the same is sought to be enforced.

27.3 The failure of any party to enforce against another party any provision of this Contract shall not constitute a waiver of that party's right to enforce such a provision at a later time, and shall not serve to vary the terms of this Contract.

28 Attorney's Fees

If any action at law or in equity is brought to enforce or interpret any provisions of this Contract, the prevailing party in such action shall be entitled to reasonable attorney's fees, costs and necessary disbursements, in addition to such other relief as may be sought and awarded.

In Witness Whereof, the parties hereto have caused this Contract to be executed and attested by their respective officers thereunto duly authorized.

CITY OF PALMDALE:

Salvador Mendez
City Manager
Michael C. Livingston
Sep 28, 2026, 12:22 PM PDT

ADDRESS FOR NOTICE:
CITY OF PALMDALE
38300 Sierra Highway
Palmdale, CA 93550

APPROVE AS TO FORM:

Alexandra Severino
City Attorney

ATTEST:

Rochelle Scott
City Clerk

ATS COMMUNICATIONS:

Tony Ingegneri
Sep 28, 2026, 1:33 PM PDT

Tony Ingegneri
President

ADDRESS FOR NOTICE:
ATS COMMUNICATIONS
4195 Chino Hills Parkway #605
Chino Hills, CA 91709

---------- INTERNAL USE ONLY ----------

■Certificate(s) and Endorsement(s) attached
□Confirmed business name on contract with certificate(s)
□Attached Agreement Checklist and met all requirements

Record of Signing

For	City of Palmdale	For	tony@atscomm.com
Name	Michael C. Livingston	Name	Tony Ingegneri
Title	Deputy Director Pubilc Works	Title	



Signed on Sep 28, 2026 12:22 PM PDT

Secured by Concord™
DocumentID: 034WoeuhsxP54WMhL7VR56
SigningID: 034WoeuU2k59pkoTAJn44v
UTC Signing time: 2026-09-28 19:22:05 UTC
IP Address: 45.62.177.244
Email: mlivingston@cityofpalmdaleca.gov



Signed on Sep 28, 2026 1:33 PM PDT

Secured by Concord™
DocumentID: 034WoeuhsxP54WMhL7VR56
SigningID: 034WqPkmVjLOXADPjh7qyK
UTC Signing time: 2026-09-28 20:33:37 UTC
IP Address: 142.129.9.233
Email: tony@atscomm.com

concord™
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Signed with https://www.concord.app/

ATS

August 13, 2026

City of Palmdale
RFP 27-001-3100
Purchasing Division
38300 Sierra Hwy.
Palmdale, CA 93550

Subject: Letter of Transmittal, City of Palmdale

Dear City of Palmdale Purchasing Division:

ATS Communications has provided wireless consulting services for the City of Palmdale since 2008. We have read the entire RFP 27-001-3100. ATS Communications has the stated qualifications and understands the content of the requested services described. We are intimately familiar and uniquely qualified to provide the services outlined; ATS delivers similar services to other governmental agencies in the immediate area, and throughout Southern California.

Established in 2002, ATS Communications has served as a consultant to governmental entities; we have never worked on behalf of the wireless carriers, their site acquisition firms, tower companies or the monetization entities. We have greatly enjoyed working with the City of Palmdale and would like to continue our efforts in helping the City navigate the evolution of the Wireless Industry.

Serving the City in this specific role for the last 18 years, ATS Communications offers the unique ability to provide a continuity of services including, but not limited to project review, site development , marketing, leasing and oversight of wireless communications facilities located on City-owned property. In fact, ATS Communications offers the exclusive skill to provide program background going back two decades. All of the services requested in City's RFP have been developed and performed by ATS Communications from our best practices with other local government agencies.

The primary point of contact with the City will continue to be Tony Ingegneri and as the owner of the company has the authority to bind the business contractually. We have a current Business License, Certificates of Insurance and all of the documents requested have been provided.

The personnel listed in our proposal have been involved with working on Palmdale wireless issues over many years. Since we currently work on Palmdale projects, we do not anticipate any change in workload or time allocated to Palmdale wireless facilities. We acknowledge all documents submitted will become public information. There are no subcontractors expected for the services offered by ATS Communications. Last, our proposal is good for 120 days.

Sincerely,

Tony Ingegneri, President and Owner President

4195 Chino Hills Parkway, #605, Chino Hills, CA 91709 € Phone: (949) 922-2859
Website www.atscomm.com € Tony@atscomm.com

BID COVER PAGE / OFFER SIGNATURES
Exhibit B

RFP No. 27-001-3100 **Title**: Wireless Communications Facilities (WCF) Consulting

1. **RESPONDENT**

Firm Name: Telecom Partners Group Corp, dba ATS Communications

Name: Tony Ingegneri, President

Principal Address: 4195 Chino Hills Parkway, #605

Chino Hills, CA 91709

Local Address: 4195 Chino Hills Parkway, #605

Chino Hills, CA 91709

Phone: 949-922-2859 Fax: N/A

Email: tony@atscomm.com

Structure: ☐ Sole Proprietor ☐ Partnership ☒ Corporation ☐ Joint Venture

Tax ID No [redacted] California Contractor License No: N/A

Department of Industrial Relations (DIR) Registration No. N/A

Registration Date: N/A Expiration Date: N/A

2. Prices:

A. Prices shall be F.O.B. Destination or for the service rendered.
B. Payment Terms: Net 45
C. Proposers shall honor proposal prices for one hundred twenty (120) days or for the stated contract period whichever is longer.

THIS PROPOSAL IS BEING SUBMITTED BY:

The undersigned offers and agrees to furnish the goods or services at the price(s) entered herein subject to the terms and conditions attached hereto. I CERTIFY that (1) the proposal document has been read and understood and that all of the conditions contained therein are acceptable, (2) I have thoroughly examined and become familiar with the specifications and/or scope of services outlined in this solicitation and further, to the best of my knowledge the information contained in this bid proposal is accurate and complete and that (3) I have the legal authority to commit this firm to a contractual agreement.

Printed Name: Tony Ingegneri Title: Owner

Signature: Date: August 13, 2026



ATS COMMUNICATIONS RESPONSE
City of Palmdale
RFP 27-001-3100

Wireless Communication Facilities
Consulting Services
August 13, 2026

TECHNICAL PROPOSAL

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Introduction to ATS Communications

ATS Communications appreciates the opportunity to provide this proposal to the City of Palmdale for Wireless Communications Facilities Consulting Services. In defining the scope of this project, ATS Communications recognizes the growing concern over reliable, efficient wireless planning. The acceptance and dependence on wireless communications technology is fueling growth in every segment of our society and the deployment of new cellular, broadband and other related communications services is a major concern for local, state and national interest.

As cities in Southern California continue to see significant population growth, the demand for reliable wireless communications services and new technologies has compounded the need for more wireless communications facilities. In order to manage the growth and evolution of wireless communications infrastructure throughout the City of Palmdale, ATS Communications' team of respected, knowledgeable consultants to the Wireless Industry will provide these necessary skill sets.

ATS Communications and its strategic team of personnel are licensed and registered to perform the proposed scope of work in the State of California. Located 2 hours from the City of Palmdale, each member of our team is dedicated to allocating the necessary time and resources to develop and implement an effective and successful Wireless Communications Facilities Consulting for your community.

Located in Chino Hills, California, ATS Communications is incorporated in the State of California, ATS Communications is a dba of Telecom Partners Group Corp. ATS Communications was started by former Garden Grove Planning Commissioner and City Councilman Tony Ingegneri who saw a need for local cities to understand the evolution of wireless technology and how it would affect communities. He is the President and owner of Telecom Partners Group Corp, dba ATS Communications and authorized to legally bind the company.

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ATS

Experience and Qualifications

Formed in 2002 as a corporate entity, Telecom Partners Group Corp, dba ATS Communications, has been providing wireless and telecommunications consulting services for municipal agencies and local governmental entities in Southern California for over 25 years. Some past and present clients of ATS Communications include the cities of Palmdale, Poway, Mission Viejo, San Clemente, Santa Ana, Orange, Tustin, Westlake Village, Orange County Water District, Moulton Niguel Water District, Santa Margarita Water District, Trabuco Canyon Water District, El Toro Water District, South Coast Water District, East Orange County Water District, Antelope Valley Union High School District, Las Virgenes Municipal Water District, Oceanside Unified School District, Quartz Hill Water District, Yorba Linda Water District, and more.

Located at 4195 Chino Hills Parkway, #605 in Chino Hills, California, ATS Communications only serves as a consultant to local government agencies including municipalities, counties, water districts, school agencies and other special government entities. The focus of the company is to only provide service to the property owner side of the relationship with the Wireless Industry. On a daily basis, ATS Communications works with all of the wireless carriers and their various representatives throughout California, but we do not represent their interests.

Over the last year alone, ATS Communications was involved in the new or on-going development of 250 cell site facilities throughout California. This work includes but is not limited to new site development, site design, site audits, rent audits, small cell processing, appraisal services, contract negotiations, contract compliance, site evaluations, staff report support, construction oversight, site modification review, lease evaluations, memorandums related to various mergers, acquisitions and changes in technology in the Wireless Industry, RF studies and evaluations, peer to peer reviews, monetization evaluations, contract assignments, decommissioning of sites and contract renewals.

The principal contact will be Tony Ingegneri, President of ATS Communications. He has over 30 years of working with municipal agencies throughout Southern California. Mr. Ingegneri negotiated the original Wireless Master Plan agreement in 2008 and completed that project. ATS Communications has brought over ten Verizon Wireless, T-Mobile, and Metro PCS cell sites to city properties. In addition, we have increased the revenue on existing sites for the city; and reviewed more than 500 cell sites on public and private property throughout California.

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The following resumes outline the extensive background and knowledge of the key individuals who will be dedicated to performing the proposed program for the City of Palmdale. These individuals offer years of specialized experience in the Wireless Telecommunications Industry and public agencies. This experience includes project management for public private partnerships, community planning, land use and zoning expertise, RF engineering, Federal and California telecommunications law, and web-based database integration. Their specialized licenses are described in the biographies.

Tony Ingegneri – Program Executive Director

Tony Ingegneri will continue to serve as the Project Manager and key point of contact for the City of Palmdale. With almost 20 years running the City of Palmdale program and over 30 years of experience developing and implementing successful public/private partnership programs with over 100 municipal agencies throughout California. Mr. Ingegneri served as a Division VP with one of the largest communications companies in the world, Clear Channel Communications, overseeing their Transit Shelter program throughout Southern California.

Prior to starting his own company, Mr. Ingegneri served as Executive Vice President of an east coast wireless communications consulting company. His duties included developing the operational logistics of managing consultants with their respective assignments, overseeing contract compliance, and ensuring customer satisfaction. Mr. Ingegneri was involved with the planning and project managing of development and implementation of their Telecommunications Master Plan program.

Mr. Ingegneri is an accomplished developer of customer relationship management procedures and quality assurance systems. Mr. Ingegneri has served in Public office as a member of the Garden Grove City Council and on other governmental agency bodies. He has written and reviewed legislative documents at the state and local level including extensive experience creating and evaluating local ordinances. In addition, he served on Garden Grove's Telecommunications Committee.

Earning a Master of Business Administration from USC's Marshall School of Business, Mr. Ingegneri's studies focused on the Telecommunications Industry and the deployment of next generation wireless technology. Mr. Ingegneri was one of ten students out of 425 accepted to work on a specialized research program for USC's Center for Telecommunications Management involving the deployment of wireless mesh networks.

Mr. Ingegneri earned his undergraduate degree from California State University, Fullerton and competed on the Fencing team in Sabre. A Second-Degree Black Belt in Mixed Martial Art, Mr. Ingegneri participates in Beer league ice hockey and plays guitar.

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Rick Paniagua – Program Technical Director

Rick Paniagua has been with ATS Communications for seven years. He has over twenty-five years of experience in the Telecommunications Industry and has extensive expertise in site acquisition, site development, and site development management. Mr. Paniagua has been highly successful in completing long-term wireless projects.

Some of his accomplishments include the first cell tower built inside Vandenberg Air Force Base in central California and five macro cell sites built on behalf of Cingular Wireless (now AT&T) at UC Santa Barbara. Previously possessing a Real Estate Salespersons License in California, Mr. Paniagua uses his knowledge of Real Estate law effectively in the Wireless Industry. His early achievements led to becoming a partner at Global Tower Partners (acquired by American Tower in 2013) where he managed new site builds for the firm on the west coast from 2005 to 2009.

In 2010, Mr. Paniagua was part of the development team for the Clearwire project in Southern California. Clearwire provided mobile and fixed wireless broadband communications services to retail and wholesale customers in the United States, Belgium and Spain. In 2011, Mr. Paniagua became a Site Development Manager for Mobilitie, the largest privately held telecommunications infrastructure company in the United States and was sent to Latin America to oversee a large cell tower network build out consisting of over four hundred and fifty wireless facilities.

Mr. Paniagua's experience also includes work on Distributed Antenna Systems (DAS) at the renowned Hoag Hospital in Southern California and 5-star hotels in and around the Los Angeles area. He has worked with Wireless Internet Service Providers (WISP) in Orange County, CA. Prior to his work with ATS Communications, Mr. Paniagua served as a Special Projects Manager for Sprint and was successful in resolving challenging issues involving property owners and government agencies. He has a bachelor's degree in Vocal Performance from California State University Northridge and sang professionally prior to starting in telecom in 2000.

Mr. Paniagua enjoys playing tennis, recording latin songs which are available to view on YouTube.

Adam Trainor – Project Manager

Adam Trainor has been with ATS Communications for 4 years serving as Project Manager. Adam is a straight to the point - results-driven Project Management leader with over a decade of experience steering complex initiatives spanning technology, construction, logistics and operations into project completion. Adam has been recognized for blending strategic vision with hands-on execution. Adam has

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successfully delivered important community/industry projects consistently meeting or exceeding schedules, and budget expectations.

Throughout his career, Adam has built a reputation for transforming lessor defined concepts into successful operational realities by listening, strategizing and plan formation. Adam leverages his expertise by fostering collaboration between stakeholders, executives, and technical specialists. Adam's leadership style is rooted in transparency, accountability, and a relentless focus on measurable outcomes.

Adam is a certified drone pilot, he is OSHA certified for the construction industry, Cal OSHA certified and attended the University of Central Connecticut State(UCCS) with a major in communications and a minor in Construction Management. His certifications are attached in the Appendices.

Adam played offensive tackle in college for the UCCS Blue Devils, spends his spare time with his newborn son Wesley and serving his community volunteering in a special needs program that hosts daytime outings for special needs children.

Megan Favreau – Financial Administrator

Megan Favreau has been an advisor/contractor for ATS Communications for many years and became an employee in 2022 serving as the financial administrator. Megan's unique background in both engineering for the Northrop Grumman Corporation and finance management for Bank of America makes her well-suited for cross-functional roles like technical product management, financial analysis for the telecom sector, quantitative risk management and industrial project development. This dual expertise bridges the gap between complex technical operations and bottom-line economic viability.

Throughout her career as a financial services manager, Megan has been entrusted by fortune 100 companies to audit financial institutions for regulatory, policy and contract compliance. Megan represented the Northrop Corporation with the Department of Defense resulting in the only zero deficiency audit in that audit cycle for Northrop. She has a well- honed ability to communicate effectively between technical teams of engineers/contractors and commercial stakeholders such as municipalities and wireless carriers while managing successful financial outcomes during and at project completion.

Megan earned a certification in Configuration Management Engineering from the Northrop Corporation, attended Rio Hondo college and carries a certificate in Human

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Resources from the Caslon School at the University of Minnesota provided in the Indices. She earned her NMLS ID 1768116 and is a Notary Public.

Megan is a devoted tennis player, avid reader, runs a Social Media cooking blog, enjoys home gardening and is surrounded by a grumble of pugs at home.

Jacob Christman – Logistics Manager

Jacob Christman has been with ATS Communications for 8 years serving as Project Manager and currently Chief Logistics Engineer. Jacob is a thoughtful and strategic leader who demonstrates and communicates the straightest line to the stated goal. Leveraging his military experience, Jacob has mastered the process and procedure of public private partnership. Jacob has been awarded the Production Efficiency Award for his efforts in reducing lead time through efficient scheduling and streamlining process resulting in on time/budget project delivery.

Building his post military career, Jacob has built a reputation as a patient leader, adaptive to change, who listens, translates and follows through to completion concepts into physical realities. Jacob demonstrates his expertise navigating hierarchies deftly in land use and zoning while employing California telecommunication laws into engineering designs.

Jacob is a drone pilot, is OSHA certified for the construction industry, and attended Emby-Riddle Aeronautical University majoring in Aeronautical Science and serving in the Army as a combat engineer after completing officer school. His certifications are attached in the Appendices.

Jacob is a tribal member of the Cherokee Nation, played rugby in the military and currently divides his spare time between music composition and playing in an adult soccer league. Jacob is married, spending time with his wife, young son and German shepherd.

Jayne Clark – Contract Administrator

Jayne Clark started with ATS Communications in 2022 as an Administrative Assistant and has grown into contract administration. Jayne's persistent and consistent focus on contract policy and procedure detail has resulted in Jayne becoming an integral asset and invaluable to the success of the ATS team. Jayne manages and reports financial reviews of client revenue, audits of escalations, modifications and ancillary income as

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well as tracking monthly and yearly lease payments. Jayne also coordinates with the financial leadership on accounts payable for the wireless carriers and tower companies.

Jayne values clear and concise communication and reliability, aiming to support the team so clients feel confident and well-cared for by having information readily available. Jayne has demonstrated superior organization skills and runs weekly team alignment meetings. Jayne attended California State Fullerton and majored in Communications.

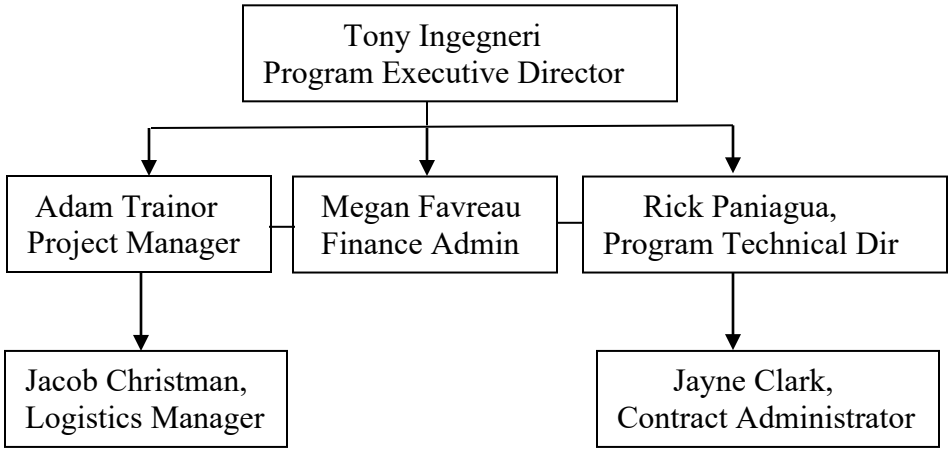
Jayne's hobbies include running half marathons, baking sourdough bread and traveling the world.

Company Organizational Structure

ATS Communications is wholly and privately owned by Tony Ingegneri. The company has 8 employees and does not use any subcontractors. While five employees were involved with various aspects of our previous Palmdale work, the anticipated expansion of requested services will result in six members being involved.

While Tony Ingegneri and Adam Trainor will be the key, day to day, service providers, we rely on the whole team to provide input for their specific expertise as needed for all of the services requested. The current staff at ATS provides the necessary amount of time needed to manage the existing and expanded services. There is no overlap of services as each person has their specific skill set that Tony and Adam draw from for support. The City of Palmdale is a mid-sized client and we have no new clients or other issues that would interfere in our delivery of services. There are no plans for any staff to leave.

Company Organizational Chart For Palmdale Program



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Scope of Work - RFP 27-001-3100.

The City seeks to retain an experienced firm to provide Wireless Communications Facilities Consulting services pertaining to leasing space on city-owned infrastructure to third-party carriers, or leasing city-owned real property to third-parties for the construction and operation of wireless communications facilities.

Project Approach & Methodology

Background

Advances in wireless communications technologies are occurring at an increasing pace. The deployment of DAS and more recently Small Cells has created a literal firestorm of development applications by wireless carriers as well as third-party neutral host carriers. In addition, Starlink, autonomous vehicles, drones and new technologies are adding to the complexity of the wireless landscape.

New and existing state laws, such as AB 14, AB 537, SB 556 and SB 649 and specifically the ongoing changes and challenges to 6409 impact the processing, development and deployment of wireless services. This fast paced evolution of the Wireless Industry are placing additional constraints on how municipalities process new applications for wireless communications facilities throughout the community. For the City, the expeditious deployment of advanced wireless networks is important to any municipality competing to bring economic activity to their community as well as a matter of both statewide and national concern.

Over the last few years, the wireless service providers have undergone significant changes to the Wireless Industry. Metro PCS and Sprint have merged with T-Mobile, Dish came and went, third party tower companies have become the leading owner of the wireless facilities as the wireless carriers focus their attention of providing service. And the onslaught of third-party wireless phone providers such as Boost Mobile, Consumer Cellular, Mint Mobile, and others are expanding their customers at the expense of the major providers which will result in a changing wireless landscape. And finally, there are local wireless service providers in other markets across the U.S. that plan to make in roads to Southern California in the near future.

Last, Federal Laws and Regulations offer another level of complexity. The 1996 Telecom Act continues to be the leading doctrine regulating wireless network services and affecting how cell sites are regulated by local municipal agencies. The wireless providers are required to harden their sites in response to numerous catastrophic events. As part of the wireless carriers' frequency licenses, they are under pressure to install generators – an expense to the wireless carriers with no financial benefit to their network. And of course,

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the nationwide effort to create a cohesive and robust wireless network for law enforcement and first responders. AT&T Wireless has been upgrading their sites to include First Net and Verizon Wireless has started to deploy their Frontline network. Utility agencies, water districts and other quasi-government agencies are initiating their own networks as part of Homeland Security to ensure the safety of their citizens.

What all this means for the City of Palmdale is an expected change in the deployment, decommissioning and modification of wireless facilities over the next few Years. ATS Communications has been following the current evolution of the Wireless Industry and preparing our clients for what is to come.

Approach

ATS Communications has reviewed the Scope of Work in the City's RFP 27-001-3100. ATS has over 20 years of experience providing the tasks outlined in the RFP. Furthermore, ATS has successfully provided these tasks as part of our consultancy work with the City of Palmdale over the past 18 years, as well as the Antelope Valley Union High School District and numerous other government agencies in local proximity to the City of Palmdale and throughout Southern California.

ATS Communications will continue to work with the City to evolve their wireless strategy as the Wireless Industry continues to change and State and Federal laws arise. In doing so, we consider these three main goals to this program: 1) develop an efficient wireless development program to effectively manage the process of network deployments throughout your community, 2) reduce the visual blight associated with cell antennas through an effective equipment placement (siting) and screening guidelines, and 3) generate additional revenues for your city.

Our efforts will take into account the many technological changes that have occurred over the last few years, review the changes that truly make sense and incorporate these into the processes, and forecast from expert industry opinion new technologies we anticipate will have an effect on the City of Palmdale's wireless future.

ATS Communications, on behalf of its clients, works with all of the major wireless service providers on a daily basis. This includes the ability to arrange feasibility walks, site surveys, plan reviews, contract negotiations and other tasks that require immediate attention in order to successfully implement wireless communications infrastructure. For most of the cities represented by ATS Communications, our services include the initial review of site applications, evaluation of the radio frequency propagation analysis and assessment of the overall design in keeping with industry standards and city-approved guidelines.

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Methodology

In determining the tasks necessary to provide the City of Palmdale the services outlined in the RFP, ATS has become efficient and cost effective in the delivery of those services. We have expanded, specialized and tiered our services based on the expertise necessary to deliver all of our services efficiently and effectively.

We have not only created and implemented these services in Palmdale, but in over 50 government agencies throughout California. Using a "Best Practices" strategy, we are able to ensure all of our clients, including the City of Palmdale, receive the most up to date information available for the managing and deployment of cellular networks available.

ATS conducts once a month update meetings to inform the City of the progress of all projects under way. In addition, internally, ATS holds a weekly call to discuss all of our clients and the status of projects. This allows the entire team to participate in assisting everyone with any issues or solutions necessary to solve any problems our clients are having with the carriers or tower companies. It enables the team to utilize the resources available within the team to successfully provide our "Best Practices" services.

Technical Review and Application Evaluation

ATS has conducted site reviews, equipment reviews, financial reviews, Peer to Peer reviews and contract reviews for Wireless Communications Facilities throughout California and the United States. Specifically for Palmdale, ATS reviewed all of the private wireless facilities throughout the City and has been involved with the new development or site modifications of all City-owned facilities.

As part of the Policy and Procedures program (P&P) ATS has rolled out, a standardized site application and submittal requirements has been developed. ATS conducts this process with all of its clients to ensure continuity and for ease of implementation with all of the wireless carriers, their site acquisition firms and tower companies.

The applications are reviewed for their completeness, the plans are reviewed to ensure they follow the guidelines listed in the P&P and they adhere to the City's Wireless Ordinance. At one time, ATS handled the Peer to Peer reviews to ensure the wireless carriers were following the City's Wireless Ordinance and the Design Guidelines developed by staff and ATS and approved by the City Council through the Wireless Master Plan developed by ATS.

Subsequently, new personnel have changed over the years and the review process was never continued. ATS has made attempts to renew this service, but it has not occurred.

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ATS stands ready to implement this service as part of the new contract. Currently, we are providing the services outlined in this section to Palmdale, or to other clients.

We are familiar with technical documents as we evaluate them on a daily basis. RF Coverage and capacity, Intermodulation Studies Structural engineering, construction drawings are all reviewed by ATS with our recommendations submitted to our clients. For clarification, while we review these documents, we ensure they are provided under the appropriate conditions. We do not verify their accuracy as that is the role of the wireless carriers' A/E. We do not recommend our clients to perform those tasks and we don't perform that function as it shifts the liability away from the wireless carriers' on the our clients and ATS.

Reporting and Recommendations

ATS has provided these reports and recommendations for various types of wireless activities in the City of Palmdale. These reports include, but are not limited to Peer to Peer reviews, financial monetization analysis of revenues from cells sites on City property, Fibers Study, WiFi Study, Project oversight of a WiFi project at Marie Kerr Park, an analysis of 6409 as it was applied to a proposed water tank project and more.

Specific reports occurs when ATS is requested to provide them. There are many requests and information that passes our path that the recommendation is explained. Some of the other type of reporting that is provided is site walk synopsis, Notice to Proceed, Close Out documentation for projects on client properties.

The Executive summary memorandum is essentially the Close Out documentation that ATS provides for each project, new site build or modification, on City property. Many of these tasks are covered and expanded on in the draft Policy & Procedure prepared previously by ATS.

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Policy and Ordinance Support

ATS routinely provides these services to our clients, including the City of Palmdale. ATS was involved with the current Ordinance providing a draft copy and examples from other municipal agencies. We are familiar with the Ordinance and have implemented those aspects that affect the projects we handle.

ATS worked with the City to create the Design Standards in the Wireless Master Program and has consistently implemented those standards when requested. In fact, the Policy and Procedure draft document recommended by ATS was as a result of ATS catching wireless carriers taking advantage of the City's furlough period between Christmas and New Years to conduct unapproved modifications to their sites on City Parks.

In addition, ATS has regularly provided information to our client's, including Palmdale, regarding changes in municipal strategy for wireless communications including the WiFi Study conducted by ATS. Whether it's new State and Federal laws, new interpretations of these laws, technology changes or advancements or policies that will assist the City in receiving better wireless coverage, such as the Fiber Study conducted by ATS, we assist the City and all of our clients on how to make their community wide cellular network better and prepare the City for the future of wireless.

Project Management Services

ATS provides a "Best Practices" project management strategy for our services. While we have worked with Palmdale for many years, Palmdale benefits from our work with all of our clients – as they benefit from the services we provide Palmdale. As an example, ATS implemented language into each wireless agreement between the City and the carriers a purchase option for the structure so that the City, if needed, could implement their own wireless WiFi or SCADA network without having to receive approval from the carrier or pay rent.

At ATS, we believe government agencies have a higher and better use for their properties. We manage our clients' properties to ensure that their properties are primary and the wireless carriers work around the services provided to the community. A typical example of this is when ATS requires the wireless carrier to provide a construction schedule for the City to review prior to commencing work to ensure that the carrier's activities will not interfere with park activities for the community.

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Site Identification and Marketing

ATS prepared a Wireless Master Plan (WMP), the City's properties were made available to the wireless carriers. A copy of the Wireless Master Plan is included in our response to the City's RFP. ATS has worked with the carriers and presented the properties to their RF engineers as friendly landlord locations.

There was a point during our relationship with the City where ATS was asked to slow down siting wireless facilities on Park locations. ATS marketing has sited wireless facilities at the City Yard instead of Desert Sands Park as an example. We have also facilitated a flag pole at City Hall and a water tank at DryTown. Through our marketing efforts, we have the first Distributed Antenna Systems proposed for three Palmdale streetlights.

As part of this process, the City slowly purchased streetlights back from SCE which added a complexity to the marketing. Typically we provide a mini site information candidate package to the carriers for specific consideration of properties. We are familiar with all the site acquisition firms and the deployment managers with the local wireless carrier offices to handle inquiries on the availability of sites.

Most important is the feasibility site walk. This is where an understanding of the City's Ordinance, design standards, processes and rent expectations are needed. ATS has over twenty years of performing this activity, 18 of them with the City of Palmdale. We are familiar with local market rates and what conditions will increase or decrease those rates in order to get the wireless carrier to consider the properties we represent as their primary location.

Site Feasibility and Design Coordination

With over 20 years of experience performing site feasibility walks, ATS recognizes the steps necessary to entice the wireless carrier to our client's property. While it includes relationships built on years of synergistic negotiations, we understand what the specific requirements are for each carrier when evaluating a potential site. There are design costs, access to utilities, zoning requirements and the trust that we have built with the wireless carriers that we have an understanding of what our clients have an appetite for when it comes to wireless facilities on their property.

To be clear, we represent our client's interest first and foremost. We have a reputation for clearly stating what will be successful and not. Especially with the longevity we've had with the City of Palmdale. We already know what has been approved and not approved,

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and can provide clear direction for the wireless carriers to be successful with their project. We have adjusted our knowledge over the years as new members of City staff have come into the program to ensure from the carrier's perspective the change has appeared seamless.

For reference, the tower companies involved in the wireless facilities in Palmdale have come from their acquisition of the carrier's lease. As third-party providers, their involvement in the initial development of cell sites on City property results in less rent for the City and a delay in receiving rents.

Last, as part of the ATS strategy to minimize the development of cell sites on City ball parks, ATS has always recommended a drop and swap process whereby the carrier builds another pole in close proximity to the existing pole. Then when the concrete footing had cured, the lights from the existing City pole can be transferred to the new structurally strengthened pole with minimal loss of light – typically during one day. And the carrier is required to have the lighting company perform a light study to ensure the same light coverage has been deployed.

Agreements and Entitlements

ATS will continue to work with the City's staff and Attorney in identify the best type of Licensing / Leasing arrangements that will provide the necessary legal framework and template for each wireless communications service provider to follow. This is important to provide fair, reasonable, nondiscriminatory, and nonexclusive access to each wireless communications service provider.

ATS's approach is to seek out the "Best Practices" legal framework from other municipalities across the nation and integrate them into a program that best suites the objectives for the City of Palmdale. For clarifications, ATS is not a law firm, we provide business terms and conditions based on prior experience on hundreds of other agreements reviewed and the input from the many attorney's our clients employ. In the end, it is the Palmdale City Attorney who has to provide their stamp of approval on all legal related matters, ATS has the experience to provide insightful recommendations.

Prior to any agreement or amendment being recommended for jurisdictional approval, ATS makes sure to include the necessary approval documents such as notice to proceed approval for the building permit, necessary certificates of insurance and all other approvals to ensure proper consideration.

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Construction Oversight

Typically, we request to review the construction drawings prior to submittal to the City in order to ensure that the titling process we have created with the City has been adhered to and to make sure that there are no blatant mistakes that take up everyone's time and costs the City. Once we are good with the overall submittal, we present it to staff to route to the Park's department for their review.

When the City is good with the overall project, then they submit for their zoning review and eventually their building permits. During this process we may be working on a new license agreement or amendment if we determine that the changes warrant that direction.

ATS provides Construction oversight for all of the sites we represent over the last 20 years. We understand the role of the City's inspector and provide our input to ensuring the work focuses on contract compliance. While the City inspector may address the depth of the concrete footing, ATS is concerned that the branch count on the faux tree is correct or leaf socks have been installed.

During site walks, we provide a detailed list of requirements and regulations we've established with the City and through our "Best Practices" process to ensure the project goes smoothly. We require that along with inviting City staff, the GC for the company and the construction foreman mush be on site with the stamped approved plans for the Preconstruction walk. Some of the items we request during the site walk are taking pictures prior to any staging of the site or commencement of work, ensuring the site is always kept neat and safe, how vehicles access the site and their route among a myriad of other items.

We randomly check on the sites to verify the work is being performed safely and correctly – which is how we found the unauthorized work over the City's furlough period. At the end of the project, we ensure the site has been completed to the satisfaction of the City staff and Parks and Recreation.

Financial and Administrative Oversight

ATS provides most of the lease oversight for rent payments, escalations and modifications. The exception being the few sites that existed prior to being hired by the City that the Accounting Department handles – but from time to time request our assistance. ATS has conducted Rent Studies for several of our clients and we typically request slightly more than what the market average is.

For marketing services, if the lease rate is too high, the carrier will find more reasonable site for the money. This is why the relationships with the carriers matters because they

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will work with us to ensure that we don't market our client's properties out of the process.

As for insurance requirements, the City informs the carriers on an annual basis for certificate renewals. ATS requests insurance certificates when the carrier does not properly respond or there is an issue with the coverage. For each project, new or a modification, we require the carrier, their General Contractor and the subcontractors provide insurance prior to any work commencing. If the carrier wants to come on to the City's property to prepare a soils report, we require a copy of the carrier's insurance certificate along with that of the contractor performing the work.

Recent legislation is requiring decommission bonds for cell sites now. ATS will be implementing this process in a manner we have completed for several other clients. In addition, with the new developments with EchoStar and their Dish Network, it is imperative that this new requirement be established with all of the wireless carriers.

Carrier Compliance & Performance Expectations

ATS performs the task of monitoring carrier compliance for City codes, lease obligations and Industry Standards. From City to City, codes and requirements may differ. ATS takes that into consideration with all of our clients as no two cities are the same.

In addition, each lease is specific to the carrier and site where it is located. This includes access requirements, times of operation and other types of restrictions that vary from open parks to Homeland Secured water facilities to strict access and reporting requirement for high school ball field lighting locations.

The Policy and Procedures document we have created for our clients codifies the specifics for each type of client, each type of property and each type of facility – water tank versus ball field light versus flag pole and so forth.

Technical & Operational Compliance

For too many clients to mention, ATS has been involved with radio frequency interference issues. Water District SCADA systems, utility agency low band frequencies, Neighborhood Safety WiFi networks and now the National rollout of the law enforcement and first responder networks handled by AT&T Wireless (FirstNet) and Verizon Wireless (Frontline).

The landscape for the complexity of wireless networks is growing exponentially. First and foremost, the 1996 Telecom Act addresses this issue and rightly so. The first carrier

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in has precedent over each follow on carrier, regardless of the type of carrier. ATS has been negotiating on our client's behalf to ensure our clients SCADA or other types of networks will receive consideration from the first in wireless carriers.

Our philosophy is that the primary use of our client's properties are for the public good. Therefore, the wireless carriers have to work with our clients to ensure that if they need their own wireless network that it can reasonably be developed. In addition, since ATS has certified drone pilots, we can safely see what antennas, RRU's and other ancillary equipment exists at the top of an 80' ball field light to ensure the wireless carriers are compliant with the terms of the agreement.

It should be mentioned that there are new requirements for identifying bird nests at cell site antenna facilities. This occurs on ball field lights more frequently now. Our drone service allows ATS to see what exists at the top without have to take the word of the wireless carriers subcontractors.

Last, in taking into account ball field lighting with antenna structures, we typically have recommended the antennas go above the lights to ensure repair person safety and minimal lighting interference from the wireless carriers.

Coverage & Need Verification

There are two reasons why a cell carrier builds a cell site: 1) the lack coverage in the identified area or 1) the capacity to provide service in a given area has exceeded the ability to provide the service – there are too many subscribers. Since the only documentation they can provide is computer modeling, you can't really rely on the information they provide. They will sometimes "game" the outcome by adjusting the output up or down from a particular cell site to show a need. They do this in response to community outcry about cell sites.

The ATS approach is to understand the overall issue. When a cell site is overloaded with customers, the wireless carrier will identify how they can reasonably split the site at the best Return On Investment (ROI). These sites get put into a pool of sites to build for the following year based on that ROI and typically less than have will get built due to cost overruns, zoning issues, failed property owner negotiations or site development costs.

A typical cell site costs perhaps $500,000 to $2M or more to build – which is where the ROI really comes into play. We accept that if the carrier is looking to build a site, they've performed their due diligence to verify the need and as part of our site marketing, we use this understanding to help them achieve their need on our client's property. If there is a coverage issue, that can be seen by driving around with your cell phone, but infill sites will have coverage along with a lot of dropped calls.

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Often, the City's planning department will require an RF Study to show the coverage. That documentation will have the surrounding sites of which we can verify. We can perform this type of analysis, but the City has not requested it even though we have tried several times to reinstitute the service. We are more than happy and capable to perform this task.

Last, anytime we market a site to the carriers and have interest, we take that information to the other carriers to see their appetite for the location either short term or long term. In fact we are working on several similar projects like this for the City Tustin and Crescenta Valley Water District. We always evaluate whether there is a need for colocation at a site and prepare the site to meet the need.

Financial & Market Standards

ATS is experienced in the market rates for various types of cell site development and some of the restrictions on those amounts. Market rates vary by overall market size, relational market size, type of build and competitiveness of other opportunities. ATS has performed Rent rate analysis for several of our clients. The studies typically show the rent rates and escalations ATS obtains for its clients are slightly higher than the local average.

The main issue with marketing to the carriers is the loss of an opportunity. If the rate is too high, the project and income stream are lost for twenty years or longer. The marketing has to be more of "boiling the frog starting with cold water" than aggressive approach. ATS takes the boiled frog approach and has been extremely successful in getting cell sites on our clients properties.

ATS has discuss with the City several financial opportunities to increase revenues from new sources associated with the Wireless Industry. ATS performed a monetization analysis for the City and a Fiber Study, both are just two examples of financial opportunities presented to the City.

Construction & Ongoing Operations

To date, ATS has been providing construction oversight outside of what the City's own inspectors perform. Our service works along side the City's to ensure contract compliance and enhance community safety. One thing should be noted, ATS provides its services 24/7 and even during holidays. That's how we were able to catch the unauthorized wireless carrier activity. For 18 years, ATS has provided a continuity of service to the City of Palmdale. All of the history of cell site development on City

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property resides with ATS. This information has always been shared with the City. We have maintained a professional service relationship with the City and like many other clients, enjoy the recognition of the quality of our service with renewed contracts.

Our services continue to expand and evolve to answer the needs of our clients around a fast-evolving technology driven industry. We constantly review the Wireless Industry white papers and articles to stay ahead of shifting directions to keep our clients aware of what may await them so they can properly prepare for the future of Wireless Technology.

Additional Services

There are many additional services we provide our other clients. We have a certified drone pilot that along with identifying bird nests, ATS can provide site reviews that would otherwise be unsafe to perform. ATS has also successfully used drone footage to provide better site marketing information by showing the view from the actual proposed antenna height.

By finalizing the Policy and Procedure program we have presented, we can actually reduce the overall costs of our services by greater than 50%. The document also provides a codified process to assist the wireless carriers on how to submit their projects and continue their ongoing site maintenance.

ATS has performed Radio Frequency Safety conferences for clients that covers how to work around wireless carrier facilities and their antennas. Another service ATS offers is 24/7 and holiday response to cell site issues. Last, ATS is working with a other agencies to co-develop cell sites that would otherwise not be financially feasible to build. ATS has always been receptive to assisting the City with additional services.

Limitations of Services

In reviewing the City's RFP 27-001-3100, there are no limitations to the services requested. ATS has provided these services over 18 years for the City along with same and similar services being provided to many other government agencies within the local vicinity and throughout Southern California.

In addition, ATS shall not prepare, certify, stamp or submit any documents on behalf of the wireless carriers or their site acquisition subcontractors. ATS only works for government agencies and has no association with the wireless carriers other than representing our clients.

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ATS Communications - General Scope of Services (Synopsis)

- Prepare properties for marketing by determining latitude, longitude and AMSL(above mean sea level) of property;
- Provide list of properties to local wireless carriers and their site acquisition subcontractors;
- Map locations for potential search rings to present to wireless carriers;
- Provide mini-SCIP for the site acquisition companies for potential candidates including aerial photos, site photos, zoning issues, property ownership clarification and other pertinent information needed by wireless carrier;
- Meet with the site acquisition person at the property for initial site feasibility walk of the property;
- Present basic requirements/conditions for developing a cell site at the property such as access issues, power, telco, underground infrastructure;
- Meet with site acquisition, radio frequency engineer, A & E team and other members of wireless carrier's subcontractors to perform more in depth site feasibility study and initial design determination;
- Assist the carriers to assess a City property by providing drone footage at actual proposed antenna height and in 360 degree view;
- Review initial design and present to client with recommendations;
- Observe the top of ball field lights and other tall vertical structures to determine if there is a bird nest, and if so, provide guidance on how to move forward;
- Prepare and deliver response to wireless carrier of initial wireless site design;
- Review carrier lease contract or present client template to carrier;
- Review and modify wireless carrier Letter of Authorization agreement and present to client for review and signature;
- Prepare document comparison review of redlined versions of legal documents to ensure revisions are not inadvertently added without client's knowledge;
- Review and modify wireless carrier Entry and Testing agreement and present to client for review and signature;
- Work with wireless carrier to negotiate the lease agreement on behalf of the client per the terms and conditions requested by client;
- Oversee the proper execution of the documents for client's internal needs;
- Review the zoning drawings on behalf of the client for their final approval for the carrier to present to the local jurisdiction;
- Monitor the zoning process of the wireless carrier to ensure no representations beyond what the client has approved are made;

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- Review the construction drawings on behalf of the client for their final approval for the carrier to begin site development;
- Monitor the issuance of the construction permit by the local jurisdiction to ensure no work is performed prior the permit being received unless allowed by client;
- Perform a pre-construction site walk with the wireless carrier and their subcontractors to ensure all parties understand any requirements necessary so that client may continue their business without any unnecessary disruption of their business;
- Ensure all insurance certificates and construction bonds are in place prior to construction;
- Ensure any pre-payments, early fees, signing bonuses or capital improvement payments are paid per the terms of the agreement;
- Ensure lease payments commence and are for the correct amount;
- Monitor the on-going work activity of the wireless carrier and their subcontractor comply with client site security and safety requirements;
- Evaluate antenna deployment from the ground with a drone that can hover at the height of the antennas safely and provide 360 degree footage of the facility;
- Monitor construction activity to ensure the facility is built per the approved plans;
- Ensure all conditions of wireless carrier's work activity is completed including site cleanup and removal of all unnecessary materials from the site;
- Create follow up meeting synopsis for all site walks to document issues discussed with all parties at meeting;
- Monitor the on-going activity of the site to ensure there is no enhancement to the site of the wireless carrier's business without the prior authorization of the client;
- Available 24/7 and holidays for emergency services if there is a cell site issue such as emergency generator alarms, illegal work, and hazardous conditions;
- Contacts with wireless carrier program managers, accounting personnel, radio frequency engineers and field operations for quick contact regarding any type of wireless facility issue;
- Monitor the wireless carrier's on-going upkeep of the facility; and
- Monitor the carrier activity to ensure contract compliance and prompt payment;
- Conduct weekly internal meeting to cover and address status of Palmdale projects;
- Conduct once a month, and if necessary bi-weekly staff conference calls to discuss status of Palmdale projects.

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Mandatory Administrative Requirements and Qualifications

Business License

A copy of the ATS Business License with the City of Palmdale is attached in the Indices.

Other Licenses and Certifications

OSHA, Cal/OSHA and Drone certification certificates are included in the indices.

Required Insurance

ATS has a current certificate of insurance on file with the City and a signed copy of the signed Certification of Insurability is attached in the indices.

References

This document is included in the indices as the first document. All of the listed clients have been contacted and agreed to respond. They ask that someone call to let them know that they need to respond as emails sometimes end up in spam.

Bid Cover page

This document follows the Letter of Transmittal in the ATS RFP submittal.

W-9 for ATS Communications

ATS has a W-9 on file with the City and one has been included in the indices.

Affidavit of Non-Collusion and Non-Discrimination

This signed document is included in the indices.

Deviation and Exceptions Form

ATS is capable of all aspects of the RFP 27-001-3100 and is not deviating from any part. The signed form is included in the indices

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Bidder Disclosure Statements

This document is in the indices behind Exhibit B.

Signed Iran Contracting Act Verification

ATS is not an international company and has no relationship with either the Country or businesses of Iran. The signed document is included in the indices.

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Cost Proposal

Observing our services over the last five years of providing wireless consulting to the City of Palmdale, what we notice is the work ebbs and flows. The reason being for the following circumstances, new wireless provider coming into the market such as Metro PCS and Dish, mergers and acquisitions such as T-Mobile acquiring Metro PCS and Sprint, new technology as the carriers moved from 4G to 5G and soon to 6G, new services such as streaming which requires faster speeds and more bandwidth and the development of a first responder network – just to name a few.

Our billing went from about $50K in 2022, down 10% to $45K in 2023, and then down another 11% in 2024. In 2025 the billing jumped to double the previous year in 2025 and now is on par to drop another 15% for 2026. ATS has bandwidth for more additional services based on the cost effective method we use to distribute our workload among our various skill sets.

Providing service for other local government agencies – Las Virgenes Municipal Water District, Antelope Valley Union High School District and Quartz Hill Water District allows ATS to be in the area at all times and interact with the wireless carriers' local personnel for the area. Working the Antelope Valley for several clients enables ATS services to be cost effective and diversified. The following is our proposal:

Not To Exceed Pricing And What It Includes

Fiscal Year 2026 – 2027	$ 50,000	
Fiscal Year 2027 – 2028	$ 90,000	
Fiscal Year 2028 – 2029	$ 90,000	3 Year Total
Fiscal Year 2029 – 2030	$100,000	$240,000
Fiscal Year 2030 – 2031	$100,000	

This pricing takes into account all of the services detailed in the City of Palmdale's RFP 27-001-3100 of which ATS has handled these services previously and for other local clients. Recently, the Planning department has determined that they are sufficiently experienced to handle cell site reviews. We stand ready to provide our input and have the bandwidth to perform the tasks.

Also, ATS has previously submitted all of the City's properties with all of the existing wireless carriers. We were asked to not market City properties for Park locations which are the primary site for wireless carriers. We have also marketed DryTown, the City Yard

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and City Hall. We will continue to do so and stand ready to include park sites and have the bandwidth to do so.

For these sites, our pricing considers the work specified for these tasks. Our actual billing could be less if these services or others are not needed. Last, the Policy and Procedure program could reduce the actual cost to the City for ATS's services by a conservative amount of fifty percent (50%). ATS has implemented this process for many government agencies.

Policy and Procedures Development and Implementation

ATS has successfully created and implemented this process with many of our clients. The detailed document covers the specific protocols the wireless carriers and their subcontractors must adhere to while operating the wireless facilities on client property. Most important, there is a fee schedule involved to recover most, if not all, of the costs associated with ATS's services.

The cost to complete the draft Policy and Procedures is minimal now since most of the work has been completed; any additional cost will be covered in the Not To Exceed pricing of our Cost Proposal. On a very conservative cost savings to the City, the fees paid by the wireless carriers under this process would cover 50% to 60% of ATS's proposed cost once implemented. This is based on current findings with more than ten agencies.

Hourly Cost Proposal for ATS Personnel:

Tony Ingegneri – Executive - $220/hr

Rick Paniagua – Program Technical Director - $140/hr

Adam Trainor – Project Manager - $125/hr

Megan Favreau – Financial Administrator - $120/hr

Jacob Christman – Logistics Manager - $105/hr

Jayne Clark – Contract Administrator - $105/hr

Sarah Ingegneri – Office Manager - $ 80/hr

4195 Chino Hills Parkway #605,
Chino Hills, CA 91709
(949) 922-2859 * tony@atscomm.com

ATS

Most of the work will be performed by Mr. Trainor with oversight and more technical aspects covered by Mr. Ingegneri and Mr. Paniagua. The remaining employees round out the services offering per their respective skill sets.

Technical Proposal Signature

This proposal submitted to the City of Palmdale by Telecom Partners Group Corp, dba ATS Communications on August 13, 2026 shall be in effect and valid for one hundred, twenty (120) days. Tony Ingegneri, as the President of the company, is authorized to bind the company in these types of matters per the company's Articles of Incorporation as approved by the Board Members upon incorporation.

Tony Ingegneri, President

Project Summary & Benefits of Program

- **More than twenty- five years of experience performing the same services with over 30 local government agencies.**
- **Only represent government agencies, no conflict of interest working for the wireless carriers, site acquisition firms or third-party tower entities.**
- **Reduced number of wireless antenna sites throughout the community through a pro-active approach to cell site co-location development.**
- **Uniform guidelines for stealthing antennas.**
- **Better cellular service throughout the community.**
- **Key personnel have extensive legal, municipal and RF engineering experience working on wireless issues in Palmdale.**
- **Innovative concepts to incentivize wireless providers to use public property through a streamlined city process, web-based map and integrated database.**
- **Long term familiarity with working with the City of Palmdale, strong understanding of the area and the City's policies.**

4195 Chino Hills Parkway #605,
Chino Hills, CA 91709
(949) 922-2859 * tony@atscomm.com

Indices Followed By Work Product Exhibits

4195 Chino Hills Parkway #605,
Chino Hills, CA 91709
(949) 922-2859 * tony@atscomm.com

CLIENT REFERENCES
Exhibit I

The following is a list of four (4) references that most closely reflect similar projects to the scope of services/work of the City of Palmdale within the past three (3) years. References will be asked to complete a questionnaire and asked to return it to the Purchasing Division directly by a designated date and time. It is the Respondent's responsibility to ensure that Reference Contacts are willing to provide a reference. To expedite the evaluation process the City requests accurate email and/or fax number information be provided.

Reference #1

Name of Organization: Santa Margarita Water District (SMWD)

Address: 26111 Antonio Parkway, Rancho Santa Margarita, CA 92688

Email Address: paulp@smwd.com Fax: N/A

Telephone: 949-459-6507 Contact Name: Paul Pender

Contact Title: Director of Finance Service Dates: April 7, 2015 through June 30, 2028

Project Manager: Paul Pender Bid No. (if applicable) N/A

Summary of Project: Wireless consultant interacting with wireless carriers to market SMWD properties, oversee contract compliance, manage carrier activities, review financial payments, access site mods, and all of the same scope of services requested in the Palmdale RFP too numerous for this space.

Project Cost: $650,000 off set by site app fees

Reference #2

Name of Organization: Moulton Niguel Water District (MNWD)

Address: 26161 Gordon Road, Laguna Niguel, CA 92653

Email Address: Syu@mnwd.com Fax: N/A

Telephone: 949-320-3640 Contact Name: Sheldon Yu

Contact Title: Principal Engineer Service Dates: March 20, 2012 through June 30, 2028

Project Manager: Sheldon Yu Bid No. (if applicable) N/A

Summary of Project: Wireless consultant interacting with wireless carriers to market MNWD properties, oversee contract compliance, manage carrier activities, review financial payments, access site mods, and all of the same scope of services requested in the Palmdale RFP too numerous for this space.

Project Cost: $575,000 off set by site app fees

CLIENT REFERENCES (CONTINUED)
Exhibit I

Reference #3

Name of Organization: El Toro Water District

Address: 24251 Los Alisos Blvd., Lake Forest, CA 92630

Email Address: dcafferty@etwd.com Fax: N/A

Telephone: 949-599-2555 Contact Name: Dennis Cafferty

Contact Title: General Manager Service Dates: Since 2022, year to year

Project Manager: Dennis Cafferty Bid No. (if applicable) N/A

Summary of Project: Wireless consultant interacting with wireless carriers to market MNWD properties, oversee contract compliance, manage carrier activities, review financial payments, access site mods, and all of the same scope of services requested in the Palmdale RFP too numerous for this space.

Project Cost: $40K/year, off set by site app fees

Reference #4

Name of Organization: Las Virgenes Municipal Water District (LVMWD)

Address: 4232 Las Virgenes Road, Calabasas, CA 91302

Email Address: Jkorkosz@lvmwd.gov Fax: N/A

Telephone: 818-251-2265 Contact Name: Jim Korkosz

Contact Title: Facilities Manager Service Dates: Since 2021, year to year

Project Manager: Jim Korkosz Bid No. (if applicable)

Summary of Project: Wireless consultant interacting with wireless carriers to market MNWD properties, oversee contract compliance, manage carrier activities, review financial payments, access site mods, and all of the same scope of services requested in the Palmdale RFP too numerous for this space.

Project Cost: $70K/year off set by site app fees

BIDDER DISCLOSURE STATEMENTS
Exhibit F

The Bidder must provide a declarative (yes/no) answer regarding the following questions. If any answer is affirmative, the Bidder must provide full details about the matter. While not an automatic cause for disqualification, an affirmative answer may result in an evaluation of the Bidder's responsibility. A decision will then be made based on the seriousness of the matter, the matter's possible impact on the performance of the contract, and the best interests of the City of Palmdale.

Within the past five (5) years:

ITEM	DISCLOSURE STATEMENT	YES	NO
A.	Has the Bidder and/or subject company had a contract terminated for default or cause?	○	◉
B.	Has the Bidder and/or subject company been assessed any penalties, including liquidated damages, under any of its existing or past contracts with any organization or governmental entity?	○	◉
C.	Has the Bidder and/or subject company been the subject of any governmental action limiting the right of the Bidder and/or subject company to do business with that entity or any other governmental entity?	○	◉
D.	Has trading in the stock of the subject company ever been suspended? Give date and explanation.	○	◉
E.	Has the Bidder and/or subject company previously operated as a like-kind business under any other business name and/or taxpayer identification number?	○	◉
F.	Has the Bidder and/or subject company, any company officer, or any owner of a twenty (20%) percent interest or greater in the subject company, filed bankruptcy, reorganization, a debt arrangement, moratorium, or any proceeding under any bankruptcy or insolvency law, or any dissolution or liquidation proceeding?	○	◉

By the signature affixed to **Exhibit B** – *Offer Signature / Cover Page* of this Solicitation, Respondent hereby certifies that the above information is true and accurate. This completed form must be returned as part of the bid response. Failure to complete this page may deem your bid not responsive.

AFFIDAVIT OF NON-COLLUSION and NON-DISCRIMINATION

Exhibit D

I hereby swear (or affirm) under the penalty of perjury:

A. The prices in this proposal have been arrived at independently without collusion, consultation, communication, or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other bidder/proposer or with any competitor;

B. Unless otherwise required by law, the prices which have been quoted in this proposal have not been knowingly disclosed by the bidder/proposer and will not knowingly be disclosed by the proposer prior to opening, directly or indirectly, to any other proposer or to any competitor; and

C. No attempt has been made or will be made by the bidder/proposer to induce any other person, partnership, or corporation to submit or not submit a proposal for the purpose of restricting competition.

D. The Bidder/Proposer does not discriminate against any employee or applicant for employment or person to whom it provides services because of race, color, religion, age, sex, sexual orientation, gender identity, national origin, or disability, and that it complies with all applicable Federal, State and local laws and executive orders regarding employment.

In connection with the performance of work under this contract, the Bidder or Proposer agrees as follows:

1. The Bidder or Proposer agrees not to discriminate against any employee or applicant for employment because of race, creed, color, sex, sexual orientation, gender identity, national origin, or ancestry. The Bidder or Proposer shall take affirmative action to ensure that employees are treated without regard to their race, creed, color, national origin, sex, sexual orientation, gender identity, or ancestry.

2. In the event of the Bidder's or Proposer's non-compliance with this non-discrimination clause, the Bidder or Proposer may be canceled or terminated. The Bidder or Proposer may be declared ineligible for further contracts with the City of Palmdale until satisfactory proof of intent to comply shall be made by the Bidder or Proposer.

3. The contract agrees to include this non-discrimination clause in any sub-contracts connected with the performance of this agreement.

I have read the above stated clauses and agree to abide by its requirements.

Authorized Signature: _____

Printed Name/Title: Tony Ingegneri

Company Name: Telecom Partners Group Corp

Doing Business As: ATS Communications

CERTIFICATION OF INSURABILITY
Exhibit E

No exceptions and/or deviations to insurance requirements allowed. (Non-negotiable)

I hereby swear (or affirm) under the penalty of perjury:

That as representative of the bidding company that the Company is able and will acquire and maintain all the insurance requirements specified in:
Attachment B – Sample Contract for Services for;

RFP No. 27-001-3100

Title: Wireless Communications Facilities (WCF) Consulting Services
and by the submission of this offer, I hereby assure the City of Palmdale that the company is able to produce the insurance coverage(s) required should the company be awarded the Contract.

Should the company be awarded the Contract by the City of Palmdale and the company then become unable to produce the insurance coverage(s) specifiied within ten (10) working days, I am fully aware and understand that the company may not be considered for further projects by the City of Palmdale.

Telecom Partners Group Corp, dba ATS Communications

Offeror Company Name



Signature of Authorized Representative signing on behalf on Offeror

Tony Ingegneri

Print Name of Authorized Representative of Offeror Company

August 13, 2026

Date

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Telecom Partners Group Corp

2 Business name/disregarded entity name, if different from above.

ATS Communications

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☑ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . .

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

5 Address (number, street, and apt. or suite no.). See instructions.

4195 Chino Hills Parkway, 605

Requester's name and address (optional)

6 City, state, and ZIP code

Chino Hills, CA 91709

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

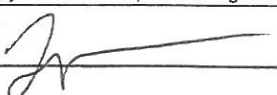
4	2	–	1	5	4	3	9	2	8

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person  Date 8-15-2024

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

DEVIATIONS and/or EXCEPTIONS FORM
Exhibit K

☐ **Specifications and/or Requirements**

☐ **Contract for Services Provisions (No exceptions and/or deviations to insurance requirements allowed)**

All deviations and/or exceptions to the requirements of this solicitation must be noted below. The City will consider any deviations and/or exceptions indicated in its award decisions. The City reserves the right to accept or reject any and all responses based on any deviation and/or exception indicated on this form. Respondents are cautioned that by taking any exception they may be materially deviating from the RFP. **Please do not attach a company letterhead in lieu of any entry on the section below.** In the absence of any entry on the section below, the bidder assures the City of their full compliance with the specification and conditions as listed in this solicitation. The page number, paragraph, and item number should be referenced when deviating from the specification and must be included.

The City reserves the right to reject any or all cost proposals as a result of this RFP and to waive any informality or irregularity in any bid proposal received and to be the sole judge of the merits of the respective cost proposals received, and to accept or further negotiate cost, terms, or conditions of any cost proposal determined by the City to be in the best interest of the City even though not the lowest cost proposal. **This form may be duplicated if additional pages are needed.**

Reference No.	Description

Telecom Partners Group Corp,dba ATS Communications is not deviating from any part of the RFP

27-001-3100

Telecom Partners Group Corp,dba ATS Communications

Company Name

Tony Ingegneri, Owner

Printed Name and Title

Authorized Signature

IRAN CONTRACTING ACT VERIFICATION

Exhibit N

(Public Contract Code sections 2202-2208)

Prior to bidding on, submitting a proposal or executing a contract or renewal for goods or services of $1,000,000 or more, a Supplier must either: a) certify it is **not** on the current list of persons engaged in investment activities in Iran created by the California Department of General Services ("DGS") pursuant to Public Contract Code section 2203(b) and is not a financial institution extending twenty million dollars ($20,000,000) or more in credit to another person, for 45 days or more, if that other person will use the credit to provide goods or services in the energy sector in Iran and is identified on the current list of persons engaged in investment activities in Iran created by DGS; orb) demonstrate it has been exempted from the certification requirement for that solicitation or contract pursuant to Public Contract Code section 2203(c) or (d).

To comply with this requirement, check the correct option below and insert your supplier or financial institution name and Federal ID Number. Please note: California law establishes penalties for providing false certifications, including civil penalties equal to the greater of $250,000 or twice the amount of the contract for which the false certification was made; contract termination; and three-year ineligibility to bid on contracts. (Public Contract Code section 2205.)

◉ **OPTION #1 - THIS PROJECT IS LESS THAN $1,000,000.**

By (Authorized Signature)	*Date Executed* Aug, 13, 2026
Printed Name and Title of Person Signing Tony Ingegneri, Owner	

○ **OPTION #2 – CERTIFICATION**

I, the official named below, certify I am duly authorized to execute this certification on behalf of the suppler/financial institution identified below, and the vendor/financial institution identified below is **not** on the current list of persons engaged in investment activities in Iran created by DGS and is not a financial institution extending twenty million dollars ($20,000,000) or more in credit to another person/vendor, for 45 days or more, if that other person/vendor will use the credit to provide goods or services in the energy sector in Iran and is identified on the current list of persons engaged in investment activities in Iran created by DGS.

Supplier Name/Financial Institution N/A	Federal ID Number (or n/a)
By (Authorized Signature)	Date Executed:
Printed Name and Title of Person Signing:	

(Continued on Next Page)

○ OPTION #3 - EXEMPTION

Pursuant to Public Contract Code sections 2203(c) and (d), a public entity may permit a vendor/financial institution engaged in investment activities in Iran, on a case-by-case basis, to be eligible for, or to bid on, submit a proposal for, or to enter into or to renew, a contract for goods and services.

Supplier Name/Financial Institution N/A	Federal ID Number (or n/a)
By (Authorized Signature)	Date Executed
Printed Name and Title of Person Signing	

CITY OF PALMDALE
BUSINESS LICENSE

"For Services Provided in the City of Palmdale, California Only"

2026 - 2027

TO BE POSTED IN A CONSPICUOUS PLACE AND NOT TRANSFERABLE OR ASSIGNABLE.

Business Name ATS COMMUNICATIONS

Business Location 4195 CHINO HILLS PKWY STE 605
CHINO HILLS, CA 91709-2618

Business Owner(s) TELECOM PARTNERS GROUP CORP

License Description SALES/SERVICE - CORPORATION

License Number 11610531

Effective Date April 01, 2026

Expiration Date March 31, 2027

ATTN: TONY INGEGNERI
ATS COMMUNICATIONS
4195 CHINO HILLS PKWY STE 605
CHINO HILLS, CA 91709-2618

THIS BUSINESS LICENSE DOES NOT PERMIT A BUSINESS THAT IS OTHERWISE PROHIBITED.

For all inquiries regarding this license, contact HdL Business Support Center at (661) 247-8384.

ATS COMMUNICATIONS :

Thank you for your payment on your City of Palmdale Business License. **ALL LICENSES MUST BE AVAILABLE FOR INSPECTION UPON REQUEST.** If you have questions concerning your business license, contact the Business Support Center via email at: palmdale@hdlgov.com or by telephone at: **(661) 247-8384**.

Keep this portion for your license separate in case you need a replacement for any lost, stolen, or destroyed license. A fee may be charged for a replacement or duplicate license.

This license does not entitle the holder to conduct business before complying with all requirements of the Palmdale Municipal code and other applicable laws, nor to conduct business in a zone where conducting such business violates law.

If you have a fixed place of business within the City of Palmdale please display the Business License above in a conspicuous place at the premises. Otherwise, every Business License holder not having a fixed place of business in the City shall keep the Business License upon his or her person, or affixed in plain view to any cart, vehicle, van or other movable structure or device at all times if required by the Collector.

Starting January 1, 2021, Assembly Bill 1607 requires the prevention of gender-based discrimination of business establishments. A full notice is available in English or other languages by going to: https://www.dca.ca.gov/publications/

Please visit the City of Palmdale website **https://cityofpalmdale.org/620/Bid-Opportunities** to register for bid opportunities to do business with the City.

BUSINESS LICENSING
8839 N CEDAR AVE #212
FRESNO, CA 93720-1832

City of Palmdale
BUSINESS LICENSE

ATTN: TONY INGEGNERI
ATS COMMUNICATIONS
4195 CHINO HILLS PKWY STE 605
CHINO HILLS, CA 91709-2618

License Number: **11610531**

Date of Issue: **04/01/2026**

OSHA Outreach Training

Completion Certificate

ADAM E TRAINOR

has successfully completed the following course:

10-Hr OSHA Training for the Construction Industry

and is awarded 1.0 CEU credits

3/5/2024



David E. Couch Jr.

OSHA Authorized Trainer

Construction #: 20-0107970 General #: 20-0079854

As an OSHA Outreach trainer, I verify that I have conducted this OSHA Outreach training class in accordance with OSHA Outreach Training Program requirements. I will document this class to my OSHA Authorizing Training Organization. Upon successful review of my documentation, I will provide each student their completion card within 90 days of the end of the class.

OSHA Authorized Provider:

UNIVERSITY OF SOUTH FLORIDA

Certificate #: 06907115

Certificate of Completion

ADAM E TRAINOR

has successfully complete the following 3-Hour Course:

Cal/OSHA Training: State Plan Lessons

on

3/6/2024

AMERICAN SAFETY COUNCIL

225 E Robinson St Suite 570
Orlando, FL 32801

Course Administrator

OSHA Outreach Training

Completion Certificate

JACOB S CHRISTMAN

has successfully completed the following course:

10-Hr OSHA Training for the Construction Industry

and is awarded 1.0 CEU credits

5/28/2024



David E. Couch Jr.

OSHA Authorized Trainer

Construction #: 20-0107970 General #: 20-0079854

As an OSHA Outreach trainer, I verify that I have conducted this OSHA Outreach training class in accordance with OSHA Outreach Training Program requirements. I will document this class to my OSHA Authorizing Training Organization. Upon successful review of my documentation, I will provide each student their completion card within 90 days of the end of the class.

OSHA Authorized Provider:

UNIVERSITY OF SOUTH FLORIDA

Certificate #: 06928347

TELEPAR-01 ECHEN1

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 8/10/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 0757776 HUB International Insurance Services Inc. 9855 Scranton Rd San Diego, CA 92121	CONTACT NAME: PHONE (A/C, No, Ext): (858) 373-6900 FAX (A/C, No): E-MAIL ADDRESS:
INSURED Telecom Partners Group Corp DBA ATS Communications 4195 Chino Hills Pkwy, #605 Chino Hills, CA 91709	INSURER(S) AFFORDING COVERAGE / NAIC # INSURER A : Ohio Security Insurance Company 24082 INSURER B : American Fire and Casualty Company 24066 INSURER C : Underwriters at Lloyd's London 15792 INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR	X	X	BKS (26) 56 30 23 75	9/15/2025	9/15/2026	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 500,000
							MED EXP (Any one person)	$ 15,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY PRO-JECT X LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
B	UMBRELLA LIAB X OCCUR						EACH OCCURRENCE	$ 4,000,000
	X EXCESS LIAB CLAIMS-MADE			ESA (26) 56 30 23 75	9/15/2025	9/15/2026	AGGREGATE	$ 4,000,000
	DED RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: Y (Mandatory in NH)	N / A	X	XWS55685573	1/30/2026	1/30/2027	E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
C	Professional Liab.			MPL1029918.26	2/10/2026	2/10/2027	Ret: $25K/Each Claim	1,000,000
C	Professional Liab.			MPL1029918.26	2/10/2026	2/10/2027	Aggregate	2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Agreement NO.A-5751.

The City of Palmdale, the Successor Agency of the Community Redevelopment Agency of the City of Palmdale, Palmdale Civic Authority, Industrial Development Authority of the City of Palmdale Palmdale Airport Authority their officers, agents, employees and volunteers are Additional Insured with respects to the General Liability when required by written contract per the attached endorsement CG8810 04/13, Primary & Non - Contributory and Waiver of Subrogation included. Blanket Waiver of subrogation is also included in the Workers' Comp policy per attached endorsement form. 30-Day Notice of Cancelation is included in both the General Liability and Workers' Comp policies per attached forms.

CERTIFICATE HOLDER

City of Palmdale
38300 Sierra Highway
Palmdale, CA 93550

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

COMMERCIAL GENERAL LIABILITY EXTENSION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

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With respect to coverage afforded by this endorsement, the provisions of the policy apply unless modified by the endorsement.

A. NON-OWNED AIRCRAFT

Under Paragraph **2. Exclusions** of **Section I - Coverage A - Bodily Injury And Property Damage Liability,** exclusion **g. Aircraft, Auto Or Watercraft** does not apply to an aircraft provided:

1. It is not owned by any insured;

2. It is hired, chartered or loaned with a trained paid crew;

3. The pilot in command holds a currently effective certificate, issued by the duly constituted authority of the United States of America or Canada, designating her or him a commercial or airline pilot; and

4. It is not being used to carry persons or property for a charge.

However, the insurance afforded by this provision does not apply if there is available to the insured other valid and collectible insurance, whether primary, excess (other than insurance written to apply specifically in excess of this policy), contingent or on any other basis, that would also apply to the loss covered under this provision.

B. NON-OWNED WATERCRAFT

Under Paragraph **2. Exclusions** of **Section I - Coverage A - Bodily Injury And Property Damage Liability,** Subparagraph **(2)** of exclusion **g. Aircraft, Auto Or Watercraft** is replaced by the following:

This exclusion does not apply to:

(2) A watercraft you do not own that is:

(a) Less than 52 feet long; and

(b) Not being used to carry persons or property for a charge.

C. PROPERTY DAMAGE LIABILITY - ELEVATORS

1. Under Paragraph **2. Exclusions** of **Section I - Coverage A - Bodily Injury And Property Damage Liability,** Subparagraphs **(3), (4)** and **(6)** of exclusion **j. Damage To Property** do not apply if such "property damage" results from the use of elevators. For the purpose of this provision, elevators do not include vehicle lifts. Vehicle lifts are lifts or hoists used in automobile service or repair operations.

2. The following is added to **Section IV - Commercial General Liability Conditions,** Condition **4. Other Insurance,** Paragraph **b. Excess Insurance:**

The insurance afforded by this provision of this endorsement is excess over any property insurance, whether primary, excess, contingent or on any other basis.

D. EXTENDED DAMAGE TO PROPERTY RENTED TO YOU (Tenant's Property Damage)

If Damage To Premises Rented To You is not otherwise excluded from this Coverage Part:

1. Under Paragraph **2. Exclusions of Section I - Coverage A - Bodily Injury and Property Damage Liability:**

a. The fourth from the last paragraph of exclusion **j. Damage To Property** is replaced by the following:

Paragraphs **(1), (3)** and **(4)** of this exclusion do not apply to "property damage" (other than damage by fire, lightning, explosion, smoke, or leakage from an automatic fire protection system) to:

(i) Premises rented to you for a period of 7 or fewer consecutive days; or

(ii) Contents that you rent or lease as part of a premises rental or lease agreement for a period of more than 7 days.

Paragraphs **(1), (3)** and **(4)** of this exclusion do not apply to "property damage" to contents of premises rented to you for a period of 7 or fewer consecutive days.

A separate limit of insurance applies to this coverage as described in **Section III - Limits of Insurance.**

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b. The last paragraph of subsection **2. Exclusions** is replaced by the following:

Exclusions **c.** through **n.** do not apply to damage by fire, lightning, explosion, smoke or leakage from automatic fire protection systems to premises while rented to you or temporarily occupied by you with permission of the owner. A separate limit of insurance applies to Damage To Premises Rented To You as described in **Section III - Limits Of Insurance.**

2. Paragraph **6.** under **Section III - Limits Of Insurance** is replaced by the following:

6. Subject to Paragraph **5.** above, the Damage To Premises Rented To You Limit is the most we will pay under Coverage **A** for damages because of "property damage" to:

a. Any one premise:

(1) While rented to you; or

(2) While rented to you or temporarily occupied by you with permission of the owner for damage by fire, lightning, explosion, smoke or leakage from automatic protection systems; or

b. Contents that you rent or lease as part of a premises rental or lease agreement.

3. As regards coverage provided by this provision **D. EXTENDED DAMAGE TO PROPERTY RENTED TO YOU (Tenant's Property Damage) -** Paragraph **9.a.** of **Definitions** is replaced with the following:

9.a. A contract for a lease of premises. However, that portion of the contract for a lease of premises that indemnifies any person or organization for damage by fire, lightning, explosion, smoke, or leakage from automatic fire protection systems to premises while rented to you or temporarily occupied by you with the permission of the owner, or for damage to contents of such premises that are included in your premises rental or lease agreement, is not an "insured contract".

E. MEDICAL PAYMENTS EXTENSION

If **Coverage C Medical Payments** is not otherwise excluded, the Medical Payments provided by this policy are amended as follows:

Under Paragraph **1. Insuring Agreement** of **Section I - Coverage C - Medical Payments,** Subparagraph **(b)** of Paragraph **a.** is replaced by the following:

(b) The expenses are incurred and reported within three years of the date of the accident; and

F. EXTENSION OF SUPPLEMENTARY PAYMENTS - COVERAGES A AND B

1. Under **Supplementary Payments - Coverages A** and **B**, Paragraph **1.b.** is replaced by the following:

b. Up to **$3,000** for cost of bail bonds required because of accidents or traffic law violations arising out of the use of any vehicle to which the Bodily Injury Liability Coverage applies. We do not have to furnish these bonds.

2. Paragraph **1.d.** is replaced by the following:

d. All reasonable expenses incurred by the insured at our request to assist us in the investigation or defense of the claim or "suit", including actual loss of earnings up to **$500** a day because of time off from work.

G. ADDITIONAL INSUREDS - BY CONTRACT, AGREEMENT OR PERMIT

1. Paragraph **2.** under **Section II - Who Is An Insured** is amended to include as an insured any person or organization whom you have agreed to add as an additional insured in a written contract, written agreement or permit. Such person or organization is an additional insured but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused in whole or in part by:

a. Your acts or omissions, or the acts or omissions of those acting on your behalf, in the performance of your on going operations for the additional insured that are the subject of the written contract or written agreement provided that the "bodily injury" or "property damage" occurs, or the "personal and advertising injury" is committed, subsequent to the signing of such written contract or written agreement; or

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b. Premises or facilities rented by you or used by you; or

c. The maintenance, operation or use by you of equipment rented or leased to you by such person or organization; or

d. Operations performed by you or on your behalf for which the state or political subdivision has issued a permit subject to the following additional provisions:

(1) This insurance does not apply to "bodily injury", "property damage", or "personal and advertising injury" arising out of the operations performed for the state or political subdivision;

(2) This insurance does not apply to "bodily injury" or "property damage" included within the "completed operations hazard".

(3) Insurance applies to premises you own, rent, or control but only with respect to the following hazards:

(a) The existence, maintenance, repair, construction, erection, or removal of advertising signs, awnings, canopies, cellar entrances, coal holes, driveways, manholes, marquees, hoist away openings, sidewalk vaults, street banners, or decorations and similar exposures; or

(b) The construction, erection, or removal of elevators; or

(c) The ownership, maintenance, or use of any elevators covered by this insurance.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and

2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

With respect to Paragraph **1.a.** above, a person's or organization's status as an additional insured under this endorsement ends when:

(1) All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or

(2) That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

With respect to Paragraph **1.b.** above, a person's or organization's status as an additional insured under this endorsement ends when their written contract or written agreement with you for such premises or facilities ends.

With respects to Paragraph **1.c.** above, this insurance does not apply to any "occurrence" which takes place after the equipment rental or lease agreement has expired or you have returned such equipment to the lessor.

The insurance provided by this endorsement applies only if the written contract or written agreement is signed prior to the "bodily injury" or "property damage".

We have no duty to defend an additional insured under this endorsement until we receive written notice of a "suit" by the additional insured as required in Paragraph **b.** of Condition **2. Duties In the Event Of Occurrence, Offense, Claim Or Suit** under **Section IV - Commercial General Liability Conditions.**

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2. With respect to the insurance provided by this endorsement, the following are added to Paragraph **2. Exclusions** under **Section I - Coverage A - Bodily Injury And Property Damage Liability:**

This insurance does not apply to:

a. "Bodily injury" or "property damage" arising from the sole negligence of the additional insured.

b. "Bodily injury" or "property damage" that occurs prior to you commencing operations at the location where such "bodily injury" or "property damage" occurs.

c. "Bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services, including:

(1) The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or

(2) Supervisory, inspection, architectural or engineering activities.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of, or the failure to render, any professional architectural, engineering or surveying services.

d. "Bodily injury" or "property damage" occurring after:

(1) All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or

(2) That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

e. Any person or organization specifically designated as an additional insured for ongoing operations by a separate **ADDITIONAL INSURED -OWNERS, LESSEES OR CONTRACTORS** endorsement issued by us and made a part of this policy.

3. With respect to the insurance afforded to these additional insureds, the following is added to **Section III - Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

a. Required by the contract or agreement; or

b. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declaratio ns.

H. PRIMARY AND NON-CONTRIBUTORY ADDITIONAL INSURED EXTENSION

This provision applies to any person or organization who qualifies as an additional insured under any form or endorsement under this policy.

Condition **4. Other Insurance of SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS** is amended as follows:

a. The following is added to Paragraph **a. Primary Insurance:**

If an additional insured's policy has an Other Insurance provision making its policy excess, and you have agreed in a written contract or written agreement to provide the additional insured coverage on a primary and noncontributory basis, this policy shall be primary and we will not seek contribution from the additional insured's policy for damages we cover.

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b. The following is added to Paragraph **b. Excess Insurance:**

When a written contract or written agreement, other than a premises lease, facilities rental contract or agreement, an equipment rental or lease contract or agreement, or permit issued by a state or political subdivision between you and an additional insured does not require this insurance to be primary or primary and non-contributory, this insurance is excess over any other insurance for which the additional insured is designated as a Named Insured.

Regardless of the written agreement between you and an additional insured, this insurance is excess over any other insurance whether primary, excess, contingent or on any other basis for which the additional insured has been added as an additional insured on other policies.

I. ADDITIONAL INSUREDS - EXTENDED PROTECTION OF YOUR "LIMITS OF INSURANCE"

This provision applies to any person or organization who qualifies as an additional insured under any form or endorsement under this policy.

1. The following is added to Condition **2. Duties In The Event Of Occurrence, Offense, Claim or Suit:**

An additional insured under this endorsement will as soon as practicable:

a. Give written notice of an "occurrence" or an offense that may result in a claim or "suit" under this insurance to us;

b. Tender the defense and indemnity of any claim or "suit" to all insurers whom also have insurance available to the additional insured; and

c. Agree to make available any other insurance which the additional insured has for a loss we cover under this Coverage Part.

d. We have no duty to defend or indemnify an additional insured under this endorsement until we receive written notice of a "suit" by the additional insured.

2. The limits of insurance applicable to the additional insured are those specified in a written contract or written agreement or the limits of insurance as stated in the Declarations of this policy and defined in **Section III - Limits of Insurance** of this policy, whichever are less. These limits are inclusive of and not in addition to the limits of insurance available under this policy.

J. WHO IS AN INSURED - INCIDENTAL MEDICAL ERRORS / MALPRACTICE
WHO IS AN INSURED - FELLOW EMPLOYEE EXTENSION - MANAGEMENT EMPLOYEES

Paragraph **2.a.(1)** of **Section II - Who Is An Insured** is replaced with the following:

(1) "Bodily injury" or "personal and advertising injury":

(a) To you, to your partners or members (if you are a partnership or joint venture), to your members (if you are a limited liability company), to a co-"employee" while in the course of his or her employment or performing duties related to the conduct of your business, or to your other "volunteer workers" while performing duties related to the conduct of your business;

(b) To the spouse, child, parent, brother or sister of that co-"employee" or "volunteer worker" as a consequence of Paragraph **(1) (a)** above;

(c) For which there is any obligation to share damages with or repay someone else who must pay damages because of the injury described in Paragraphs **(1) (a)** or **(b)** above; or

(d) Arising out of his or her providing or failing to provide professional health care services. However, if you are not in the business of providing professional health care services or providing professional health care personnel to others, or if coverage for providing professional health care services is not otherwise excluded by separate endorsement, this provision (Paragraph **(d)**) does not apply.

Paragraphs **(a)** and **(b)** above do not apply to "bodily injury" or "personal and advertising injury" caused by an "employee" who is acting in a supervisory capacity for you. Supervisory capacity as used herein means the "employee's" job responsibilities assigned by you, includes the direct supervision of other "employees" of yours. However, none of these "employees" are insureds for "bodily injury" or "personal and

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advertising injury" arising out of their willful conduct, which is defined as the purposeful or willful intent to cause "bodily injury" or "personal and advertising injury", or caused in whole or in part by their intoxication by liquor or controlled substances.

The coverage provided by provision **J.** is excess over any other valid and collectable insurance available to your "employee".

K. NEWLY FORMED OR ADDITIONALLY ACQUIRED ENTITIES

Paragraph **3.** of **Section II - Who Is An Insured** is replaced by the following:

3. Any organization you newly acquire or form and over which you maintain ownership or majority interest, will qualify as a Named Insured if there is no other similar insurance available to that organization. However:

a. Coverage under this provision is afforded only until the expiration of the policy period in which the entity was acquired or formed by you;

b. Coverage **A** does not apply to "bodily injury" or "property damage" that occurred before you acquired or formed the organization; and

c. Coverage **B** does not apply to "personal and advertising injury" arising out of an offense committed before you acquired or formed the organization.

d. Records and descriptions of operations must be maintained by the first Named Insured.

No person or organization is an insured with respect to the conduct of any current or past partnership, joint venture or limited liability company that is not shown as a Named Insured in the Declarations or qualifies as an insured under this provision.

L. FAILURE TO DISCLOSE HAZARDS AND PRIOR OCCURRENCES

Under **Section IV - Commercial General Liability Conditions,** the following is added to Condition **6. Representations:**

Your failure to disclose all hazards or prior "occurrences" existing as of the inception date of the policy shall not prejudice the coverage afforded by this policy provided such failure to disclose all hazards or prior "occurrences" is not intentional.

M. KNOWLEDGE OF OCCURRENCE, OFFENSE, CLAIM OR SUIT

Under **Section IV - Commercial General Liability Conditions,** the following is added to Condition **2. Duties In The Event of Occurrence, Offense, Claim Or Suit:**

Knowledge of an "occurrence", offense, claim or "suit" by an agent, servant or "employee" of any insured shall not in itself constitute knowledge of the insured unless an insured listed under Paragraph **1.** of **Section II - Who Is An Insured** or a person who has been designated by them to receive reports of "occurrences", offenses, claims or "suits" shall have received such notice from the agent, servant or "employee".

N. LIBERALIZATION CLAUSE

If we revise this Commercial General Liability Extension Endorsement to provide more coverage without additional premium charge, your policy will automatically provide the coverage as of the day the revision is effective in your state.

O. BODILY INJURY REDEFINED

Under **Section V - Definitions,** Definition **3.** is replaced by the following:

3. "Bodily Injury" means physical injury, sickness or disease sustained by a person. This includes mental anguish, mental injury, shock, fright or death that results from such physical injury, sickness or disease.

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P. EXTENDED PROPERTY DAMAGE

Exclusion a. of **COVERAGE A. BODILY INJURY AND PROPERTY DAMAGE LIABILITY** is replaced by the following:

a. Expected Or Intended Injury

"Bodily injury" or "property damage" expected or intended from the standpoint of the insured. This exclusion does not apply to "bodily injury" or "property damage" resulting from the use of reasonable force to protect persons or property.

Q. WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US - WHEN REQUIRED IN A CONTRACT OR AGREEMENT WITH YOU

Under **Section IV - Commercial General Liability Conditions,** the following is added to Condition **8. Transfer Of Rights Of Recovery Against Others To Us:**

We waive any right of recovery we may have against a person or organization because of payments we make for injury or damage arising out of your ongoing operations or "your work" done under a contract with that person or organization and included in the "products-completed operations hazard" provided:

1. You and that person or organization have agreed in writing in a contract or agreement that you waive such rights against that person or organization; and

2. The injury or damage occurs subsequent to the execution of the written contract or written agreement.

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NOTICE OF CANCELLATION TO THIRD PARTIES

A. If we cancel this policy for any reason other than nonpayment of premium, we will notify the persons or organizations shown in the Schedule below. We will send notice to the email or mailing address listed below at least 10 days, or the number of days listed below, if any, before cancellation becomes effective. In no event does the notice to the third party exceed the notice to the first named insured.

B. This advance notification of a pending cancellation of coverage is intended as a courtesy only. Our failure to provide such advance notification will not extend the policy cancellation date nor negate cancellation of the policy.

SCHEDULE

Name of Other Person(s) / Organization(s):	Email Address or mailing address:	Number Days Notice:
El Toro Water District	24251 Los Alisos Blvd. Lake Forest, CA 92630	30
Orange County Water District	18700 Ward Street	30
City of Palmdale	38300 Sierra Highway Palmdale,	30

All other terms and conditions of this policy remain unchanged.

Issued by Ohio Security Insurance Company 19291

For attachment to Policy No. XWS (27) 55 68 55 73 Effective Date 01/30/2026 Premium $0.00

Issued to TELECOM PARTNERS GROUP CORP
DBA ATS COMMUNICATIONS

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WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT - CALIFORNIA

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

You must maintain payroll records accurately segregating the remuneration of your employees while engaged in the work described in the Schedule.

The additional premium for this endorsement is $ 250.

Schedule

Person or Organization

Where required by contract or written agreement prior to loss and allowed by law.

Job Description

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.

(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Issued by Ohio Security Insurance Company 19291

For attachment to Policy No. XWS (27) 55 68 55 73 Effective Date 01/30/2026 Premium

Issued to TELECOM PARTNERS GROUP CORP
DBA ATS COMMUNICATIONS

WC 99 06 79
(Ed. 01-13)

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

AMENDMENT OF CANCELLATION PROVISIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

Any term or provision of the Cancellation Conditions of the policy or any endorsement amending or replacing such Conditions is amended by the following:

A. If we cancel this policy for any reason other than nonpayment of premium, we will notify the person or organization shown in the Schedule below. In no event will the notice to the person or organization scheduled below exceed the notice to the first named insured.

B. Our obligation to send notice to the person or organization listed in the Schedule below will terminate at the earlier of the current policy period expiration or when you no longer have a legal or contractual obligation to such person or organization to maintain insurance coverage under a policy which requires that such person or organization be notified in the event of cancellation.

SCHEDULE

1. **Name:**
   CITY OF PALMDALE

2. **Address:**
   38300 SIERRA HIGHWAY

   PALMDALE, CA 93550

3. **Number of days advance notice:**
   30

All other terms and conditions of this policy remain unchanged.

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 08/10/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER

State Farm Insurance
Agent Richard Dong
27130 Paseo Espada, Suite 503
San Juan Capistrano, CA 92675

CONTACT NAME: Darcy Charles
PHONE (A/C, No, Ext): (949)855-1310 FAX (A/C, No):
E-MAIL ADDRESS: Darcy.charles.vaefrv@StateFarm.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : State Farm General Insurance Company	25151
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

TELECOM PARTNERS GROUP
DBA ATS COMMUNICATIONS
4195 CHINO HILLS PKWY # 605
CHINO HILLS CA 91709-2618

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						GENERAL AGGREGATE	$
	OTHER:						PRODUCTS - COMP/OP AGG	$
								$
A	AUTOMOBILE LIABILITY	Y	N	834 9886-C04-75	03/04/2026	03/04/2027	COMBINED SINGLE LIMIT (Ea accident)	$
	☒ ANY AUTO			834 9885-C04-75	03/04/2026	03/04/2027	BODILY INJURY (Per person)	$ 1,000,000
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$ 1,000,000
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			834 9884-C04-75	03/04/2026	03/04/2027	PROPERTY DAMAGE (Per accident)	$ 1,000,000
								$
	UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						☐ PER STATUTE ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ (Mandatory in NH)	N/A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The city of Palmdale is listed as additional insured with respects to this auto policy.

CERTIFICATE HOLDER

City of Palmdale
38300 Sierra Highway
Palmdale, CA 93550

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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City of Palmdale
Wireless Master Plan Study



Produced by:

ATS

January 2011

Version III

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Executive Summary

Over the last several years, three major factors have impacted the wireless landscape:

1) More people use cellular phones as their primary means of communication;
2) Cell phone usage is increasing as the price declines; and
3) New services and capabilities, requiring greater bandwidths, are exhausting current cell site (wireless network infrastructure) capacities.

Cities have the opportunity, right, and obligation to be a part of the solution to this growing dilemma.

There are concerns with the deployment of new towers, which are occurring in residential areas where additional bandwidth is needed due to high usage. Previously, antennas were placed on commercial properties, existing towers, and non-residential areas. But current network objectives are met for these areas and carriers are looking for where demand is growing fastest, at home.

Due to the Telecommunications Act of 1996 and State law, carriers have the authority to place sites in the public right of way without public approval at the local jurisdictional level. This creates tension between carriers and cities due to the fact that local ordinances, zoning, and planning objectives can be bypassed. The Wireless Master Plan is the process created by ATS Communications to rationalize the placement of new sites to balance the needs of the City with that of the carrier.

In 2002, ATS Communications (ATS) recognized the growing need for reliable, efficient wireless planning. Wireless planning, which involves collecting accurate data to create information, has been rationalized by ATS and assembled in the Wireless Master Plan (WMP). The WMP is a working document created by ATS in order to provide information to manage the growth and evolution of wireless communications infrastructure within cities.

The goal of the WMP can be summated in one sentence; to facilitate future network expansion while maximizing City revenue and decreasing blight. Before this goal can be achieved, the information that comprises the WMP must be collected and analyzed.

The process begins by completing an inventory of all existing cell sites on both public and private property in the City. In the field, while conducting the inventory, the longitude and latitude, the build, and the carrier of each site is determined. This information is used to conduct a radio frequency analysis in order to find the potential need for future sites. The geo-coded location of future sites are cross referenced with the location of City properties, and the potential future sites are identified. This study identified 7 potential cell site locations with six different carriers.

The carriers that are currently in the marketplace are Verizon Wireless, AT&T Wireless, T-Mobile, Metro PCS, Sprint, and Nextel. Each carrier has their own network deployed in the field, but some companies are running on different bandwidth frequency. There is more information in the pages that follow regarding the methodologies of the radio frequency engineering analysis, the individual wireless carriers, and their coverage.

The radio frequency analysis produces maps that show each individual carrier's coverage in the City. The maps included in the WMP can be compared to show the existing coverage and the future coverage. The future coverage is determined by overlaying the existing coverage with the coverage of the proposed sites. There are also maps that show the location of each carrier's sites amongst the other existing sites.

For each site identified there is additional due diligence that must take place to determine if the location is a viable candidate. Both the wireless carriers and the City have determining factors that contribute to this conclusion. For example, zoning, soil condition, cost of rent, etc.

Once the site is determined viable the carrier goes through a site development process, which includes soil testing, drawings and photo simulations, approvals and permits, and executing the lease.

The WMP incorporates the design standards recommended for the City's approval. The design standards review the general types of cell sites antennas and equipment enclosures. Each antenna has recommended locations for usage and design specifications. For example, with a mono-palm there are specifics regarding the color of the fronds and the bark cladding, the concealment of the antenna and cables, and the height of the tower, which will make it possible for co-location.

Also included in the WMP is background information regarding the evolution of the Telecommunications Industry and its regulations at different levels of government.

Wireless Master Plan Introduction

Goals

The goals and objectives for the City's wireless facilities deployment are:

1) Facilitate future network development through a proactive approach; implementing the WMP;
2) Mitigate the visual impact of towers and antennas by employing "stealth" technology into design standards;
3) Reduce the number of cell sites through a coordinated co-location process; and
4) Maximize the economic benefit to the City

This process will reduce the time expended by both the city and the wireless carriers in the application and site development process. Pre-approved locations and designs on city-owned property create incentives for the wireless companies to enhance their networks, while the city benefits with an additional revenue stream. Thus, both the city and the carrier will experience greater efficiency throughout the wireless network enhancement programs.

Methodology

Detailed information about each existing wireless site is collected and field verified to determine current wireless network infrastructure. ATS identifies each major wireless carrier's present locations and the corresponding signal coverage. This information is analyzed, using radio frequency engineering signal propagation and coverage prediction modeling software, to generate existing coverage maps for each of the major carrier's networks. The city's population densities, traffic patterns and physical terrain are taken into account during the analysis. The compilation of this information enables ATS to view each carrier's existing coverage or "footprint" and predict the locations for future sites.

Each existing city sites is considered as a candidate for future co-location, which is placing multiple carriers at one site. Design recommendations, height requirements and other considerations will be discussed for each future location. This process minimizes the time required by staff to handle cell site applications and review development design proposals. The site-specific design standards will be acceptable to the City, while meeting the wireless carriers' needs. The carrier, the city, and ATS work together negotiating and executing the leases and entitlements.

Findings

The following chart shows the 7 city-owned properties that could meet the needs of various wireless service providers.

Site ID	Lat	Long	Site Address	# of Carriers
PMD-026	34.645395	-118.120074	M-12 & 10th Street E	**3**
PMD-028	34.587726	-118.135105	Avenue Q & Carriage Way	**2**
PMD-031	34.584947	-118.120796	Avenue Q-2 & 5th Street E	**1**
PMD-151	34.568996	-118.075805	30th Street E & Avenue R-4	**1**
PMD-238	34.546109	-118.069833	33rd Street E & Conestoga Canyon Road	**1**
PMD-264	34.63453	-118.151361	12th Street W & Avenue M-14	**1**
PMD-295	34.560291	-118.008454	N of Avenue S, East of 70th Street E	**6**

While the entire inventory of city-owned property was considered, 36 cell sites currently exist on public and private property throughout the city. Depending on the location and design of the existing sites, the placement of a site on city-owned property in close proximity to an existing site may be unnecessary.

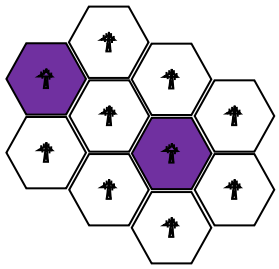
While this study aims to identify new cell site locations for future wireless sites on city-owned property, it does not preclude wireless carriers from targeting private property sites for network deployment. In developing the Wireless Master Plan, sites were only identified if the analysis showed the carriers needed location falling directly on a City property. If a future site did not fall directly on a City property, it is up to the carrier to determine if the adjacent City property might be a more suitable candidate for their needs. Therefore, ATS does show in the WMP all of the City's properties for this situation.

Wireless Networks and Cell Sites

Cellular and Personal Communications Systems (PCS), which are commonly referred to as "cell phones," are integral to our daily lives. As consumers become more reliant on these devices, the need for additional antennas, or "cell sites", to support these customers also increases. The Cellular Telecommunication Industry Association (CTIA) reports that when they began their semi-annual survey of the industry in June 1985, there were an estimated 203,600 domestic cellular subscribers. By 2007, that number grew to over 250,000,000 customers. Currently, the corresponding wireless infrastructure that services over 250 million subscribers is estimated at approximately 330,000 cell sites.

The Federal Communications Commission (FCC) has issued, through public auction, a limited number of licensed frequencies to wireless services providers, such as Verizon Wireless, T-Mobile, Sprint/Nextel, AT&T Mobility (a.k.a. Cingular and Cricket carriers) among others. For the carriers to receive these frequency licenses, the FCC mandates that they must provide seamless coverage throughout the licensed market area assigned for those frequencies.

In order to fully understand cellular service, an explanation of "cellular" and "cell site" concepts is necessary. In the first years of mobile wireless communications, carriers needed to provide subscriber coverage. To do so effectively, they limited their frequencies. Frequency spectrum reuse is accomplished by allocating a set number of frequencies to each wireless communications facility. (These frequencies are represented as hexagonal "cells" [shown below], which represent geographical areas). Each cell utilizes a different frequency set than its neighboring cells. However, the next cell over (the adjacent shaded cell) can reuse the same frequencies as the original (shaded) cell. This pattern repeats throughout the geographical market area, creating a wireless communications network of cells, which are called "cell sites." Hence, because of this cell network, the term "cellular" communications is appropriate.



Wireless communications networks develop using two underlying objectives that govern cell site placement: to provide coverage and to provide capacity. Together, these two objectives contribute to a network's overall customer Quality of Service.

The first and main objective is to provide coverage throughout the carrier's licensed market area. This is accomplished by locating new cell sites in areas where existing coverage is either unavailable or unreliable. These locations can be on the market area's periphery (where new population growth occurs), in newly-licensed markets (in which the carrier has no existing network infrastructure) or within an existing network (in which technical issues, such as topographical constraints, cause service interruptions or gaps). These gaps, or areas known as "holes," cause dropped calls.

The other objective, network capacity, critically affects a wireless network's viability. Capacity is driven by demand and a cell site can only handle a finite number of calls to meet this demand. As more customers use the network, greater demands are placed upon this limited frequency capacity, or bandwidth, of the cell site. When a cell site's bandwidth reaches its maximum capacity, customer call blocking and dropped calls result. Ultimately, maximization of bandwidth causes poor Quality of Service. A carrier attempts to minimize or eliminate insufficient capacity issues by dividing a cell; in other words, it introduces a new cell site between existing cells to off-load customer call volume.

Site Selection

All wireless carriers constantly seek to improve their Quality of Service by enhancing their wireless network infrastructures. This process begins when Radio Frequency (RF) engineers collect data on network performance. RF engineers pinpoint the networks' coverage problem areas by reviewing the recorded number of dropped calls or missed calls over the networks. The RF engineering team visits the areas of concern to determine the best technical locations for new cell sites. Then, the RF engineer issues a "search rings" or map of the general areas where new cell sites are needed. Typically, focal areas have less than one-quarter mile radii, but they may be even smaller, depending on environmental constraints such as terrain, vegetation and buildings.

The next step in the process is performed by a Site Acquisition Specialist. The Site Acquisition Specialist uses an RF engineer's search map to identify the general locations of suitable properties that are cell site development candidates. However, the criteria employed at this stage often contradict the RF engineer's desired criteria. The site acquisition criteria for a geographically suitable property must be "leasable," "zonable" and "buildable," but it still must be viable from an RF engineering perspective. Hence, the carrier and the landowner must agree on business terms, the site must possess a reasonable likelihood of obtaining all necessary entitlements (permits), the site must be constructed within a reasonable budget and meet RF engineering objectives.

Higher elevation properties prove to be the best cell site locations because they allow clear lines-of-sight for radio-transmitted signals. Yet, this fact presents a siting dilemma since, in many instances – and especially in established communities – the desired locations (to provide the best radio coverage) lie within residential areas. Carriers typically select commercial property cell site options to avoid or minimize controversial zoning and land use issues. However, as network infrastructure continues to expand, viable options for cell sites become increasingly limited. This trend has forced carriers to seek sites within residential areas, school properties, parks and the city's other public rights-of-way.

Siting issues compound as the wireless service providers compete for both customers and suitable new cell site locations. The onus rests on local governments to manage and coordinate cell site proliferation throughout their communities. Local control and coordination are necessary because independent wireless services companies do not generally benefit from collaboration. In fact, an industry effort to coordinate network facility co-location is contrary to the spirit of business competition and raise concerns over collusion, monopoly and other regulatory issues.

It is apparent that a process that coordinates and manages cell site growth is necessary and prudent for future wireless network infrastructures in any well-planned community. Therefore, the creation of a Wireless Master Plan provides a means to facilitate wireless network growth that meets both wireless companies' and subscribers' needs.

Selection Criteria

Managing or coordinating future cell site development requires the City to adopt certain cell site design standards. Each property possesses distinct characteristics that require unique cell site development approaches. A carrier must consider the following cell site selection criteria:

- Topography
- Coverage area
- Tower design or type
- Antenna height
- Antenna array or antenna selection
- Antenna orientation
- Cable run (distance from the base station equipment to the antennas)
- Surrounding vegetation and/or structures
- Proximity to electrical power and telephone services
- Access to the public right-of-way
- Equipment and tower space limitations
- Soil composition
- Site development costs
- Rent

Simultaneously, a local government considers the following cell site selection criteria:

- Site location
- Tower design or type
- Structure height
- Area zoning (residential, open space, commercial, industrial or institutional)
- Screening and integration
- View impact
- Landscaping
- Access
- Co-location

These two set of criteria sometimes present conflicting objectives. Wireless service providers seek sites that maximize coverage area at minimum cost. These goals, from the carriers' perspectives, correspond to building towers high enough to overcome topographical limitations and possible vegetation or structural interference, while also including space for a full array of antennas (typically 12 antennas divided into three arrays, or "sectors," and a microwave dish). Furthermore, the carriers seek locations possessing close proximities to power, telephone and street access, adequate space for equipment shelters and generator space. The preceding criteria foster basic cell tower sites that are not aesthetically attractive, and would not be welcome in residential settings.

Radio Frequency Engineering Methodologies

The following assumptions and data were used in modeling and calculating the existing carrier coverage:

1. Antenna heights were estimated from site observations.
2. Field verified latitudes and longitudes.
3. Three sectors were modeled for each site. Antenna orientations were set to 0,120 and 240 degrees.
4. For PCS sites (1960MHz), a 15.1 dbd 65degree bandwidth antenna was used. For cellular sites (850MHz), a 14.5 dbd 65 degree beamwidth antenna was used. No electrical or mechanical downtilt was used.
5. 30 meter (1 arc-sec) terrain data was used for propagation predictions.
6. Okamura "Quasi-open" models with nominal clutter losses were used to predict coverage. No drive data was taken in the area for the purpose of model calibration.
7. Signal strength levels shown are representative of street level coverage assuming a person with a receiving antenna (cell phone) 6 ft. above the local terrain. The signal level thresholds therefore can be described as follows:

- Red: Greater than -65 dbm –"In-Buiding" coverage to large/medium size buildings

- Yellow: -65 dbm to -75 dbm – "In-Building" coverage to smaller buildings

- Green: -75 dbm to -85 dbm – "In- Car" coverage

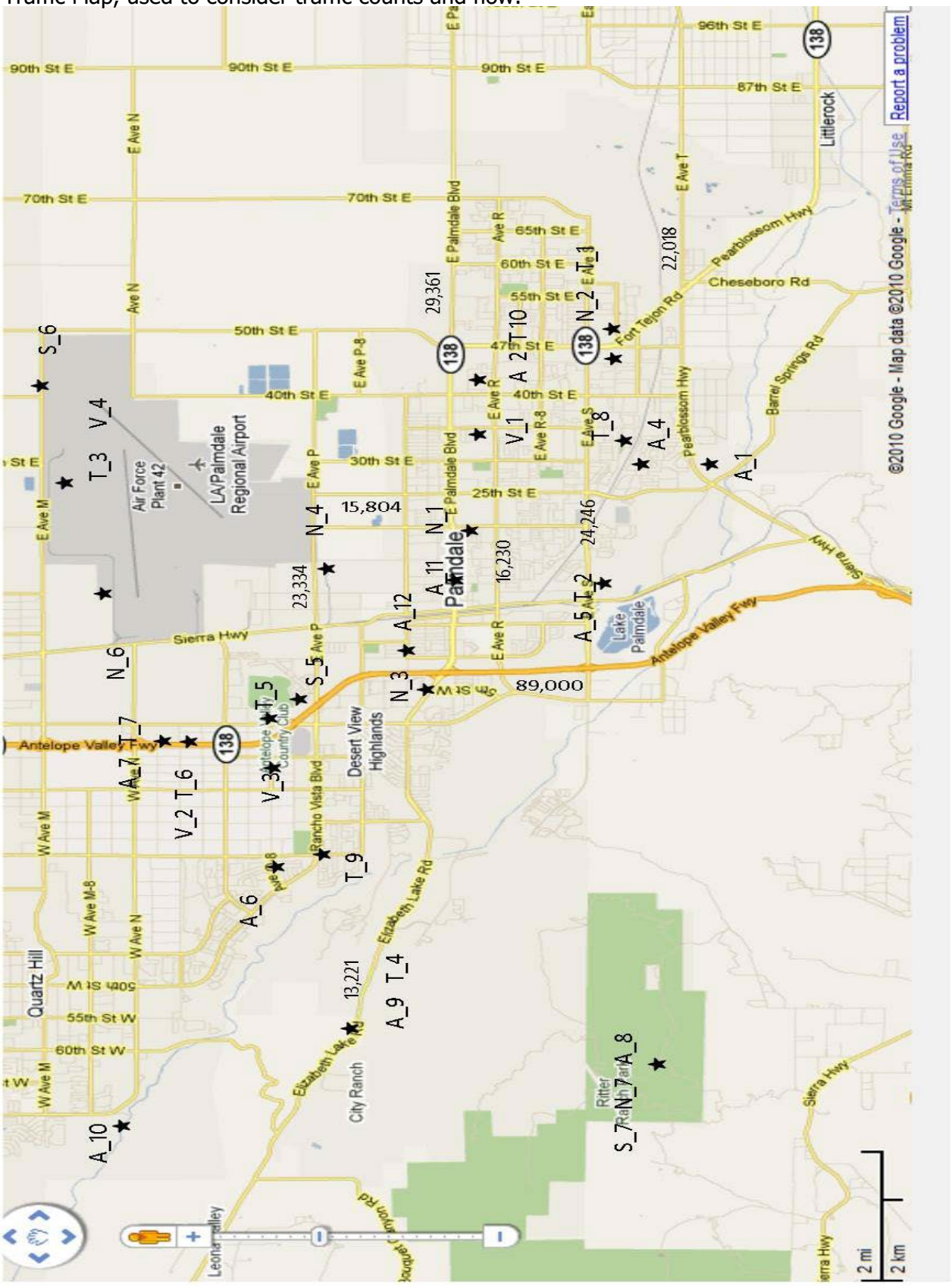
- Light Blue: -85 dbm to -95 dbm –"Outdoor" coverage

- Dark Blue: -95 to -105 dbm –"Marginal" Coverage

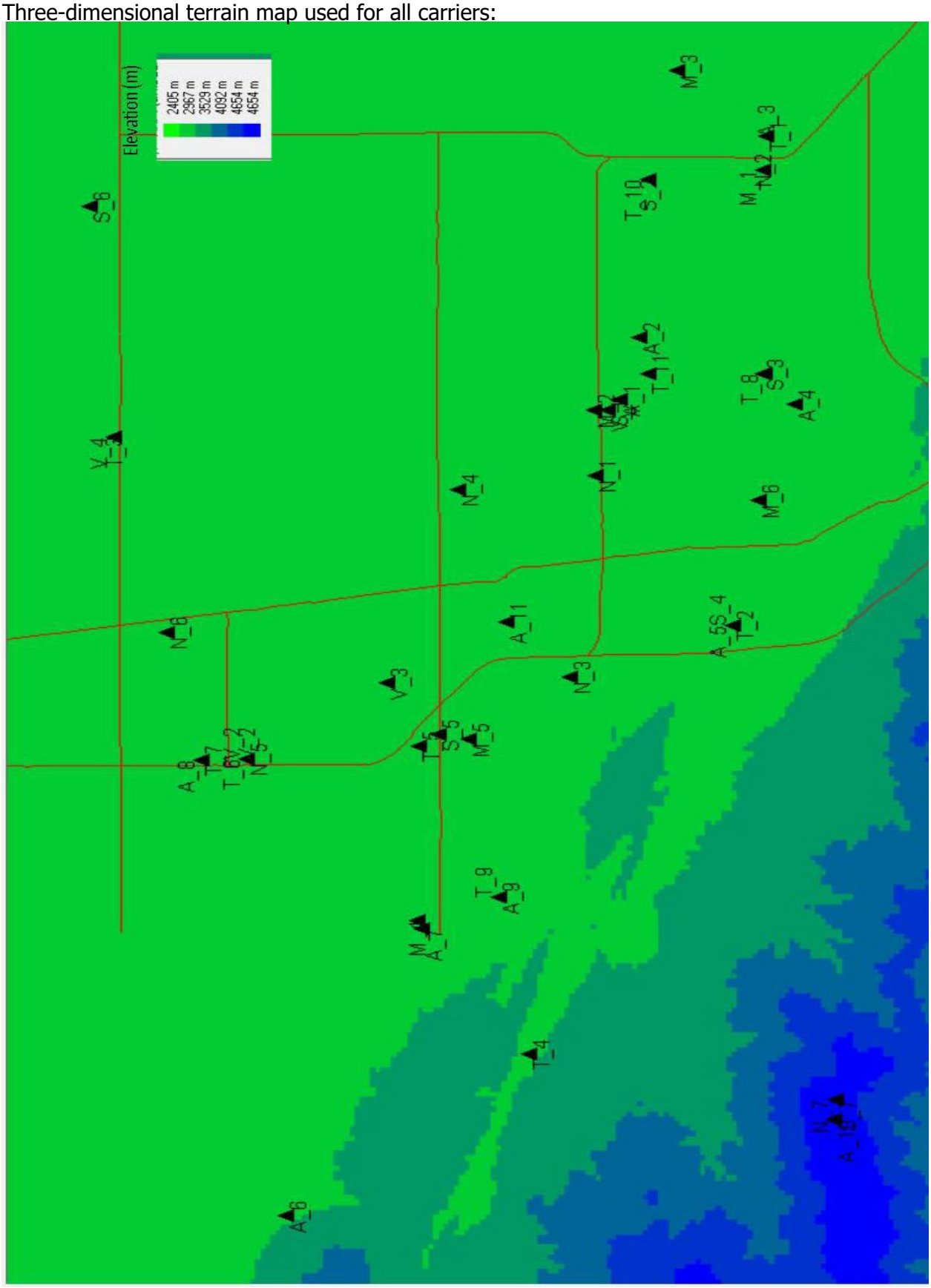
8. Power levels were set to 3W to simulate .15% of total power from a 20W PA (Nominal pilot power).
9. Losses from cables, connectors, duplexers, combiners etc. were set to 2.5 db.

Propagations were produced for each of the carriers' on-air site as part of an initial comprehensive cursory analysis. The aim of this study is to not only determine the highest probability of reliable coverage for each network, but to determine in conjunction with this study how those carriers may be focusing on in both the short and long term as part of a growth strategy. Since actual RF engineered settings from each carrier were not entered and reproduced, the methods used here are generalized for common predictions and used for overall systems with relaxed modeling. Sectorization, directional antennas, down tilts and power were not directly estimated in the modeling per actual carrier settings, this output represents a "perfect" antenna of equal signal gain of 10 dB as written above for this estimation. Growth strategies because of this method of propagation should however, still reflect the probability of areas where carriers could need to add additional sites to improve their overall footprint coverage and/or address capacity issues. This does not confirm areas that are shown to have coverage that may not be in real life and vice versa.

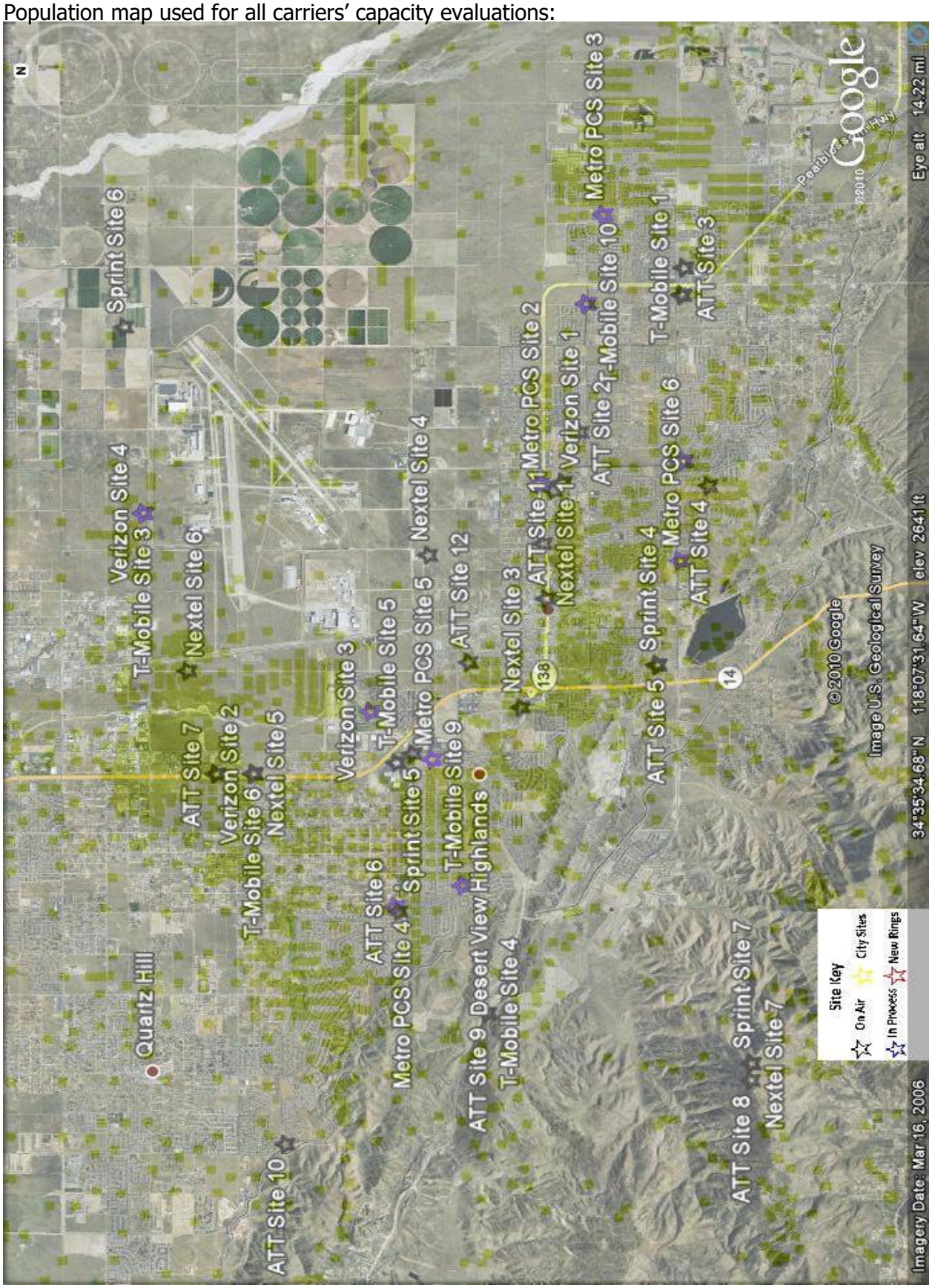
Traffic Map, used to consider traffic counts and flow:



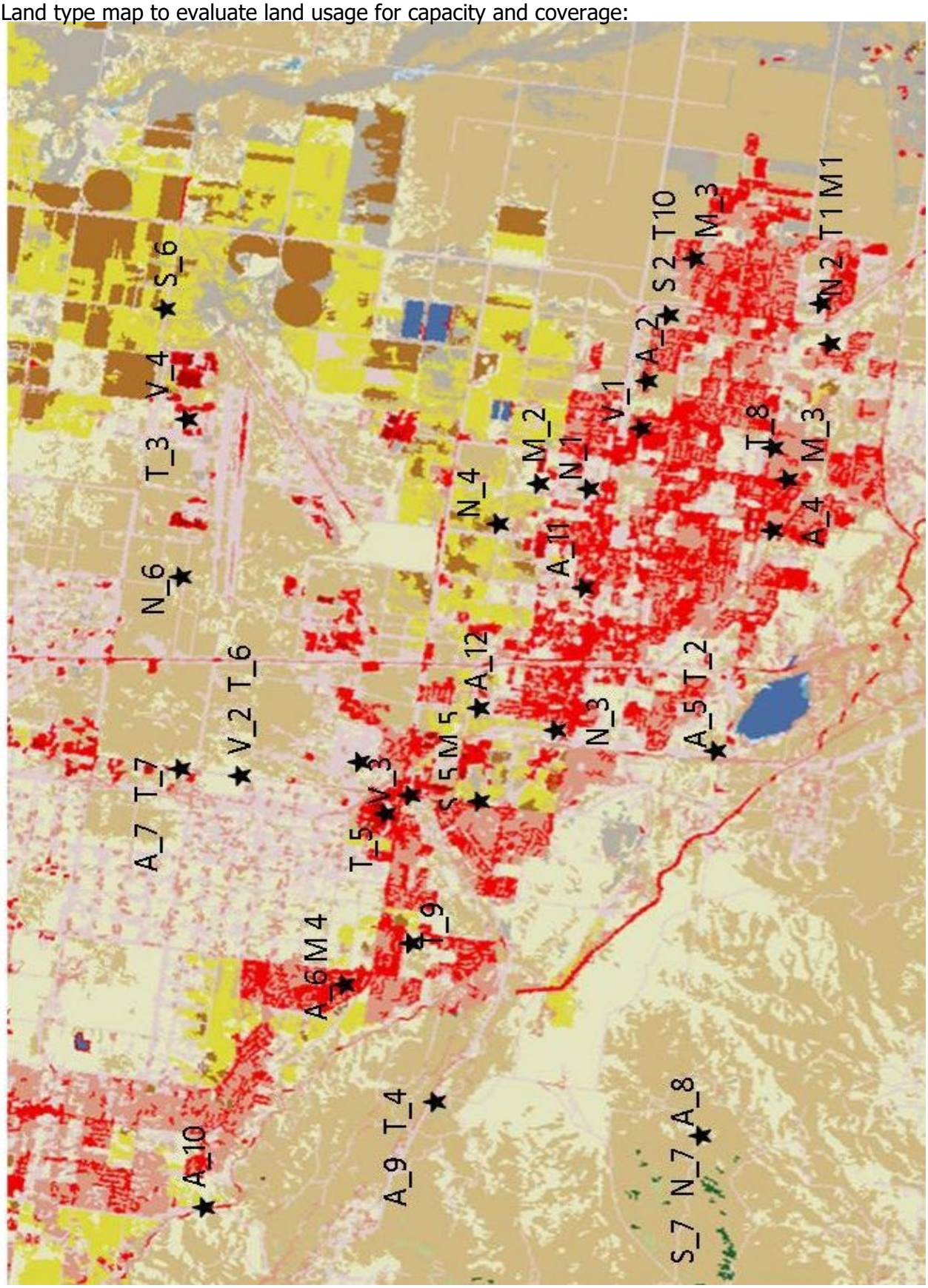
Three-dimensional terrain map used for all carriers:



Population map used for all carriers' capacity evaluations:



Land type map to evaluate land usage for capacity and coverage:



Inventory of City Property

The following table lists all city-owned properties. All properties are initially evaluated as possible wireless facility location candidates. However, parcels are removed from consideration if they exhibit development limitations and cannot be considered viable sites to place support structures for wireless antennas and accompanying telecommunications equipment.

City properties that are within a quarter-mile of identified coverage gaps are typically proposed as properties to target for development. But this does not prohibited carriers from targeting adjacent private properties that better accommodate coverage needs, leasing terms, or build area.

Site ID	Site Address	Lat	Long
PMD-001	827 E. Avenue Q-9	34.578743	-118.116045
PMD-002	38260 10th St E	34.577174	-118.111810
PMD-003	39110 3rd Street East	34.592856	-118.124690
PMD-004	Palmdale cemetery, NEC Ave S & 20th St E	34.559311	-118.091126
PMD-005	The Groves	34.569535	-118.172932
PMD-006	Bolz Ranch Rd & town center Dr	34.615638	-118.194926
PMD-007	39700 30th St W	34.603274	-118.178852
PMD-008	Warnack Park	34.613097	-118.223431
PMD-009	Tierra Subida & Rayburn Rd	34.567823	-118.136859
PMD-010	5th St W & Mesa Verde	34.577178	-118.137447
PMD-011	E. of UPRR between Ave Q and Palmdale Blvd	34.582492	-118.117380
PMD-012	815 E Avenue Q-6	34.582345	-118.114836
PMD-013	West side of Sierra Highway between Palmdale Blvd and Ave R	34.577852	-118.116597
PMD-014	38315 9th St E	34.578100	-118.114839
PMD-015	38226 10th St E	34.576298	-118.110602
PMD-016	1002 E Avenue Q-11	34.575486	-118.111437
PMD-017	38115 30th St E	34.573732	-118.078003
PMD-018	37716 55th St E	34.570196	-118.030103
PMD-019	Ave S & Hillcrest Drive	34.556749	-118.039011
PMD-020	3850 East Avenue S	34.557665	-118.062778
PMD-021	Fairfield & Via Del Rio	34.552147	-118.073534
PMD-022	25th St E & Barrel Springs Rd	34.539153	-118.083957
PMD-023	Sierra Highway & Barrel Springs Rd	34.542498	-118.103912

Site ID	Site Address	Lat	Long
PMD-024	Greenbrier St & Parkwood Dr	34.563943	-118.178489
PMD-025	38500 Sierra Highway	34.581777	-118.116430
PMD-026	M-12 & 10th St E	34.645395	-118.120074
PMD-027	5th St W & Auto Center Drive	34.590152	-118.138831
PMD-028	Avenue Q & Carriage Way	34.587726	-118.135105
PMD-029	Carriage Way north of Avenue Q	34.589340	-118.135135
PMD-030	Carriage Way between Ave Q & Auto Center Drive	34.589713	-118.136743
PMD-031	Ave Q-2 & 5th St E	34.584947	-118.120796
PMD-032	Ave Q-4 & 5th St E	34.583296	-118.120752
PMD-033	Between Sierra Highway & 8th St E, north of Avenue Q-7	34.580960	-118.116450
PMD-034	8th St E & Avenue Q-6	34.581262	-118.115666
PMD-035	Ave Q-7 & Sierra Highway	34.580494	-118.116420
PMD-036	9th St E & Ave Q-4	34.582920	-118.114021
PMD-037	819 E Ave Q-9	34.578811	-118.115113
PMD-038	Ave Q-11 between 9th & 10th St E	34.576104	-118.113055
PMD-039	Ave Q-12 between 9th & 10th St E	34.575503	-118.112595
PMD-040	9th St E north of Ave Q-12	34.575698	-118.113790
PMD-041	10th St E & Ave Q-10	34.577243	-118.112279
PMD-042	Ave Q-11 west of 10th St E	34.577000	-118.113593
PMD-043	SEC Ave M & 10th St W	34.641541	-118.142961
PMD-044	39000 Clock Tower Plaza Drive	34.591213	-118.121728
PMD-045	40701 Rancho Vista Blvd	34.620427	-118.217631
PMD-046	5200 Entrar Drive	34.622101	-118.225221
PMD-047	Between Ave Q-11 & Q-12, 9th St E to 10th St E	34.575477	-118.112325
PMD-048	Between Ave Q-9 & Q-10, 9th St e to 10th St E	34.576152	-118.113456
PMD-049	Ave R & 27th St E	34.572744	-118.081037
PMD-050	1030 East Ave S	34.556213	-118.109830
PMD-051	Alamosa Ave & 5th St W	34.573594	-118.138616
PMD-052	Sand Brook Dr & Ave R-12	34.561553	-118.083459
PMD-053	Ave R & 11th St E	34.572814	-118.109624
PMD-054	Ave R-8 & Ribbon St	34.565312	-118.017571
PMD-055	Ave R-8 & 65th St E	34.565182	-118.013927
PMD-056	N-S easement between SR14 and Ave O-8 behind Sam's club	34.606439	-118.143491
PMD-057	N. of Sheffield Drive, w of Lasker	34.562477	-118.106108

Site ID	Site Address	Lat	Long
PMD-058	W of Godde Hill Rd @ extension of Ave N-8	34.622735	-118.234477
PMD-059	NEC Rancho Vista Blvd & 22nd St W	34.603041	-118.169358
PMD-060	NWC rancho Vista Blvd & Peonza Ln	34.617612	-118.210534
PMD-061	SWC corner Towncenter Drive & Heathrow Dr	34.615756	-118.192068
PMD-062	Palmetto Drive & Fullham Ct	34.616042	-118.188792
PMD-063	NWC Vicker Way & Ave O-8	34.609413	-118.187700
PMD-064	Between Nido Ct & Ca Aqueduct	34.614512	-118.215978
PMD-065	Capian Dr & Guita Dt	34.608822	-118.186847
PMD-066	30th St W s of Tesoro Ln	34.603984	-118.183842
PMD-067	Between Brisa Dr & Sungate Dr	34.616241	-118.207443
PMD-068	Hyatt Way & Jacinto Ln	34.612635	-118.210436
PMD-069	50th W s of Greencrest Way	34.626733	-118.218044
PMD-070	Rimfield Drive & Indigo Way	34.630457	-118.212487
PMD-071	Rimfield Drive & Greencrest Way	34.628061	-118.216388
PMD-072	30th St W & Towncenter drive	34.615923	-118.184012
PMD-073	Fairgreen lane & Pebble Way	34.619891	-118.188907
PMD-074	45th St W & Ave N-4	34.626896	-118.210431
PMD-075	Bolz Ranch & Homeridge	34.617479	-118.198208
PMD-076	Rancho Vista Blvd & Ave N-8	34.623249	-118.219603
PMD-077	55th St W & Avienda Entrada	34.627379	-118.228088
PMD-078	Rancho Vista Blvd E of Greencrest	34.628587	-118.219488
PMD-079	55th St W & Bobbie Ave	34.622828	-118.227757
PMD-080	Sungate Drive n. of Resort Way	34.615353	-118.204909
PMD-081	45th St W & Ave N-2	34.628802	-118.210324
PMD-082	Sungate Drive s. of Meadowcrest Way	34.608777	-118.193944
PMD-083	Tournament Drive w. of Englewood St	34.622875	-118.200581
PMD-084	Las Brisas Terr & Las Piedras Ter	34.625256	-118.225638
PMD-085	Brookdale Rd & Kensington Way	34.593140	-118.159254
PMD-086	Ave P & 11th St W	34.601452	-118.150609
PMD-087	Windsor Pl & Gainsborough Dr	34.601467	-118.153192
PMD-088	Sandstone Ct & 22nd St E	34.601148	-118.170471
PMD-089	Cottontail St & Clearwater Ave	34.598988	-118.168116
PMD-090	Emerald Ct s. of Becon Ln	34.599714	-118.192637
PMD-091	30th St W & Twincreek Ave	34.600192	-118.183473
PMD-092	30th St W & Rancho Vista Blvd	34.601455	-118.183509

Site ID	Site Address	Lat	Long
PMD-093	30th St W & Paxton Ave	34.598736	-118.183315
PMD-094	Beacon Way & Devon Ln	34.597826	-118.189107
PMD-095	30th St W & Regency Way	34.596544	-118.183309
PMD-096	Rancho Vista Bvd & Summerwind Dr	34.601356	-118.156877
PMD-097	Victoria St & Windmere Ct	34.598157	-118.160769
PMD-098	30th St W & Rancho Vista Blvd	34.601491	-118.182609
PMD-099	Sandstone Ct & Bluegrass Way	34.601455	-118.176395
PMD-100	Rancho Vista Blvd & Dunbar St	34.601516	-118.161162
PMD-101	Ave P-4 & Dunbar St	34.597771	-118.161099
PMD-102	Gemstone Ave & Bluffstone Way	34.599780	-118.174676
PMD-103	Sycamore Lane & Daylily Place	34.600727	-118.173836
PMD-104	25th St West & Ave P-6	34.595963	-118.173864
PMD-105	25th St West & Ave P-12	34.589870	-118.174491
PMD-106	Ave P-8 & Hubbard St	34.594101	-118.182143
PMD-107	Ave P-12 & Christ St	34.590543	-118.179167
PMD-108	Elizabeth Lake rd e. and w. of 25th Street West	34.586076	-118.171753
PMD-109	Elizabeth Lake rd e. and w. of 25th Street West	34.586139	-118.179787
PMD-110	Summerwind Dr & Ave P-6	34.595636	-118.157183
PMD-111	Desert Rose St & Evening Star St	34.599693	-118.171256
PMD-112	Bobcat Ct & Sagetree St	34.583223	-118.150329
PMD-113	Elizabeth Lake Road & 15th St W	34.586812	-118.156576
PMD-114	San Mateo St & Morningside Terr	34.575406	-118.134083
PMD-115	Safari Ct & Mesquite Rd	34.584219	-118.154318
PMD-116	15th St W & Cheeta Way	34.582910	-118.156029
PMD-117	Amberwood Dr & Amberidge Way	34.586713	-118.164687
PMD-118	Amberidge Way & Highmeadow Dr	34.586755	-118.161188
PMD-119	Vandal Way & Wakefield Pl	34.581467	-118.143370
PMD-120	Elizabeth Lake Road & Panther Dr	34.586750	-118.160477
PMD-121	Sierra Highway & Ave O	34.617269	-118.126590
PMD-122	S. of Ave P-4, e. of SR 14	34.597618	-118.135979
PMD-123	Between Ave P-12 and Ave Q, e. of SR 14	34.589443	-118.133337
PMD-124	Mountainside Drive W. of Barbara Lane	34.566473	-118.132387
PMD-125	Ivywood Dr & Larchwood Dr	34.564774	-118.117426
PMD-126	Bayberry St & Larchwood Dr	34.560610	-118.117202
PMD-127	Ave R, E of 17th Street East	34.572519	-118.097082

Site ID	Site Address	Lat	Long
PMD-128	Ave R-8 & 20th St E	34.565065	-118.094300
PMD-129	17th St E s. of Boysenberry Way	34.568060	-118.098263
PMD-130	Ave R-12 & Cambridge Ct	34.561343	-118.100164
PMD-131	Ave R-8 & 16th St E	34.565079	-118.100013
PMD-132	Opaline Ct S of Ave R-8	34.565087	-118.102990
PMD-133	Ave r-7 & Maureen St	34.566770	-118.099089
PMD-134	Garnett Ave & Lasker Ave	34.562806	-118.105399
PMD-135	Ave R-8 & Garnett Ave	34.565178	-118.107042
PMD-136	Sheffield Dr & Lasker Ave	34.562690	-118.106539
PMD-137	Ave Q-11 & 15th St E	34.576844	-118.103102
PMD-138	Ave Q-13 & Evette Ct	34.575420	-118.105381
PMD-139	15th St E between Ave Q-11 & Q-13	34.575889	-118.103136
PMD-140	25th St E & Ave Q-14	34.574448	-118.084758
PMD-141	26th St E & Ave R-14	34.559806	-118.082684
PMD-142	Ave R-4 & Cardiff St	34.569165	-118.090329
PMD-143	20th St E & Cape Cod Ln	34.568113	-118.093647
PMD-144	Scott Ave east of Harvey St	34.565903	-118.089529
PMD-145	Hasting St south of Ave R	34.570830	-118.091192
PMD-146	Westview Dr south of Ave R-4	34.567826	-118.088150
PMD-147	Bristol Ct & Ave R-4	34.569275	-118.088497
PMD-148	20th St E & Ave R-12	34.561706	-118.093590
PMD-149	Ave R-6 & Robin Lane	34.567433	-118.086988
PMD-150	Acorde Ave & Landon Ave	34.565376	-118.063137
PMD-151	30th St E & Ave R-4	34.568996	-118.075805
PMD-152	36th St E & Ave R-12	34.561652	-118.064748
PMD-153	Sunstream Ave east of 37th St E	34.563659	-118.060821
PMD-154	37th St E & Ave R-4	34.565389	-118.062347
PMD-155	Ave R & Janus Dr	34.572734	-118.062542
PMD-156	Eclipse Dr & Golden Cir	34.560005	-118.059179
PMD-157	Ave Q-10 & 35th St E	34.578325	-118.067640
PMD-158	Ave R & 33rd Place E	34.572604	-118.070067
PMD-159	37th St E and Prairie Lane	34.578208	-118.062424
PMD-160	Ave Q-12 west of Bee Ct	34.576321	-118.062493
PMD-161	South of Palmdale Blvd, east of 40th St E	34.580327	-118.058341
PMD-162	47th St E and Ave R-4	34.568918	-118.044775

Site ID	Site Address	Lat	Long
PMD-163	Ave R-12 & Newberry Dr	34.561509	-118.030873
PMD-164	Ave R & Tackstem St	34.563924	-118.049726
PMD-165	45th Street East and Ave R-13	34.560827	-118.049772
PMD-166	Ave Q-11 east of 42nd Street East	34.576482	-118.051863
PMD-167	47th Street East and Ave R-2	34.569907	-118.044685
PMD-168	Ave R-8 west of Hudson St	34.565065	-118.036933
PMD-169	45th Street East & Ave R-8	34.563444	-118.049731
PMD-170	Cantlewood Dr & Lupine St	34.566749	-118.038490
PMD-171	Lupine St & Ave R-4	34.568798	-118.038943
PMD-172	50th St E & Ave R-2	34.570686	-118.040404
PMD-173	Ave R-4 east of Smoke Tree St	34.569186	-118.037094
PMD-174	45th Street East & Wrightwood Way	34.570932	-118.049059
PMD-175	Ave R & Stardust Pl	34.572689	-118.046892
PMD-176	Ave R-4 & Blazing Star Street	34.568741	-118.032976
PMD-177	45th Street East north of Ave R-13	34.563470	-118.049708
PMD-178	Ave R-8 & Sabal St	34.565030	-118.033956
PMD-179	53rd St E & Evergem Ave	34.566921	-118.035079
PMD-180	45th St E & Ave R-6	34.566883	-118.049044
PMD-181	45th St E & Ave R-8	34.565312	-118.049001
PMD-182	Monaco Lane & 52nd St E	34.576092	-118.036169
PMD-183	Ave R-8 & Deville St	34.565067	-118.029082
PMD-184	Katrina Pl & Newbury Pl	34.564966	-118.031406
PMD-185	Newbury Pl & Sandpiper Pl	34.563439	-118.031440
PMD-186	Between 56th St E & Deville St, north of Ave R-11	34.563517	-118.029081
PMD-187	55th St E & Ave R-8	34.566296	-118.031481
PMD-188	55th St E & Russ Pl	34.567568	-118.031408
PMD-189	57th St E & Charlotte Pl	34.568746	-118.028151
PMD-190	Ave R & 57th St E	34.572235	-118.028145
PMD-191	Opal Ave & Sweetbrush St	34.572332	-118.037058
PMD-192	57th St E & Evergem Ave	34.567002	-118.028089
PMD-193	52nd St E & Monaco Ln	34.576069	-118.035964
PMD-194	Adobe Ave & Beryl Ct	34.574440	-118.042676
PMD-195	Ave R east of 42nd St E	34.571549	-118.051726
PMD-196	Ave R-12 west of Laramie St	34.562936	-118.055254
PMD-197	Ave R-14 & 45th St e	34.559804	-118.049249

Site ID	Site Address	Lat	Long
PMD-198	Ave R & 58th St E	34.572279	-118.025158
PMD-199	Bolton Ave & Palms Pl	34.585477	-118.057982
PMD-200	Ave R-6 & 40th St E	34.567762	-118.057891
PMD-201	50th St e & Monaco Lane	34.576139	-118.040189
PMD-202	Between Ave R & Ave Q-14, east of Raintree Lane	34.574065	-118.051837
PMD-203	Ave R-8 and Highland Ct	34.564902	-118.025950
PMD-204	55th St E & Monaco Lane	34.575924	-118.026897
PMD-205	42nd Street East & Belleshire Way	34.568385	-118.054197
PMD-206	42nd Street East & Minstrel Drive	34.560678	-118.044718
PMD-207	Between Ave Q-11 & Q-14, west of 42nd Street East	34.576223	-118.051865
PMD-208	Ave R-8 east of 40th St E	34.564712	-118.056397
PMD-209	Ave Q-12 north of Antibes Dr	34.575928	-118.026890
PMD-210	Nova Ave & Virgo Ave	34.571239	-118.057727
PMD-211	Allegro Ct & Terra Verde Dr	34.587071	-118.057957
PMD-212	Meredith Ave & Rockie Lane	34.566903	-118.020321
PMD-213	Ave R-8 west of Ribbon St	34.566189	-118.018124
PMD-214	Ave R & 60th St E	34.571993	-118.022469
PMD-215	Ave R-4 & 65th St E	34.568409	-118.013507
PMD-216	Ave R-8 & Rockie Lane	34.564959	-118.020112
PMD-217	Katrina Pl & Giavon St	34.564942	-118.018588
PMD-218	Ave R-8 & Siderno Dr	34.564970	-118.015906
PMD-219	Ave R-8 & Calle Mazatlan	34.564816	-118.021252
PMD-220	Palmdale Blvd & 65th St E	34.579247	-118.014546
PMD-221	Ave R-8 & Rockie Lane	34.565014	-118.020818
PMD-222	Ave R & 65th St E	34.571870	-118.013513
PMD-223	Chappelle St & Adainville Dr	34.577666	-118.009848
PMD-224	Ave R-12 & Giavon St	34.561258	-118.018447
PMD-225	Ponderosa Way & 37th St E	34.545505	-118.063552
PMD-226	Jojoba Terr & Nickel St	34.549726	-118.070699
PMD-227	Ave S & 35th St E	34.557902	-118.066089
PMD-228	37th St E & Hollowglen Dr	34.553423	-118.062626
PMD-229	Olive Dr & Bayliss Ct	34.554857	-118.079732
PMD-230	30th St E & Conestoga Canyon	34.546049	-118.075742
PMD-231	35th St E north of Fairfield Ave	34.553491	-118.067766

Site ID	Site Address	Lat	Long
PMD-232	Fairfield Ave & Pond Ave	34.552274	-118.070961
PMD-233	Fairfield Ave west of 35th St E	34.552282	-118.069188
PMD-234	37th St E & Waterford Ct	34.556716	-118.063109
PMD-235	Turner Dr & Ramona rd	34.543234	-118.079586
PMD-236	Chalone Dr & Cederwood Ct	34.542967	-118.060503
PMD-237	Windtree Cir & Napa Way	34.547015	-118.058901
PMD-238	33rd St E & Conestoga Canyon Rd	34.546109	-118.069833
PMD-239	Jacarte Ave & 40th St E	34.554923	-118.058885
PMD-240	Jacarte Ave & 37th St E	34.554919	-118.062697
PMD-241	Ave S-4 & 42nd St E	34.553412	-118.054505
PMD-242	Ave S-8 & 45th St E	34.549696	-118.049200
PMD-243	Ave S-8 & 47th St E	34.549675	-118.045710
PMD-244	Ave S & Springfield St	34.557916	-118.055981
PMD-245	Springfield St & Sorrel St	34.555653	-118.056123
PMD-246	Sorrel St & 42nd St E	34.555515	-118.053816
PMD-247	45th St E & Avoca Ave	34.555517	-118.050105
PMD-248	Ave S-4 & Sylvan St	34.553177	-118.051095
PMD-249	Jojoba Terr & 30th St E	34.551789	-118.077054
PMD-250	Ave S-8 & 40th St E	34.549656	-118.058920
PMD-251	South of Old Harold Road, west of 25th St E	34.547439	-118.090258
PMD-252	Spanish Broom Drive & Little Leaf Dr	34.552522	-118.080078
PMD-253	Ave S & Casa Verde Dr	34.557862	-118.098603
PMD-254	Ave S & Bela St	34.557870	-118.085940
PMD-255	Ave S & Halfmoon Dr	34.557866	-118.087360
PMD-256	Casa Verde Dr & Via Verde Ave	34.556616	-118.100632
PMD-257	Ave S & Spanish Broom Dr	34.557307	-118.094092
PMD-258	Spanish Broom Drive & Firethorn Ave	34.556846	-118.092716
PMD-259	West of 25th St E, north of Desert Oak Drive	34.550061	-118.088505
PMD-260	Ave N & Laidlaw Lane	34.631086	-118.233280
PMD-261	Hickory St & Jacaranda St	34.637914	-118.228209
PMD-262	Ave M-8 & Vista Linda	34.637990	-118.226758
PMD-263	Matthew St & Allen Ct	34.634259	-118.225996
PMD-264	12th St W & Ave M-4	34.634530	-118.151361
PMD-265	Devonshire Dr & 60th St W	34.643408	-118.236432
PMD-266	Ave M & 65th St W	34.644670	-118.245961

Site ID	Site Address	Lat	Long
PMD-267	Ave M-4 & 62nd St W	34.641624	-118.240863
PMD-268	Cielo Vista Dr & 65th St W	34.641780	-118.242984
PMD-269	Ave M-8 & Kind Dr	34.638020	-118.238637
PMD-270	Ave M-8 & 67th St W	34.637907	-118.248828
PMD-271	Ave M-8 & Flintridge Dr	34.637931	-118.246763
PMD-272	Ave M & Tilton Dr	34.645194	-118.256485
PMD-273	Ave M & Beringer Rd	34.645162	-118.255585
PMD-274	210 East Avenue S	34.556799	-118.128977
PMD-275	434 West Avenue S	34.556676	-118.138522
PMD-276	Between Claro Way & Alpine Drive	34.618280	-118.221496
PMD-277	Between Ca Aqueduct & Gemelos Ct	34.615743	-118.219242
PMD-278	6th Street East s. of Sierra Highway crossing	34.587945	-118.119198
PMD-279	3rd Street East between Ave P-12 and Ave Q	34.590471	-118.126421
PMD-280	Ave P-12 between 2nd St E and Stanridge Ave	34.590554	-118.126236
PMD-281	Division St between Ave P-12 and Ave Q	34.590030	-118.129686
PMD-282	N. side of Avenue P-12 between Division St and 2nd St E	34.591022	-118.128638
PMD-283	N. side of Avenue P-12 between 2nd St E and 3rd St E	34.590930	-118.126492
PMD-284	E. side of Sierra s. of Avenue Q	34.584144	-118.116448
PMD-285	E. side of Sierra Highway, north of Avenue Q-6	34.58299	-118.116763
PMD-286	SWC Avenue Q & 10th St E	34.587326	-118.112033
PMD-287	W of Sierra Highway, s of alignment of Ave R-4	34.568228	-118.119342
PMD-288	E & W of Sierra Highway, north of Avenue R-8	34.566152	-118.114959
PMD-289	Division St & Basara Lane	34.567387	-118.129189
PMD-290	27th St E & Ave Q-14	34.574496	-118.081225
PMD-291	29th St E & Ave R-10	34.564332	-118.078662
PMD-292	Sierra Highway north & south of Rancho Vista Blvd	34.601773	-118.121228
PMD-293	Sierra Highway north of Ave O-8	34.611133	-118.123757
PMD-294	70th Street East & Ave Q-14	34.574400	-118.003724
PMD-295	North of Ave S, east of 70th St E	34.560291	-118.008454
PMD-296	Sierra Highway north of Ave N	34.637159	-118.125721

City Property Evaluation

In order to evaluate city-owned property, all parcels are geo-coded. This information is the minimum profile necessary for initial property marketing. The list of geo-coded properties is immediately available to the carriers for review and enhancement to their wireless network.

When evaluating and marketing properties to wireless carriers several factors need to be considered,

1. The ground height's relationship with the surrounding area, the ASML,
2. Suitable height for antennas according to the City's zoning standards, and
3. The carrier's coverage, capacity objectives, customer usage and newly available wireless services

Promotion & Marketing

ATS will take the lead in promoting the City-owned sites depicted within the WMP to the various wireless carriers.

As the Wireless Industry continues to evolve, there will be the need to periodically update the WMP. ATS will present this list of City-owned properties to the wireless service providers for their consideration of potential candidates for their future builds. This WMP will be used as a tool to market these properties to the Carriers.

Each of the Carriers uses subcontractors to continue the development of their networks. Often these subcontractors come and go. Therefore, a continuous marketing effort is needed to ensure this WMP is implemented and additional City-owned properties are considered for future WMP updates.

Representatives from the various wireless service providers will use the City's WMP as a guide and submit their proposals in accordance with the City's zoning codes for projects subject to the WMP.

Application Process

The process for permit applications meeting the pre-approved design concepts for City properties indentified in the WMP is as follows:

- Applicant consults with Planning Staff for conceptual review of project and determination of appropriate permit application. Additional information regarding permit requirements for antennas on City property can be found in the Municipal Code.
- Applicant submits required permit application, application fees, and appropriate exhibits to Community Development Department. In lieu of the application fee, the Planning Division may establish a deposit account from the applicant to cover the actual cost of staff time to review and analyze the permit application.

- Application is reviewed for completeness and identification of issues.
- If application is complete, processing begins. Application is then reviewed by all appropriate departments and comments are provided to the applicant. If not complete, application is returned to applicant for resubmission at later date.
- The Planning Commission's Design Review Subcommittee shall consider and provide comments on staffs review, analysis and recommendation.
- CEQA review is performed by Planning Department (once application is complete). Thirty (30) day review period is provided for comments on environmental documentation, if applicable.
- Based upon comments from reviewing departments and Design Review Subcommittee, a recommendation is made to approve with conditions or deny the requested project permit. Refer to the Municipal Code for findings required prior to approval.
- Applications consistent with the pre-approved design concepts for City properties indentified in the WMP shall be considered by the City Manager for approval (with conditions) or denial. Project applications not consistent with the pre-approved design concepts for City properties indentified in the WMP shall be considered by the Planning Commission for approval (with conditions) or denial.
- Once all applicable appeal periods have expired and no appeals have been filed, or the appeals have been resolved, the applicant may apply for other permits or licenses.
- Lease agreement for applicant use of City property is drafted by ATS.
- City Council review and approval/denial of lease agreement.

Wireless Infrastructure – Existing and Proposed

ATS identified 36 active cell sites at 25 locations throughout the City. Of the 36 existing cell sites, AT&T has the most facilities, possessing 12 locations. T-Mobile, Nextel and Sprint PCS have the second most cell sites, possessing 7 locations each. Verizon Wireless has 2 sites and Metro PCS has one active site throughout the City. Analysts observe seven different antenna structure styles, the most common being the monopole.

The seven proposed sites were developed using the radio frequency engineering analysis. These sites were identified by locating the carrier's absent coverage areas and plotting the findings on city property. These identified sites serve as probable areas for future development, meaning they are the closest approximation to the carrier's coverage gaps. But these selected locations do not necessarily fit the City's desires for placement or the carrier's coverage and capacity goals.

Having driven each of the proposed sites and evaluated their acceptability, each location was categorized as either, high, medium or low based on several factors. The factors that went into consideration were viability of the height of the site, available room for a wireless communications facility, accessibility, access to utilities and other positive or negative characteristics of the site. Though there may have been other City properties close by, the exact property that satisfied the carrier needs was identified.

In the event the carrier evaluates the chosen property, if the location was identified as low it will be identified as such to the carrier with the promotion of a more suitable City property close by. In the event that property won't work, ATS will work with the City to identify what can reasonably be accommodated for the site and ultimately it will be the City's decision in its sole discretion to determine whether to move forward with leasing the site or not.

Last, while Clearwire has entered into the marketplace, they are being considered part of the Sprint PCS build at this time. Another carrier is projected to be coming into the market place in 2011/2012 and their network will be identified in the next generation of the WMP.

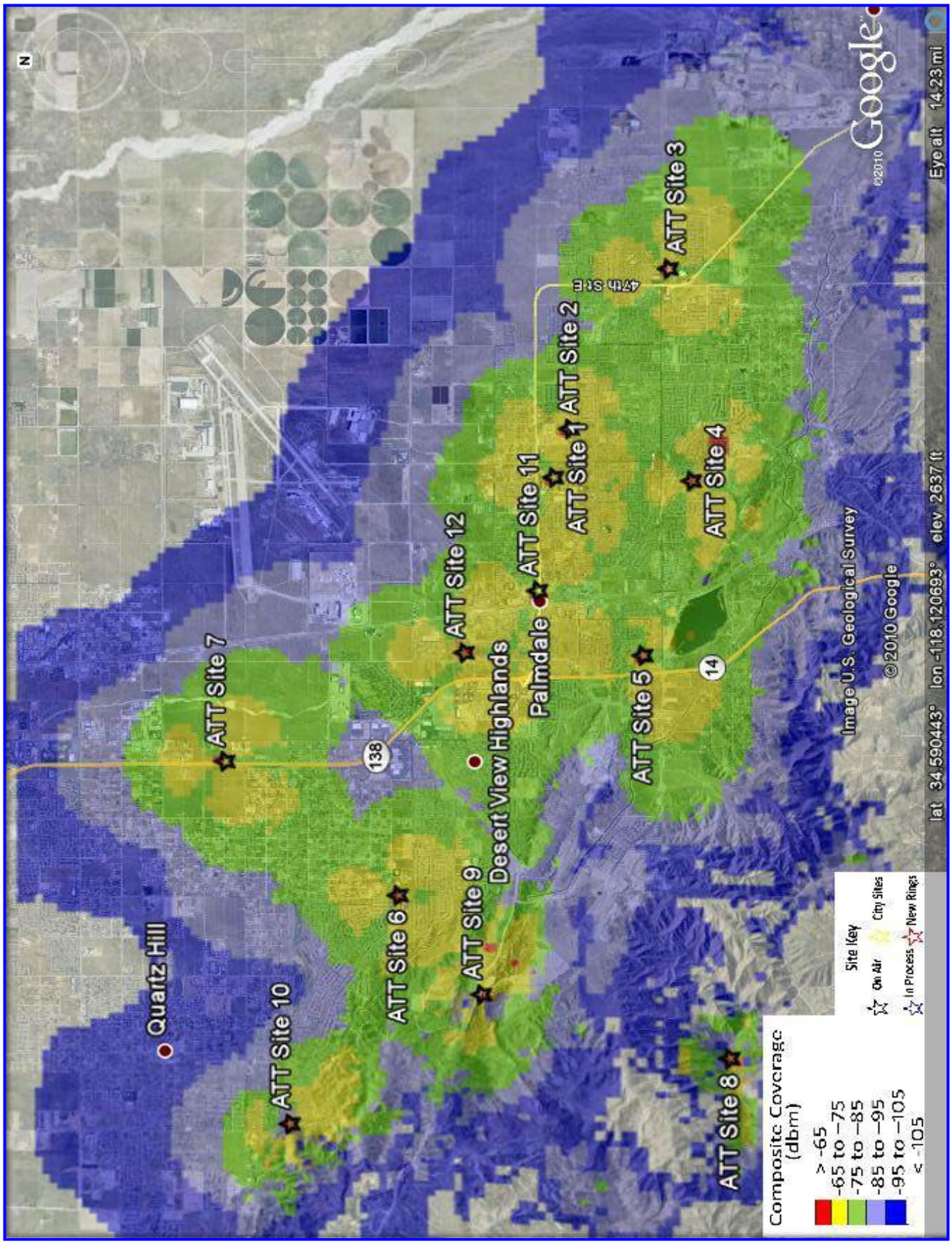
AT&T

AT&T is the largest carrier in the Unites States based on subscribers, it serves 70.1 million individuals. AT&T has the largest digital voice and data network in the network, which is referred to as the ALLOVER network. The ALLOVER network covers the top 100 U.S. markets. AT&T claims to be the leading innovator in the wireless industry, introducing many of the newest technologies including GSM/GPRS, the Apple iPhone, and the Blackberry. Consumers can access high quality videos and music from these new phones, which require greater bandwidth capabilities. With this technology, AT&T has captured some of the fastest growing wireless segments, including youths and Hispanics. The following table lists locations that satisfy AT&T's future needs:

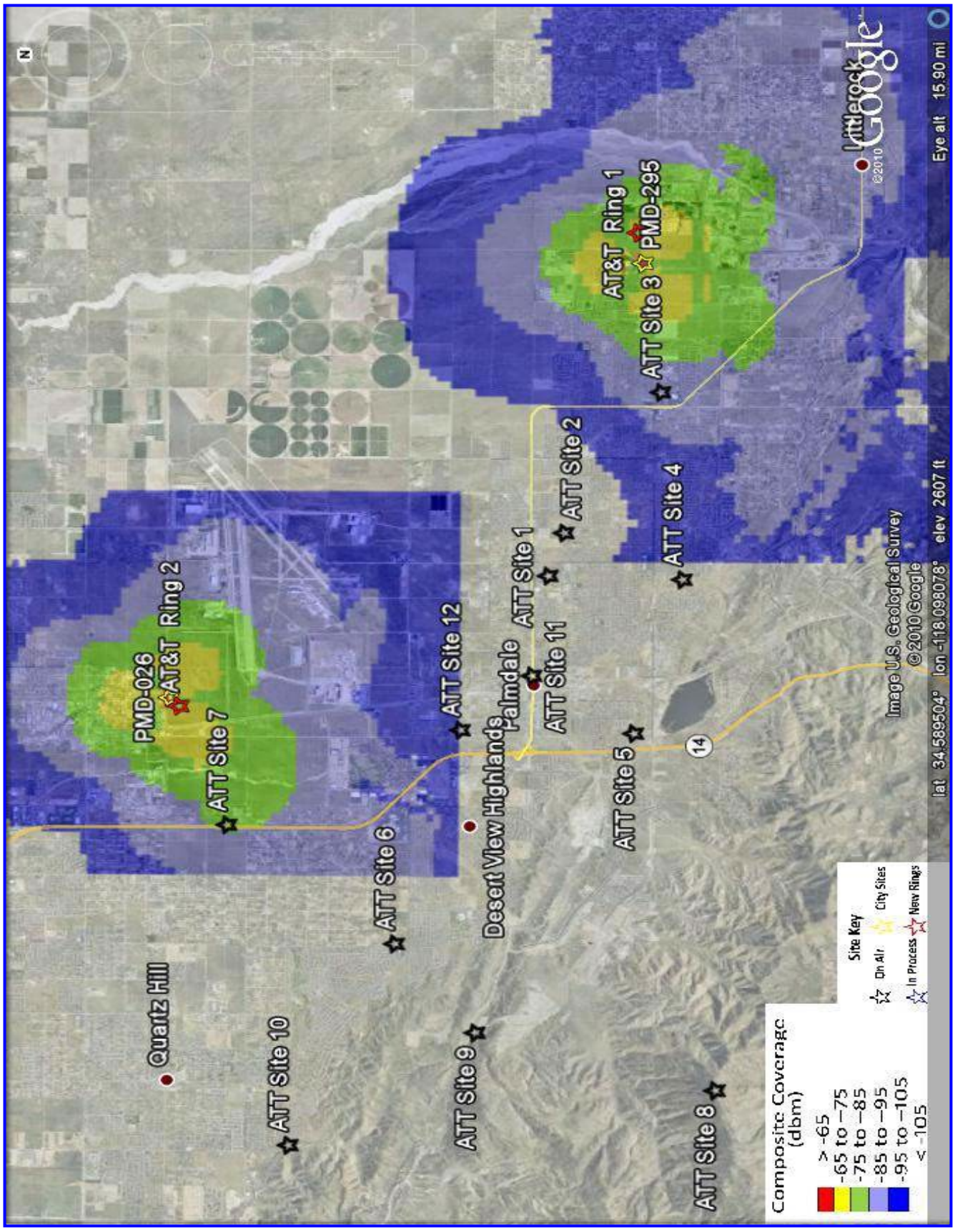
Proposed for AT&T

Site ID	Site Location	Priority
PMD-026	M-12 & 10th Street E	High
PMD-295	N of Avenue S & East of 70th Street E	High

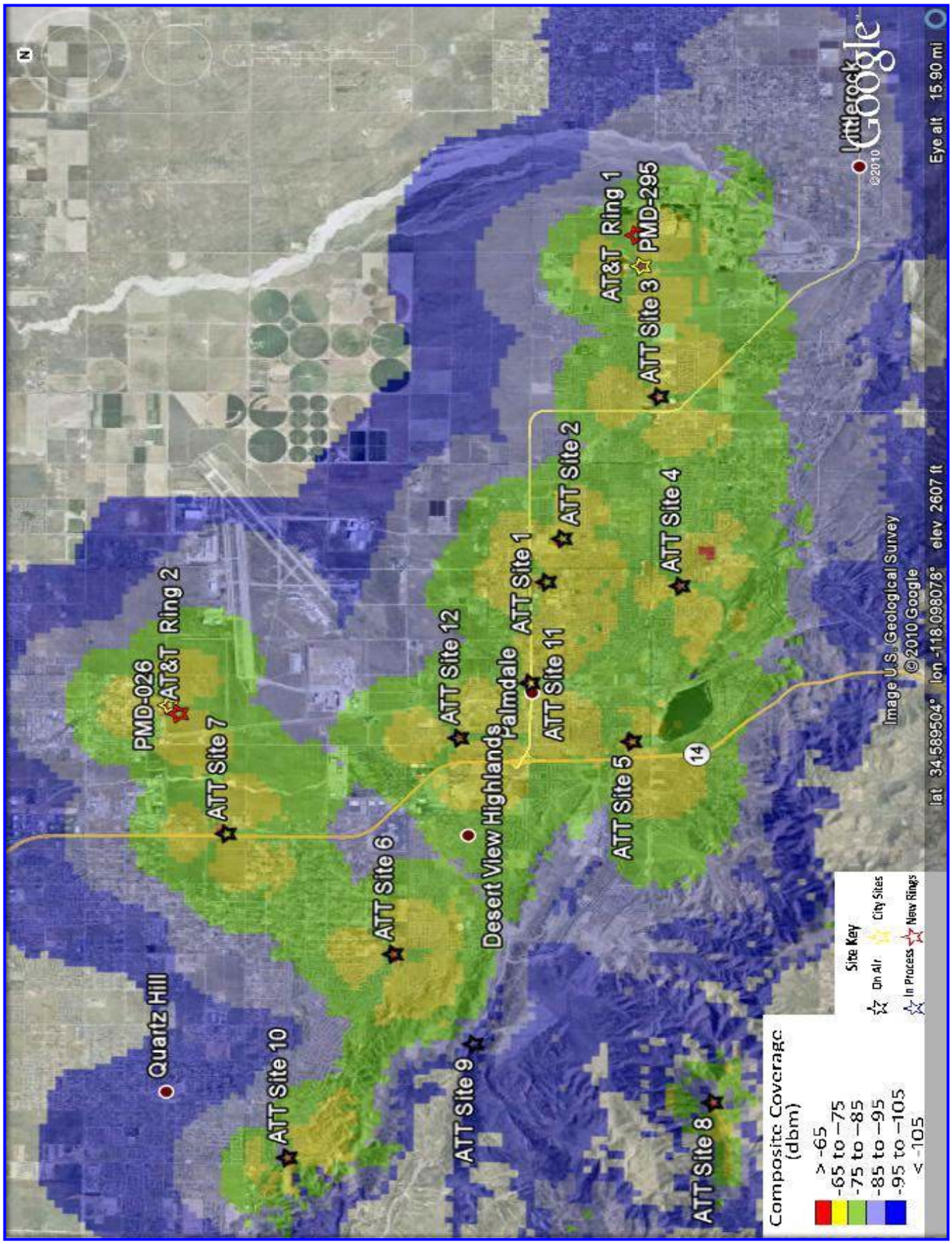
AT&T Existing Coverage



AT&T Proposed City Sites



AT&T Cumulative Coverage



Nextel

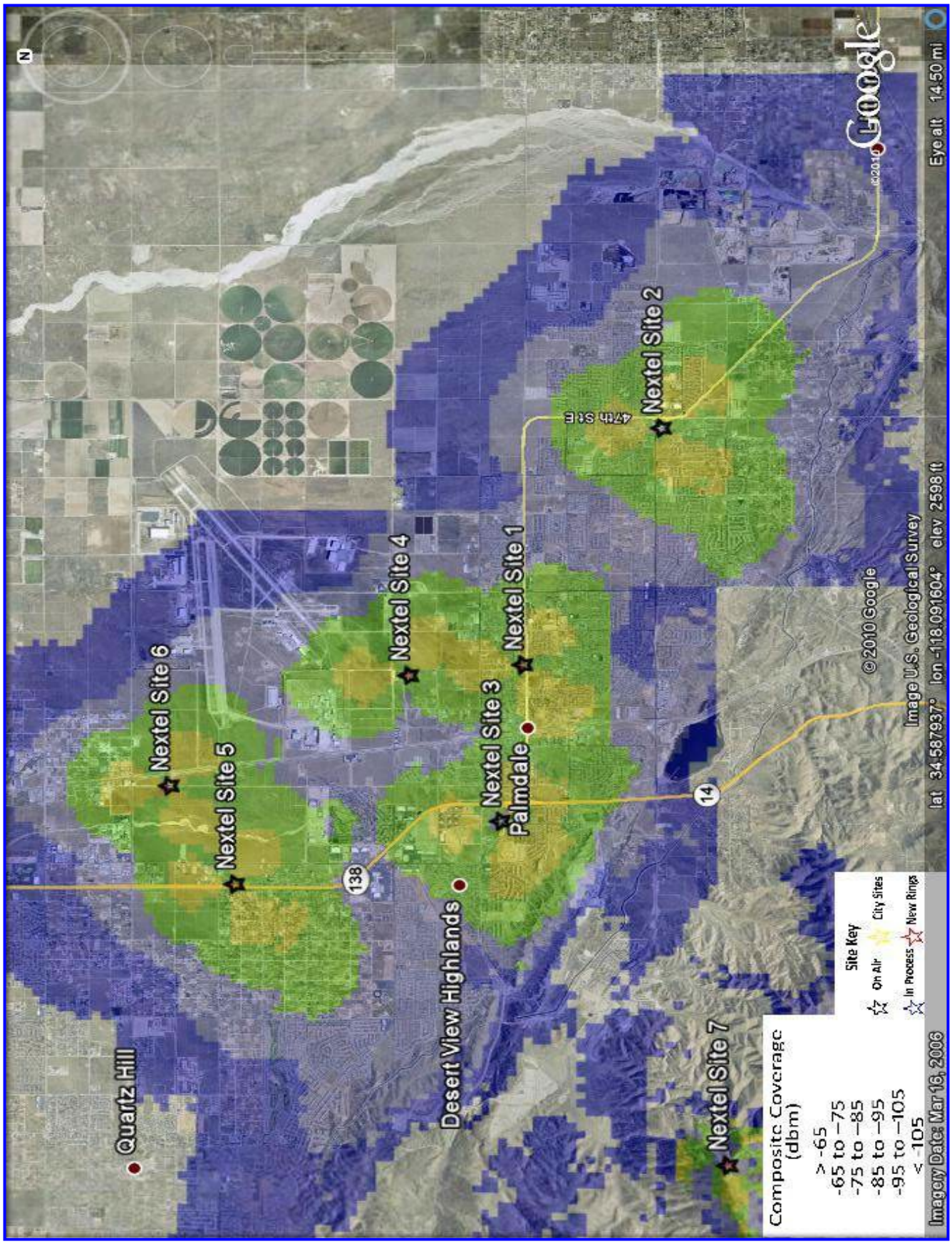
Unlike the Cingular/AT&T merger, Sprint and Nextel remain separate entities. It is unclear if Nextel will brand itself as the merged companies' business focus or target another market segment; nevertheless, they combined their build plans for efficiency.

While each build plan is shown separately, Sprint and Nextel will likely co-locate on one another's sites as part of their network enhancements. They will also combine their new site acquisitions through Sprint's name, which is part of their already-underway Synergy network enhancement plan.

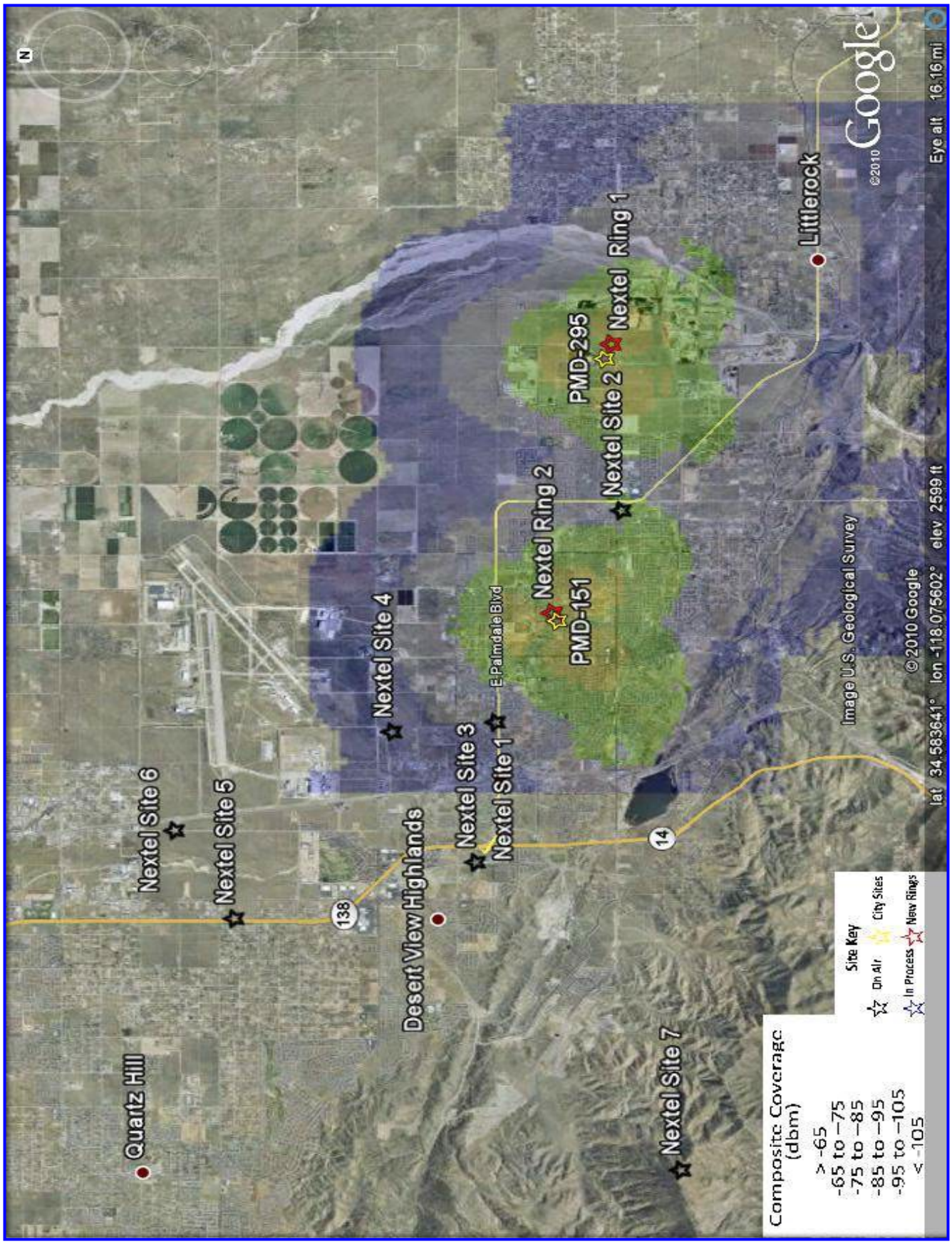
Proposed for Nextel

Site ID	Site Location	Priority
PMD-151	30th Street E & Avenue R-4	Medium
PMD-295	N of Avenue S & East of 70th Street E	High

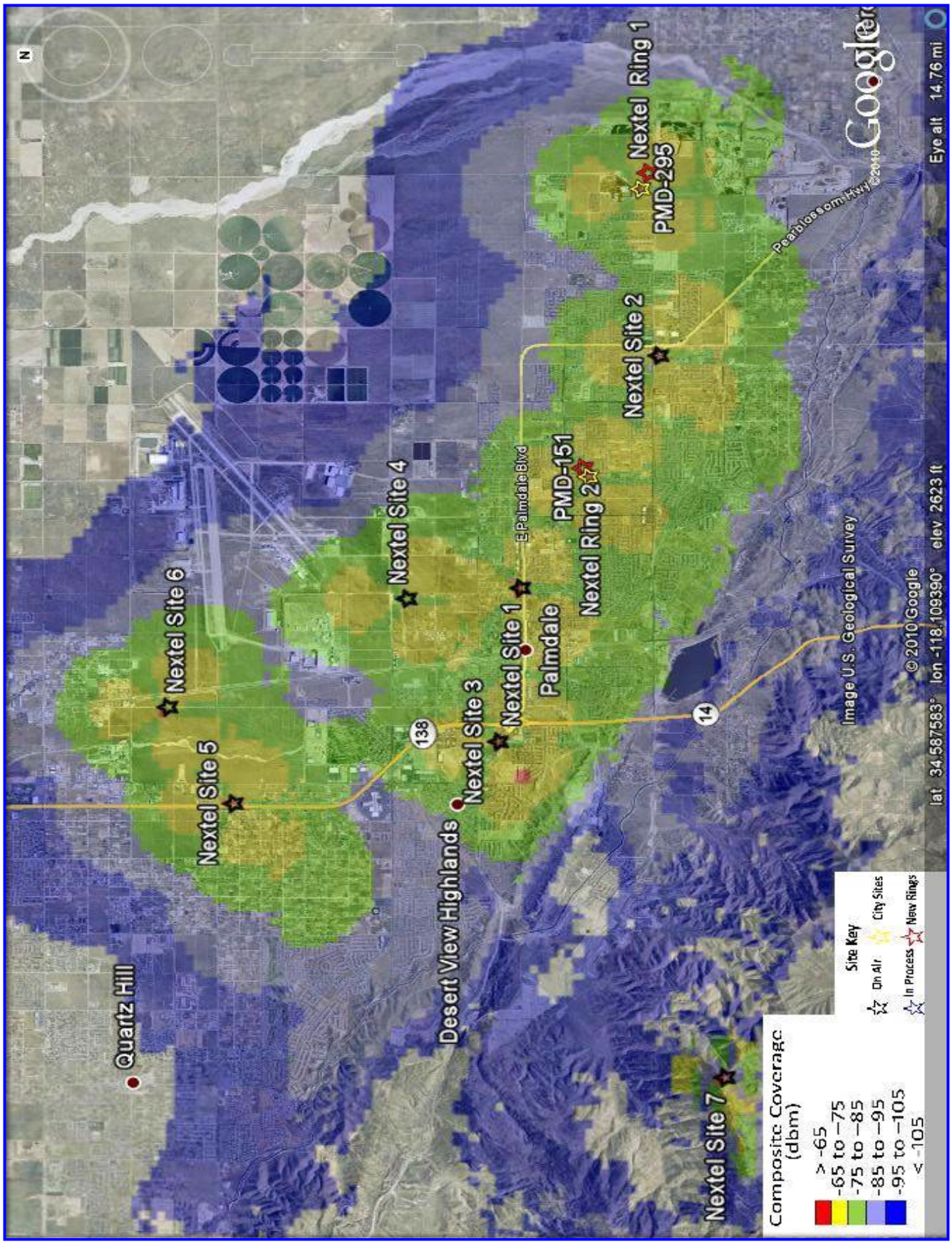
Nextel Existing Coverage



Nextel Proposed City Coverage



Nextel Cumulative Coverage



SprintPCS

SprintPCS recently announced its plans to develop and deploy the first fourth generation (4G) nationwide mobile network. As a large community in the nation's primary mobile market, SprintPCS will likely enhance its network throughout the City.

It is probable that SprintPCS will employ clauses in the Nextel's agreements, enhancing its networks within those facilities' bounds. Even so, the higher frequency ranges needed to facilitate 4G technology require additional sites.

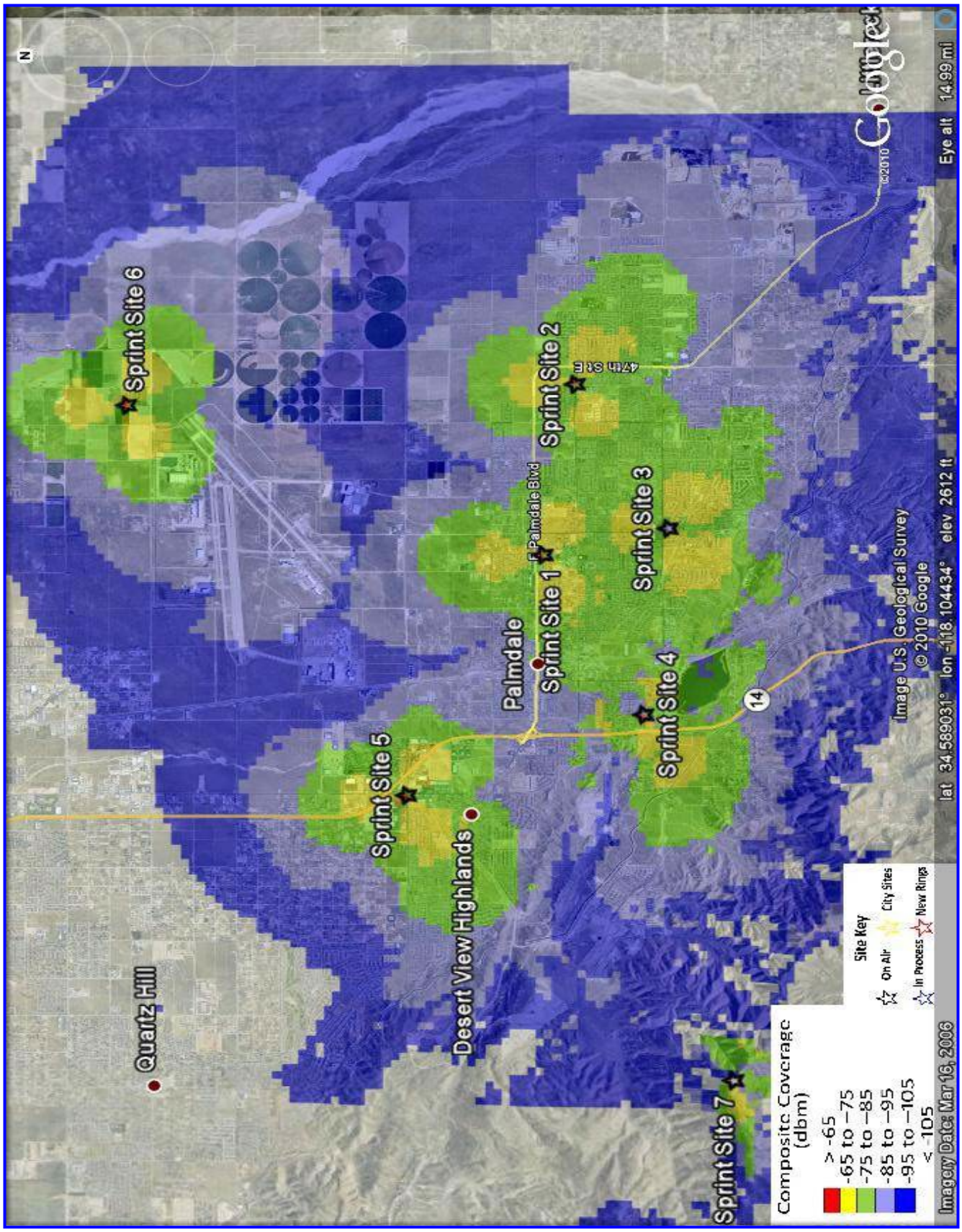
In 2006 and 2007 Sprint added thousands of cell sites and enhancements to its national wireless network, spending approximately $13 billion dollars. Sprint is aiming to have both networks, Sprint and Nextel, performing at optimum levels with fewer dropped and blocked call while their consumers are using new technology features.

The chart below shows locations identified as potential candidates for Sprint's build. We anticipate that with Nextel's frequency change and Sprint's aggressive live sports video marketing, site demand may exceed this analysis. Clearwire, a new provider in the market place is 51% owned by Sprint. Since they will be providing the higher bandwidth services for Sprint, they are being considered part of the Sprint build at this time.

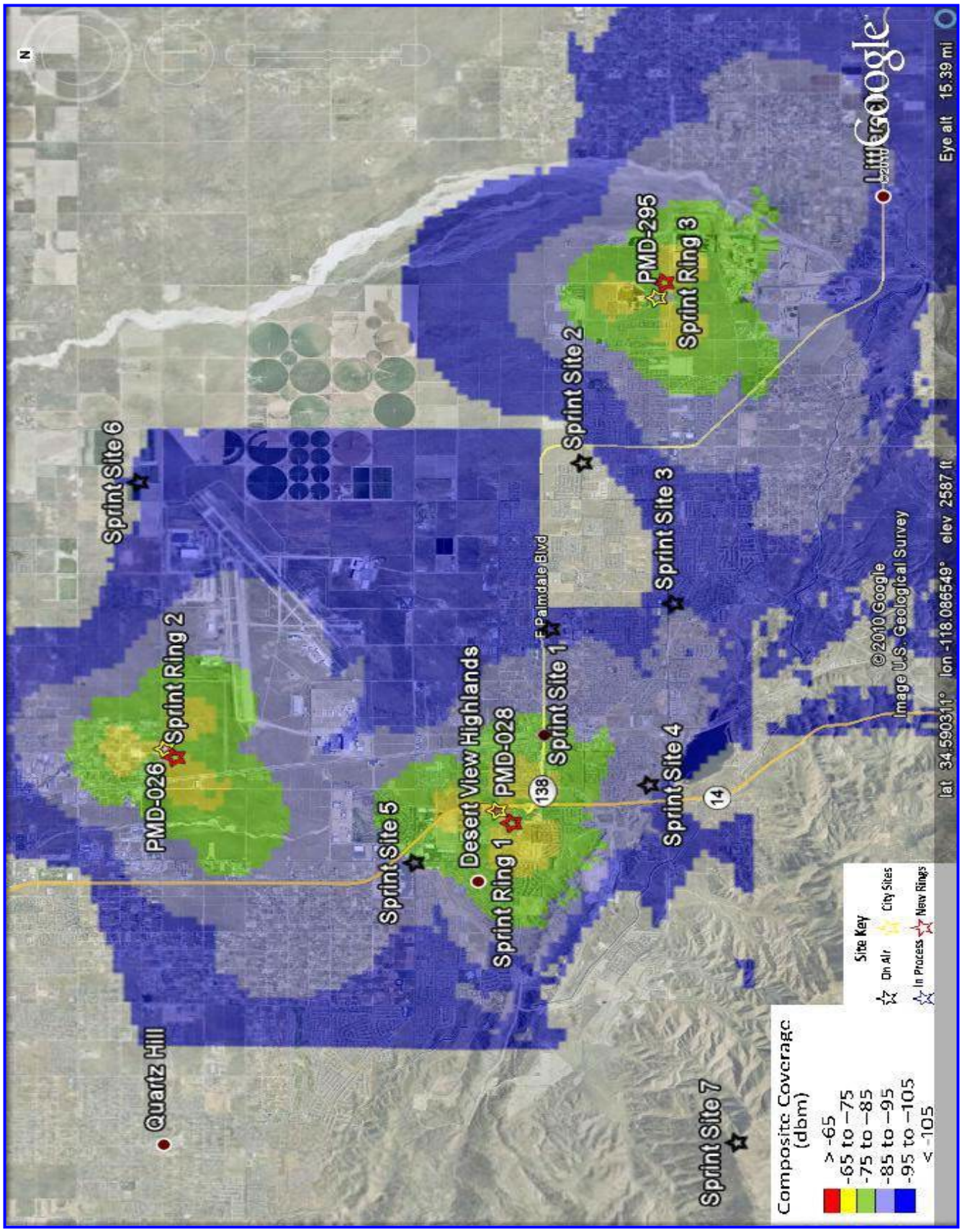
Proposed for SprintPCS

Site ID	**Site Location**	**Priority**
PMD-026	M-12 & 10th Street E	High
PMD-028	Avenue Q & Carriage Way	High
PMD-295	N of Avenue S & East of 70th Street E	High

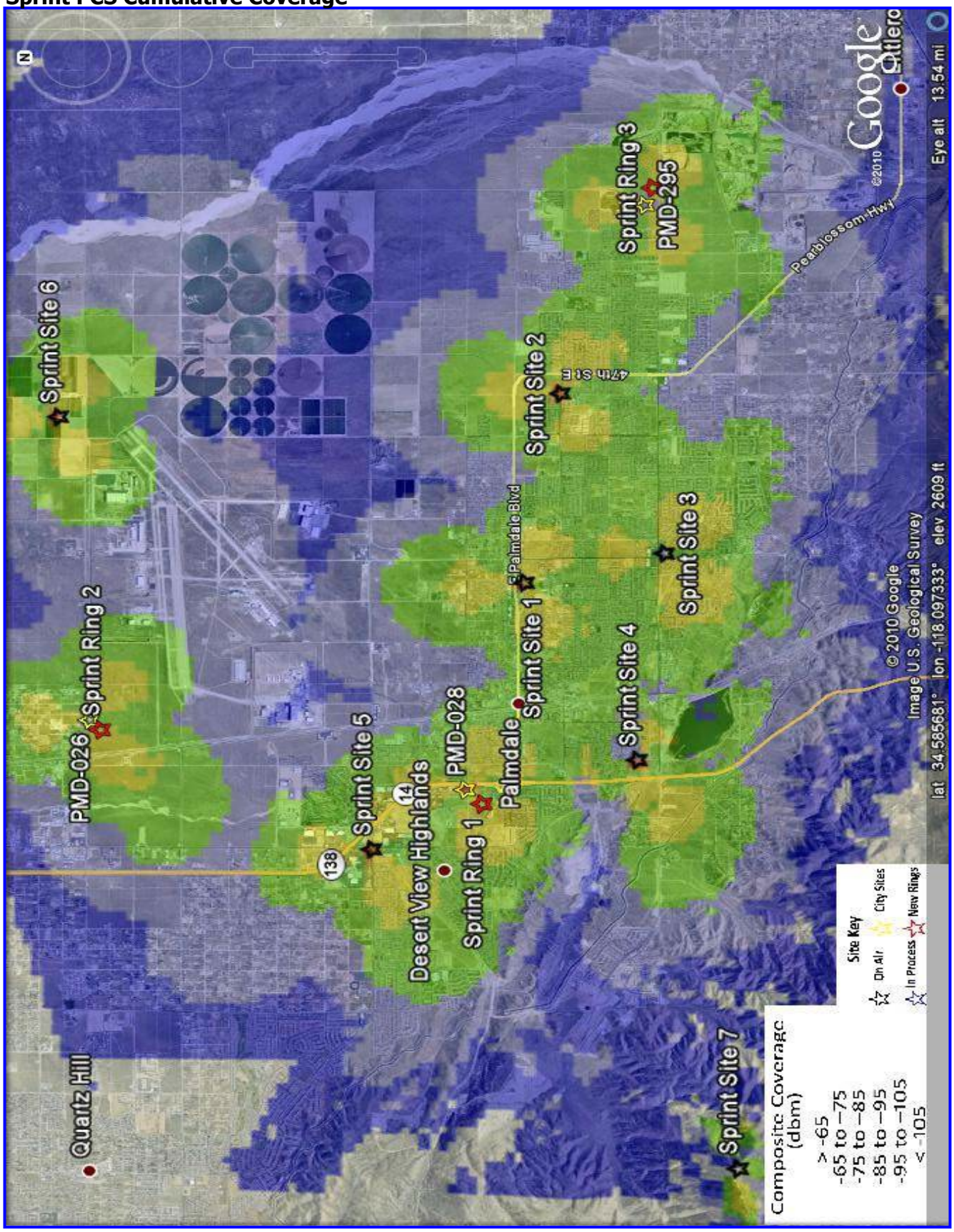
Sprint PCS Existing Coverage



Sprint PCS Proposed City Sites



Sprint PCS Cumulative Coverage



T-*Mobile*

T-Mobile is a subsidiary of the German company Deutsche Telekom AG. It entered Southern California's market in 2003, sharing its network with Cingular. As part of Cingular's acquisition of AT&T Wireless (currently AT&T), it sold the portions of its network that were sites acquired from its Pacific Bell acquisition.

In order to transition its customers from AT&T (Cingular) sites, T-Mobile plans to enhance its network using an aggressive build plan. T-Mobile's Radio Frequency engineers indicate that its three-year build plan calls for approximately 1,700 sites each year within the Southern California region. With a steady increase in customers from 2006, T-Mobile will need to continue their expansion of sites in order to maintain their awarded achievement of "2007 Highest in Overall Customer Satisfaction with Wireless Retail Service".

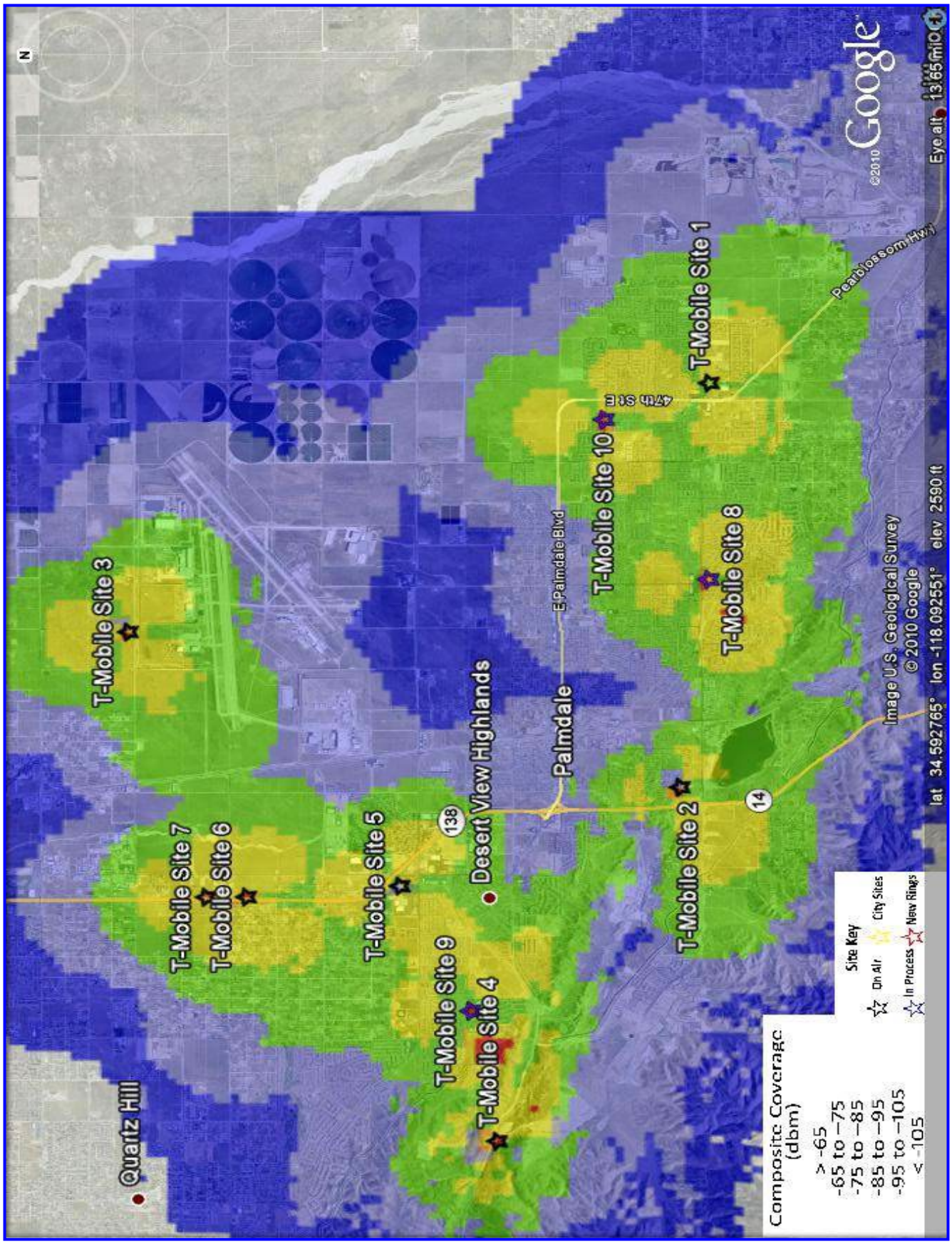
Proposed for T-Mobile

Site ID	Site Location	Priority
PMD-031	Avenue Q-2 & 5th Street E	Low
PMD-295	N of Avenue S & East of 70th Street E	High

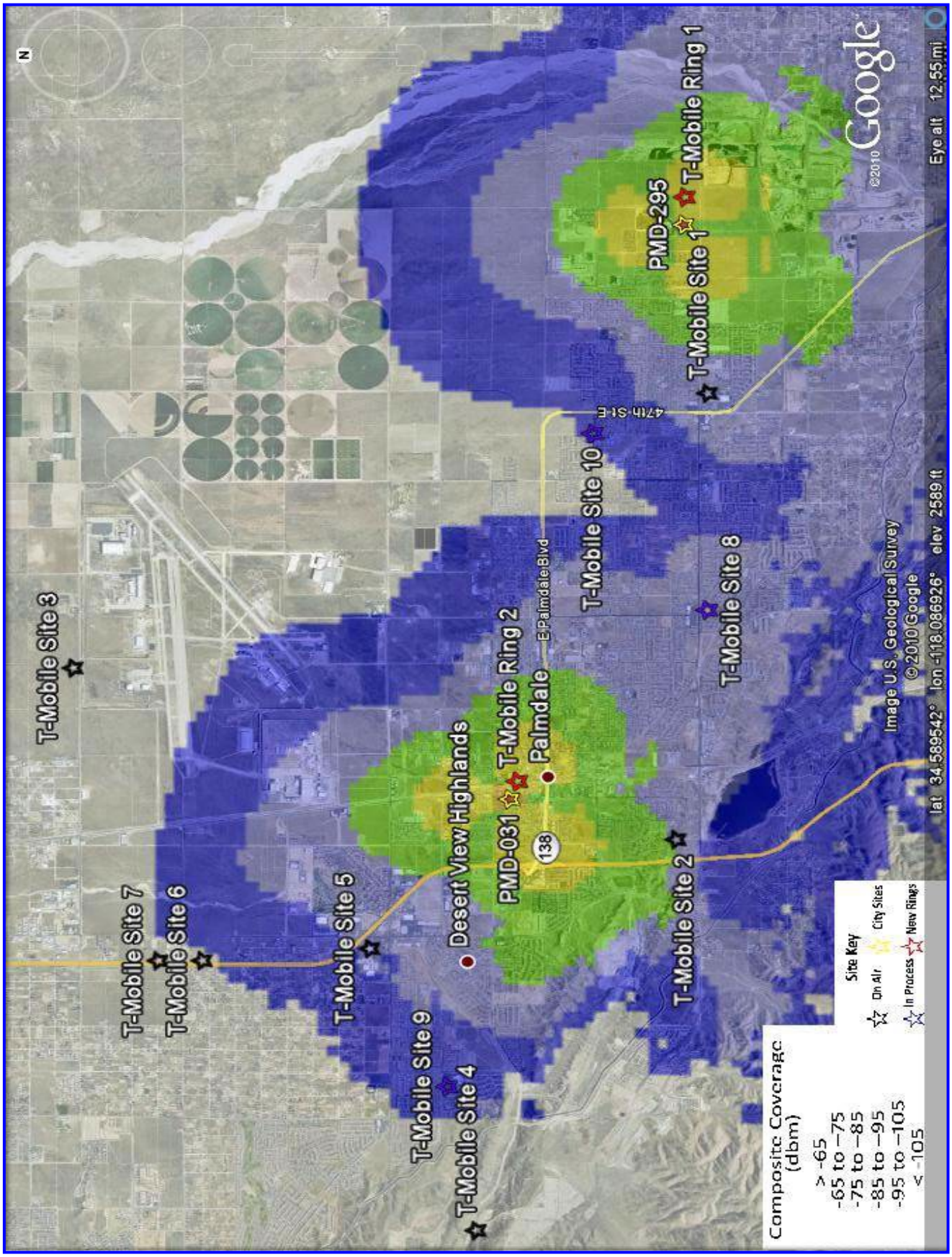
In-Process for T-Mobile

Site ID	Site Location
Site 8	2531 Olive Drive
Site 9	39055 25th Street
Site 10	4625 E. Avenue R

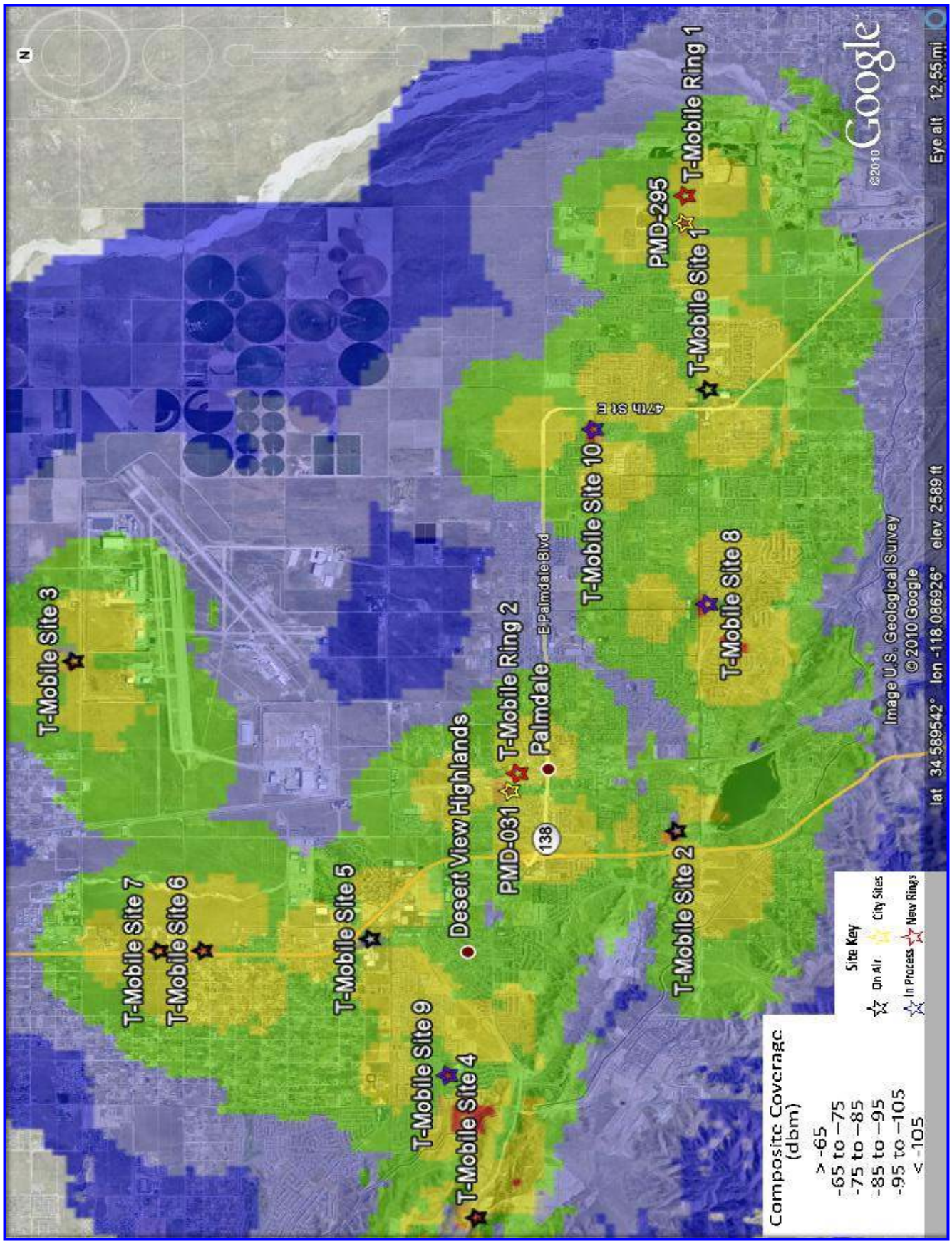
T-Mobile Existing & In-Process Coverage



T-Mobile Proposed City Sites



T-Mobile Cumulative Coverage



Verizon Wireless

Headquartered in Basking Ridge, New Jersey, Verizon Wireless is a joint venture of Verizon Communications and Vodafone. With 54 million customers across the country, Verizon Wireless is second in subscribers only to AT&T. In this market, Verizon is transitioning from the cellular network (800 to 900 MHz) to the PCS network (1800 to 1900 MHz) to prepare for the next generation of products and services.

Verizon operates in both the cellular and PCS frequency ranges, the cellular (850 MHz) range reaches further than the higher PCS (1900 MHz) range. For Verizon Wireless to maintain its customer base, especially with new competitors entering the market, it is expected that its build plan will increase dramatically over the following years.

In order to compete with other wireless carriers' new services, Verizon Wireless must move to the PCS range, which allows for greater data bandwidths services like streaming video, games and mobile phone Internet access.

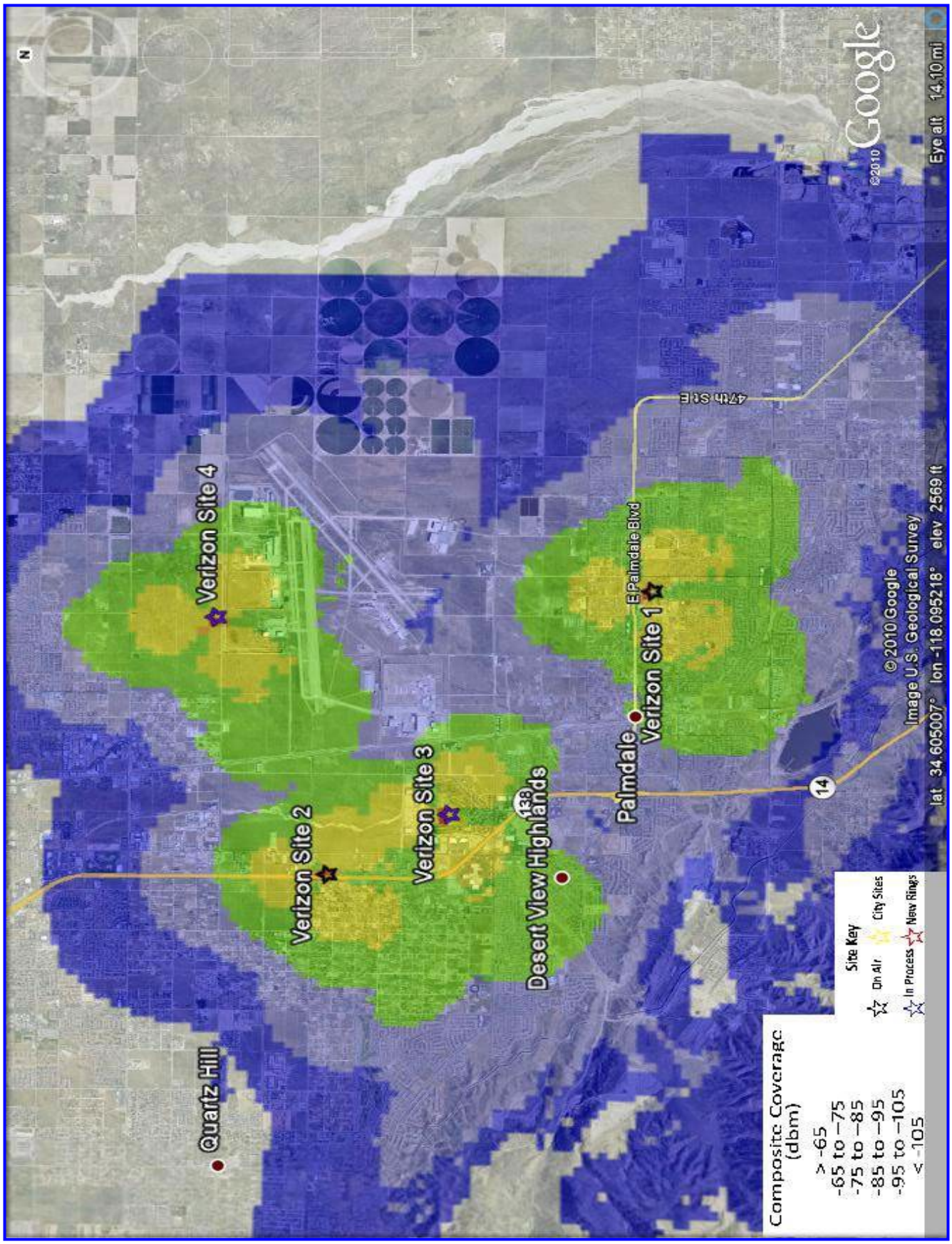
Proposed for Verizon Wireless

Site ID	Site Location	Priority
PMD-028	Avenue Q & Carriage Way	High
PMD-238	33rd St. E & Conestoga Canyon Road	Low
PMD-295	N. of Avenue S, E OF 70TH Street E	High

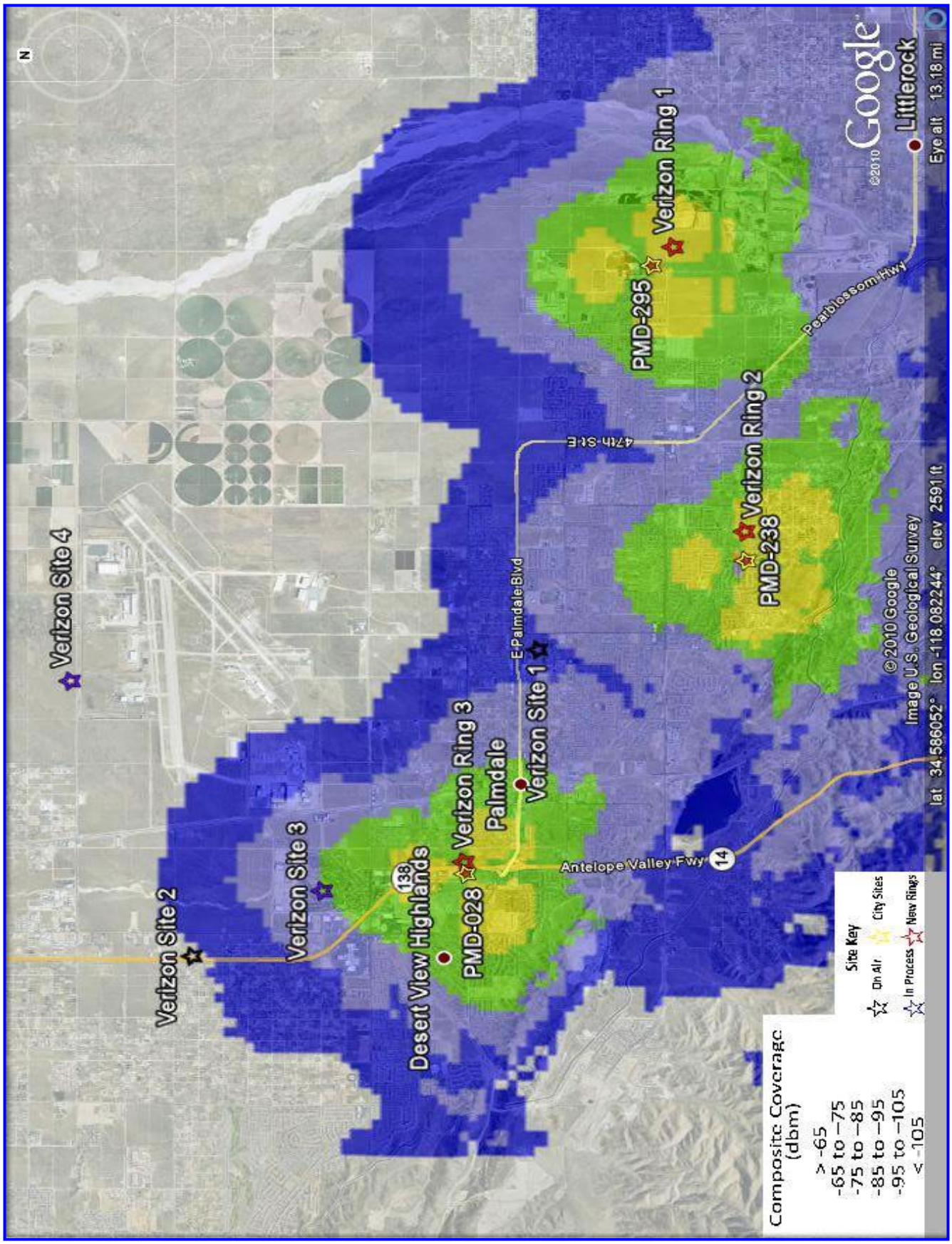
In-Process for Verizon Wireless

Site ID	Site Location
Site 3	39800 Country Club Drive
Site 4	42035 20th Street E

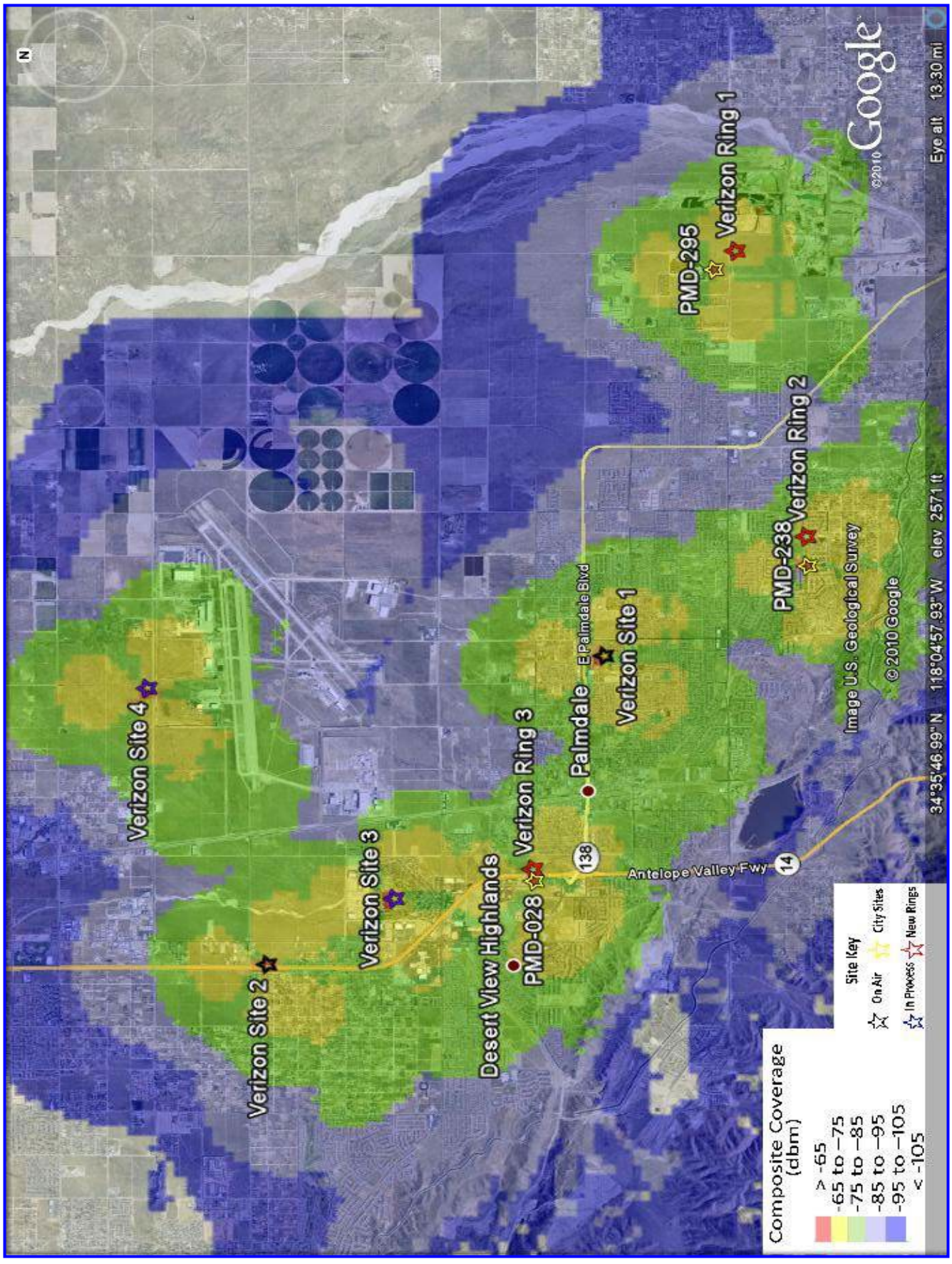
Verizon Wireless Existing & In-Process Coverage



Verizon Wireless Proposed City Sites



Verizon Wireless Cumulative Coverage



MetroPCS

MetroPCS offers PSC, or broadband personal communication services, to consumers with no long term contract, a flat rate, and unlimited usage in regards to minutes. MetroPSC has been around since 2002, and it the fastest growing PCS providers in the United States. They provide service to 14 of the 25 large metropolitan cities and their surroundings areas in the country.

In 2007 there was widespread news of a merger between MetroPCS and Leap Wireless International. MetroPCS withdrew from the merger in order to focus on realizing its stand-alone growth opportunities. In 2007 there was a service launch in Los Angeles, and it's expected that there will be continued launches by late 2008 or early 2009.

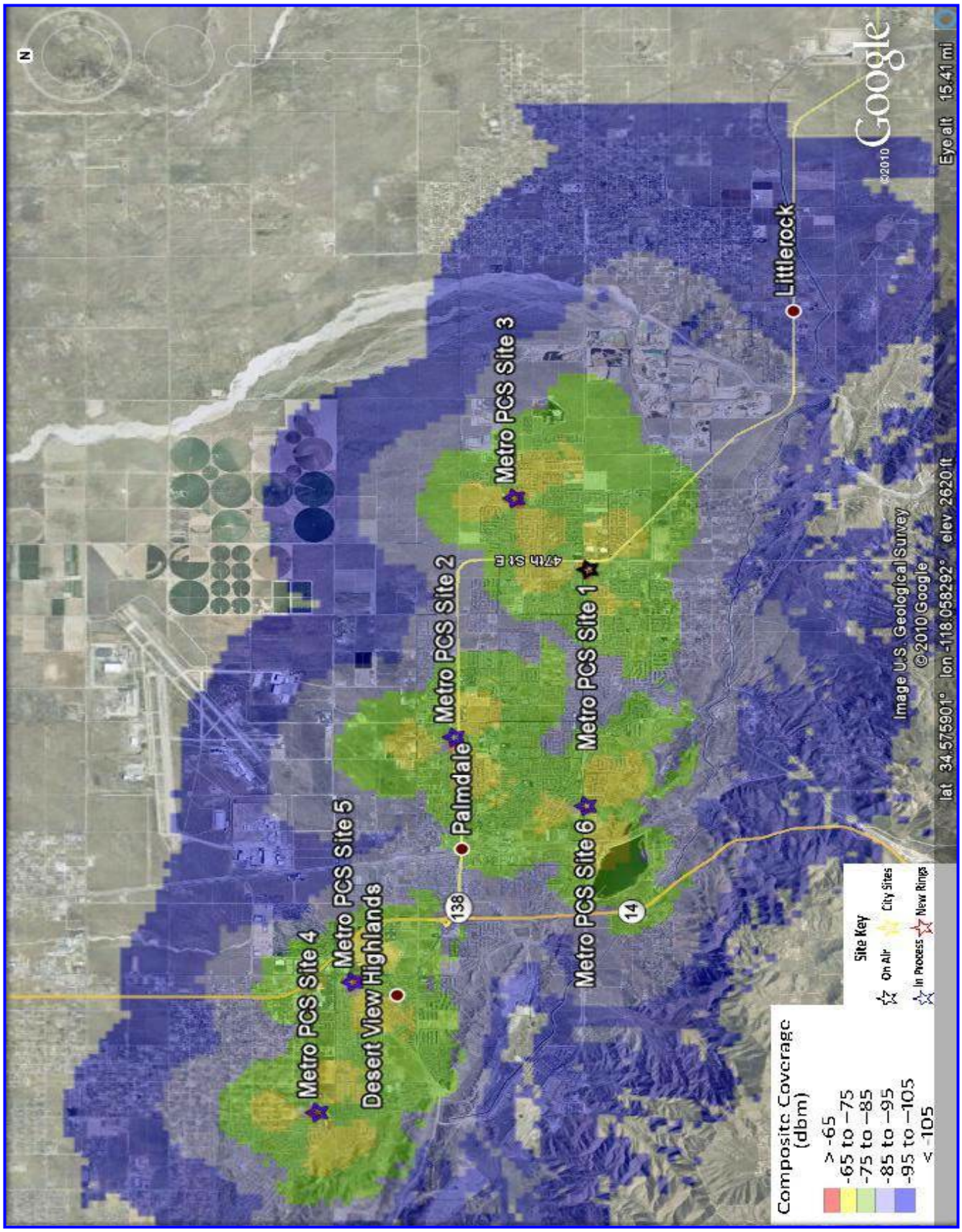
Proposed for MetroPCS

Site ID	Site Location	Priority
PMD-026	M-12 & 10th Street E	High
PMD-264	12th Street W & Avenue M-14	Medium
PMD-295	N of Avenue S & East of 70th Street E	High

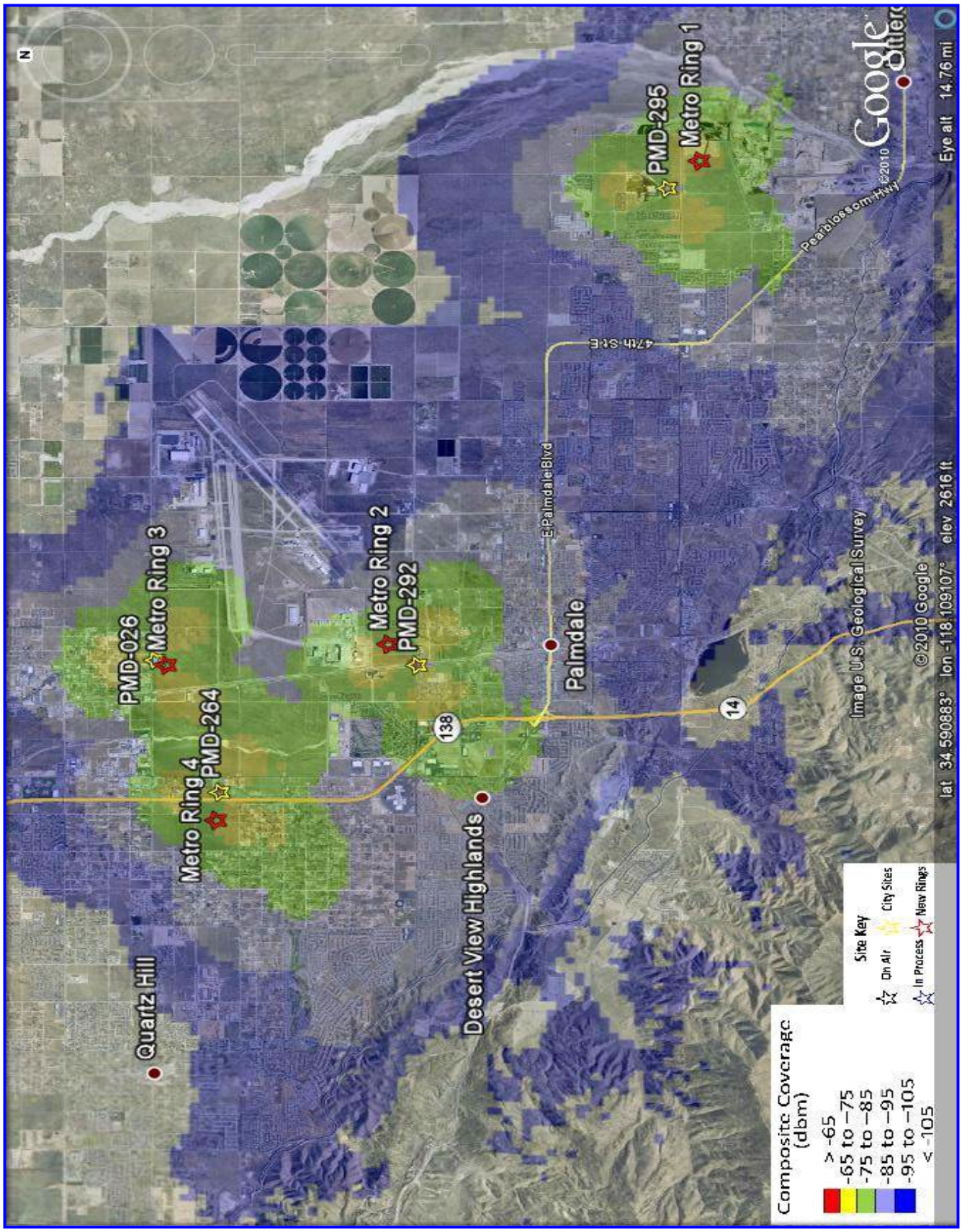
In-Process for MetroPCS

Site ID	Site Location
Site 2	2121 E. Palmdale Boulevard
Site 3	37716 55th Street E
Site 4	39700 30th Street W
Site 5	39331 10th Street W
Site 6	1156 E. Avenue S

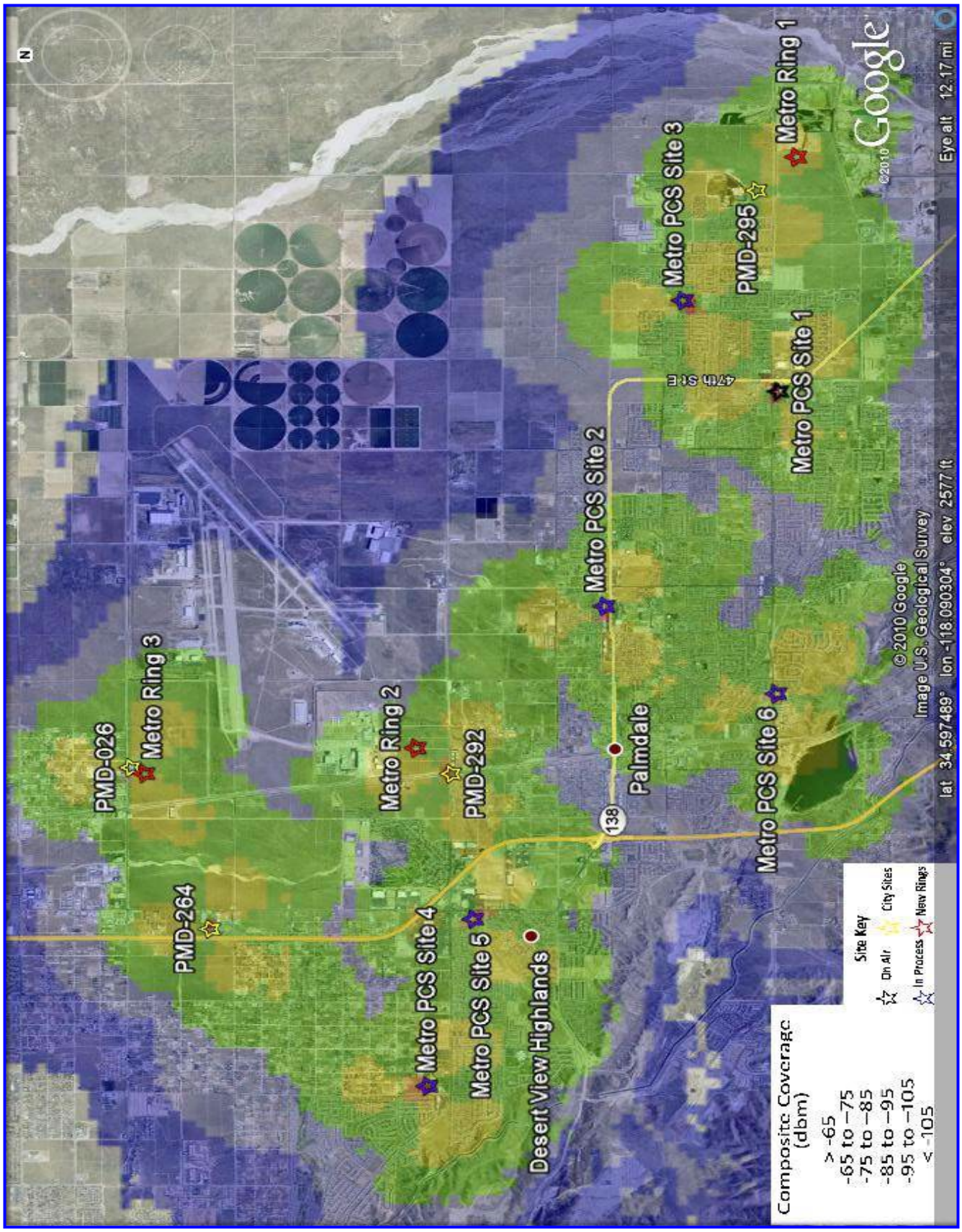
MetroPCS Existing & In-Process Coverage



MetroPCS City Sites



MetroPCS Cumulative Coverage



Detailed Information on each site, including pictures, is provided in Appendix "A".

Existing Sites in City							
Address	**Carrier**	**Build**	**Lat**	**Long**	**AMSL**	**RAD**	**Description**
1529 E. Palmdale Blvd.	Nextel	Roof Mount	34.580363	-118.101892	2628'	40'	Commercial
2140 E. Palmdale Blvd.	Sprint	Monopole	34.578662	-118.090247	2613'	40'	Commercial
2272 E. Palmdale Blvd.	AT&T	Monopole	34.577067	-118.088418	2617'	37'	Commercial
2272 E. Palmdale Blvd.	Verizon	Monopole	34.577067	-118.088418	2617'	35'	Commercial
38115 30th Street	AT&T	Light Standard	34.574273	-118.077424	2629'	50'	McAdams Park
4625 East Avenue R	Sprint	Monopole	34.573151	-118.049214	2636'	40'	Commercial
4862 East Avenue S	AT&T	Monopole	34.556952	-118.041389	2695'	33'	Commercial
4862 East Avenue S	T-Mobile	Monopole	34.556952	-118.041389	2695'	30'	Commercial
4616 East Avenue S	MetroPCS	Monopole	34.557211	-118.047489	2681'	35'	Commercial
4616 East Avenue S	Nextel	Monopole	34.557211	-118.047489	2681'	40'	Commercial
2540 East Avenue S	Sprint	Flagpole	34.557267	-118.083902	2704'	40'	Commercial
2200 East Avenue S	AT&T	Monopoles	34.552919	-118.089239	2771'	40'	Cemetery
119 East Avenue S	Sprint	Monopole	34.561501	-118.12857	2930'	30'	Open Space
119 East Avenue S	T-Mobile	Monopole	34.561501	-118.12857	2930'	35'	Open Space
119 East Avenue S	AT&T	Monopole	34.561501	-118.12857	2930'	25'	Open Space
38630 5th Street West	Nextel	Roof Mount	34.584063	-118.137873	2682'	60'	Hotel
Elizabeth Lake Road & 60th Street West	AT&T	Tower	34.623071	-118.233552	2896'	50'	Private Property
4210 Elizabeth Lake Road	AT&T	Roof Mount	34.589683	-118.204856	2863'	30'	Horse Ranch
4210 Elizabeth Lake Road	T-Mobile	Roof Mount	34.589683	-118.204856	2863'	30'	Horse Ranch
39117 3rd Street	AT&T	Light Standard	34.592754	-118.12796	2632'	50'	Park
39457 15th Street	Nextel	Monopole	34.599427	-118.104409	2593'	35'	Private Property
1233 Rancho Vista Blvd.	Sprint	Sign	34.602045	-118.148004	2675'	35'	Mall
1123 W. Rancho Vista Blvd.	T-Mobile	Roof Mount	34.60476	-118.150035	2674'	35'	Mall
39702 30th Street West	AT&T	Monopole	34.604361	-118.18267	2703'	40'	Marie Kerr Park
41051 12th Street	Nextel	Monopine	34.628549	-118.15247	2602'	40'	Construction Yard
41051 12th Street	T-Mobile	Monopine	34.628549	-118.15247	2602'	40'	Construction Yard
41051 12th Street	Verizon	Monopine	34.628549	-118.15247	2602'	40'	Construction Yard
41343 12th Street	AT&T	Flagpole	34.63482	-118.152535	2580'	37'	Commercial
41343 12th Street	T-Mobile	Flagpole	34.63482	-118.152535	2580'	32'	Commercial
190 Sierra Court	Nextel	Monopole	34.639594	-118.129859	2553'	40'	Commercial
42035 20th Street East	T-Mobile	Monopole	34.646943	-118.095126	2482'	40'	SCE Station
42164 40th Street East	Sprint	Monopole	34.650153	-118.054088	2474'	40'	Farm
901 E. Palmdale Blvd.	AT&T	Roof Mount	34.579903	-118.113999	2655'	35'	AT&T Building
Mount Hauser Station	AT&T	Tower	34.547413	-118.216607	5207'	20'	Mt. Hauser
Mount Hauser Station	Sprint	Tower	34.547283	-118.21311	5103'	30'	Mt. Hauser
Mount Hauser Station	Nextel	Tower	34.547283	-118.21311	5103'	30'	Mt. Hauser

Implementation

WMP Approval Process

Once the City's agencies review and refine the WMP, it is presented to the Planning Commission and City Council for review and approval. Upon approval, the WMP enters its full implementation phase. One of the plan's stated goals is to streamline the City's process for wireless communications facility development.

Currently, representatives of the carrier visit the subject site to prepare the submittal application for the city. Once this application is prepared and submitted, the staff compiles their response, including recommendations and/or requests for modifications.

The information in the WMP allows the City to control the approval process with the wireless companies and specify criteria for location and design.

Site Development Process

The next step after marketing the proposed properties to the carrier involves inspecting the site and developing the plans for the build, if the carrier continues to hold an interest in that location.

ATS works with the Site Acquisitions personnel from the wireless company and assists them in the feasibility and due diligence process. The Site Acquisition Specialist works on a package to present to the wireless carrier, which is referred to as Site Candidate Information Package, SCIP. Other tasks of ATS during the development process include scheduling and facilitating meetings with the City, communicating with the carrier's RF engineers, and negotiating the terms of the lease on behalf on the City.

After the affirmative decision to proceed with a site is concluded the carrier will have site plans and equipment plans drawn up for review by the parties involved. This is formally completed with the documentation of a building application to the City. ATS will review the application from the carrier for its completion after it is submitted to the City. The application will then go through the standard process review by the City and its departments.

Being that the City has control over the execution of the lease as well as the issuance of permits, these steps can be completed simultaneously. There is a concentrated effort by all parties towards the procurement of an executed lease. The due diligence that takes place at this time, which can differ slightly by each carrier, includes ordering a Preliminary Title Report which documents the legal description of the property, receiving a Letter of Intent, and creating a draft lease for review and revisions by the all involved parties.

There are a number of items that all parties involved should be aware of when signing the lease. Before this time the lessee and lessor should be acquainted with each other in order to determine that the contract that will be completed without breech. The lease agreement should define the uses of the land; these terms are broadly stated due to the changes in technology and site capacity issues. The rental amount is the greatest variable during negotiations, typically

an amount between $1,800 and $2,400 can be received for use of a site, but it varies based on access to alternative sites, current market rates, and geographic locations. The term of the lease is of concern to the carrier and the City for opposing reasons, but should only be considered by the client if the term exceeds 20 years. Other information that should be careful reviewed and negotiated is yearly rent adjustments, access and improvements to the property, and termination.

Proposed Draft Lease Agreement

Attached on the following pages is the current draft City lease for wireless carriers. While it has been used for sites with two carriers, it includes terms and conditions typically acceptable to all of the carriers. It is anticipated, since each carrier is different, that some negotiating and language changes will be necessary, but for the most part the agreement should be complete.

COMMUNICATIONS SITE LEASE AGREEMENT BETWEEN THE CITY OF PALMDALE AND _____

This Agreement is made this ___ day of _____, 2011 between The City of Palmdale, a Municipal Corporation, Corporate and Politic, hereinafter designated **"LESSOR"** and _____, hereinafter designated **"LESSEE".** The **LESSOR** and **LESSEE** are at times collectively referred to hereinafter as the "**Parties".**

1. PREMISES. LESSOR hereby leases to LESSEE a portion of that certain parcel of real property commonly known as _____ (the entirety of LESSOR's property is referred to hereinafter as "the Property" and a legal description of the Property is attached hereto as Exhibit "A"), located at _____, Palmdale, CA _____, APN: _____, and being described as an approximate _____parcel containing _____ acres, and an easement required for the antenna support structure and for cable runs to connect LESSEE's equipment and antennas, together with the non-exclusive right for ingress and egress from and to the nearest public right-of-way, seven (7) days a week, twenty-four (24) hours a day, subject to any restrictions stated herein, on foot or motor vehicle, including trucks, and for the installation and maintenance of utility wires, poles, cables, conduits, and pipes over, under, or along a twelve (12') foot wide right-of-way extending from the nearest public right-of-way, to the demised premises, said demised premises, easements and rights-of-way (hereinafter collectively referred to as the "Premises") being substantially as described herein in Exhibit "B" attached hereto and made a part hereof

2. SURVEY. LESSOR also hereby grants to LESSEE the right to survey the Property and the Premises, and said survey along with detailed site plans shall then become Exhibit "B" which shall be attached hereto and made a part hereof, and shall control in the event of boundary and access discrepancies between it and Exhibit "A". Costs incurred for such work shall be borne by LESSEE.

3. TERM. This Agreement shall be effective as of the date of execution by both parties, provided, however, the initial term shall be for ten (10) years and shall commence on the Commencement Date (defined below).

4. RENT. After the Commencement Date, rental payments will be due in an annual rental amount of Twenty-Two Thousand Two Hundred and 00/100 dollars ($22,200.00) to be paid in equal monthly installments of One Thousand Eight Hundred-Fifty and 00/100 dollars ($1,850.00) per month on the first day of the month, in advance, to LESSOR or to such other person, firm or place as the LESSOR may, from time to time, designate in writing at least thirty (30) days in advance of any rental payment date. With the exception of the first monthly installment, which shall be due to Lessor within twenty-one (21) days after the Commencement Date, all monthly installments shall be due on the first day of the month, in advance, to LESSOR or to such other person, firm or place as the LESSOR may, from time to time, designate in writing at least thirty (30) days in advance of any rental payment date. Rent shall commence on the first day of the month following full execution of this Agreement ("Commencement Date"). If rent is not paid within fifteen (15) days after the due date and provided LESSOR has complied with all applicable notice and cure provisions herein, LESSEE agrees to pay a late charge equal to six percent (6%) of the then-current monthly rent. Rental amounts attributable to partial months shall be prorated on a daily basis. All Rent and Deposit monies shall be deposited according to the directions outlined in Exhibit "G".

5. ANNUAL RENTAL INCREASES. The rent payments shall be subject to an annual rental increase of four percent (4%) per year, to be increased on each anniversary of the Commencement Date.

6. DEPOSIT. In recognition that the Commencement Date may not occur concurrent with the execution of this Agreement by all parties, LESSEE hereby agrees to pay to the LESSOR upon LESSEE'S execution of this Agreement, a one-time, non-recurring, non-refundable payment equal to one (1) month's rent.

7. EXTENSIONS. LESSEE is granted options to extend this Agreement for up to three (3) additional five-year (5) terms (each a "Renewal Term"). Each Renewal Term shall be on the same terms and conditions as set forth herein This Lease Agreement shall automatically be extended for each successive five (5) year Renewal Term unless LESSEE notifies LESSOR in writing of LESSEE"S intention not to extend this Lease Agreement at least thirty (30) days prior to the expiration of the first Term or any Renewal Term. Subject to the approval of the City Manager, the LESSOR, after the expiration of the first Renewal Term, reserves the right to deny any Renewal Term extension by providing no less than six (6) months prior written notice before any extended term ends, if the LESSOR determines, in its reasonable discretion that LESSEE's continued tenancy would not be in conformity with the LESSOR's intended use of its Property at such time.

8. GOVERNMENTAL APPROVALS. It is understood and agreed that LESSEE's ability to use the Premises is contingent upon its obtaining all of the certificates, permits and other approvals (collectively the "Governmental Approvals") that may be required by any Federal, State or local authorities as well as satisfactory soil boring tests which will permit LESSEE's use of the Premises as set forth herein. LESSOR shall cooperate with LESSEE in its effort to obtain such approvals and shall take no action, which would adversely affect the status of the Property with respect to the proposed use by LESSEE.

Prior to the Commencement Date, LESSEE shall have the right (but not the obligation) to enter the Premises for the purpose of making necessary inspections and engineering surveys (and soil tests where applicable) and other reasonably necessary tests (collectively "Tests") to determine the suitability of the Premises for LESSEE's Facilities (as defined below and in Exhibit D, attached hereto) and for the purpose of preparing for the construction of LESSEE's Facilities. In the event that any of such applications for such Governmental Approvals should be finally rejected or any Governmental Approval issued to LESSEE is canceled, expires, lapses, or is otherwise withdrawn or terminated by the governmental authority or soil boring tests are found to be unsatisfactory so that LESSEE will be unable to use the Premises for its intended purposes LESSEE shall have the right to terminate this Agreement. Notice of LESSEE's exercise of its right to terminate shall be given to LESSOR in writing by certified mail, return receipt requested, and shall be effective upon the mailing of such notice by LESSEE. All rentals paid to said termination date shall be retained by the LESSOR. Upon such termination, this Agreement shall become null and void and all the Parties shall have no further obligations including the payment of money, to each other.

9. A APPROVAL OF PLANS. Prior to commencing construction of LESSEE's Facilities (defined below), LESSEE shall obtain LESSOR's approval of LESSEE's work plans, which approval shall not be unreasonably withheld, conditioned, or delayed; such approval shall be issued by the Executive Director of the Parks, Recreation and Community Services Agency or his/her designee. LESSOR shall give such approval or provide LESSEE with its requests for changes, which changes must comply with all applicable building codes, in writing within thirty (30) working days of LESSOR's receipt of LESSEE's work plans. If LESSEE does not receive such approval or request for changes in writing within such thirty (30) working day period, LESSOR shall be deemed to have disapproved the plans. LESSOR shall not be entitled to receive any additional consideration in exchange for giving its approval of LESSEE's plans.

10. USE.

A. LESSEE may use the Premises for any lawful activity in connection with the provisions of mobile/wireless communications services, including without limitation, the transmission and the reception of radio communication signals on various frequencies and the construction, maintenance, and operation of related communications facilities. Accordingly, LESSEE shall have the right to construct, maintain, install, repair, and operate on the Premises radio communications facilities, including but not limited to, radio frequency transmitting and receiving equipment, batteries, utility lines, transmission lines, radio frequency transmitting and receiving antennas and supporting structures and improvements ("LESSEE's Facilities"). All improvements shall be at LESSEE's sole expense and the installation of all improvements shall be at the discretion and option of LESSEE, with LESSOR approval, which approval shall not be unreasonably withheld, delayed or conditioned. Said approval shall be obtained from

LESSOR prior to commencement of any construction, alterations, modifications or improvements pursuant to Section 9 above, and LESSEE agrees to submit architectural and engineering drawings ("Plans") of the equipment to be installed. LESSEE agrees that the installation and maintenance of LESSEE's Facilities shall be effected with all reasonable diligence and precaution to avoid damage to the land, property or personnel. Notwithstanding the foregoing, once the initial improvements are installed, LESSEE may replace, substitute, upgrade and expand its equipment, cables and antennas which comprise LESSEE's Facilities for the purpose of repairing or upgrading the communications capabilities of LESSEE's Facilities, with notice to LESSOR, so long as the equipment, cables or antennas of like size remain within the original physical parameters of the Premises. LESSEE shall not make any substantive physical and/or aesthetic changes to the Premises without the prior approval of LESSOR which shall not be unreasonably withheld, conditioned or delayed. Any such changes are subject to the provisions of Section 13 contained herein below. LESSEE shall be responsible for the cost of any and all damage to park property including but not limited to turf, concrete and/or asphalt, buildings and/or apprentices caused by LESSEE regardless of negligence. LESSOR at its discretion may require LESSEE to repair and or replace said damages or contract for said services and bill LESSEE. The cost of said repairs can be subtracted from any deposits retained by LESSOR. LESSEE shall have the right to install any warning signs on or about the Premises required by federal, state or local law.

B. LESSEE's Facilities shall be constructed and maintained in a manner and with materials that are consistent with the approved plans for the project. The materials actually used must match up with the proposed materials and artistic renderings. LESSOR shall provide LESSEE, LESSEE's employees, agents, contractors, subcontractors and assigns with access to the Premises twenty-four (24) hours a day, seven (7) days a week, at no charge to LESSEE. LESSOR represents and warrants that it has full rights of ingress to and egress from the Premises, and hereby grants such rights to LESSEE to the extent required to construct, maintain, install and operate LESSEE's Facilities on the Premises, and to remove them therefrom. LESSOR shall, at its sole expense, maintain all access roadways from the nearest public roadway to the Premises in a manner sufficient to allow reasonable access to the Premises by LESSEE. Except in cases of emergency, LESSEE agrees to provide twenty-four (24) hours notice to LESSOR before any installation, maintenance, replacement or repair is to take place on the Premises. In the event that maintenance is required, such as the replacement of missing branches or the repainting of LESSEE's Facilities, such maintenance must be completed by LESSEE within thirty (30) days of LESSEE's receipt of notice that such repairs are needed.

C. As additional consideration for this Agreement, LESSEE shall pursue the design, permitting and construction of a new light pole on the LESSOR's Property, in that certain location and as more specifically set forth on Exhibit B attached hereto (the "Light Standard"). The Light Standard shall be constructed in a good and workmanlike manner and in accordance with the specifications mutually and reasonably determined by the parties in accordance with Section 9. The Light Standard shall be structurally capable of supporting Lessee's antennas, associated mounting apparatus and cabling therefore and LESSOR'S light fixture ("Light Fixture") at or near the top of the Light Standard. Upon completion of construction of the Light Standard Lessee shall transfer complete title and ownership of such Light Standard to Lessor by way of a Bill of Sale, "as is and where is," with no representations or warranties of any kind except any manufacturers warranties that may be available, and there after Lessor shall be solely responsible for installation of its Light Fixture, the maintenance, repair, replacement of the Light Standard and all lights thereon, and all other ownership obligations relating to the Light Standard. Upon transfer of the Bill of Sale to Lessor, such Light Standard shall be part of Lessor's real property referenced in this Agreement as part of the "Property," and the space on the Light Standard on which Lessee installed its antennas, associated mounting apparatus and cabling therefore shall hereinafter be referred to as part of Lessee's "Premises," and shall be subject to all of the rights and obligations set forth in this Agreement. At no time shall the Light Standard be considered part of "Lessee's Facilities," as such term is used in this Agreement. Upon expiration or termination of this Agreement, Lessee shall not be required to remove any supporting structures or electrical wiring or conduit for either the Light Standard or Light Fixture. Notwithstanding the forgoing, in the event this Agreement is terminated prior to the date Lessee commences construction of the Light Standard, Lessee's obligation to construct such Light Standard and transfer it to Lessor shall be null and void and of no further effect.

11. INDEMNIFICATION.

A. **LESSEE's Indemnity.** LESSEE shall indemnify, defend and hold LESSOR its officers, employees, successors and assigns harmless from and against any and all loss, cost, claim, liability ("Claims") occurring on the Property and arising out of or connected with the negligence or willful misconduct of LESSEE, its officers, agents, employees, or contractors except for Claims arising out of (i) the negligence or willful misconduct of LESSOR, its officers, agents, employees, successors, assigns, or contractors; (ii) violation of law by LESSOR, its officers, agents, employees, or contractors; (iii) the breach of any duty or obligation by LESSOR under this Agreement; or (iv) any condition relating to the Premises which LESSEE has no obligation to repair or maintain.

B. **LESSOR's Indemnity.** LESSOR shall indemnify, defend and hold LESSEE, its officers, employees, successors and assigns harmless from and against any and all loss, cost, claim, liability ("Claims") occurring on the Property and arising out of or connected with the negligence or willful misconduct of LESSOR, its officers, agents, employees, or contractors, including, but not limited to City Business as defined in Section 17 below, except for Claims arising out of (i) the negligence or willful misconduct of LESSEE, its officers, agents, employees, or contractors; (ii) violation of law by LESSEE, its officers, agents, employees, or contractors; (iii) the breach of any duty or obligation by LESSEE under this Agreement; or (iv) any condition relating to the Property which LESSOR has no obligation to repair or maintain.

12. INSURANCE.

A. LESSEE shall obtain, at its sole cost, insurance to insure against liability of LESSEE, its employees and agents arising out of, or in connection with, LESSEE's use, occupancy or maintenance of the Premises and LESSEE'S Facilities. LESSEE shall obtain, at its sole cost, and maintain for the period covered by this Agreement, the following insurance: (i) Commercial general liability insurance policy with limits of not less than $1,000,000 per occurrence and $2,000,000 in aggregate; and (ii) excess or umbrella liability insurance policy with limits of not less than $10,000,000; and (iii) automobile liability insurance policy with limits of not less than $1,000,000 per occurrence, including non-owned and hired automobile coverage; and (iv) Property insurance (all risk of physical loss) covering the LESSEE'S Facilities in an amount equal to one hundred percent (100%) of the full replacement cost; and (v) Builder's risk insurance; and (vii) Worker's compensation insurance that meets California statutory requirements. Lessor, at Lessor's sole cost and expense, shall procure and maintain on the Property, bodily injury and property damage insurance with a combined single limit of at least $1,000,000 per occurrence and excess or umbrella liability insurance of not less than $5,000,000. Such insurance shall insure, on an occurrence basis, against liability of Lessor, its employees and agents arising out of or in connection with Lessor's use, occupancy and maintenance of the Property and the LESSEE'S Facilities (if applicable).

B. Each Party shall name the other party, and the other party's officers, agents, employees and volunteers as additional insured on their General Liability and Excess or Umbrella Liability polices.

C. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be canceled by either party, except after thirty (30) days prior written notice has been provided to other party.

D. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A-/VII. Exception may be made for the State Compensation Fund when not specifically rated.

E. Both Parties' General Liability and Excess or Umbrella Liability policies must include an additional insured endorsement naming the entities as set forth below: The City of Palmdale, Palmdale Community Redevelopment Agency, Palmdale Civic Authority, Housing Authority, Industrial Development Authority, their officers, agents, employees and volunteers.

F. Each Party shall file Certificates of Insurance with the other Party, evidencing the insurance coverage required by this section, prior to the Commencement Date and prior to LESSEE's use of the Premises

13. INTERFERENCE. LESSEE's Facilities shall not disturb the communications configurations, equipment, and frequency, which exist on the Property on the date this Agreement is fully executed ("Pre-Existing Communications") and LESSEE's Facilities shall comply with all non-interference rules of the Federal Communications Commission ("FCC"). LESSOR shall not use, or permit the use of, any portion of the Property in any way, which interferes with LESSEE's use of the Premises or encroaches upon the Premises. Such interference with LESSEE's communications operations shall be deemed a material breach by LESSOR, and LESSOR shall have the responsibility to promptly terminate said interference. In addition to any other rights LESSEE may have hereunder, LESSEE shall have the right to bring legal action to enjoin such interference against the party causing any alleged interference and/or immediately terminate this Agreement. Notwithstanding the foregoing, Pre-Existing Communications operating in the same manner as on the date this Agreement is fully executed shall not be deemed interference.

14. REMOVAL UPON TERMINATION. LESSEE, upon expiration or earlier termination of the Agreement, shall, within ninety (90) days, remove all of LESSEE's Facilities and all personal property and otherwise restore the Premises to its original condition, at LESSEE's sole expense, reasonable wear and tear, and casualty excepted. Underground conduits and foundations may remain at LESSOR's option. LESSOR agrees and acknowledges that all of the equipment and personal property of LESSEE shall remain the personal property of LESSEE and shall not be deemed fixtures, and LESSEE shall have the right to remove the same at any time during the term of this Agreement. If such time for removal causes LESSEE to remain on the Premises past the aforementioned ninety (90) day period after the expiration or earlier termination of this Agreement, LESSEE shall pay rent at the then existing monthly rate or on the existing monthly pro-rata basis if based upon a longer payment term, until such time as the removal of the LESSEE's Facilities and all personal property are completed. Antenna support structure shall remain at LESSOR's option in as-is condition.

15. RECORDING AND QUITCLAIM DEED. If requested by LESSEE, LESSOR agrees promptly to execute and deliver to LESSEE a recordable Memorandum of this Lease Agreement in the form of Exhibit "F". LESSEE agrees to execute and record a quitclaim deed or other instrument evidencing the termination of LESSEE's interest in the Property upon the expiration or termination of this Agreement.

16. RIGHTS UPON SALE. Should the LESSOR, at any time during the term of this Agreement, decide to sell all or any part of the Property to a purchaser other than LESSEE, such sale shall be under and subject to this Agreement and LESSEE's rights hereunder, and any sale by the LESSOR of the portion of this Property underlying the right-of-way herein granted shall be under and subject to the right of LESSEE in and to such right-of-way. LESSOR shall cooperate with LESSEE to obtain for the benefit of LESSEE a reasonable non-disturbance agreement from the present and any future mortgagee(s) or holder(s) of a deed of trust confirming that LESSEE's right to quiet possession of the Premises during this Agreement shall not be disturbed, so long as LESSEE is not in default under this Agreement. LESSOR makes no representation or warranty that the present or any future mortgagee(s) or holder(s) of trust will execute non-disturbance agreement, and LESSOR shall have no liability to LESSEE if the present or future mortgagee(s) or holder(s) of a deed of trust refuses to execute a non-disturbance agreement.

17. QUIET ENJOYMENT. LESSOR covenants that LESSEE, on paying the rent and performing the covenants shall peaceably and quietly have, hold and enjoy the Premises, provided however, that LESSOR shall have the right and privilege to conduct City Business on the Property, as necessary, as set forth in Paragraph 25, below. "City Business" shall include, but not be limited to the following: minor maintenance, minor landscaping, minor construction, concessionaires, and City

sponsored events, located near the Premises, so long as the City Business does not interfere with or impair the operation of LESSEE's Facilities.

18. TITLE. LESSOR covenants that LESSOR is seized of good and sufficient title and interest to the Property and has full authority to enter into and execute this Agreement. LESSOR further covenants that there are no other liens, judgments or impediments of title on the Property or affecting LESSOR's title to the same and that there are no covenants, easements or restrictions which prevent the use of the Premises by LESSEE as set forth above.

19. NO LIENS. LESSEE will not permit any mechanics' or materialmen's liens on the Property for any labor or material furnished to LESSEE in connection with work performed. LESSEE shall have the right to contest the validity, nature, or amount of any such lien but, upon the final determination of such questions, shall immediately pay any adverse judgment rendered with all proper costs and charges and have the lien released at its own expense. If LESSEE desires to contest any such lien, then prior to commencing such contest, it will post a bond, where necessary, to release the lien.

20. MISCELLANEOUS LESSEE RESPONSIBILITIES.

A. Maximum Permissible Exposure – LESSEE shall comply with all present and future laws, orders and regulations relating to Maximum Permissible Exposure ("MPE") and other related health issues directly applicable to its operation of LESSEE's Facilities, as well as the American National Standards Institute (ANSI) standards. Without limiting the provisions of LESSEE's indemnity contained herein, LESSEE, on behalf of itself and its successors and assigns, shall indemnify LESSOR from and against all claims of personal injuries due to violation of MPE to the extent such personal injuries are actually caused by LESSEE's Facilities on the Premises.

B. LESSEE shall maintain LESSEE's Facilities and shall make all repairs to the Premises necessitated to keep the Premises safe. LESSOR may require LESSEE to make repairs to and/or replace damaged equipment of LESSEE's Facilities and/or any parts thereto regardless of fault (including but not limited to damage caused by vandalism or acts of god not later than one (1) week after said damage is reported to LESSEE, except for damage cause by LESSOR, its employees, agents, contractors or volunteers. This time period may be extended with written authorization from the Executive Director of Parks and Recreation. In the event such authorization is not given and repairs are not made in one week, LESSOR may cause such repairs to be made including making said repairs and/or hiring a contractor to make said repairs. LESSOR may charge LESSEE for the cost of said services. Damage caused by graffiti shall be removed within forty-eight (48) hours notification to LESSEE by LESSOR. If said graffiti is not removed within the 48-hour period, City may remove said graffiti and bill LESSEE for the cost of services.

C. LESSEE shall pay all personal property taxes assessed directly against its equipment and all increases in LESSOR's real property taxes or assessments directly attributable to installation of LESSEE's equipment or LESSEE's use of the Premises, within sixty (60) days after receipt of satisfactory documentation indicating calculation of LESSEE's share of such real estate taxes and proof of payment provided that such amounts are in fact due within the said sixty (60) day period. LESSEE has the right to challenge any unreasonable tax assessment.

D. LESSOR grants LESSEE the right to obtain utilities for the operation of LESSEE's Facilities. LESSEE shall be responsible directly to the serving entities for any and all utilities required by LESSEE for its use of the Premises.

E. LESSEE shall have the right to replace or repair its equipment or any portion thereof during the term of this Agreement. LESSEE will maintain the Premises in a good condition, reasonable wear and tear excepted.

21. EMERGENCY USE OF SITE. LESSEE shall make available to the police, fire and emergency services of the City of Palmdale space on the communications tower at no cost to LESSEE or

said entities. The City of Palmdale is responsible for maintaining its own equipment. The space to be made available will not create interference with LESSEE's communications operations. As to any future leases or subleases, their respective installations will be permitted only at such locations that will not cause interference with LESSEE or LESSOR and the City's operations. The City entities will be afforded 24-hour access to its equipment at the Property.

22. INTEGRATION. It is agreed and understood that this Agreement contains all agreements, promises and understandings between the LESSOR and LESSEE and that no verbal or oral agreements, promises or understandings shall be binding upon either the LESSOR or LESSEE in any dispute, controversy or proceeding at law, and any addition, variation or modification to this Agreement shall be void and ineffective unless made in writing and signed by the Parties. In the event any provision of the Agreement is found to be invalid or unenforceable, such finding shall not affect the validity and enforceability of the remaining provisions of this Agreement. The failure of either Party to insist upon strict performance of any of the terms or conditions of this Agreement or to exercise any of its rights under the Agreement shall not waive such rights and such Party shall have the right to enforce such rights at any time and take such action as may be lawful and authorized under this Agreement, either in law or in equity.

23. GOVERNING LAW. This Agreement and the performance thereof shall be governed, interpreted, construed, and regulated by the laws of the State of California, with venue in Los Angeles County.

24. ATTORNEYS' FEES. The substantially prevailing party in any legal action or lawsuit arising hereunder shall be entitled to its reasonable attorneys' fees and court costs, including appeals, if any.

25. ASSIGNMENT.

a. LESSEE will not assign or transfer this Agreement or sublet any portion of the Premises without the prior written consent of LESSOR, which consent will not be unreasonably withheld, delayed or conditioned; provided, however, that LESSEE shall have the right to sublease or assign its rights under this Agreement, to any of LESSEE's (i) partners, parents, subsidiaries, affiliates, or successor legal entities, (ii) in connection with the sale, exchange, or other transfer of LESSEE's FCC authorization for the geographic area in which the Premises are located or of majority of LESSEE's network assets in the geographic area where the Premises are located, or (iii) in connection with any financing, loan, security interest, pledge, or mortgage of LESSEE's property.

b. LESSEE acknowledges and agrees that the City policy is to provide for co-location of communication tower facilities. LESSEE further agrees that LESSOR, and not LESSEE, shall retain ownership of any further lease rights with respect to co-location of communication facilities on the Property.

26. NOTICES. All notices hereunder must be in writing and shall be deemed validly given if sent by certified mail, return receipt requested, confirmed fax, or reliable overnight delivery service to the address of the respective parties set forth below (or any other address that the Party to be notified may have designated to the sender by like notice):

Notice shall be effective upon actual receipt or refusal to receive such notice.

27. SUCCESSORS. This Agreement shall extend to and bind the heirs, personal representatives, successors, administrators and assigns of the Parties hereto.

28. RELOCATION RIGHT.

A. Anytime after the expiration of the original term, LESSOR shall have the one-time right, upon redevelopment of the Property, to relocate LESSEE's Facilities to alternate space within the Property, if available; provided however, that such relocation shall (1) be at LESSOR's sole cost and expense, (2) be performed by LESSEE or its agents, (3) not result in any interruption of the communications service provided by LESSEE on the Property, (4) not impair, or in any manner alter, the quality of communications service provided by LESSEE on and from the Property, and (5) be done in accordance with subsections B and C below. Upon relocation of LESSEE's Facilities, the access and utility rights of way will be relocated as required, in the sole discretion of LESSEE, to operate and maintain LESSEE's Facilities.

B. LESSOR shall exercise its relocation right under subsection A above by (and only by) delivering written notice (the "Notice") to LESSEE. In the Notice, LESSOR shall propose an alternate site within or on the Property to which LESSEE may relocate LESSEE's Facilities. LESSEE shall have sixty (60) days from the date it receives the Notice to evaluate LESSOR's proposed relocation site, during which period LESSEE shall have the right to conduct tests to determine the technological feasibility of the proposed relocation site. If LESSEE fails to approve of such proposed relocation site in writing within the sixty-day period, LESSEE shall be deemed to have disapproved such proposed relocation site. If LESSEE disapproves such relocation site, then LESSOR may thereafter propose another relocation site by Notice to LESSEE in the manner set forth above. Any relocation site which LESSOR and LESSEE agree upon in writing shall be referred to as the "Relocation Site." LESSEE shall have a period of not less than twelve (12) months after execution of a written agreement between the parties concerning the location and dimensions of the Relocation Site to relocate LESSEE's Facilities to the Relocation Site.

C. Upon relocation of LESSEE's Facilities to the Relocation Site, all references to the Premises herein shall be deemed to be references to the Relocation Site. LESSOR and LESSEE agree that the Relocation Site (including the access and utility right of way) may be surveyed by a licensed surveyor at the sole cost of LESSEE, and such survey will then replace Exhibit "B" and become a part hereof and will control or describe the Premises. Except as expressly provided, LESSOR and LESSEE hereby agree that in no event will the relocation of LESSEE's Facilities, or any part thereof, under subsection A above, affect, alter, modify or otherwise change any of the terms and conditions of this Agreement.

D. In the event of relocation by LESSOR pursuant to the terms of this Paragraph 28, LESSOR hereby acknowledges and agrees that LESSEE shall have no obligation (financial or otherwise) to relocate the Light Standard or any equipment or utilities of LESSOR or any City Entities or other sublessees or licensees located on such Light Standard .

29. DEFAULT. In the event there is a default by either party with respect to any of the provisions of this Agreement or its obligations under it, including the payment of rent, the non-defaulting party shall give the defaulting party written notice of such default. After receipt of such written notice, the defaulting party shall have fifteen (15) days in which to cure any monetary default and thirty (30) days in which to cure any non-monetary default, provided the defaulting party shall have such extended period as may be required beyond the thirty (30) days if the nature of the cure is such that it reasonably requires more than thirty (30) days and the defaulting party commences the cure within the thirty (30) day period and thereafter continuously and diligently pursues the cure to completion. The non-defaulting party may not maintain any action or affect any remedies for default against the defaulting party unless and until the defaulting party has failed to cure the same within the time periods provided in this Section. If either party commences an action against the other party arising out of or in connection with this Agreement, the prevailing party shall be entitled to have and recover from the losing party reasonable attorney's fees and costs of suit.

30. ENVIRONMENTAL.

A. LESSEE shall not bring any Hazardous Materials onto the Premises/Property, except for those contained in its back-up power batteries and common materials used in

telecommunications operations. "Hazardous Materials" shall mean any substance, chemical or waste identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation, including petroleum and asbestos. LESSEE will treat and dispose of any Hazardous Materials brought onto the Premises/Property by it in accordance with all federal, state and local laws and regulations.

B. LESSOR will be responsible for all obligations of compliance with any and all environmental and industrial hygiene laws, including any regulations, guidelines, standards, or policies of any governmental authorities regulating or imposing standards of liability or standards of conduct with regard to any environmental or industrial hygiene conditions or concerns as may now or at any time hereafter be in effect, that are or were in any way related to activity now conducted in, on, or in any way related to the Property, unless such conditions or concerns are caused by the activities of LESSEE.

C. LESSEE will be responsible for all obligations of compliance with any and all environmental and industrial hygiene laws, including any regulations, guidelines, standards, or policies of any governmental authorities regulating or imposing standards of liability or standards of conduct with regard to any environmental or industrial hygiene conditions or concerns as may now or at any time hereafter be in effect, that are or were in any way related to activity now conducted in, on, or in any way related to the Premises, unless such conditions or concerns are caused by the activities of LESSOR.

D. LESSOR shall hold LESSEE harmless and indemnify LESSEE from and assume all duties, responsibility and liability at LESSOR's sole cost and expense, for all duties, responsibilities, and liability (including but not limited to payment of penalties, sanctions, forfeitures, losses, costs, or damages) and for responding to any action, notice, claim, order, summons, citation, directive, litigation, investigation or proceeding which is in any way related to: (i) failure to comply with any environmental or industrial hygiene law, including without limitation any regulations, guidelines, standards, or policies of any governmental authorities regulating or imposing standards of liability or standards of conduct with regard to any environmental or industrial hygiene concerns or conditions as may now or at any time hereafter be in effect, unless such non-compliance results from conditions caused by LESSEE; and (ii) any environmental or industrial hygiene conditions arising out of or in any way related to the condition of the Property or activities conducted thereon, unless such environmental conditions are caused by LESSEE.

E. LESSEE shall hold LESSOR harmless and indemnify LESSOR from and assume all duties, responsibility and liability at LESSEE's sole cost and expense, for all duties, responsibilities, and liability (including but not limited to payment of penalties, sanctions, forfeitures, losses, costs, or damages) and for responding to any action, notice, claim, order, summons, citation, directive, litigation, investigation or proceeding which is in any way related to: (i) LESSEE'S failure to comply with any environmental or industrial hygiene law, including without limitation any regulations, guidelines, standards, or policies of any governmental authorities regulating or imposing standards of liability or standards of conduct with regard to any environmental or industrial hygiene concerns or conditions as may now or at any time hereafter be in effect, unless such non-compliance results from conditions caused by LESSOR; and (ii) any environmental or industrial hygiene conditions arising out of or in any way related to the condition of the Premises or activities conducted thereon by LESSEE, unless such environmental conditions are caused by LESSOR.

31. CASUALTY. In the event of damage by fire or other casualty to the Premises that cannot reasonably be expected to be repaired within sixty (60) days following same or, if the Property is damaged by fire or other casualty so that such damage may reasonably be expected to disrupt LESSEE's operations at the Premises for more than sixty (60) days, then LESSEE may at any time following such fire or other casualty, provided LESSOR has not commenced the restoration required to permit LESSEE to resume its operation at the Premises, terminate this Agreement upon twenty (20) days written notice to LESSOR. Any such notice of termination shall cause this Agreement to expire with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of this Agreement and the parties shall make an appropriate adjustment, as of such termination date, with respect to payments due to the other under this Agreement. If LESSEE decides not to terminate this Agreement, Rent shall be abated proportionally to the reduction of use.

32. CONDEMNATION. In the event of any condemnation of the Premises, LESSEE may terminate this Agreement upon fifteen (15) days written notice to LESSOR. LESSEE may on its own behalf make a claim in any condemnation proceeding involving the Premises for losses related to the antennas, equipment, its relocation costs and its damages and losses, and any other amount recoverable by LESSEE under condemnation law (but not for the loss of its leasehold interest). Any such notice of termination shall cause this Agreement to expire with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of this Agreement and the parties shall make an appropriate adjustment as of such termination date with respect to payments due to the other under this Agreement.

33. SUBMISSION OF LEASE. The submission of this Agreement for examination does not constitute an offer to lease the Premises and this Agreement becomes effective only upon the full execution of this Agreement by the Parties. If any provision herein is invalid, it shall be considered deleted from this Agreement and shall not invalidate the remaining provisions of this Agreement.

34. APPLICABLE LAWS. LESSEE shall use the Premises for the use described herein in accordance with applicable laws, rules and regulations. LESSOR agrees to keep the Property in conformance with all applicable, laws, rules and regulations and agrees to reasonably cooperate with LESSEE regarding any compliance required by LESSEE in respect to its use of the Premises.

35. SURVIVAL. The provisions of the Agreement relating to indemnification from one Party to the other Party shall survive any termination or expiration of this Agreement. Additionally, any provisions of this Agreement, which require performance subsequent to the termination, or expiration of this Agreement shall also survive such termination or expiration.

36. CAPTIONS. The captions contained in this Agreement are inserted for convenience only and are not intended to be part of the Agreement. They shall not affect or be utilized in the construction or interpretation of the Agreement.

37. PROPERTY SPECIFIC ACCESS RULES/REGULATIONS. To the extent that such rules are not inconsistent with or do not interfere with LESSEE's rights herein, LESSEE agrees to abide by all rules and regulations of the Property and Premises imposed by LESSOR as set forth in Exhibit D, attached hereto, as the same may be changed from time to time upon reasonable notice to LESSEE. These rules and regulations are specific to the Facilities site and are imposed to insure the proper maintenance, good order and reasonable use of the Premises and Property and as may be necessary for the enjoyment of the Premises and Property by both parties hereto.

38. POWERING DOWN DURING MAINTENANCE / REPAIR
(Not applicable to free-standing/independent Communications Facilities). LESSEE agrees that during all maintenance on the Light Standard by the LESSOR or other lessees or users of the Light Standard, while following the procedures and guidelines set forth by the Occupational Safety and Health Administration (OSHA) and the FCC implementing the National Environmental Policy Act of 1969, when continuing transmission is deemed unsafe for maintenance personnel (based upon standards promulgated by a governmental authority having jurisdiction over LESSEE) due to radiation, the effected transmitters of LESSEE will be turned off until the unsafe condition no longer exists. The earliest practicable notice will be given to LESSEE using the information in Exhibit E, as applicable.

39. TERMINATION.

A. **Compelled Termination:** If, during the lease term, there is a determination made pursuant to an unappealable order of a county, state, or national governmental health agency having proper jurisdiction over LESSEE's operations that LESSEE's use of the Premises poses a human health hazard which cannot be remedied and that LESSEE must cease all operations on the Premises, then LESSEE shall immediately cease all operations on the Premises. In the event the Federal Communications Commission, or any successor agency, makes a determination which is final and non-appealable or which is affirmed and becomes final after the exhaustion of all available appeals concluding

that LESSEE's use as set forth in this Agreement presents a material risk to the public health or safety and that LESSEE must cease all operations on the Premises, LESSOR may terminate this Agreement upon fourteen (14) days notice to LESSEE.

B. **Termination by LESSEE:** LESSEE may terminate this Agreement by notice to LESSOR if (i) LESSEE does not obtain all permits, consents, easements, non-disturbance agreements or other approvals (collectively "approval") reasonably desired by LESSEE or required from any governmental authority or any third party related to or reasonably necessary to operate, install, maintain, replace, or remove LESSEE's Facilities, or if any such approval is canceled, expires or is withdrawn or terminated without any fault of LESSEE, or (ii) LESSOR fails to have proper ownership of the Premises or the authority to enter into this Agreement, or (iii) for any reason or no reason after the first ten (10) years, only with twelve (12) months' written notice to LESSOR, or (iv) the Property or LESSEE's Facilities are, or become, unacceptable under LESSEE's design or engineering specifications for LESSEE's Facilities or the communications system to which LESSEE's Facilities belong, so long as Lessee pays Lessor a termination fee equal to six (6) months rent at the then current rate or (v) LESSOR fails to cure a default pursuant to Section 29. Upon termination, all prepaid rent shall be retained by LESSOR, unless termination is pursuant to (ii) above or (v) above as the result of LESSOR's default.

C. **Termination by LESSOR:** LESSOR may terminate this Agreement if LESSEE fails to perform any of its obligations pursuant to this Agreement (including all attached Exhibits/Attachments) after giving written notice to LESSEE and reasonable time to cure as set forth in Section 29.

40. MISCELLANEOUS PROVISIONS.

A. Each undersigned represents and warrants that its signature herein below has the power, authority and right to bind their respective parties to each of the terms of this Agreement, and each party shall indemnify the other fully, including reasonable costs and attorney's fees, for any injuries or damages incurred in the event that such authority or power is not, in fact, held by the signatory or is withdrawn.

B. All Exhibits referenced herein and attached hereto shall be incorporated as if fully set forth in the body of this Agreement.

C. LESSOR shall not have unsupervised access to LESSEE's equipment and LESSEE's Facilities, except in cases of exigent circumstances or emergency situations.

D. Lessor acknowledges that Lessee may enter into financing arrangements including promissory notes and financial and security agreements for the financing of Lessee's Facilities (the "Collateral") with a third party financing entity and may in the future enter into additional financing arrangements with other financing entities. In connection therewith, Lessor (i) consents to the installation of the Collateral to the extent that the Collateral is part of the approved Lessee's Facilities; (ii) disclaims any interest in the Collateral, as fixtures or otherwise, whether arising at law or otherwise, including, but not limited to any statutory landlord's lien ; and (iii) agrees that the Collateral shall be exempt from execution, foreclosure, sale, levy, attachment, or distress for any Rent due or to become due and that such Collateral may be removed at any time without recourse to legal proceedings, except to the extent the cost of such Collateral has been reimbursed by an additional communications provider pursuant to Paragraph 25(b), above.

*****SIGNATURES ON FOLLOWING PAGE*****

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

ATTEST: **CITY OF PALMDALE**

_____ _____

Clerk of the Council City Manager

APPROVED AS TO FORM:

City Attorney

LESSEE: **Royal Street Communications California LLC,**
a Delaware limited liability company

By: _____
Printed Name: _____
Its: _____
Date: _____

Financial

Rewards and Risk

The major benefit of the city leasing their land to the wireless industry is the additional income stream that is created from the lease. When a site has been identified with as a potential site there is always a value to it. Both parties involved in the contract have different objectives in regards to the lease terms. The city's desire is to maximize their revenue and minimize any loss of aesthetics or land area. The carrier, on the other hand, is focusing on the potential return on their investment, which is dictated by consumer demand surrounding that site.

Lease rates negotiated by the wireless carriers vary depending on the individual carrier, the return of investment of the site, and any additional value that may be offered to the lessor. As with most rewards there are risks, such as a particular carrier merging or going out of business.

Risks

In the competitive and merging environment of the wireless industry, there is risk in the execution of a lease. There is risk, for example, in the termination of a contract or technological advances can supersede the equipment on leased land.
Another option that is presented in the lease is a contract renewal date. If the carrier decides, typically for business purposes, that the cost of the tower is not worth the return they will not renew the contract, therefore the land owner will not receive the rent.

The capital cost of a wireless communication facility has typically depreciated in value over fifteen years, reducing the carrier capital commitment to the site. Within the demand of the customers at that specific site it could become obsolete, risking the termination of the contract.

Monetization

One way to capitalize on the unforeseen loss is to receive the net present value of the lease. ATS evaluates the existing wireless facility to determine the potential obsolescence of the site's technology. The lease is also reviewed to make any recommendations to the lessor to increase the net present value of the deal.

There are several companies working for wireless carriers who attempt to retrade the in place income of the lessor with discounts of up to 50%. All these discounts come out of the lessor pocket. Additionally after ten years, with the escalation of the monthly lease rate, the income stream is 33% to 40% higher than the initial lease rate and $500 to $1,000 higher than the current market rate. Renegotiating the lease results in a half million dollar savings to the wireless company.

Design Standards

The cell site design standards are presented below with a brief description of the appearance and its typical use.

General Types of Cell Sites

Antennas and Mounting Systems:

- Whip antenna –a thin, metal/fiberglass pole that serves as a receiving and transmitting device. Typically, this antenna measures 18 inches to ten feet in length and one-half inch to four inches in diameter. This is typically installed on fire department buildings, police department buildings and city maintenance facilities.
- Light standard with flush-mounted antennas – usually found at sports fields with ballpark lighting. The antenna panels are mounted near the pole and under the lights. However, antennas can also be placed within a "stealth" cylinder on top of a light standard.
- Flagpole antenna – a slim line monopole with a flag attached. It has a thicker diameter than a typical flagpole.
- Monopole – a tall pole topped with a triangular structure to mount the antenna array. This one of the earlier design types used for wireless communications facilities.
- Slim-line monopole – a slender pole mounted with a four- to six-foot high radome that has an 18- to 24-inch diameter to conceal the antennas.
- Lattice power line towers – a design takes advantage of the existing lattice tower power transmission used by the utility companies.
- Water tank – uses a pre-existing, above-ground structure to attach antennas.
- Monopine – similar to a monopole design pole with simulated bark covering, in addition to simulated branches and pine needles.
- Monopalm – covers a monopole design with palm fronds and a growth pod as a means to hide the cell site's antennas.
- Monobroadleaf – mimics a broadleaf tree to hide antennas, using the same monopole structure.
- Lollypop – consists of a thin pole that holds a panel antenna. It is employed in open space or below the ridgeline in canyons or areas of hilly terrain. Sometimes the antenna is blended with faux or natural vegetation.
- Building façade mounted antenna – installed by flush-mounting the antenna to the building's façade and painting it to match the wall's color and texture. In some cases, the antenna is incorporated into or hidden by one of the structure's design elements.
- "Stealth" installations – A "stealth" installation include monuments, faux chimney, rooftop parapet, rooftop screen walls, steeple, clock tower, faux rocks, faux water tanks
    -

Proposed Design Standards

We recommend that the City adopt the following design standards into all cell site development guidelines:

Antenna Mounting Systems:

Whip Antennas

- Antennas 18 inches or less in length should be allowed on any existing structure and zone.
- Antennas 60 inches or less in length should be allowed on any commercial or industrial building provided that the antenna does not exceed the roof line by more than ten feet.
- A whip antenna's base should be set back from the roof's edge by a distance equal to its height.

Light Standards

- Allowed in all zones with low profile/flush-mounted antennas and up to 35 feet high.
- Antennas should be painted to match the light standard and all cables should be concealed within the light standard.
- The radome should not exceed 18 inches in diameter and 6.5 feet in height.
- New ball field light standards should be subject to conditional use permits, as long as they do not exceed 65 feet in height.

Flagpoles

- If the pole does not exceed 55 feet in height, and the antenna is concealed inside the pole, Flagpoles should be allowed in any zone.
- The radome must not exceed an 18-inch diameter.
- The poles must be able to fly flags. If the flags are U.S. flags that are not removed every day at sunset, the flagpoles must be lit.
- The pole diameters should be the minimum necessary to meet engineering requirements to accompany and conceal the inner coaxial cabling.
- Different carriers' antennas should be distributed on multiple light poles to minimize the poles' overall diameters.

Monopoles

- Not allowed, except as "slim-line" monopoles.
- New antenna co-location on existing sites should only be permitted by a conditional use permit.

Slim-line monopoles

- Antennas and cables should be mounted inside the structures and the radomes exceeding an 18-inch diameter should not be allowed.
- The structures' colorings should be light grey, olive green or light blue to better blend in with their backgrounds.

Lollypop antenna

- Approved only when other "stealth" installation types are more intrusive, such as on steep slopes or hillsides where they attract more attention.
- Installed below ridgelines wherever possible to stop the antennas' profiles from appearing above a slope top.
- Cross braces between individual antenna poles add additional bulk to the installation, and should be discouraged.

- Antennas and their support poles must be painted the appropriate colors that match the surrounding environment.
- In cases where irrigation is available, natural shrubs must be planted behind lollypop antennas.
- In cases where irrigation is unavailable or impractical, faux shrubs (subject to staff review) are installed to conceal antenna arrays.
- All coaxial cables that connect the antennas to their accompanying telecommunications equipment cabinet are run underground.
- The antennas' heights from the base do not exceed 15 feet.

Building façade mount

- Patch (usually 12 inches high) antennas and antennas less than 1.5 square feet in surface area that are mounted to a building façade are covered and painted to match existing façade's color and texture. They are also mounted flush to the building or with low-profile brackets, as well as skirted. The antennas' profile does not extend more than 12 inches from the building façade's face.
- Antennas with surface areas greater than 1.5 square feet that are mounted any commercial building's façade are fully screened using materials that match the existing façade's color and texture.
- Antenna screening systems must be architecturally integrated to the greatest possible extent.
- Antenna screens must be fully enclosed to prevent birds from nesting in the screen structures.
- The façade mounted antennas and screening must not exceed 18 inches from the existing building's face and must be designed to the minimum feasible depth.
- The structure's walls, conduits, chases or concealment type devices that are integrated into the building's architecture must hide all coaxial cables to the greatest possible extent. All exposed cable is painted to match the underlying surface.

Lattice towers

- No new types of lattice towers should be allowed.

Power line towers

- Co-location on existing power line towers should be allowed.
- Antennas should be mounted to the vertical portion of the structure, using low-profile mounting brackets.
- All pipe-mounts must be concealed behind the antenna. The accompanying coaxial cables should be run on the tower structures inside.
- Accompanying telecommunications equipment should be located under or close to the tower structure. The equipment should be enclosed by a screen.

Water tanks

- Antennas mounted on the top of the structure should be concealed behind screening that does not exceed six feet.
- Antennas, coaxial cables, and screening should be painted to match the color of the structure.

Faux tree design specifications:

Monopine

- Designed for a minimum of two carriers.
- Have 3.1 branches per foot for full-density coverage, limiting spacing between the branches. Seventy percent of the branches should be eight feet or longer.
- Branch dispersal is random, with intermingled long and short branches, to appear natural.
- Branches extend beyond all antennas by at least 12 inches in length.
- Branches begin 15 feet above the ground.
- A five foot minimum space exists between the top of the antenna and the top of the faux tree.
- Branch foliage is multicolored with greens and browns, and matching those of a natural pine tree. The foliage is extruded (made from plastic) in these colors instead of painted. A sample is submitted for City approval prior to fabrication.
- A bark cladding sample with custom color is submitted for City approval prior to fabrication.
- "Pine needle antenna socks" that match the approved foliage colors cover all antennas.
- Antennas are mounted using "stand-off mounts" (horizontal, frame-type mounts are unacceptable). Antennas support pipe mounts, which are painted a darker shade of green or black with a "flat" paint finish that reduces reflection and mounting visibility.
- Coaxial cables access the structure through the base. Raised ice bridges or cable trays are unacceptable.
- Monopine structure height is forty feet, unless a greater height is authorized.

Monopalm

- Structure is designed for a minimum of two carriers if possible.
- The monopalm structure possesses sufficient palm fronds to simulate a natural palm tree.
- The growth pod and/or the monopalm trunk conceal the antennas.
- A minimum space of five feet exists between the top of the antenna and the top of the faux tree's palm fronds.
- Frond foliage color varies in olive green shades to simulate palm tree colors. A sample palm frond is submitted for City approval prior to fabrication.
- A custom-colored sample of bark cladding is submitted for City approval prior to fabrication.
- The tower (trunk) conceals all coaxial cables, which access the structure through the base. Raised ice bridges or cable trays are unacceptable.
- The monopalm structure's height is forty feet (tower portion), unless a greater height is authorized.

Monobreadleaf

- Designed for a minimum of two carriers.
- The monobroadleaf structure possesses a sufficient branch count to conceal all antennas.
- Branch dispersal is random, with intermingled long and short branches, to appear natural.
- Branches exceed all antennas by at least 12 inches.
- Branches begin 15 feet above the ground.

- A minimum space of five feet appears between the top of the antenna and the top of the faux tree.
- Branch foliage (leaves) possess varying colored "leaves" to mimic a real broadleaf tree. The foliage is extruded in these colors instead of painted. A sample branch with foliage must be submitted for City approval prior to fabrication.
- A custom-colored sample of bark cladding is submitted for City approval prior to fabrication.
- "Leafed antenna socks" that match the approved foliage color must cover all antennas.
- Antennas are mounted using "stand-off mounts" (horizontal, frame-type mounts are unacceptable). Antennas conceal support pipe mounts and must be painted a darker shade of green or black with a "flat" paint finish that reduces reflection and mounting visibility.
- The tower conceals all coaxial cables, which access the structure through the base. Raised ice bridges or cable trays are unacceptable.
- The monobroadleaf structure's height is forty feet, unless a greater height is authorized.

"Stealth" antenna:

Monument

- Designed to coincide with environmental conditions.
- Installation height allowed for two carriers , or a minimum of 38 feet.

Faux chimney

- Should be allowed, depending upon the extent of the site application's integration with the existing building's architecture.
- The antenna's number, height, width and depth must balance with the existing structure's bulk and scale.
- Must not exceed ten feet above the maximum roof height for all level-roofed buildings.
- Must not exceed the maximum roof height of a peak-roofed building.

Rooftop parapet

- Installation must be screened, all around, to match existing color and texture of Parapet.
- A parapet extension must not exceed five feet above the existing parapet and integrate architectural with the existing building.

Rooftop screen wall

- Do not exceed ten feet above the maximum roof height for level-roofed buildings.
- Walls are screened on all sides.
- Walls are set back at least three feet from the roof's edge.
- Walls match or complement the building façade's color and texture.

Steeple

- Antennas mounted inside existing steeples can utilize the full space,
- Must match the existing structure's color and texture and be fully screened.
- Any modification to the steeple's outward appearance requires that it be integrated with the overall structural design.

- New steeple construction on an existing structure is consistent with the current architectural design up to 45 feet (regardless of the zone's underlying height limit).

Clock tower

- A clock tower installation must be appropriate for the location,
- It must be designed for a minimum of two carriers,
- The installation is allowed, up to 45 feet in height, depending upon the surrounding environment.
- The design is consistent with the environmental setting.

Equipment location & screening systems:

- All equipment installation types require all coaxial, telephone and electrical cables/wires to be concealed.

Equipment vault

- Below ground equipment vaults are encouraged for all wireless installations at park facilities, parking lots and wireless facilities in the public right-of-way.

Tenant improvement

- Tenant improvement is encouraged for all wireless installations on existing buildings, where sufficient space is available within the building's interior. If sufficient space is not available within the existing building structure, equipment room additions are allowed subject to standard building codes. Equipment room addition design is consistent with the existing building's architecture and must be effectively mitigated with the required landscape setbacks.

Prefabricated equipment shelter

- These shelters are discouraged for most wireless installation applications. Prefabricated equipment shelters can be utilized in commercial areas where the shelter is not visible to any public view.

Site constructed equipment shelter

- These shelters are encouraged, provided that they are architecturally integrated into the surrounding environment. Equipment shelter heights must not exceed that which is consistent with the adjacent building. Air conditioning condensing units (A/C units) must be located on the ground adjacent to the structure or mounted in the roof. A/C units must be fully screened, and they must not exceed any applicable noise ordinances. Landscape standards also apply.

Outdoor telecommunications equipment cabinet

- These cabinets must be located within equipment enclosures (except telecommunications equipment in the public right-of-way), with sufficiently high walls that completely conceal the equipment cabinets from public view. Equipment enclosures must have lattice-type covering to prevent unauthorized access. All city screening and mitigation requirements also apply.

Rooftop equipment platform

- These platforms must be fully screened and, if possible, integrated with a rooftop antenna installation. Equipment screening height must not exceed ten feet above the maximum roof height or level-roofed buildings and others are subject to staff review.

In evaluating the appropriate design for a particular property, existing uses of the property, landscaping and optimal location of the facility must be considered.

As the wireless industry and its services evolve, its equipment will change as well. The WMP will need periodic updates to incorporate the wireless industry's changing environment and the progress made toward "stealthing" antennas and equipment.

Proposed Designs

PMD - 026 - M-12 & 10th Street E

A large parcel of property that is vacant and could become be an industrial area in the future. The property is part of the redevelopment agency. The monopine or monopole are examples of a proposed wireless facility that might be considered by the City for M-12 & 10th Street E. This example would be able to handle the three carriers needed for this location and is extremely viable.

PMD - 028 - Avenue Q & Carriage Way

A large parcel of property that is vacant and located near the Auto Center. The property is part of the redevelopment agency and is an extremely high traffic area. The monopine, monopole or monopalm are examples of a proposed wireless facility that might be considered by the City for Avenue Q & Carriage Way. This example would be able to handle the two carriers needed for this location and is extremely viable.

PMD - 295 - N of Avenue S, East of 70th Street E

A large parcel of property that is vacant and located across the street from William J. Pete Knight High School. Two monopines or monopoles are examples of a proposed wireless facility that might be considered by the City for this location. This example would be able to handle the six carriers needed for this location and is extremely viable.

PMD - 151 - 30th Street E & Avenue R-4

This is a small parcel of property that is used as a drainage easement and located near a residential area. This property has limited space but the City might consider a monopole for the proposed wireless facility. This example would be able to handle the one carrier needed for this location.

PMD - 264 - 12th Street W & Avenue M-14

This is a small parcel of property that is also used for drainage. This property has limited space but a monopole located in the NE corner of the property would be a proposed wireless facility that the City might consider for this location. This example would be able to handle the one carrier needed for this location.

PMD - 031 - Avenue Q-2 & 5th Street E

This parcel has limited space and is located in a housing redevelopment area. Should the City determine to allow this site for a wireless communications facility, relocation language would allow the site to be redeveloped with the site. An alternative design would be to relocated the facility to the public right of way.

PMD – 238 – 33rd Street E & Conestoga Canyon Road

This parcel has limited space and it would be extremely difficult to design. The site could be built as a street light in the public right of way with the equipment located on the adjacent City property.

While this location was identified as the center of where the wireless facility would go, an alternative City property down the street would be suggested alternative to locate the facility. There is no guarantee that the site down the street would work as it is about a third of a mile away and may locate the proposed facility too close to another facility.

Wireless Technology Background

"Wireless telecommunications" generally describes those services known to the Federal Communications Commission (FCC) as Commercial Mobile Radio Services (CMRS). Currently, the majority of CMRS is encompassed within the radio telephony segment: Cellular Telephone Services (800 to 900 MHz range), Personal Communications Services (PCS) (1800 to 1900 MHz range), and Specialized Mobile Radio (SMR). By the end of 2003, 97% of U.S. residents had access to three or more providers of these services, and more than 160 million people subscribed to these services. Nationwide, over 54% of the population use CMRS services, and in Southern California, over 61% utilize CMRS services. During 2003, radio telephony generated over $88 billion in revenue. These facts prove that CMRS, and especially radio telephony, are major factors in the majority of the United States population's daily lives.

Modern radiotelephony began with analog Cellular Telephone Service. While AT&T originally developed cellular technology in 1958, it did not become commercially available until the FCC began licensing cellular providers in 1982. Cellular licenses are allocated in two bands (A & B) within the 800 MHz area of the radio spectrum. Since 1991, two carriers have been licensed in each of the nation's 734 Cellular Market Areas. During the 1990s, most cellular service was transitioned from analog to digital signal transmission. Although cellular operators must retain analog service availability until 2008, digital service greatly improved reception for cellular customers.

In addition to Cellular Telephone Service, first generation services also include Specialized Mobile Radio (SMR), whose best known provider in Southern California is Nextel. In 1979, the FCC began licensing SMR in both the 800 MHz and 900 MHz bands and, since that time, the FCC has also auctioned off spectrum for SMR services. To date, 1900 MHz of exclusive spectrum and 7.5 GHz of shared spectrum are allocated to SMR. SMR provides for both one-on-one and simultaneous group communications through "dispatch mode" operations. It also provides radiotelephony through "interconnected mode" operations, which connect the radios to the regular land line telephone network. Due to various interference issues between SMR and public safety radio systems, the federal government requires SMR providers to relocate from the 800 MHz band to the 1900 MHz band.

In 1995, the second generation of radiotelephony services was introduced with the advent of Broadband PCS. PCS integrates cellular telephony with additional services, such as paging and text messaging. Digital signals in the 1850-1990 MHz bands deliver all PCS services. Unlike cellular, whose spectrum was allocated by the FCC through traditional regulatory licensing, Broadband PCS spectrum was allocated through auctions. The A and B blocks of the Broadband PCS spectrum, both of which are 30 MHz wide, were auctioned on the basis of 51 Major Trading Areas (MTAs). The remaining blocks (the 30 MHz C block and the 10 MHz D, E and F blocks) were auctioned based on 493 Basic Trading Areas (BTAs).

The third generation of radio telephony, commonly called "3G," is generally implemented as a Broadband PCS enhancement. 3G technology requires high-speed digital transmission to support various multimedia applications, including email and internet access. The FCC also plans to auction an additional 90 MHz of spectrum, in the 1710-1755 MHz and 2110-2155 MHz bands, specifically for advanced wireless services like 3G and 4G. Fourth generation, known as "4G" or "beyond 3G," will provide high-speed advanced wireless communication services,

including comprehensive IP solutions that deliver voice data and multimedia to users at any location and/or time.

In addition to radiotelephony, CMRS includes two other elements: paging and Narrowband PCS. Licensees in these spectrum bands provide paging and both one- and two-way text messaging services. While these services may seem outdated, companies continue to find new market niches that need or desire these services.

Evolution of Wireless Technologies

Current cellular technology provides users with access to television broadcasts and live streaming video. The future of wireless technology promises an utterly ubiquitous wireless environment that offers even greater global high-speed data service access for a wide variety of devices. The emergence of the 802.16 (WiMAX) standard adds a new opportunity to provide high-speed data access to a new wave of Internet users. As the successor to 802.11a/g aimed at consumer applications that require very high throughput (like HDTV and streaming video), 802.11n possesses a fourfold increase in bandwidth to support increasing demands of high volume data networks over the next few years.

These technologies will continue to evolve and cross-pollinate with both licensed and unlicensed bands, including PCS and VoIP (voice-carrying) networks. Hence, there is a common opinion throughout academia, industry and business that the current wireless technology fulfills neither current nor future demands," according to those behind the Wireless Gigabit with Advanced Multimedia (WIGWAM) project. WIGWAM is seen as an early version of the next generation of 802.11n looking for Gbps speeds, which is the interactive speed and bandwidth necessary for the next generation of wireless services.

These new technologies and services entice both youth and adult markets. However, the majority of marketing dollars are spent on the youth market – with an age range of 12 to 24 years old – even though they do not make up the majority of the population. Wireless companies promote new cell phones, such as Helio and Amp'd Mobile, to provide these services. Helio's commercial, which states, "It's not a phone," accurately captures the new direction in which these devices are moving.

As a result, many more cell sites are necessary to provide future services. Over the next few years, the landscape of wireless technology, new devices and the bandwidth necessary to meet the demands of the consumer will be dynamic. As wireless technology evolves, its supporting infrastructure will change in order to keep pace with new consumer needs. Technological evolution cannot occur if the infrastructure necessary to support it does not exist, and analysts anticipate that the number of existing cell sites, for any given area, will double or triple in order to provide the bandwidth needed for these services.

Many industry analysts also expect that devices like PDAs, iPods, cameras, video cameras, and even wallets will be replaced by multiple-feature cell phones. Unlike Europe, Asia and South America, the United States has been slow to embrace these new technologies and services, but a growing number of companies believe that the American consumer is finally ready.

DAS Networks

Carriers often face poor signal quality in areas that are topographically isolated or in high-density urban environments. Moreover, when trying to improve their Quality of Service (QoS) by constructing new towers, they face opposition from local communities. These issues couple with the needed bandwidth for today's mobile data communications services, requires a new approach to efficiently develop network infrastructure.

The Distributed Antenna Systems (DAS) network is an emerging phenomenon in wireless network deployments. While DAS is not new technology, it possesses a new application with outdoor open network usage. Traditionally, DAS networks were utilized in indoor environments like subways, tunnels, sports complexes, airports and convention centers.

DAS networks typically use existing infrastructure, such as telephone poles and streetlights, to expand carrier networks. They deploy small antennas distributed throughout a geographic area. The antenna locations, referred to as "nodes," are interconnected by fiber optic cables to a central hub location. One remarkable aspect of a DAS network is its usage of shared infrastructure to support multiple wireless carriers within defined geographical areas.

This network solution promises to address many of the carriers' coverage and capacity needs, while also minimizing the aesthetic and zoning issues that concern local governments. However, DAS network deployments are still relatively unused when compared to the overall scheme of carrier deployments nationwide.

Mergers and Acquisitions and Name Changes

Over the 15 years that wireless companies have been active, a number of mergers, name changes, and partnerships have occurred. The following table sorts out the various carriers:

Current Wireless Company	**Transactions**
AT&T Wireless (the new AT&T Wireless, formerly Cingular)	Renamed from Pac Bell Wireless
	Purchased AT&T Wireless (who purchased LA Cellular)
	Partnered with T-Mobile
	Sold a portion of its combined network to T-Mobile, dissolving partnership
	Purchased spectrum rights from NextWave Telecom
	Rebranded to AT&T (Completed 2007)
Nextel (Nextel)	Provided Boost Mobile with prepaid services through joint venture with an Australian company
	Merged with Sprint PCS, though it appears Nextel may remain active as Sprint's business service (cite)
	Currently required to relocate its spectrum to eliminate Public Safety Radio System interference issues
Sprint PCS (Sprint)	Renamed from MCI
	Acquired Cox PCS service
	Merged with Nextel
	Partnered with Virgin Group LLC to form Virgin Mobile prepaid services
T-Mobile (Deutsche Telecom)	Partnered with Cingular Wireless
	Purchased a portion of Cingular Wireless' network and certain spectrum rights as partnership dissolved
	Partnered with Western Wireless
Verizon Wireless (Verizon)	Purchased Airtouch Cellular
	Acquired PacTel Cellular

T-Mobile and Cricket are relatively new players in the wireless industry; they previously shared their network with Cingular. However, the acquisition of AT&T Wireless required Cingular to divest part of its wireless network, so it chose to sell its former Pacific Bell locations to T-Mobile. As part of this transition, each carrier is in the process of moving their customers to separate networks in order to give each company time to fill in coverage holes.

In addition, two new wireless companies joined the Southern California market, Metro PCS (dba Royal Street Communications) and Modeo. While Metro PCS competes head-on with the other major wireless carriers, Modeo is a subsidiary of one of the major tower companies and is expected to use its infrastructure to develop its network.

Regulatory Issues

Federal

Three principal Acts allow Congress to provide a comprehensive federal regulatory scheme over wireless telecommunications, thereby preempting State and local regulations. The first Act is the Communications Act of 1934. This Act created the Federal Communications Commission (FCC), giving it regulatory responsibility for interstate communications, both wired and wireless. Second, the 1993 Omnibus Budget Reconciliation Act eliminates States' abilities to regulate wireless providers' entries and rates.

Finally, the Telecommunications Act of 1996 overhauls the 1934 Act, focusing on creating a competitive telecommunications market by eliminating the barriers to entry and the "public utility model" monopolies that were the telecommunications industry's principal features under the 1934 Act. The major exception to federal preemption under the 1996 Act is local zoning authority, which is specifically reserved for State and local governments.

Under the 1934 and 1996 Acts, the FCC exercises regulatory authority over wireless communication providers, including spectrum allocation (through traditional public interest allocations or auctions), carrier licensing, and the design, manufacture and operations of equipment. In addition, the FCC enforces comprehensive radio frequency exposure regulations to protect the public from dangerous radio frequency emission levels.

Aside from the 1934 and 1996 Acts, wireless telecommunications providers may fall under a number of additional federal regulations. In order to avoid being hazardous to air navigation, wireless facilities must comply with Federal Aviation Administration regulations with regards to height and proximity to airport facilities.

Projects in certain federal priority areas, including federal property, wilderness areas, wildlife preserves, endangered species habitats, historical sites, Native American religious sites, flood plains and wetlands may require environmental assessments under the National Environmental Protection Act.

Wireless facilities that contain backup battery and generator systems may also be subject to federal regulations under the Clean Air Act, Clean Water Act, Resource Conservation and Recovery Act, and the Emergency Planning and Community Right-to-Know Act.

State

Due to federal preemption, the State plays a limited role in wireless telecommunications' regulatory issues beyond the Labor, Tax and similar Acts applicable to all business enterprises in the State. The zoning exception, however, does provide an opportunity for State regulation.

Since the State generally delegates land use authority to local government, State regulation is generally limited to those special cases when the State retains zoning authority. Such cases include the Coastal Zone, where the Coastal Commission exercises regulatory authority, and hospital sites, where the Office of Statewide Health and Planning Development exercises authority. In addition, wireless facilities must meet the requirements of the California Environmental Quality Act (CEQA).

Local

The 1996 Act's exception for zoning regulation causes local governments to have the most direct impacts on wireless facility locations and their visual appearances (with respect to placement, construction, and modification). However, this authority is limited. Local governments may not "unreasonably discriminate among providers of functionally equivalent services," enact regulations that prohibit wireless facilities, or prohibit facilities based on the concern of radio frequency emissions, for which the FCC sets regulations.

Further, local governments are required to act in a timely manner on a wireless placement permission request. If a request is rejected, it must be placed in a written record that is supported by substantial evidence. Applicants who are denied authorization for facility placement may file actions in court that challenge the denial, and they are then entitled to expedited hearings in court. If a denial is based on radio frequency emission, the applicant may appeal that denial to the FCC instead of the court.

The Telecommunications Act of 1996 (TCA) allows state and local governments to enact ordinances governing the placement of wireless telecommunications facilities [§TCA Section 332 (c)(7)]. Nonetheless, local governments become increasingly embroiled in lawsuits filed by the common carriers over restrictive local ordinances, violating Section 253(a) of the TCA [§ 253(a)-(e)(1994 & Supp. II 1996)) (hereinafter "removing barriers")]. Recently, the courts have struck down restrictive ordinances or ordinances that are "so onerous" that they restrict wireless network development, as in the following case: *Sprint Telephony PCS, L.P. v. County of San Diego, Nos.* 05-56076, 05-56435 (9th Cir. June 13, 2007).

Local governments regulate, but cannot prohibit, wireless communication facility placement on sites like schools, in residential zones and in public rights-of-way. Furthermore, according to the TCA *§ 332 (c)(7)(B), "Limitations (iv) - No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the commission's regulations concerning such emissions."*

Radio Frequency Emissions

Wireless site emissions cannot be directly regulated by the City. The Telecommunications Act of 1996, 704 Section B, states that State or local governments may not regulate wireless facilities on the basis of environmental effects of radio frequency emissions if the applicant demonstrates compliance with FCC regulations.

It is important to understand the guidelines under which such sites are regulated. The government bases the Maximum Permissible Exposure (MPE) levels upon National ANSI, IEEE and international standards. The FCC established these health and radio emission standards, and the guidelines for measuring and analyzing RF Emissions were created by the FCC's Office of Engineering and Technology (OET) 65. This Office writes a periodic bulletin called "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields."

This bulletin aids engineers and other qualified persons, guiding them toward correct determinations about whether specific sites meet emission requirements. Typical cellular tower transmissions are relatively low in power, so FCC-outlined emissions rarely present issues. The distance from a transmitting antenna to the nearest structure is usually greater than the FCC requirement, and emissions fall well below the MPE threshold.

Another excellent FCC-oridyced reference is entitled, "*A Local Governments Official's Guide to RF Emission Antenna Safety."* Rules, Procedures and Practical Guidance are available on the FCC's RF safety web page at www.fcc.gov/oet/rfsafety.

Detailed Inventory of Wireless Communications Facilities

Page	Address	Carrier	Build
80	1529 E. Palmdale Blvd.	Nextel	Roof Mount – Stealth
81	2140 E. Palmdale Blvd.	Sprint PCS	Monopole
82	2272 E. Palmdale Blvd.	AT&T	Monopole
83	2272 E. Palmdale Blvd.	Verizon Wireless	Monopole
84	38115 30th Street	AT&T	Light Standard
85	4625 East Avenue R	Sprint PCS	Monopole
86	4862 East Avenue S	AT&T	Monopole
87	4862 East Avenue S	T-Mobile	Monopole
88	4616 East Avenue S	Metro PCS	Monopole
89	4616 East Avenue S	Nextel	Monopole
90	2540 East Avenue S	Sprint PCS	Flagpole
91	2200 East Avenue S	AT&T	Monopole
92	119 East Avenue S	Sprint PCS	Monopole
93	119 East Avenue S	T-Mobile	Monopole
94	119 East Avenue S	AT&T	Monopole
95	38630 5th Street West	Nextel	Roof Mount – Stealth
96	Elizabeth Lake Road & 60th Street West	AT&T	Tower
97	4210 Elizabeth Lake Road	AT&T	Roof Mount – Stealth
98	4210 Elizabeth Lake Road	T-Mobile	Roof Mount – Stealth
99	39117 3rd Street	AT&T	Light Standard
100	39457 15th Street	Nextel	Monopole
101	1233 Rancho Vista Blvd.	Sprint PCS	Sign
102	1123 W. Rancho Vista Blvd.	T-Mobile	Roof Mount – Stealth
103	39702 30th Street West	AT&T	Monopole
104	41051 12th Street	Nextel	Monopine
105	41051 12th Street	T-Mobile	Monopine
106	41051 12th Street	Verizon Wireless	Monopine
107	41343 12th Street	AT&T	Flagpole
108	41343 12th Street	T-Mobile	Flagpole
109	190 Sierra Court	Nextel	Monopole
110	42035 20th Street East	T-Mobile	Monopole
111	42164 40th Street East	Sprint PCS	Monopole
112	901 E. Palmdale Blvd.	AT&T	Roof Mount – Stealth
113	Mount Hauser Station	AT&T	Tower
114	Mount Hauser Station	Sprint PCS	Tower
115	Mount Hauser Station	Nextel	Tower

1529 E. Palmdale Blvd.

Site View





Aerial View



Site Address:	**1529 E. Palmdale Blvd. Palmdale, CA**
Site County:	**Los Angeles**
Property Type:	**Commercial**
Coordinates:	**Lat: 34.580363 Long: -118.101892**
Elevation:	**2628’ (AMSL)**
Coord. System:	**NAD 84**
Carrier:	**Nextel**
Tower Type:	**Roof Mount - Stealth**
Structure Ht:	**45’ (AGL)**
RAD Height:	**40’**
Line of Sight:	**Yes – 360 degrees**
Last Update:	**November 2008**

2140 E. Palmdale Blvd.

Site View





Aerial View



Site Address:	**2140 E. Palmdale Blvd. Palmdale, CA**
Site County:	**Los Angeles**
Property Type:	**Commercial**
Coordinates:	**Lat: 34.578662 Long: -118.090247**
Elevation:	**2613’ (AMSL)**
Coord. System:	**NAD 84**
Carrier:	**Sprint PCS**
Tower Type:	**Monopole**
Structure Ht:	**40’ (AGL)**
RAD Height:	**40’**
Line of Sight:	**Yes – 360 degrees**
Last Update:	**November 2008**

2272 E. Palmdale Blvd. I

Site View





Aerial View



Site Address:	**2272 E. Palmdale Blvd. Palmdale, CA**
Site County:	**Los Angeles**
Property Type:	**Commercial**
Coordinates:	**Lat: 34.577067 Long: -118.088418**
Elevation:	**2617' (AMSL)**
Coord. System:	**NAD 84**
Carrier:	**AT&T**
Tower Type:	**Monopole**
Structure Ht:	**40' (AGL)**
RAD Height:	**37'**
Line of Sight:	**Yes – 360 degrees**
Last Update:	**November 2008**

2272 E. Palmdale Blvd. II

Site View





Aerial View



Site Address:	**2272 E. Palmdale Blvd. Palmdale, CA**
Site County:	**Los Angeles**
Property Type:	**Commercial**
Coordinates:	**Lat: 34.577067 Long: -118.088418**
Elevation:	**2617’ (AMSL)**
Coord. System:	**NAD 84**
Carrier:	**Verizon Wireless**
Tower Type:	**Monopole**
Structure Ht:	**40’ (AGL)**
RAD Height:	**35’**
Line of Sight:	**Yes – 360 degrees**
Last Update:	**November 2008**

38115 30th Street

Site View





Aerial View



Site Address:	**38115 30th Street Palmdale, CA**
Site County:	**Los Angeles**
Property Type:	**Park**
Coordinates:	**Lat: 34.574273 Long: -118.077424**
Elevation:	**2629' (AMSL)**
Coord. System:	**NAD 84**
Carrier:	**AT&T**
Tower Type:	**Light Standard**
Structure Ht:	**50' (AGL)**
RAD Height:	**50'**
Line of Sight:	**Yes – 360 degrees**
Last Update:	**November 2008**

4625 East Avenue R

Site View





Aerial View



Site Address:	**4625 East Avenue R Palmdale, CA**
Site County:	**Los Angeles**
Property Type:	**Commercial**
Coordinates:	**Lat: 34.573151 Long: -118.049214**
Elevation:	**2636’ (AMSL)**
Coord. System:	**NAD 84**
Carrier:	**Sprint PCS**
Tower Type:	**Monopole**
Structure Ht:	**40’ (AGL)**
RAD Height:	**40’**
Line of Sight:	**Yes – 360 degrees**
Last Update:	**November 2008**

4862 East Avenue S

Site View





Aerial View



Site Address:	**4862 East Avenue S Palmdale, CA**
Site County:	**Los Angeles**
Property Type:	**Commercial**
Coordinates:	**Lat: 34.556952 Long: -118.041389**
Elevation:	**2695’ (AMSL)**
Coord. System:	**NAD 84**
Carrier:	**AT&T**
Tower Type:	**Monopole**
Structure Ht:	**35’ (AGL)**
RAD Height:	**33’**
Line of Sight:	**Yes – 360 degrees**
Last Update:	**November 2008**

4862 East Avenue S

Site View





Aerial View



Site Address:	**4862 East Avenue S Palmdale, CA**
Site County:	**Los Angeles**
Property Type:	**Commercial**
Coordinates:	**Lat: 34.556952 Long: -118.041389**
Elevation:	**2695’ (AMSL)**
Coord. System:	**NAD 84**
Carrier:	**T-Mobile**
Tower Type:	**Monopole**
Structure Ht:	**35’ (AGL)**
RAD Height:	**30’**
Line of Sight:	**Yes – 360 degrees**
Last Update:	**November 2008**

4616 East Avenue S

Site View





Aerial View



Site Address:	**4616 East Avenue S Palmdale, CA**
Site County:	**Los Angeles**
Property Type:	**Commercial**
Coordinates:	**Lat: 34.557211 Long: -118.047489**
Elevation:	**2481’ (AMSL)**
Coord. System:	**NAD 84**
Carrier:	**Metro PCS**
Tower Type:	**Monopole**
Structure Ht:	**40’ (AGL)**
RAD Height:	**35’**
Line of Sight:	**Yes – 360 degrees**
Last Update:	**November 2008**

4616 East Avenue S

Site View





Aerial View



Site Address:	**4616 East Avenue S Palmdale, CA**
Site County:	**Los Angeles**
Property Type:	**Commercial**
Coordinates:	**Lat: 34.557211 Long: -118.047489**
Elevation:	**2481’ (AMSL)**
Coord. System:	**NAD 84**
Carrier:	**Nextel**
Tower Type:	**Monopole**
Structure Ht:	**40’ (AGL)**
RAD Height:	**40’**
Line of Sight:	**Yes – 360 degrees**
Last Update:	**November 2008**

2540 East Avenue S

Site View





Aerial View



Site Address:	**2540 East Avenue S Palmdale, CA**
Site County:	**Los Angeles**
Property Type:	**Commercial**
Coordinates:	**Lat: 34.557267 Long: -118.083902**
Elevation:	**2704’ (AMSL)**
Coord. System:	**NAD 84**
Carrier:	**Sprint PCS**
Tower Type:	**Flagpole**
Structure Ht:	**40’ (AGL)**
RAD Height:	**40’**
Line of Sight:	**Yes – 360 degrees**
Last Update:	**November 2008**

2200 East Avenue S

Site View





Aerial View



Site Address:	**2200 East Avenue S Palmdale, CA**
Site County:	**Los Angeles**
Property Type:	**Cemetery**
Coordinates:	**Lat: 34.552919 Long: -118.089239**
Elevation:	**2771’ (AMSL)**
Coord. System:	**NAD 84**
Carrier:	**AT&T**
Tower Type:	**Monopoles**
Structure Ht:	**40’ (AGL)**
RAD Height:	**40’**
Line of Sight:	**Yes – 360 degrees**
Last Update:	**November 2008**

119 East Avenue S I

Site View





Aerial View



Site Address:	**119 East Avenue S Palmdale, CA**
Site County:	**Los Angeles**
Property Type:	**Open Space**
Coordinates:	**Lat: 34.561501 Long: -118.128570**
Elevation:	**2930’ (AMSL)**
Coord. System:	**NAD 84**
Carrier:	**Sprint PCS**
Tower Type:	**Monopole**
Structure Ht:	**35’ (AGL)**
RAD Height:	**30’**
Line of Sight:	**Yes – 360 degrees**
Last Update:	**November 2008**

119 East Avenue S II

Site View





Aerial View



Site Address:	**119 East Avenue S Palmdale, CA**
Site County:	**Los Angeles**
Property Type:	**Open Space**
Coordinates:	**Lat: 34.561501 Long: -118.128570**
Elevation:	**2930’ (AMSL)**
Coord. System:	**NAD 84**
Carrier:	**T-Mobile**
Tower Type:	**Monopole**
Structure Ht:	**35’ (AGL)**
RAD Height:	**35’**
Line of Sight:	**Yes – 360 degrees**
Last Update:	**November 2008**

119 East Avenue S III

Site View





Aerial View



Site Address:	**119 East Avenue S Palmdale, CA**
Site County:	**Los Angeles**
Property Type:	**Open Space**
Coordinates:	**Lat: 34.561501 Long: -118.128570**
Elevation:	**2930' (AMSL)**
Coord. System:	**NAD 84**
Carrier:	**AT&T**
Tower Type:	**Monopole**
Structure Ht:	**35' (AGL)**
RAD Height:	**25'**
Line of Sight:	**Yes – 360 degrees**
Last Update:	**November 2008**

38630 5th Street West

Site View





Aerial View



Site Address:	**38630 5th Street West Palmdale, CA**
Site County:	**Los Angeles**
Property Type:	**Hotel**
Coordinates:	**Lat: 34.584063 Long: -118.137873**
Elevation:	**2682' (AMSL)**
Coord. System:	**NAD 84**
Carrier:	**Nextel**
Tower Type:	**Roof Mount - Stealth**
Structure Ht:	**60' (AGL)**
RAD Height:	**60'**
Line of Sight:	**Yes – 360 degrees**
Last Update:	**November 2008**

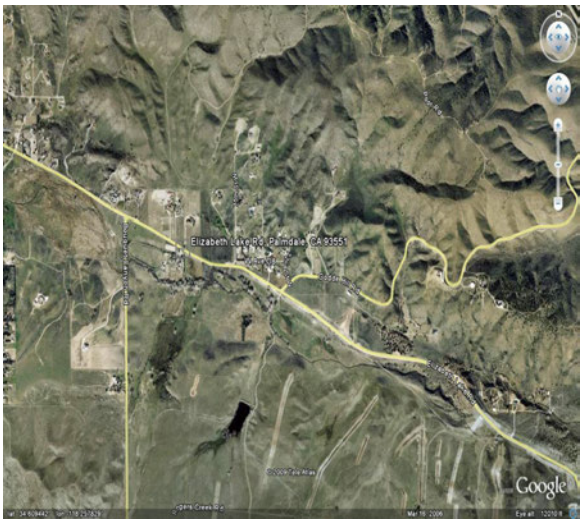
Elizabeth Lake Road & 60th Street West

Site View





Aerial View



Site Address:	**Elizabeth Lake Road & 60th Street West Palmdale, CA**
Site County:	**Los Angeles**
Property Type:	**Private Property**
Coordinates:	**Lat: 34.623071 Long: -118.233552**
Elevation:	**2896' (AMSL)**
Coord. System:	**NAD 84**
Carrier:	**AT&T**
Tower Type:	**Tower**
Structure Ht:	**60' (AGL)**
RAD Height:	**50'**
Line of Sight:	**Yes – 360 degrees**
Last Update:	**November 2008**

4210 Elizabeth Lake Rd. I

Site View





Aerial View



Site Address:	**4210 Elizabeth Lake Road Palmdale, CA**
Site County:	**Los Angeles**
Property Type:	**Ranch**
Coordinates:	**Lat: 34.589683 Long: -118.204856**
Elevation:	**2863’ (AMSL)**
Coord. System:	**NAD 84**
Carrier:	**AT&T**
Tower Type:	**Roof Mount - Stealth**
Structure Ht:	**30’ (AGL)**
RAD Height:	**30’**
Line of Sight:	**Yes – 360 degrees**
Last Update:	**November 2008**

4210 Elizabeth Lake Rd. II

Site View





Aerial View



Site Address:	**4210 Elizabeth Lake Road Palmdale, CA**
Site County:	**Los Angeles**
Property Type:	**Ranch**
Coordinates:	**Lat: 34.589683 Long: -118.204856**
Elevation:	**2863’ (AMSL)**
Coord. System:	**NAD 84**
Carrier:	**T-Mobile**
Tower Type:	**Roof Mount**
Structure Ht:	**30’ (AGL)**
RAD Height:	**30’**
Line of Sight:	**Yes – 360 degrees**
Last Update:	**November 2008**

39117 3rd Street

Site View





Aerial View



Site Address:	**39117 3rd Street Palmdale, CA**
Site County:	**Los Angeles**
Property Type:	**Park**
Coordinates:	**Lat: 34.592754 Long: -118.127960**
Elevation:	**2632' (AMSL)**
Coord. System:	**NAD 84**
Carrier:	**AT&T**
Tower Type:	**Light Standard**
Structure Ht:	**50' (AGL)**
RAD Height:	**50'**
Line of Sight:	**Yes – 360 degrees**
Last Update:	**November 2008**

39457 15th Street

Site View





Aerial View



Site Address:	**39457 15th Street Palmdale, CA**
Site County:	**Los Angeles**
Property Type:	**Private Property**
Coordinates:	**Lat: 34.599427 Long: -118.104409**
Elevation:	**2593' (AMSL)**
Coord. System:	**NAD 84**
Carrier:	**Nextel**
Tower Type:	**Monopole**
Structure Ht:	**40' (AGL)**
RAD Height:	**35'**
Line of Sight:	**Yes – 360 degrees**
Last Update:	**November 2008**

1233 Rancho Vista Blvd. I

Site View





Aerial View



Site Address:	**1233 Rancho Vista Blvd. Palmdale, CA**
Site County:	**Los Angeles**
Property Type:	**Commercial**
Coordinates:	**Lat: 34.602045 Long: -118.148004**
Elevation:	**2675’ (AMSL)**
Coord. System:	**NAD 84**
Carrier:	**Sprint PCS**
Tower Type:	**Sign**
Structure Ht:	**40’ (AGL)**
RAD Height:	**35’**
Line of Sight:	**Yes – 360 degrees**
Last Update:	**November 2008**

1123 W. Rancho Vista Blvd.

Site View



Aerial View



Site Address:	**1123 W. Rancho Vista Blvd. Palmdale, CA**
Site County:	**Los Angeles**
Property Type:	**Commercial**
Coordinates:	**Lat: 34.604760** **Long: -118.150035**
Elevation:	**2674' (AMSL)**
Coord. System:	**NAD 84**
Carrier:	**T-Mobile**
Tower Type:	**Roof Mount - Stealth**
Structure Ht:	**35' (AGL)**
RAD Height:	**35'**
Line of Sight:	**Yes – 360 degrees**
Last Update:	**November 2008**

39702 30th Street West

Site View





Aerial View



Site Address:	**39702 30th Street West Palmdale, CA**
Site County:	**Los Angeles**
Property Type:	**Park**
Coordinates:	**Lat: 34.604361 Long: -118.182670**
Elevation:	**2703' (AMSL)**
Coord. System:	**NAD 84**
Carrier:	**AT&T**
Tower Type:	**Monopole**
Structure Ht:	**40' (AGL)**
RAD Height:	**40'**
Line of Sight:	**Yes – 360 degrees**
Last Update:	**November 2008**

41051 12th Street I

Site View





Aerial View



Site Address:	**41051 12th Street Palmdale, CA**
Site County:	**Los Angeles**
Property Type:	**Construction Yard**
Coordinates:	**Lat: 34.628549 Long: -118.152470**
Elevation:	**2602' (AMSL)**
Coord. System:	**NAD 84**
Carrier:	**Nextel**
Tower Type:	**Monopine**
Structure Ht:	**40' (AGL)**
RAD Height:	**40'**
Line of Sight:	**Yes – 360 degrees**
Last Update:	**November 2008**

41051 12th Street II

Site View





Aerial View



Site Address:	**41051 12th Street Palmdale, CA**
Site County:	**Los Angeles**
Property Type:	**Construction Yard**
Coordinates:	**Lat: 34.628549 Long: -118.152470**
Elevation:	**2602' (AMSL)**
Coord. System:	**NAD 84**
Carrier:	**T-Mobile**
Tower Type:	**Monopine**
Structure Ht:	**40' (AGL)**
RAD Height:	**40'**
Line of Sight:	**Yes – 360 degrees**
Last Update:	**November 2008**

41051 12th Street III

Site View





Aerial View



Site Address:	**41051 12th Street Palmdale, CA**
Site County:	**Los Angeles**
Property Type:	**Construction Yard**
Coordinates:	**Lat: 34.628549 Long: -118.152470**
Elevation:	**2602' (AMSL)**
Coord. System:	**NAD 84**
Carrier:	**Verizon Wireless**
Tower Type:	**Monopine**
Structure Ht:	**40' (AGL)**
RAD Height:	**40'**
Line of Sight:	**Yes – 360 degrees**
Last Update:	**November 2008**

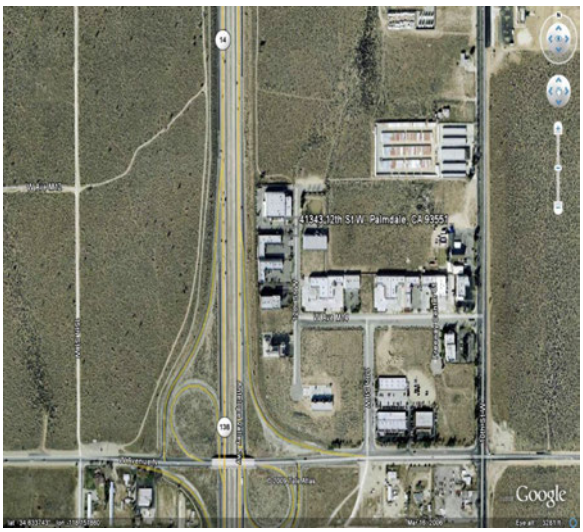
41343 12th Street

Site View





Aerial View



Site Address:	**41343 12th Street Palmdale, CA**
Site County:	**Los Angeles**
Property Type:	**Commercial**
Coordinates:	**Lat: 34.634820 Long: -118.152535**
Elevation:	**2576' (AMSL)**
Coord. System:	**NAD 84**
Carrier:	**AT&T**
Tower Type:	**Flagpole**
Structure Ht:	**40' (AGL)**
RAD Height:	**37'**
Line of Sight:	**Yes – 360 degrees**
Last Update:	**November 2008**

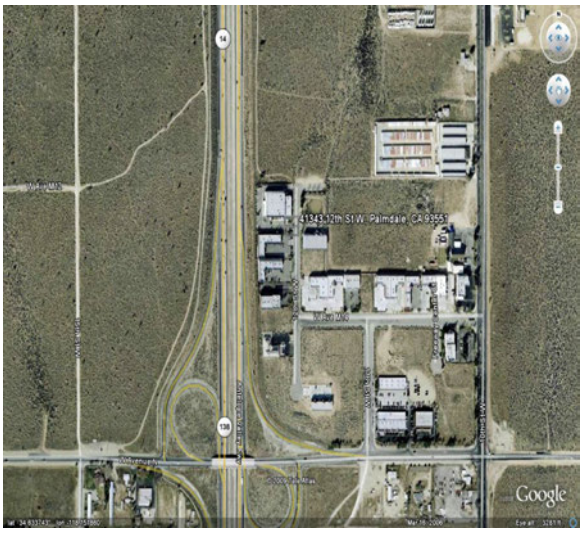
41343 12th Street

Site View





Aerial View



Site Address:	**41343 12th Street Palmdale, CA**
Site County:	**Los Angeles**
Property Type:	**Commercial**
Coordinates:	**Lat: 34.634820 Long: -118.152535**
Elevation:	**2576' (AMSL)**
Coord. System:	**NAD 84**
Carrier:	**T-Mobile**
Tower Type:	**Flagpole**
Structure Ht:	**35' (AGL)**
RAD Height:	**32'**
Line of Sight:	**Yes – 360 degrees**
Last Update:	**November 2008**

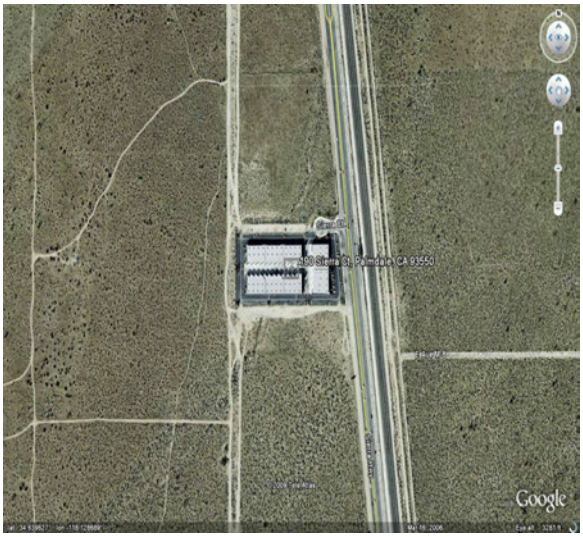
190 Sierra Court

Site View





Aerial View



Site Address:	**190 Sierra Court Palmdale, CA**
Site County:	**Los Angeles**
Property Type:	**Commercial**
Coordinates:	**Lat: 34.639594 Long: -118.129859**
Elevation:	**2553’ (AMSL)**
Coord. System:	**NAD 84**
Carrier:	**Nextel**
Tower Type:	**Monopole**
Structure Ht:	**40’ (AGL)**
RAD Height:	**40’**
Line of Sight:	**Yes – 360 degrees**
Last Update:	**November 2008**

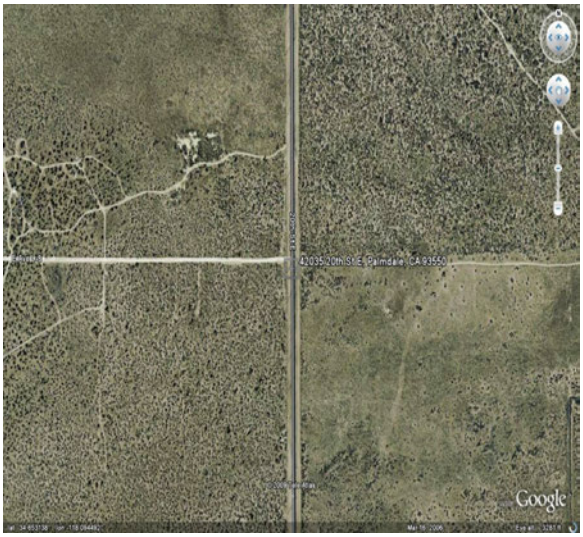
42035 20th Street East

Site View





Aerial View



Site Address:	**42035 20th Street East Palmdale, CA**
Site County:	**Los Angeles**
Property Type:	**SCE Station**
Coordinates:	**Lat: 34.646943 Long: -118.095126**
Elevation:	**2482' (AMSL)**
Coord. System:	**NAD 84**
Carrier:	**T-Mobile**
Tower Type:	**Monopole**
Structure Ht:	**40' (AGL)**
RAD Height:	**40'**
Line of Sight:	**Yes – 360 degrees**
Last Update:	**November 2008**

42164 40th Street East

Site View





Aerial View



Site Address:	**42164 40th Street East Palmdale, CA**
Site County:	**Los Angeles**
Property Type:	**Farm**
Coordinates:	**Lat: 34.650153 Long: -118.054088**
Elevation:	**2474' (AMSL)**
Coord. System:	**NAD 84**
Carrier:	**Sprint PCS**
Tower Type:	**Monopole**
Structure Ht:	**40' (AGL)**
RAD Height:	**40'**
Line of Sight:	**Yes – 360 degrees**
Last Update:	**November 2008**

901 E. Palmdale Blvd.

Site View





Aerial View



Site Address:	**901 E. Palmdale Palmdale, CA**
Site County:	**Los Angeles**
Property Type:	**Commercial**
Coordinates:	**Lat: 34.579903 Long: -118.113999**
Elevation:	**2655’ (AMSL)**
Coord. System:	**NAD 84**
Carrier:	**AT&T**
Tower Type:	**Roof Mount - Stealth**
Structure Ht:	**35’ (AGL)**
RAD Height:	**35’**
Line of Sight:	**Yes – 360 degrees**
Last Update:	**November 2008**

Mount Hauser Station I

Site View





Aerial View



Site Address:	**Mount Hauser Station Palmdale, CA**
Site County:	**Los Angeles**
Property Type:	**Commercial**
Coordinates:	**Lat: 34.547413 Long: -118.216607**
Elevation:	**5207' (AMSL)**
Coord. System:	**NAD 84**
Carrier:	**AT&T**
Tower Type:	**Tower**
Structure Ht:	**30' (AGL)**
RAD Height:	**20'**
Line of Sight:	**Yes – 360 degrees**
Last Update:	**November 2008**

Mount Hauser Station II

Site View





Aerial View



Site Address:	**Mount Hauser Station Palmdale, CA**
Site County:	**Los Angeles**
Property Type:	**Commercial**
Coordinates:	**Lat: 34.547283 Long: -118.213110**
Elevation:	**5103' (AMSL)**
Coord. System:	**NAD 84**
Carrier:	**Sprint PCS**
Tower Type:	**Tower**
Structure Ht:	**30' (AGL)**
RAD Height:	**30'**
Line of Sight:	**Yes – 360 degrees**
Last Update:	**November 2008**

Mount Hauser Station III

Site View





Aerial View



Site Address:	**Mount Hauser Station Palmdale, CA**
Site County:	**Los Angeles**
Property Type:	**Commercial**
Coordinates:	**Lat: 34.547283 Long: -118.213110**
Elevation:	**5103’ (AMSL)**
Coord. System:	**NAD 84**
Carrier:	**Nextel**
Tower Type:	**Tower**
Structure Ht:	**30’ (AGL)**
RAD Height:	**30’**
Line of Sight:	**Yes – 360 degrees**
Last Update:	**November 2008**

ATS SITE WALK SYNOPSIS

PROPERTY OWNER: El Toro Water District

SITE/PROJECT #: ATT CLL00945 - MPR - Antenna Mod - ETWD2025-06

PURPOSE/TYPE OF WALK: Pre-Con Site Walk

DATE/TIME: 9:00am 8/11/2026

Attendees:

	Name	Company	Cell Phone #	Email
1.	Daniel Corral	Infraservices	(909)921-7818	dcorral@infraservices.com
2.	Eric Juarez	Infraservices	(714)618-1811	ejuarez@infraservices.com
3.	AJ Moskus	Infraservices	(949)212-1400	amoskus@infraservices.com
4.				
5.				
6.				

Introduction:

This pre-con site walk was conducted between ATS and Infraservices. After initial introductions, discussion of work hours and staging areas; Garth and the other ETWD employees left the site walk. ATS and Infraservices walked the site to discuss SOW.

NOTES:

Work Hours are between 8:00am and 4:00pm. No work to begin before 8:00am. Any need hours outside of 4:00pm can be coordinated - with ETWD staff

All equipment and latrines will be staged on the North/North West side of the property. No equipment can be staged on the East side - of the property. ETWD will receive complaints from the surrounding neighborhood.

Site Access will be coordinated initially by Rick at ATS. Site access will coordinated between ETWD personnel and Infraservices team - for daily access during the project.

Rick to work with ETWD and provide project start dates for Infraservices.

No changes to the project should be made. Site should be built as designed.



CITY OF PALMDALE

a place to call home

ASSESSMENT FOR FIBER DEVELOPMENT PLAN CITY OF PALMDALE

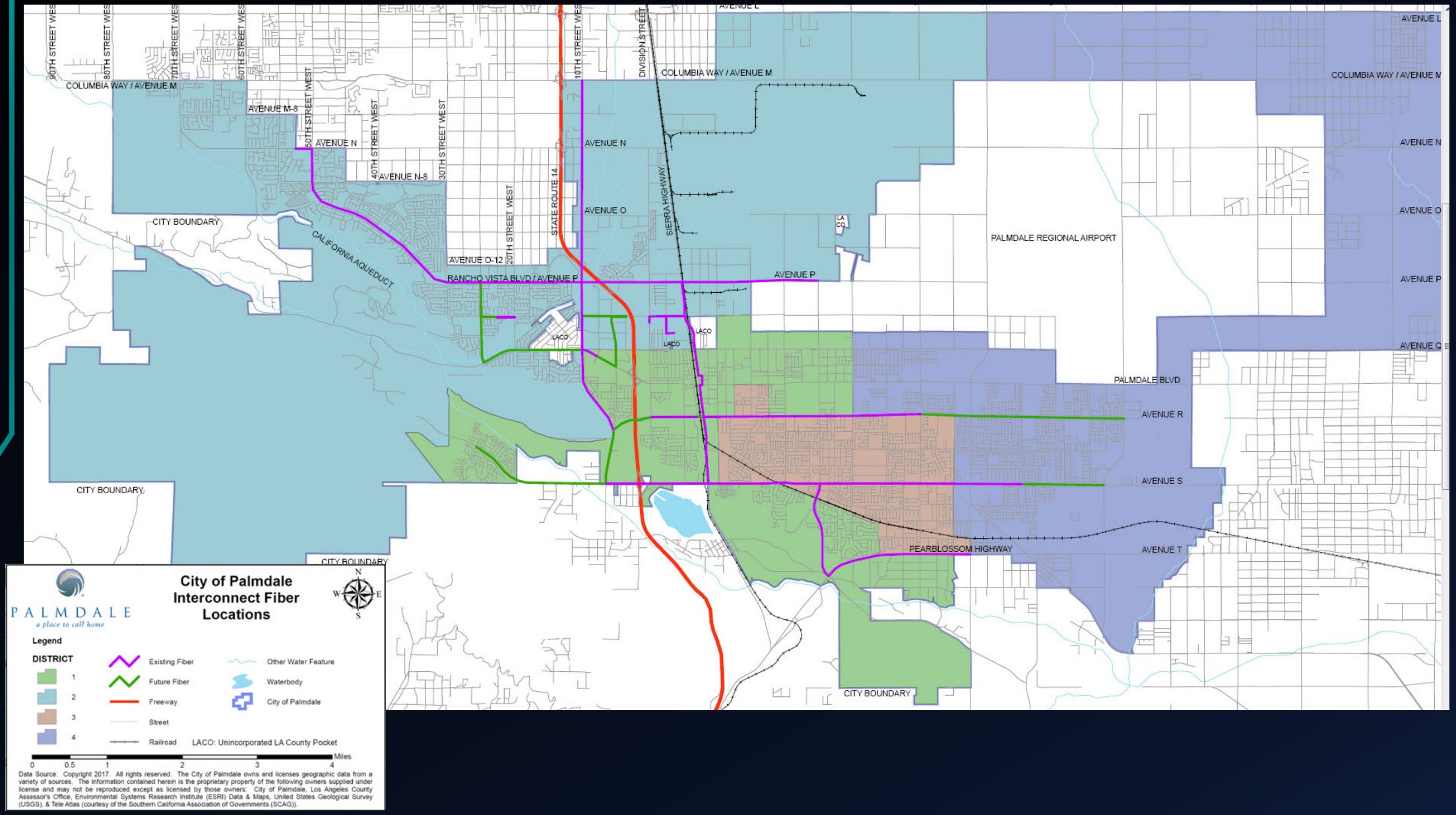
BY:

ATS Communications

Project Scope of Work

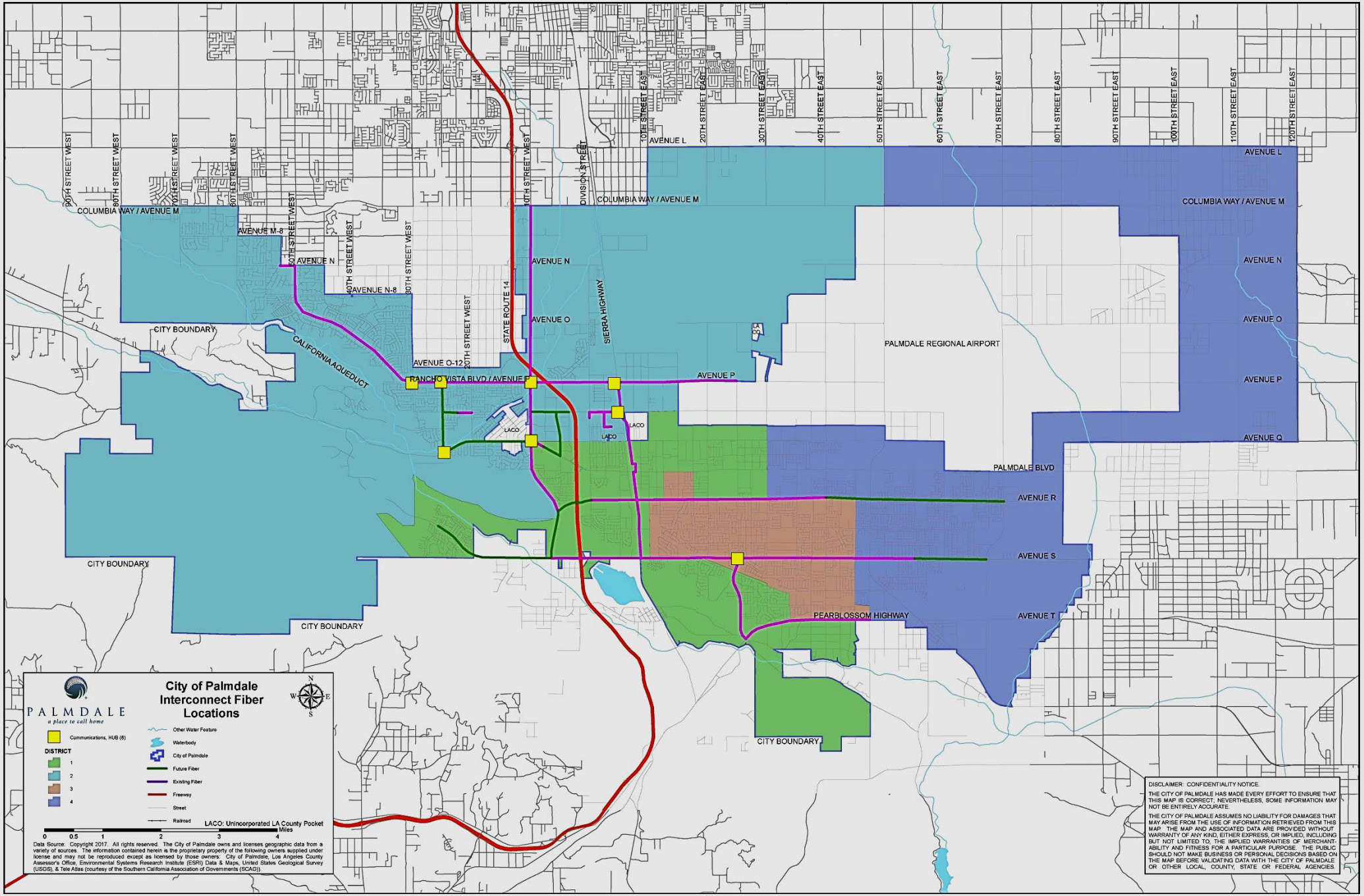
1. Review and Analyze the City's Existing Fiber Infrastructure
2. Opportunities and Constraints to Enhance and/or Monetize the City's Fiber Infrastructure
3. Identify Network Expansion Opportunities
4. Describe the Market place for Monetization of the City's Fiber Infrastructure
5. Develop Draft Policy and Procedures for third-party access to the City's Fiber Infrastructure (separate document)

City of Palmdale Fiber Map



Overview of the existing fiber network

- Fiber cable
  - Approximately 36 miles
  - 24-120 count
  - Underground
- Conduit
  - Mostly 3 ½” lines


City of Palmdale
Interconnect Fiber
Locations
PALMDALE
a place to call home
Communications, HUB (8)
DISTRICT
1
2
3
4
Other Water Feature
Waterbody
City of Palmdale
Future Fiber
Existing Fiber
Freeway
Street
Railroad
LACO: Unincorporated LA County Pocket
Miles
0 0.5 1 2 3 4
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AVENUE L
COLUMBIA WAY / AVENUE M
AVENUE M-8
AVENUE N
AVENUE N-8
AVENUE O
AVENUE O-12
AVENUE P
AVENUE Q
AVENUE R
AVENUE S
AVENUE T
CITY BOUNDARY
CALIFORNIA AQUEDUCT
STATE ROUTE 14
SIERRA HIGHWAY
RANCHO VISTA BLVD / AVENUE P
PALMDALE REGIONAL AIRPORT
PALMDALE BLVD
PEARBLOSSOM HIGHWAY
LACO

Opportunities and Constraints to Enhance and/or Monetize the City's Fiber Infrastructure

OPPORTUNITIES

- Expand City's fiber network infrastructure utilizing micro-trenching technologies to save costs and time.
- Market existing dark fiber to third-party carriers
- Market existing empty conduit to third-party carriers
- Enter into fiber infrastructure sharing agreements with existing and future carriers

Opportunities and Constraints to Enhance and/or Monetize the City's Fiber Infrastructure

CONSTRAINTS

- Current design – Hub & Spoke (Bus) – not as desirable as ring topology.
- Existing fiber infrastructure by others (along the same paths) may render City's infrastructure redundant.
- Limited footprint (both existing and planned expansion).
- Perceived complications with public-private joint ventures.
- Risk of potential disruption to City's network due to accidental cutting of fiber.

The Marketplace for Monetization of the City's Fiber Infrastructure

- Pricing is variable and arbitrary.
- ROI based on demand and competition
- Dark fiber represents a revenue opportunity
- Various Pricing models

Potential dark fiber / conduit customers:

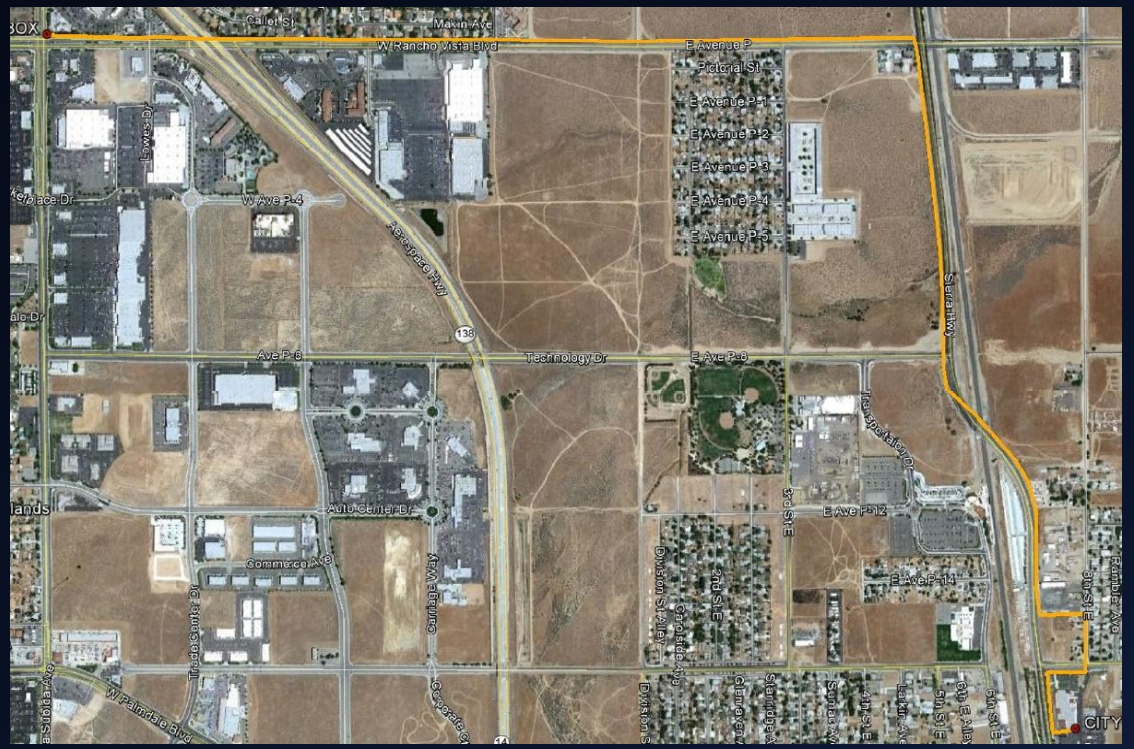
- ILEC’s (Incumbent Local Exchange Carriers)
- CLEC’s (Competitive Local Exchange Carriers)
- Data Transport Utility Companies
- Wireless Carriers
- Data center vendors
- Dark fiber customers (e.g. Wilcon, Crown Castle Fiber)
- Tower Companies
- DAS (Distributed Antenna Systems) Neutral Host Providers
- Companies with data access needs

EXISTING CONDUIT LEASE AGREEMENT-WILCON FIBER

- Competitive lease rate for fiber optical cable in Southern California.
  - $0.49 per foot annually; escalating at 2.5%



Wilcon Fiber Route 1



Wilcon Fiber Route 2

CURRENT OPPORTUNITIES (TODAY!)

- Provide the backhaul to access points in the public Right-of-Way
- Market network infrastructure to generate incremental revenues while improving communications capabilities within the City.

WHY THESE OPPORTUNITIES EXIST

- Major carriers AT&T Mobility, Sprint, T-Mobile and Verizon Wireless deploying 5G between 2017 and 2025.
- Need for access points on utility poles, light poles and any other vertical infrastructure
- Fiber connectivity is critical to the overall deployment of 5G technologies.

MAINTAINING THE INFRASTRUCTURE

- City vaults and fiber need to be maintained and status updated in GIS
- Usage must be tracked
- Work on fiber must be done by certified technicians
- Current policy requires access to City fiber networks include direct supervision by public works.

Priorities for Future Fiber Development and Monetization

- Ensure City's current and future needs are met
- Develop and prioritize list for future 3rd party users
  - public and private
- Develop a community wide IoT/Smart City group to capitalize on this resource

MEMORANDUM

To: ATS Communications Clients
From: Richard Paniagua, Consultant
Date: November 6, 2020
Re: FCC Report and Order 20-153

On October 27, 2020, the Federal Communications Commission adopted Report and Order FCC 20-153. This is an action to reduce regulatory barriers to 5G deployment by further streamlining the state and local government review process for modifications to existing wireless infrastructure involving excavation and deployment beyond existing site boundaries.

The new ruling provides that if excavating or deploying transmission equipment is required for a modification to an existing site, as long as either it is in an area no more than thirty (30) feet beyond the existing boundaries of the site, that it still is within the section 6409(a) of the Spectrum Act of 2012. This means that such requests cannot be denied by state and local governments as it shall not be considered a substantial change in the physical dimensions of the site boundaries. The Order is consistent with prior Agreements and it also defines site boundaries in a way that accurately reflects prior state and local reviews.

The action taken will promote the deployment of 5G by facilitating collocation of antennas and ground equipment while still preserving the right of state governments and local jurisdictions to manage and protect land-use interests.

MEMORANDUM

To: Arista Hennessey, City of Palmdale

From: Tony Ingegneri, President, ATS Communications

Date: August 20, 2020

Re: Review of the 9th Circuit Court of Appeals Decisions on Petitions for Review of FCC Orders Issued In 2018 Concerning Small Cells

Request is made of ATS to review the recent above-captioned court decision and supply guidance and/or analysis to Palmdale. Below please find our Executive Summary, Recommendations, and select excerpts from the Decision.

Executive Summary

The Court of Appeals Small Cell Opinion (hereafter "Opinion") demonstrates that they concur with the FFC and that instructions cannot be ignored. While cities and municipalities argue the rules are not clear, the court is stating that the rules *are* clear. With the exception of the aesthetics provision of the Opinion allowing local governments to regulate design, the Opinion is considered by the industry to be a big win for the wireless service providers.

In general, the Opinion is a defeat for cities and utilities. Although the regulation and legal climate has been in effect for 24 years (Telecommunications Act of 1996), this legal effort represents nearly the last stop. Should the cities and utilities choose to appeal the decision, the last stop is the Supreme Court. Considering the breadth and depth of the Option, it would be fruitless to appeal to the Supreme Court, in our view.

The Opinion shows that the court sides with the FCC in that municipalities cannot regulate wireless services through delays in review of applications, or through arbitrary zoning. As well, the "shot clock "rule will still be enforceable, and the timeframes have been shortened. Utilities will continue to be heavily regulated by States and the Federal Government.

However, it is safe to say that all parties concerned can anticipate more court cases in the future. As 5G technology continues to grow nationally and additional siting issues arise, we are certain that there will be new litigation challenging different aspects of FCC regulations.

Recommendations:

a. Review existing codes with regard to Right of Way activity
b. Review existing codes with regard to timeframes and application requirements for zoning and building permit issuance to ensure compliance

c. Honor the Shot Clock rule.

****

Selected Excerpts from the Opinion:

On Petitions for Review of Orders of the Federal Communications Commission:

Summary

This panel of Circuit Judges granted in part, and denied in part, petitions for review of three orders of the FCC concerning the newest generation of wireless technology known as "5G" that requires the installation of thousands of "small cell" facilities. Petitioners seeking review of the FCC orders are numerous local governments, public and private power utilities, and wireless service providers. The orders were published under the authority of the Telecommunications Act of 1996 (the "Act"). The orders, issued in 2018, are known as the **Small Cell Order**, **the Moratoria Order**, and the **One Touch Make-Ready Order**. The first two orders spelled out the limits on local governments' authority to regulate telecommunications providers. The third order (One Touch) was intended to prevent owners and operators of utility poles from discriminatorily denying or delaying 5G installation and broadband service providers access to the poles.

Background

5G is so named because it is the 5th generation of cellular wireless technology. It is seen as transformational because it provides increased bandwidth, allows more devices to be connected at the same time, and is so fast that connected devices receive near instantaneous responses from servers.

Although 5G transmits data at exceptionally fast speeds, it does so over relatively short distances. For this reason, wireless providers must use smaller power-base stations in more locations, as opposed to the fewer, more powerful base stations used for 4G data transmission. These smaller base stations, known as "small cells," are required in such numbers that 5G technology is currently being deployed on a city-by city basis. The prospective proliferation of "small cell" structures throughout our cities, coupled with the inevitable efforts of local governments to regulate their looks and location, gave rise to the FCC's Small Cell and Moratoria Orders - with which local governments are dissatisfied and which were issued under the general provisions of a decades-old statute.

The heart of these proceedings therefore lies in the early efforts of Congress, and now the FCC, to balance the respective roles of the federal government and local agencies in regulating telecommunications services for a rapidly changing technological world. A key statute in these proceedings is Section 253 of the Act. Entitled "Removal of Barriers to Entry," it reflects

Congress's intent to encourage expansion of telecommunications service. Section 253(a) provides that "no state or local statute or regulation may prohibit or have the effect of prohibiting telecom service." At the same time Section 253(c) provides that state or local governments can manage public rights-of-way and require reasonable compensation for their use.

In dealing with mobile services, Section 332(c)(7) similarly preserves local zoning authority while recognizing some specific limitations on traditional authority to regulate wireless facilities. 47 U.S.C. § 332(c)(7); *see City of Rancho Palos Verdes v. Abrams*, 544 U.S. 113, 115 (2005) (explaining that section 332(c)(7) "imposes specific limitations on the traditional authority of state and local governments to regulate the location, construction, and modification of facilities"). Section 332(c)(7) also contains a limitation on local authority nearly identical to Section 253(a). *See* 47 U.S.C. § 332(c)(7)(B)(i)(II) ("The regulation of the placement, construction, and modification of personal wireless service facilities by any State or local government . . . shall not prohibit or have the effect of prohibiting the provision of personal wireless services."). The other major limitation on local authority relates to ensuring fair treatment of different services. Under that limitation, local governments "shall not unreasonably discriminate among providers of functionally equivalent services." Section 332(c)(7) further requires that state or local governments act on requests for placement of personal wireless service facilities "within a reasonable period of time." The panel deals with issues pertaining to all these provisions in the challenges to the Small Cell and Moratoria Orders.

As relevant to this litigation, the most disputed provision of the Act has been Section 253(a). The provision says that "no State or local statute or regulation, or other State or local legal requirement, may prohibit or have the effect of prohibiting the ability of any entity to provide any interstate or intrastate telecommunications service."

This court's leading case interpreting Section 253 is the decision in *Sprint*, 543 F.3d 571. In this they clarified an errant panel decision that had been concerned with the phrase "no State or local statute or regulation . . . may prohibit . . . " in Section 253. That decision read the phrase to mean that Section 253 preempted any state or local regulation that "might possibly" have the effect of prohibiting service. They held in *Sprint* that more than "the mere possibility" of prohibition was required to trigger preemption. There must be an actual effect, and they recognized the continuing validity of the material inhibition test from *California Payphone*.

As a threshold issue, Local Government Petitioners argue that the FCC must demonstrate that an "actual prohibition" of services is occurring before preempting any municipal regulations, and that anything less than that showing is contrary to Section 253(a) and our decision in *Sprint*. The panel rejected this argument. The FCC's application of its standard in the Small Cell and Moratoria Orders is consistent with *Sprint*, which endorsed the material inhibition standard as a method of determining whether there has been an effective prohibition. The FCC here made

factual findings, based on the record before it, that certain municipal practices are materially inhibiting the deployment of 5G services. It was deemed that nothing more is required of the FCC under *Sprint.*

Local Government Petitioners raised a general objection to the **Small Cell** and **Moratoria Orders**, contending that the FCC, without a reasoned explanation, departed from its prior approach in *California Payphone*, and has made it much easier to show an effective prohibition. *California Payphone*'s material inhibition standard remains controlling, however. The FCC has explained that it applies a little differently in the context of 5G, because state and local regulation, particularly with respect to fees and aesthetics, is more likely to have a prohibitory effect on 5G technology than it does on older technology. The reason is that when compared with previous generations of wireless technology, 5G is different in that it requires rapid, widespread deployment of more facilities. *See, e.g.*, *Small Cell Order* ¶ 53 (explaining that "even fees that might seem small in isolation have material and prohibitive effects on deployment, particularly when considered in the aggregate (sum) given the nature and volume of anticipated Small Wireless Facility deployment". The differences in the FCC's new approach are therefore reasonably explained by the differences in 5G technology.

The FCC initiated proceedings leading to the Small Cell and Moratoria Orders in response to complaints from wireless service providers. They reported that a variety of state and local regulations and practices were delaying and inhibiting small cell deployment nationwide in violation of Section 253. Those state and local governments now seek review of the Orders. Summarized below are the challenged provisions of each Order.

The FCC issued the **Moratoria Order** in August 2018, and the **Small Cell Order** in September of the same year. Two principal types of state and local regulation the FCC considered relate to fees and aesthetic requirements. The FCC concluded such requirements frequently materially inhibit 5G deployment. The FCC found that when state and local governments charge excessive fees for wireless facility applications, the cumulative impact of such charges amounts to an effective prohibition of deployment in other parts of the country. The FCC therefore limited the fees that a state or local government can assess, above a safe harbor amount, to the government's approximate costs. Specifically, the fee is permissible only if it is a "reasonable approximation of the state or local government's costs" of processing applications and managing the rights-of-way. *Small Cell Order* ¶ 50.

With respect to local aesthetic requirements, the FCC concluded such regulations were materially inhibiting small cell deployment within the meaning of the *California Payphone* standard. A key provision of the Small Cell Order sets out the applicable criteria: aesthetic restrictions are preempted unless they are (1) reasonable, (2) no more burdensome than requirements placed on other facilities, and (3) objective and published in advance. To qualify as a "reasonable" aesthetic requirement, an ordinance must be both "technically feasible and

reasonably directed to avoiding or remedying the intangible public harm of unsightly or out-of-character deployments."

Another important provision of the **Small Cell Order** modified the rules for when local jurisdictions must act on wireless permitting requests, the so-called "shot clock" rules. Nearly a decade earlier (in 2009), the FCC adopted the first shot clock rules, requiring zoning authorities to decide applications for wireless facility deployment on existing structures within 90 days, and all other applications for zoning permits within 150 days. Under the 2009 Order, when a local zoning authority exceeded a shot clock, it was presumed that the municipality violated the statutory requirement to respond within a reasonable time. When a local zoning authority failed to act within the proscribed time, the permit applicant could then file a lawsuit seeking a declaration that the city's delay was unreasonable, and the city would have the opportunity to rebut the presumed statutory violation. *2009 Order* ¶¶ 37–38.

The 2018 Small Cell Order broadens the application of these shot clocks to include all telecommunications permits, not just zoning permits, and it shortens the shot clocks. State and local governments now have 60 days to decide applications for installations on existing infrastructure, and 90 days for all other applications. The Order does not add enforcement mechanisms. If a state or local government misses a permitting deadline, the applicant still must seek an injunction.

In the **Moratoria Order**, the FCC found that municipal actions that halt 5G deployment, deemed "moratoria," violate Section 253(a) of the Act when they effectively prohibit the deployment of 5G technology. The FCC recognized two general moratoria categories: *express and de facto*. As with the Small Cell Order, the Moratoria Order does not specifically preempt or invalidate any state or local requirement. It lays out the applicable standards.

Challenges to the Small Cell Order

Following the publication of the **Small Cell Order**, Local Government and Public Power Petitioners filed these petitions for review, asserting several legal challenges. The panel evaluated these challenges under the Administrative Procedure Act by examining whether "an agency's decreed result is within the scope of its lawful authority," and whether "the process by which it reaches a given result is logical and rational." Where terms of the Telecom Act are ambiguous, they defer to the FCC's reasonable interpretations. And where the FCC is departing from prior policy, they look to see if it acknowledged that it was changing positions and gave "good reasons for the new policy."

To the extent that Petitioners challenge factual findings, the panel reviewed them for substantial evidence, that is, evidence "a reasonable mind might accept as adequate to support a conclusion."

The **Small Cell Order** covers three major (and three minor) subjects and sets out the standards by which local regulations will be judged in determining whether they are preempted. Local Government Petitioners are not satisfied with any of them. The major subjects are **fees**, **aesthetics**, and the time for approving permit applications (**shot clocks**). The panel deals with each of them in turn:

1. *Fees*

State and local governments generally charge a wireless carrier fees to deploy facilities in their jurisdictions. These fees include one-time fees for new wireless facility deployment, as well as recurring annual fees on existing facilities in the public rights-of-way. The FCC concluded in the **Small Cell Order** that some of these fees were so excessive that they were effectively prohibiting the nationwide deployment of 5G technology and were therefore preempted. The Order places conditions on fees above a certain level to avoid preemption: fees must be: "(1) a reasonable approximation of the state or local government's costs, (2) with only objectively reasonable costs . . . factored into those fees, and (3) . . . no higher than the fees charged to similarly-situated competitors in similar situations."

The Small Cell Order does not require a cost basis for all fees to avoid preemption. There is a safe harbor. Fees are presumptively lawful if, for each wireless facility, application fees are less than $500, and recurring fees are less than $270 per year. If fees exceed those levels, they are not automatically preempted, but can be justified. ***Localities may charge fees above these levels where they can demonstrate that their actual costs exceed the presumptive levels.***

The FCC offers two principal rationales for limiting fees above the safe harbor to costs. When local governments charge fees more than their costs, they take funds of wireless service providers that would otherwise be used for additional 5G deployment in other jurisdictions. Statements in the record from wireless carriers, and an empirical study, are cited to support the conclusion that limiting fees will lead to additional, faster deployment of 5G technology throughout the country. The FCC explained that high fees also reduce the availability of service in the jurisdiction charging the fee. The FCC points to numerous, geographically diverse cities, where excessive fees are delaying deployment of 5G services. In one example, deployment had to be completely halted when a city tried to charge a one-time fee of $20,000 per small cell, with an additional recurring annual fee of $6000.

Local Government Petitioners challenge the fee limitations on several grounds. Their primary argument is that there is no rational connection between whether a particular fee is higher than that particular city's costs, and whether that fee is prohibiting service. The FCC did not base its fee structure on a determination that there was a relationship between particular cities' fees and prohibition of services. The FCC instead found that above-cost fees, in the aggregate (as a whole), were having a prohibitive effect on a national basis explaining that "even fees that might seem small in isolation have material and prohibitive effects on

deployment, particularly when considered in the aggregate given the nature and volume of anticipated Small Wireless Facility deployment".

The FCC found there was no readily available alternative. Administrability is important. In *Mayo Foundation for Medical Education & Research v. United States*, 562 U.S. 44, 58–59 (2011), the Supreme Court explained that an agency's rule "easily" satisfies *Chevron*'s step two, reasonable interpretation requirement, when the agency concluded that its new approach would "improve administrability." As the FCC explained here, its cost-based standard would prevent excessive fees and the effective prohibition of 5G services in many areas across the country.

Local Government Petitioners are implicitly suggesting an alternative approach that would require an examination of the prohibitive effect of fees in each of the 89,000 state and local governments under the FCC's jurisdiction, a nearly impossible administrative undertaking. Local Government Petitioners do not contend that this is required by statute, nor do they offer any other workable standard. The FCC here made the requisite "rational connection between the facts found and the choice made."

2. Aesthetics

Local governments have always been concerned about where utilities' infrastructure is placed and what it looks like. An important provision to prevent this is Section 332(c)(7)(B)(i)(I). It requires that "the regulation of . . . personal wireless service facilities by any State or local government . . . shall not unreasonably discriminate among providers of functionally equivalent services." The legislators who drafted this limitation on local regulation sought to ensure that state and local governments did not "unreasonably favor one competitor over another" in exercising their regulatory authority over facility deployments - including authority to regulate aesthetics.

The Order requires the comparison of the challenged aesthetic regulation of 5G deployments to the regulation of any other infrastructure deployments, while the statute only requires a comparison with the regulation of functionally equivalent infrastructure deployments. *Small Cell Order* ¶ 87. The prohibition on local regulatory authority in the regulation is in that respect broader than that contemplated by Congress.

The Supreme Court has stated that "an agency may not rewrite clear statutory terms" and that this is a "core administrative-law principle." *Util. Air Regulatory Grp. v. EPA*, 573 U.S. 302, 328 Requirements imposed on 5G technology are not always preempted as unrelated to legitimate aesthetic concerns just because they are "more burdensome" than regulations imposed on functionally equivalent services. The panel therefore concluded that the requirement in Paragraph 86 of the **Small Cell Order**, that limitations on small cells be "no more burdensome" than those applied to other technologies, must be vacated (or withdrawn).

The other problematic limitation in the **Small Cell Order** is that locally imposed aesthetic requirements be "objective and published in advance." *Small Cell Order* ¶ 86. The Order defines "objective" to mean the local regulation "must incorporate clearly-defined and ascertainable standards, applied in a principled manner."

The condition of advance publication is not seriously challenged, but the requirement that all local aesthetic regulation be "objective" gives rise to serious concerns.

Although the FCC was apparently responding to complaints of vague standards, Local Government Petitioners point out that the provision the FCC adopted bars any regulation other than one related to color, size, shape, and placement. It targets for preemption regulations focused on legitimate local objectives, such as ordinances requiring installations to conform to the character of the neighborhood. The panel does not see how all such regulations, designed like traditional zoning regulations to preserve characteristics of particular neighborhoods, materially inhibit, materially limit, or effectively prohibit the deployment of 5G technology.

The panel previously expressed considerable doubt about the view that "malleable (shaped) and open-ended," aesthetic criteria *per se* prohibit service. *Sprint*, 543 F.3d at 580. In *Sprint*, the panel recognized that "a certain level of discretion is involved in evaluating any application for a zoning permit," and that while "it is certainly true that a zoning board *could* exercise its discretion to effectively prohibit" service, "it is equally true (and more likely) that a zoning board would exercise its discretion only to balance the competing goals of an ordinance," including "valid public goals such as safety and aesthetics."

The panel concludes that the FCC's requirement that all aesthetic regulations be "objective" is arbitrary and capricious (or unreasonable). At the very least, the agency (FCC) must explain the harm that it is addressing, and the extent to which it intends to limit regulations meant to serve traditional zoning objectives of preventing deployments that are unsightly or out of neighborhood character.

The only remaining argument of Local Government Petitioners with which the panel must deal is a challenge to the FCC's requirement that aesthetic regulations be "reasonable." Petitioners contend that it is unduly vague and overbroad. The panel reads this requirement as the FCC does, however, and conclude that it should be upheld. The FCC explains that the reasonableness requirement results in preemption only if aesthetic regulations are not "technically feasible and reasonably directed" at remedying aesthetic harms. The panel recognized in *Sprint* that imposing an aesthetic requirement that is not technically feasible would constitute an effective prohibition of service under the Act. 543 F.3d at 580. The FCC's justification for adopting this rule is therefore consistent with case law, as well as congressional intent in enacting Sections 253 and 332, and is not unduly vague or overbroad.

In sum, the requirement that aesthetic regulations be "no more burdensome" than those imposed on other technologies is *not* consistent with the more lenient statutory standard that regulations not "unreasonably discriminate." The requirement that local aesthetic regulations be "objective" is neither adequately defined nor its purpose adequately explained. On its face, it preempts too broadly. The panel therefore held those provisions of **Paragraph 86 of the Small Cell Order** must be vacated (or relinquished).

3. Shot Clocks

Since 2009, the FCC has set time limits, known as shot clocks, for local authorities to act on applications to deploy wireless facilities. In the **Small Cell Order**, the FCC made two major changes from the shot clocks provisions in the 2009 Order. It expanded the application of shot clock timing requirements from zoning applications to include all permitting decisions. It shortened the shot clock time. State and local governments now have 60 days to decide applications for installation on existing infrastructure, and 90 days for all other applications. *Small Cell Order* ¶¶ 104–05, ¶ 132, ¶ 136. The previous shot clocks were 90 days and 150 days respectively.

To remedy a violation of the 2009 requirements, the applicant had to seek an injunction. During this rulemaking, providers urged the FCC to adopt a "deemed granted" remedy, i.e. where, at the expiration of a shot clock, a permit would be "deemed granted" and the city would have to file a lawsuit to prevent the wireless service provider from beginning construction. The FCC ultimately did *not* change the remedy, so under the Small Cell Order, when a state or local government misses a shot clock deadline for deciding an application, the applicant must still seek injunctive relief. Wireless Service Provider Petitioners (Sprint et al.) now challenge the FCC's refusal to adopt a deemed granted remedy for shot clock violations.

Local Government Petitioners are not happy with the shortened time limits for decisions on applications, and with the expansion of shot clocks beyond zoning applications to all applications for deployment of wireless services. The panel considers their challenges first.

Local Government Petitioners attack the shortened shot clock time frames, contending they arbitrarily restrict municipalities' ability to conduct traditional zoning review that may take longer than the prescribed shot clock requirements. Petitioners criticize the FCC's reliance on a limited survey of state and local laws, contending that those laws had unusual, shorter time frame requirements. Petitioners contend that most state and local governments will be unable to decide permits within the time limits prescribed under the Small Cell Order.

The FCC's reliance on the survey of local laws and practices was reasonable, however, because it served only a limited purpose. The FCC used the survey only to support its unremarkable assertion that some municipalities "can complete reviews more quickly than was the case when the existing Section 332 shot clocks were adopted" in 2009. *Small Cell Order* ¶ 106. It must be

remembered that the shot clock requirements create only presumptions. As under the 2009 Order, if permit applicants seek an injunction to force a faster decision, local officials can show that additional time is necessary under the circumstances. *Id.* ¶ 137; *see id*. ¶ 109, ¶ 127; *see also City of Arlington*, 668 F.3d at 259–61 (upholding previous FCC shot-clock presumptions).

The Telecommunications Act itself supports the expansion of shot clocks to all permitting decisions. Section 332(c)(7)(B)(ii) requires a decision to be made within a "reasonable period of time," and applies both to applications "to place" wireless facilities as well as requests to "construct, or modify" such facilities. Together, these enumerations of the categories of applications can reasonably be interpreted to authorize the application of shot clocks to building and construction permits, as well as zoning permits.

The FCC also provided sound reasons for this expansion. It explained that limiting shot clocks to zoning permits could lead states and localities to "delay their consideration of other permits (e.g., building, electric, road closure or other permits) to thwart the proposed deployment." *Small Cell Order* ¶ 134 n.390. Courts interpreting Section 332 have reached a similar conclusion for the same reason. *See, e.g.*, *Ogden Fire Co. No. 1 v. Upper Chichester Twp*., 504 F.3d 370, 395–96 (3d Cir. 2007) (rejecting the argument that the Act only applies to zoning permits, because the city could use other permits to delay construction of telecommunications infrastructure). The FCC acted well within its authority, and in accordance with the purpose of the Act, when it broadened the application of the shot clocks to encompass all permits, to prevent unreasonable delays.

4. *Regulation of Property in the Public Rights of Way*

Local governments generally exercise control over public rights-of-way for purposes of determining where installations such as utility poles and traffic lights should be placed. Some of these installations are owned by the municipalities themselves and some are owned by other entities, such as public and private utilities. Local Government and Public Power Petitioners (American Public Power Association et al.) argue that under Supreme Court authority, the preemption provision of Section 253(a) cannot apply to the municipal regulation of access to municipally owned installations.

The Supreme Court has considered whether a provision of the National Labor Relations Act (NLRA) that preempts local regulation of labor relations prevented a municipality that was running a construction project from enforcing an otherwise valid collective bargaining agreement. *Bldg. & Constr. Trades Council of Metro. Dist. v. Associated Builders& Contractors of Mass./R.I. Inc*., 507 U.S. 218, 231–32 (1993). The Court explained that when a municipality is acting like a *private business*, and not acting as a regulator or policymaker, there can be no preemption by the NLRA because the municipality was not engaged in regulation of labor relations. It was acting as a property owner.

Local Government Petitioners and Public Power Petitioners contended that the municipalities are acting like private property owners in controlling access to, and construction of, facilities in public rights-of-way and that the Act's preemption provision therefore does not apply. They thus contended the FCC lacks authority to regulate the fees they charge for access to the rights-of-way and to the property on the rights-of-way. They emphasized that the provisions of the **Small Cell Order** are intended to preempt not only regulation of installations owned by non-municipal entities but also regulation of installations owned by the municipalities themselves.

The issue thus becomes whether the FCC reasonably concluded that local jurisdictions are acting like private property owners when the jurisdictions charge fees or otherwise control the access to public rights-of-way. The FCC's regulations in the Small Cell Order were premised on the agency's determination that municipalities, in controlling access to rights-of-way, are *not* acting as owners of the property; their actions are regulatory, not propriety, and therefore subject to preemption. *Small Cell Order* ¶ 96. This is a reasonable conclusion based on the record. The rights-of-way, and manner in which the municipalities exercise control over them, serve a public purpose, and they are regulated in the public interest, not in the financial interests of the cities. As the FCC explained, ***the cities act in a regulatory capacity when they restrict access to the public rights-of-way*** because they are acting to fulfill regulatory objectives, such as maintaining aesthetic standards.

This conclusion is supported by case law in this Circuit, where they have held that cities operate in a regulatory capacity when they manage access to public rights-of-way and public property thereon. *See Olympic Pipe Line Co. v. City of Seattle*, 437 F.3d 872, 881 (9th Cir. 2006).

5. Section 224

The FCC adopted the Small Cell Order to remove barriers that would prevent 5G providers from accessing existing facilities for installation of small cells. These existing facilities often include utility poles. Public Power Petitioners, representing the interests of public power utilities, contend the Order cannot affect poles owned by public utilities, because Section 224 of the Telecom Act, relating to regulation of utility pole attachment rates, contains an express exclusion for government-owned utilities. *See* 47 U.S.C. § 224(a)(1).

However, the Small Cell Order is not a regulation of rates pursuant to Section 224. It is published under the authority of Section 253 to ensure that state and local statutes do not have a prohibitory effect on telecom services. *See* 47 U.S.C. § 253(a); The FCC responded appropriately when it said, "nothing in Section 253 suggests such a limited reading, nor does Section 224 indicate that other provisions of the Act do not apply. We conclude that our interpretation of effective prohibition extends to fees for all government-owned property in the right-of-way, including utility poles." *See Small Cell Order* ¶ 92 n.253. Because Section 253 does not exempt public power utilities from its terms, the FCC reasonably relied on Section 253 to regulate such utilities.

6. Radio Frequency Exposure

More than twenty years ago, the FCC first adopted "radio frequency standards," (RF standards) which limit the amount of radiation that can be emitted from wireless transmitters. *Guidelines for Evaluating the Envtl. Effects of Radiofrequency Radiation*, 11 FCC Rcd. 15,123 (1996). The FCC is obligated to evaluate the potential impacts of human exposure to RF emissions under the National Environmental Policy Act. In the Telecom Act, Congress preempted all municipal regulation of radio frequency emissions to the extent that such facilities comply with federal emissions standards.

In 2013, the FCC opened a "Notice of Inquiry," requesting comments on whether it should reassess its RF standards. The agency did not take immediate action on that docket. During the later process leading up to the adoption of the **Small Cell Order**, Petitioner Montgomery County requested that the Commission complete its 2013 RF proceeding before adopting the Small Cell Order, and that it examine the potential effects of 5G technology on its RF standards. The FCC did not address its RF standards or close the 2013 docket before adopting the Small Cell Order.

Petitioner Montgomery County now challenges the FCC's Small Cell Order as unlawful because the FCC did not complete the 2013 docket review before adopting the Small Cell Order. After its petition was filed, however, the FCC adopted a new order examining radio frequency exposure in the 5G environment and concluded that it did not warrant changes to its 1996 standards. Challenges to the FCC's failure to perform updated radio frequency analysis, as contemplated by the 2013 docket, are therefore moot. There is no merit to Montgomery County's further suggestion that we should penalize the FCC for what the County calls evasive litigation tactics in not acting earlier. The Supreme Court has emphasized that agencies have "significant latitude as to the manner, timing, content, and coordination of [their] regulations." *Massachusetts v. EPA*, 549 U.S. 497, 533 (2007); *see also Mobil Oil Expl. & Producing Se. Inc. v. United Distrib. Cos.*, 498 U.S. 211, 230–31 (1991) ("An agency enjoys broad discretion in determining how best to handle related, yet discrete, issues in terms of procedures and priorities. . . . An agency need not solve every problem before it in the same proceeding." More important, Montgomery County now has what it wanted; the FCC has examined the effects of 5G technology on its RF standards and closed the 2013 docket. Any challenges to the adequacy of that final agency action must now be brought in a new proceeding.

Challenges to the Moratoria Order

The FCC adopted the **Moratoria Order** in response to complaints from a "broad array of large and small wireless providers" that state and local ordinances and practices were either explicitly or having the effect of barring small cell deployment. *Moratoria Order* ¶ 143. In the Order, the FCC concluded that ordinances and practices were materially inhibiting small cell

deployment, and the agency provided general standards to differentiate between permissible municipal regulations and impermissible "moratoria." The Moratoria Order describes two general categories of moratoria: express (clearly indicated) and de facto (existing). It defined express moratoria as "statutes, regulations, or other written legal requirements" in which state or local governments "expressly . . prevent or suspend the acceptance, processing, or approval of applications or permits necessary for deploying telecom services." The Order provided such bars to 5G deployment qualify as moratoria even though they are of a limited duration.

The FCC then defined *de facto* moratoria as "state or local actions that are not express moratoria, but that effectively halt or suspend the acceptance, processing, or approval of applications or permits for telecom services or facilities in a manner akin to an express moratorium." De facto moratoria violate Section 253 only when they unreasonably or indefinitely delay deployment.

The Order provides a new definition of Section 253(b)'s exemption for local regulations that protect "the public safety and welfare." The Order permits what it describes as "emergency" bans on the construction of 5G facilities to protect public safety and welfare, but only where those laws are (1) "competitively neutral", (2) necessary to address the emergency, disaster, or related public needs, and (3) target only those geographic areas affected by the disaster or emergency.

The City of Portland, not joined by the other Local Government Petitioners, challenges the Order with a handful of criticisms. The City's primary contention is that the Order's definitions of moratoria are overly broad, and therefore unreasonable, because, in the City's view, the **Moratoria Order** preempts even benign seasonal restrictions on construction, such as freeze-and-frost laws. The City also contends that the Moratoria Order is an invalid application of Section 253, and self-contradictory in its definitions. According to the panel, none of these contentions have merit.

As an initial matter, the panel does not read the Moratoria Order as broadly as the City does in arguing that it would preempt all restrictions on construction, even seasonal ones that cause some delay in small cell deployment. The FCC carefully explained in the Order that municipal ordinances of general applicability will qualify as *de facto* moratoria only where the delay caused by the ordinances "continues for an unreasonably long or indefinite amount of time such that providers are discouraged from filing applications." Municipal regulations on construction are therefore not preempted if they "simply entail some delay in deployment." The explanation is supported by the FCC's assurance in the Order that municipalities retain authority over "construction scheduling." The panel found that the City's concerns about the breadth of the Moratoria Order are therefore unfounded and that the Order does not preempt necessary and customary restrictions on construction.

The City argued that the Moratoria Order preempts laws of general applicability, while Section 253 preempts only those that specifically target the provision of telecom services. By its terms, however, Section 253(a) is not so limited. It looks to both the language and impact of local regulations. It preempts all "local statute[s] or regulation[s], or other . . . legal requirements" that prohibit or have the effect of prohibiting telecommunications services. 47 U.S.C. § 253(a).

The panel concluded that the Moratoria Order is not contradictory in its definitions of express and de facto prohibitions. After examining the factual record, the FCC found that some localities had repeatedly re-authorized temporary bans on 5G installation to prohibit the installation of 5G cells indefinitely. *Moratoria Order* ¶ 148 n.546. The FCC therefore clarified that such explicit bans on 5G deployment qualify as express moratoria, even if they have a "limited, defined duration." *Id.* ¶ 148. In a separate paragraph dealing with de facto prohibitions resulting from more general laws, the FCC explained that generally applicable laws, i.e. those that do not facially (directly) target small cells, are not preempted unless they cause a delay that "continues for an unreasonably long or indefinite amount of time." *Id.* ¶ 150. Per the panel, there is nothing inconsistent or unexplained in the FCC's separate definitions of express and de facto moratoria.

Finally, the City challenged the FCC's purportedly narrow construction of Section 253(b)'s preemption exception for laws regulating safety and welfare. The panel found that the FCC reasonably interpreted the phrase "public safety and welfare" in this context to permit emergency bans on 5G deployment where the regulations are competitively neutral and intended to remedy an ongoing public safety concern. The FCC explained such an interpretation was necessary to prevent the pretextual use of safety "as a guise for" preventing deployment. *Id.* ¶ 157. Again, per the panel, the Order is consistent with the FCC's earlier interpretations of Section 253(b).

The panel deciding that the **Moratoria Order** is not arbitrary, capricious, or contrary to law on a facial basis. As the FCC has recognized, objections to specific applications of the Moratoria Order may be made on a case-by-case basis.

Constitutional Challenges to Both Orders

Local Government Petitioners also argued that **the Small Cell** and **Moratoria Orders** violate the Fifth and Tenth Amendments. First, Petitioners argue that the Small Cell Order is a physical taking in violation of the Fifth Amendment because it requires municipalities to grant providers access to municipal property, including rights-of-way, thereby creating a physical taking without just compensation. Petitioners compare the Small Cell Order to the New York state law at issue in *Loretto v. Teleprompter Manhattan CATV Corp.*, 458 U.S. 419, 421 (1982), which required landlords to permit cable television companies to install cables on their property. In *Loretto*, the Court held the law to be a physical taking because the installation resulted in "permanent occupations of land." Here, on the other hand, the Small Cell Order prevents state and local

governments from charging unreasonable fees when granting applications, and it continues to allow municipalities to deny access to property for several reasons. It does not compel access to property in a manner akin to *Loretto*. *See id.* Once again, challenges to particular applications of the Small Cell Order must be made on an as-applied basis.

Petitioners also argued that the **Small Cell Order** constitutes a regulatory taking by limiting cost recovery. The Supreme Court rejected a similar argument in *FCC v. Florida Power Corp.*, 480 U.S. 245 (1987), holding that limiting cost recovery to actual costs did not result in a regulatory taking. Because the Small Cell Order allows for the recovery of actual costs as well, the Order does not constitute a regulatory taking. *See Small Cell Order* ¶ 50 (explaining that the Small Cell Order continues to allow for fees that "are a reasonable approximation of the state or local government's costs").

Finally, Local Government Petitioners argue that, by requiring municipalities to respond to applications for use from 5G and broadband installers within a prescribed period of time or risk immediate control of its property, the Small Cell and Moratoria Orders compel Petitioners to enforce federal law in violation of the Tenth Amendment. In support, they cite *National Federation of Independent Businesses v. Sebelius*, 567 U.S. 519, 579–80 (2012), where the Court held that financial inducement had the effect of compelling states to enforce a federal program. The panel concluded that nothing like that is happening here. Instead, they feel the FCC is interpreting and enforcing the 1996 Telecom Act, adopted by Congress pursuant to its delegated authority under the Commerce Clause, to ensure that municipalities are not charging small cell providers unreasonable fees. "If a power is delegated to Congress in the Constitution, the Tenth Amendment expressly disclaims any reservation of that power to the States." *New York v. United States*, 505 U.S. 144, 156 (1992). In addition, by preempting certain State and local policies, the FCC did not commandeer State and local officials in violation of the Tenth Amendment. Although their "language might appear to operate directly on the States," the Orders - as applications of the Telecom Act - simply "confer on private entities . . a federal right to engage in certain conduct subject only to certain (federal) constraints." The panel decided that the Orders do *not* violate the Constitution.

<u>One-Touch Make Ready Order</u>

In adopting the One-Touch Make-Ready Order, the FCC intended to make it faster and cheaper for broadband providers to attach to already-existing utility poles. Previously, only the pole owners could perform the preparatory work necessary for attachment. The main purpose of the Order is to create a new process, called one-touch make-ready, that allows new attachers themselves to do all the preparations. Petitioners American Electric Power Service Corporation et al., a group of private utility companies, do not challenge the most important aspects of the One-Touch Make-Ready Order. Instead, they challenge four secondary aspects of the Order: rules for overlashing, preexisting violations, self-help, and rate reform. For the following reasons, the panel upheld them all:

A. Overlashing

Overlashing is the process by which attachers affix additional cables or other wires to ones already attached to a pole. The overlashing rule prohibits a utility from requiring overlashers to conduct pre-overlashing engineering studies or to pay the utility's cost of conducting such studies. Petitioner utility companies first contend the overlashing rule contradicts the text of Section 224(f)(2), because the rule does not expressly say that a utility can exercise its statutory authority to deny access to poles for safety, capacity, reliability, or engineering reasons. But the overlashing rule does not prevent utilities from exercising their statutory rights, nor has the FCC interpreted the overlashing rule to do so. It is speculative to suggest that it might do so in the future. *See Texas v. United States*, 523 U.S. 296, 300 (1998) (declining to consider claim because "it rests upon contingent future events that may not occur as anticipated, or indeed may not occur at all." The rule allows overlashers and utilities to negotiate the details of the overlashing arrangement and is thus consistent with FCC's longstanding policy.

Petitioners also argue that the overlashing rule undermines a utility's Section 224(f)(2) authority to deny pole access because it prevents utilities from requiring overlashers to provide certain information. The panel concludes that the overlashing rule does not impede a utility's exercise of its statutory authority to deny access to poles. The rule authorizes utilities to require that overlashers give fifteen days' notice to utilities prior to overlashing so that safety concerns can be addressed. **One-Touch Make-Ready Order ¶¶ 115–16**. The record shows that such notice provisions were frequently negotiated in the past on a voluntary basis and supports the FCC's conclusion that such "an advance notice requirement has been sufficient to address safety and reliability concerns." In evaluating similar rules, the D.C. Circuit has already held that there is "no merit" to the claim that utilities cannot effectively exercise their rights under Section 224(f)(2) without "prior notice" of overlashing.

Finally, Petitioners argue that by prohibiting the utilities from charging overlashers for the cost of conducting preoverlashing studies, the overlashing rule contradicts Section 224(d)(1). That section ensures cost recovery, but it does so only for attachments by cable television providers. Per the panel it does not apply here. The overlashing rule is thus a reasonable attempt by the FCC to prevent unnecessary costs for attachers.

B. Preexisting Violation Rule

The preexisting violation rule prohibits utilities from denying access to a new attacher solely because of a preexisting safety violation that the attacher did not cause. **One-Touch Make-Ready Order ¶ 122.** Petitioners contend that this is contrary to Section 224(f)(2), which allows utilities to deny access for "reasons of safety." Again, per the panel there is no conflict.

The rule defines the term "reasons of safety" as preventing a utility from denying access to a new attacher because of a safety hazard created by a third party. Such denials have the effect of forcing an innocent would-be attacher to fix the violation. This rule prevents the utilities from passing the costs off on entities that did not cause the safety problem in the first place. The FCC confirmed at oral argument that the preexisting violation rule would not prevent utilities from rejecting proposed attachments that increase safety risks on a utility pole. The rule thus operates to prevent utilities from relying on preexisting violations pretextually to deny pole access to attachments that pose no greater safety risk than existing attachments. Because the preexisting violation rule reasonably defines the term "reasons of safety," the panel concluded that the FCC's interpretation is reasonable.

C. Self-Help Rule

Prior to the One-Touch Make-Ready Order, attachers could hire contractors to perform preparatory work only on the lower portion of a pole. The self-help rule lets the utility approved contractors prepare the entire pole for attachment. Petitioners argue that this expansion is contrary to Section 224(f)(2) because permitting attachers to hire contractors to work on the upper portion of poles jeopardizes safety. Yet, the rule has several provisions designed to mitigate any increased safety risks. For example, the rule gives a utility a 90-day window to complete the pre-attachment work itself (thereby circumventing the rule's contractor provisions entirely). The rule also requires new attachers to use a utility-approved contractor to perform the self-help work, and it requires the attacher to give the utility advanced notice of when the self-help work will occur so that the utility can be present if it wishes.

The rule represents a change from earlier rules on what self-help measures an attacher could perform, and the FCC explained that use of approved contractors would improve efficiency. A complaint process in the old self-help rule allowed new attachers to file complaints when a utility was not preparing the pole in a timely fashion. This did not encourage efficiency. It was an "insufficient tool for encouraging a utility's compliance with [the FCC's] deadlines." The FCC reasonably views the deployment of new 5G technology to be a matter of "national importance," justifying extension of the self-help rule to promote timely installations. The self-help rule is thus not arbitrary or capricious, according to the panel.

Petitioners also argue that the FCC lacks authority to regulate utility-owned pole attachments, since Section 224 defines "pole attachments" to include attachments *to* a utility owned or -controlled pole. But the FCC has authority to promulgate "regulations to carry out the provisions of" Section 224, 47 U.S.C. § 224(b)(2), which includes regulations addressing "nondiscriminatory access" to utility poles. Per the panel, it was reasonable for the FCC to conclude that it could not ensure nondiscriminatory access to poles without allowing make-ready work that would reposition utility attachments; otherwise, utilities could simply deny access to attachers based on pretextual reasons of insufficient capacity. *See S. Co. v. FCC*, 293

F.3d 1338, 1348 (11th Cir. 2002) ("The FCC must have some way of assessing whether these needs are bona fide; otherwise, a utility could arbitrarily reserve space on a pole . . . and proceed to deny attachers space on the basis of 'insufficient capacity.'"). Petitioners' statutory challenge thus failed.

Petitioners mount a procedural challenge to the rule, arguing that the FCC did not comply with the APA's notice requirement, 5 U.S.C. § 553, because it had not issued a proposed rule before announcing the final self-help rule. In raising the issue in a single footnote, petitioners have waived any challenge to the APA's notice requirement. *See Idaho Conservation League v. Bonneville Power Admin.*, 826 F.3d 1173, 1178 (9th Cir. 2016). In any event, the FCC's Notice of Proposed Rulemaking (NPRM) sought proposals to speed up access to poles by allowing new attachers to prepare poles for attachment, and several commenters proposed expanding an attacher's ability to perform preparatory work on the entire pole. The panel concludes that, at the very least, the self-help rule is a logical outgrowth of the NPRM. *See Rybachek v. EPA*, 904 F.2d 1276, 1288 (9th Cir. 1990) (explaining that an agency need not provide a new NPRM as long as the final published rule is "a logical outgrowth of the notice and comments received"). Per the panel's decision, there is no reason to force the agency to begin the self-help rulemaking process anew.

D. Rate-Reform Rule

The rate reform rule continues regulatory efforts to remove rate disparities between telecom carriers who historically owned utility poles (so-called incumbent local exchange carriers, or ILECs) and telecom carriers who do not own utility poles (so-called competitive local exchange carriers, or CLECs). This rule establishes a presumption that all telecom carriers are similarly situated and thus entitled to the same rates. **One-Touch Make-Ready Order ¶ 123.** But if a utility successfully rebuts the presumption by showing that an ILEC continues to retain "net benefits" that other telecom providers do not enjoy, then the rate reform rule imposes a maximum rate that ILECs and utilities may negotiate.

Section 224(e)(1) authorizes the FCC to prescribe rates for pole attachments used by CLECs, but not ILECs. Petitioners therefore argue that the FCC lacks the authority to prescribe the same rates for ILECs. Section 224(b)(1), however, requires the FCC to set just and reasonable rates for all telecom carriers, and the FCC interpreted that to include ILECs as well as CLECs. The FCC has interpreted Section 224(b)(1) this way since 2011, and the D.C. Circuit upheld this interpretation some years ago. And the Supreme Court has made clear that Section 224(e)(1) "works no limitation" on the FCC's more general ratemaking authority under Section 224(b)(1), which is the statutory provision that the agency invoked here.

This rule does, for the first time, set the same presumptive rates for ILECs and CLECs, and the FCC explained why its record supported such a rule. *See One-Touch Make-Ready Order* ¶ 126. A study by US Telecom showed that earlier efforts to decrease rate disparities between ILECs

and CLECs had not been successful, and that historic differences between ILECs and CLECs that supported different rates in the past are now disappearing. The FCC provided an adequate justification for setting the same presumptive rates for all telecom providers.

Finally, Petitioners argue that the rate reform rule may result in their incomplete recovery of costs, because if a utility successfully rebuts the presumption that an ILEC should have the same rates as CLECs, the rule imposes a maximum rate ILECs and utilities may negotiate. The maximum negotiable rate is not unreasonable, however, because FCC set the rate at a value that is higher than both CLEC and cable operator rates, and the FCC had previously determined those rates were just, reasonable, and allowed full cost recovery.

Per the panel, the rate reform rule, like the overlashing, preexisting violations, and self-help rules, is an appropriate exercise of the FCC's regulatory authority under the Telecommunications Act.

Conclusion

The panel of Judges therefore holds that the FCC's requirement in the **Small Cell Order** that aesthetic regulations be "no more burdensome" than regulations applied to other infrastructure deployment is *contrary* to the controlling statutory provision. They also hold that the FCC's requirement that all local aesthetic regulations be "objective" is not adequately explained and is therefore arbitrary and capricious. The panel therefore **GRANTED** the petitions as to those requirements, **VACATED** those portions of the rule and **REMANDED** them to the FCC. The petition of Montgomery County was **DISMISSED** as moot. As to all other challenges, the panel ruled the petitions as **DENIED**. Each party is to bear its own costs.

DANIEL A. BRESS, Circuit Judge, dissenting in part:

The majority opinion carefully addresses an array of legal challenges to a series of FCC *Orders* designed to accelerate the deployment of 5G service. Judge Bress joined the court's fine opinion except as to Part III.A.1, which upholds the FCC's decision to preempt any fees charged to wireless or telecom providers that exceed a locality's costs for hosting communications equipment. In his view, the FCC on this record has *not* adequately explained how all above cost fees amount to an "effective prohibition" on telecom or wireless service under 47 U.S.C. §§ 253(a) and 332(c)(7)(B)(i)(II).

The Telecom Act of 1996 provides that "no State or local statute or regulation, or other State or local legal requirement, may prohibit or have the effect of prohibiting the ability of any entity to provide any interstate or intrastate telecom service." The Act contains a similar provision for wireless service. *See id.* § 332(c)(7)(B)(i)(II) ("The regulation of the placement, construction, and modification of personal wireless service facilities by any State or local government or

instrumentality thereof . . . shall not prohibit or have the effect of prohibiting the provision of personal wireless services.").

The Act does not define what it means for a local policy to "have the effect of prohibiting" service. Since 1997, however, the FCC has interpreted the phrase to preempt local policies that "materially inhibit" the ability of providers "to compete in a fair and balanced legal and regulatory environment." This standard does not require a "complete or insurmountable" barrier to service. But it does require that a local rule materially inhibit the ability to provide service based upon the "*actual* effects" of a state or local ordinance," "not what effects the ordinance *might possibly* allow." *Sprint Telephony PCS, L.P. v. Cty. of San Diego*, 543 F.3d 571, 578 (9th Cir. 2008); *see also id.* (the statute requires an "actual or effective prohibition, rather than the mere possibility of prohibition").

In the *Small Cell Order*, the FCC concluded that state and local fees materially inhibit telecom and wireless service when they exceed a locality's reasonable cost of accommodating communications facilities. The FCC cited evidence that certain exorbitant fees have stopped providers from offering service in certain locales. *See, e.g.*, AT&T Aug. 10, 2018 *Ex Parte* Letter (AT&T "has not deployed any small cell sites in Portland, Oregon" due to the city's $7,500 attachment fee and recurring fee of $3,500 to $5,500). The agency also found that "even fees that might seem small in isolation have material and prohibitive effects on deployment particularly considered in the aggregate." This latter finding was based on the FCC's determination that reduced fees generate cost-savings for providers, which enables them to use the newfound savings to expand wireless and telecommunications coverage. The agency estimated aggregate cost-savings from a reduction in fees to be over $2 billion, relying on a 2018 study by Corning, Inc.

The FCC carved out a safe harbor from the *Order*'s broad preemption rule for pole construction fees up to $1,000, attachment fees up to $500 (or $100 after a provider's first five 5G facilities), and recurring fees up to $270. Fees may exceed the levels in the *Small Cell Order*'s safe harbor only if they reasonably approximate a locality's costs, which include expenses "related to processing an application," street closures, issuing "building or construction permits," and access to and maintenance of public rights of way.

Per Judge Bress, no one doubts that exorbitant fees can impede the deployment of communications infrastructure. *See, e.g.*, *P.R. Tel. Co. v. Mun. of Guayanilla*, 450 F.3d 9, 17–19 (1st Cir. 2006). But fees are prohibitive because of their financial effect on service providers, not because they happen to exceed a state or local government's costs. Consider a $500 fee in Small Town A that exceeds the town's costs by 1¢, and a $2,000 cost-based fee in Big City B. By the *Small Cell Order*'s logic, the lower fee is preempted, but the higher fee is not. It is hard to rationalize the former under the statute, which requires an actual and material inhibition of telecommunications or wireless service.

Perhaps for this reason, this court over a decade ago "declined" to hold "that all non-cost-based fees are automatically preempted" under the Telecom Act. The FCC was aware of this precedent when it issued the *Small Cell Order*, but expressly "rejected the view of those courts that have concluded that [§] 253(a) necessarily requires some additional showing beyond the fact that a particular fee is not cost-based."

On this record, the FCC has not adequately explained its basis for concluding, contra the panel's precedent, that there is an intrinsic relationship between a fee's approximation of costs and its prohibitive effect on service providers. The FCC's reliance on individual fees it considers "excessive" tells us that fees can work effective prohibitions. But this does not on its own justify a blanket prohibition on all above-cost fees. A $7,500 fee in Portland may well prohibit service, but that is because of the financial toll it inflicts, not because it exceeds the city's costs. And the FCC has not identified in the administrative record the frequency of above-cost fees or the amounts that localities have generally charged above cost.

The FCC has instead determined that a prohibition on all above-cost fees is justified because all above-cost fees, in the aggregate, effectively prohibit 5G deployment. The linchpin of the agency's aggregation theory is a 2018 study by Corning, Inc., which estimates at over $2 billion the cost savings and reinvestment from reduced fees. But the Corning Study is not about fees above costs. And the FCC has not explained how this study tells us about the prevalence of above-cost fees or the burden such fees place on service providers.

Instead, the Corning Study calculated "the cost savings from capping fees at a level in line with the median of recent state regulations," estimating that amount at over $2 billion. Because this is not a measure of fees above costs, the Corning Study does not say whether the caps it used to measure savings approximate costs. Indeed, the Corning Study notes that "there is still significant uncertainty around what 'typical' rates are." The study further states that "attachment and application fees" are "lesser drivers" of 5G deployment economics, raising questions about the extent to which all fees above costs necessarily effectively prohibit service.

At bottom, what the Corning Study conveys is that if fees are reduced, it will produce cost savings to those who pay the fees. But that commonsense observation would be true of any fee considered in the aggregate. And it would seemingly mean that any fee in any amount could qualify as an effective prohibition, once aggregated. The same would be true of the aggregate effects of any form of regulation that localities would apply outside the fee context. Judge Bress is therefore concerned that on the record as it stands, the FCC's approach lacks a limiting principle. At least absent some estimated quantification of above-cost fees in the aggregate (which the Corning Study does not provide) or some further estimate tied to the rule it adopted, the FCC's logic would appear to justify the preemption of any state or local rule.

Per Judge Bress, the FCC's "reinvestment" theory invites similar concerns. He feels that while it may be true that every fee imposes some cost that, if avoided, could potentially be reinvested

to expand 5G coverage. But it does not follow that every type of fee rises to the level of an "effective prohibition," which is the line Congress drew in the Telecom Act. *See Cal. Payphone*, 12 F.C.C. Rcd. at 14209 (stating that, "standing alone," the fact that providers "would generate less revenue . . . does not necessarily mean that services are impractical and uneconomic"); *cf. AT&T Corp. v. Iowa Utils. Bd.*, 525 U.S. 366, 390 n.11 (1999) (disagreeing "that a business can be impaired in its ability to provide services - even impaired in that ability in an ordinary, weak sense of impairment - when the business receives a handsome profit but is denied an even handsomer one"). A provider reinvestment theory, without more, would similarly appear to justify the preemption of any local policy that imposes costs on providers.

On this record, the FCC thus has not shown that above cost fees effectively prohibit service in many, most, or a plurality of cases. Judge Bress does not therefore conclude that the agency has articulated "a rational connection between the facts found and the choice made."

The FCC itself recognizes that "in theory, a sufficiently small departure from actual and reasonable costs might not have the effect of prohibiting service," but concludes its cost based standard is still appropriate because "the record does not reveal an alternative, administrable approach to evaluating fees." Concerns about administrability, though important as a policy matter, must still be operationalized under the statute's effective prohibition standard. A rule prohibiting fees that exceed cost by $1 would be equally administrable, but that does not mean such fees are invariably effective prohibitions on service, which is the relevant question under §§ 253(a) and 332(c)(7).

The *Order*'s safe harbors underscore his concerns. The FCC concedes that its safe harbors, which are not based on estimated costs, tolerate fee levels "in excess of costs in many cases." That makes it more difficult to credit the agency's finding that above-cost fees are *per se* effective prohibitions on service. The safe harbor also allows local governments to charge recurring fees of $270, which is substantially greater than the $150 cap on recurring fees used to calculate cost-savings in the Corning Study. There are also discrepancies between the FCC's safe harbors for application fees and the Corning Study's caps. The FCC does not estimate how much of the over $2 billion in cost savings from the Corning Study would be left over under its more expansive safe harbors. Nor has the agency explained what portion of that figure can be attributed to above-cost fees.

Judge Bress would have vacated and remanded the *Small Cell Order*'s prohibition on above-cost fees. *See* 5 U.S.C. § 706(2)(A), (E). While the FCC's objective of advancing 5G service is undoubtedly an important one, Congress set limits on when local actions can be preempted. While a prohibition on all above-cost fees may well be justifiable, he does not believe the FCC has sufficiently justified it on the present record. With the exception to its references to legislative history, Judge Bress otherwise joined the court's opinion in full.

ATS Communications

Memorandum

To: Russ Byrd, City of Palmdale

From: Tony Ingegneri, President, ATS Communications

Date: August 5, 2008

Re: ATS Communications Evaluation of AT&T Leases & Monetization

---

ATS Communications evaluated the leases between the City of Palmdale and AT&T Wireless. In looking at the terms of the leases, the technological changes in the market place, and the availability of financial capital available to purchase the net present value of the future cash flows, we recommend the City of Palmdale monetize their leases with RFS Capital in the amount of $690,300. RFS Capital offers several options for future share of revenue that can provide an additional amount of approximately $831,367 in future monies.

Background

The City of Palmdale entered into three agreements with various wireless communications providers. Through mergers and acquisitions, all three of these agreements currently exist with AT&T Wireless. The unmanned wireless communications facilities are located at Desert Sands Park, Marie Kerr Park and McAdams Park. The initial term of the individual leases are for ten years with two, five year options at AT&T's discretion. The monthly lease rents are currently about $2,000 per month with an annual escalation based on the change in the Consumer Price Index, about 2 ½ percent each year.

In reviewing the documents, AT&T is allowed to assign or sublet their portion of the leased premises with the prior authorization of the City. In addition, AT&T may also terminate the agreement at any time with thirty days notice according to Section 35. Lessee's Termination, "if Lessee determines in Lessee's sole discretion that Lessee's Facilities have become technologically or economically obsolete…"

Therefore, the City has encumbered itself for 20 years, while AT&T can terminate the lease by giving 30 days notice.

Monetization

ATS presented the AT&T leases to four financial companies that specifically monetize the net present value of monthly cash flows of lease agreements between property owners and wireless communications providers. Of the four companies, two chose not to submit a proposal. The two that did submit proposals offered the following:

Communications Capital Group $704,857 for 30 years or $540,100 for 15 years

RFS Capital $690,300 for 30 years or $432,900 for the remaining years

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ATS Communications

RFS Capital also offered a future rent share offer of $651,500 up front with one of the three offers shown below:

33% after 18 years = $575,693
50% after 21 years = $683,849
75% after 23 years = $831,671

Their offers have been provided as attachments.

Evaluation

In submitting this lease for review by these financial companies, we limited their responses to the following terms so we could compare the offers on an 'apples to apples' basis.

- Provide a proposal of the lease based on the remaining years.
- Provide a proposal on the lease with the term extended to 30 years (the original term of the lease and with no obligation to the City to extend the agreement with the carrier.
- No easement or property obligation, just a straight rent assignment.
- No share of future co-location revenue.
- Winning bidder has to place proceeds into an escrow account within 30 days.
- Provide a copy of the proposed Purchase and Sales agreement for verification of terms.

Net Present Value Evaluation

In evaluating a stream of cash flow over time, financial companies will provide an upfront payment based on the net present value of the revenue stream. The amount of money they are willing to pay is based on the risk associated with receiving the stream of cash flow. Technology changes, mergers, other factors all affect the discount rate used to determine the calculation of the upfront payment.

This is evident in credit card rates and financing for cars or mortgages. All of these financing mechanisms evaluate the credit worthiness of the borrower and their ability to pay based on their credit history; the lower the probability of repayment the higher the interest rate.

In evaluating these leases, there are several factors that affect the net present value; the most important being the ability of lessee to terminate the lease at their discretion with minimal notice. ATS has included a net present value evaluation based on a 13% discount rate. If the leases were presented to a commercial lending institution, they would not lend against this revenue stream, even at high rates of 19% to 22% which is comparable to the current high risk credit card rates.

Recommendation

Based on the proposals submitted by the financial companies and our evaluation of the uncertainties in the financial and wireless market place, Communications Capital Group offered the most upfront money of $704,857 to monetize the lease revenues from AT&T. The offer from RFS Capital is about 2% less than that of Communications Capital Group, but they offer a proposal that allows the City to share in future revenues and their Purchase and Sale agreement has straight rent assignment with no requirement for an easement.

Under future rent share scenario, RFS would provide a slightly lower upfront payment with several different options of either 33% of future revenues starting in year 18, 50% of future revenues starting in year 21 or 75% of future revenues starting in year 23. Under these options, would receive between $575,000 and $831,000 in future revenues. In addition,

ATS would not receive any portion of the future revenues, only 10% of the upfront amount.

Process

ATS will assist the City in the completion of the negotiations with one of the financial companies for the proposed Purchase and Sales Agreement of the leases. The escrow portion of the process can take approximately 2 months. Since both companies are required to place the money in an escrow account, we anticipate that the process and approval to monetize the lease from Council will take approximately 4 to 6 weeks barring any unknown circumstances beyond our control.

Attachments

Proposal from RFS Capital
Proposal from Communications Capital Group
Proposal Comparison prepared by ATS Communications

ATS Communications



***ATS* Communications** www.ATScomm.com
(949) 922-2859

ATS Communications

Who we are:

- 20 years of experience and expertise in the Wireless Telecommunications Industry.
- Consultant to Cities, Water Districts and School Agencies.
- ATS only represents the property owner side of the relationship, ATS does not represent the carriers or third-party tower entities.
- Relationships with all leading wireless providers including AT&T, Dish Wireless, T-Mobile/Sprint and Verizon Wireless.

Agenda

- Pictures: The Good, The Bad, and the Ugly
- About ATS Communications
- Course Topics
- About Tiran Solutions Inc.
- Radio Frequency Explained
- Questions?

The Good





The Bad





The Ugly





Course Topics for Discussion



- Basic Situational Awareness
  - Who is at the site
  - Locks in good working order
  - Approved carrier work, NSB, mods and gen adds
  - Possible routine carrier maintenance
  - Or at-risk work – what to look for, but do not engage

Course Topics for Discussion



- Roadway and Apron
  - Watch for screws, metal debris and tools
  - Observe antennas to ensure they are securely attached
  - Watch for carrier trucks, scissor lifts and ladders
  - Look for open trench/underground work
  - Port-a-potty
  - Staging materials

Course Topics for Discussion

- Observe Signage
  - What's on the entrance gate
  - What's on the carrier's equipment space
  - What's on the carrier's cable trays
- Carrier engagement
  - If asked a question, direct to Dan Peterson or ATS Communications
  - Do not offer assistance
  - Observe their activity, noise and conduct
  - Do not engage them if there is an issue, contact Dan Peterson and/or ATS Communications



Radiofrequency (RF) Radiation Safety Program



Mohit Joshi

1. What is radiofrequency (RF) radiation?

RF radiation is a form of non-ionizing radiation

- Causes molecules to vibrate, which can generate heat

It is not ionizing radiation

- Creates enough energy to cause chemical changes by breaking molecular bonds
- X-rays and gamma rays are forms of ionizing radiation
- This type of radiation is used in health care and nuclear weapons facilities

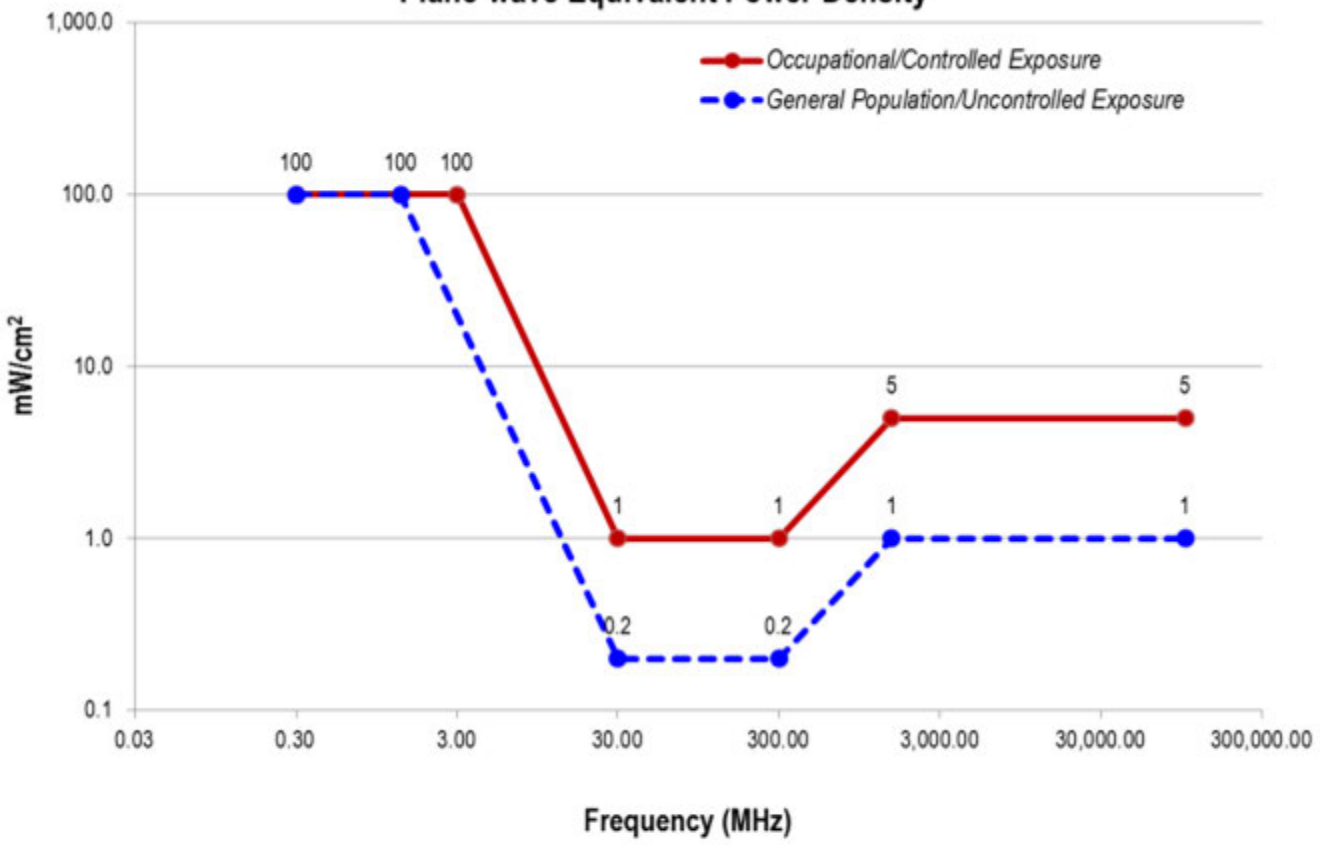
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2. What is RF energy used for?

- Microwave ovens
- Radar
- Industrial heating and sealing processes
- Medical applications
- Telecommunications & broadcast services:
  - Cellular antennas/base stations
  - Radio and television broadcasting
  - Radio communications for police and fire departments
  - Microwave point-to-point radio links
  - Satellite communications

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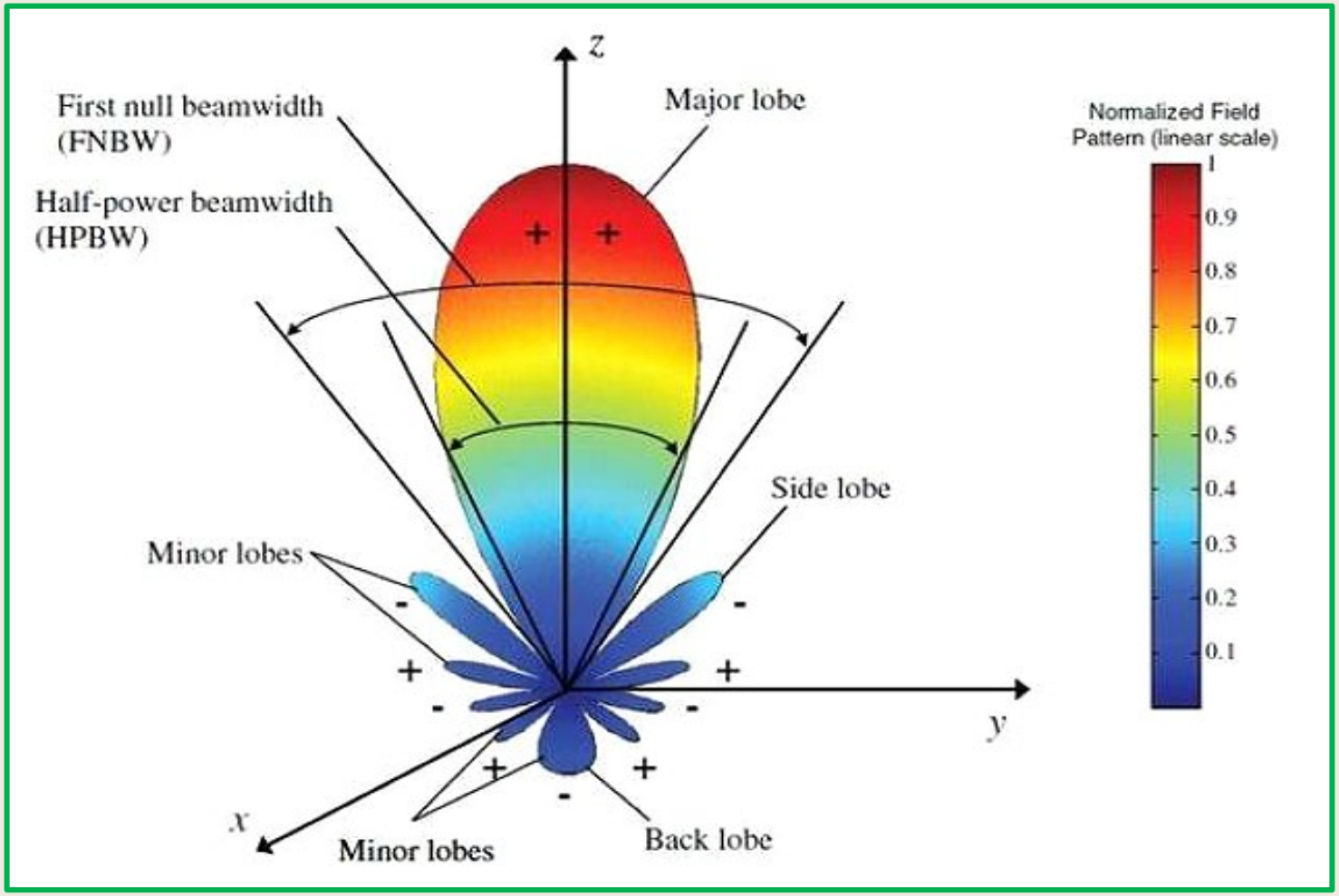
3. RF Radiation
FCC Limits for Maximum Permissible Exposure (MPE)



Source: *OET Bulletin 65, Appendix A, Figure 1, April 28, 2016.*
https://transition.fcc.gov/Bureaus/Engineering_Technology/Documents/bulletins/oet65/oet65.pdf

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3. RF Radiation
Radiation Pattern Lobes



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3. RF Radiation
Radiation Pattern Lobes KPIs

- Field patterns
  - Radiation pattern lobes
- Gain (G)
- Directivity (D)
- Effective length (le)
- Effective Aperture (Ae)
- Radiation Resistance
- Antenna Impedance
- Polarization
  - Linear polarization
  - Circular polarization
  - Elliptical polarization
- Bandwidth

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4. What are the applicable regulations, guidelines, and voluntary standards?

Tiran Solutions Inc.

- FCC Guidelines
- OSHA Standards
- Voluntary Standards:
  Institute of Electrical and Electronics Engineers (IEEE)
- State, Local & Other Standards & Requirements

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5. What does a potential hazard look like?

Challenges:

- Identifying RF generating devices where work needs to be performed
- Determining if exposure limits are being exceeded and protective measures



f this documen ted

6. Hazard Identification
Look for Signs

- Prominently posted
- Containing information on the risk and ways to minimize the risk
- FCC recommends the ANSI C95.2-1966 format



Example of an RF Radiation sign

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7. Hazard Identification
Follow the Instructions

Tiran Solutions Inc.









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8. What can be done to work safely?

What to consider:

- Distance from antennas
- Direction and angle of antennas
- Height of antennas
- Walkable surface around and from antennas

Exercise caution:

- Assume all antennas are active and operating at full power
- Stay away from the antenna
  - *Request to have the antennas powered down or moved*
- *As part of a safety program:*
  - *Use a personal RF (field) monitor*
  - *Use RF protective clothing*

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9. Summary

RF radiation is a potential hazard for construction workers because:

- It is invisible
- Antennas come in different shapes and sizes and may be concealed
- Power levels generated by these devices vary
- The risk increases with the number of devices, distance, and time
- Symptoms of overexposure are often attributed to strenuousness work or a non-occupational illness
- RF radiation may interfere with medical devices
- Limited research on the long-term health effects

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9. Conclusion

US federal & WHO websites:

- **NCI:** "currently **no consistent evidence** that nonionizing radiation increases cancer risk …The only consistently recognized biological effect of radiofrequency energy is heating."
- **FDA:** "The **scientific evidence does not show a danger to any users** of cell phones from RF exposure, including children and teenagers."
- **FCC:** "currently **no scientific evidence establishes a causal link** between wireless device use and cancer or other illnesses."
- **WHO:** "To date, **no adverse health effects have been established as being caused by** mobile phone use."

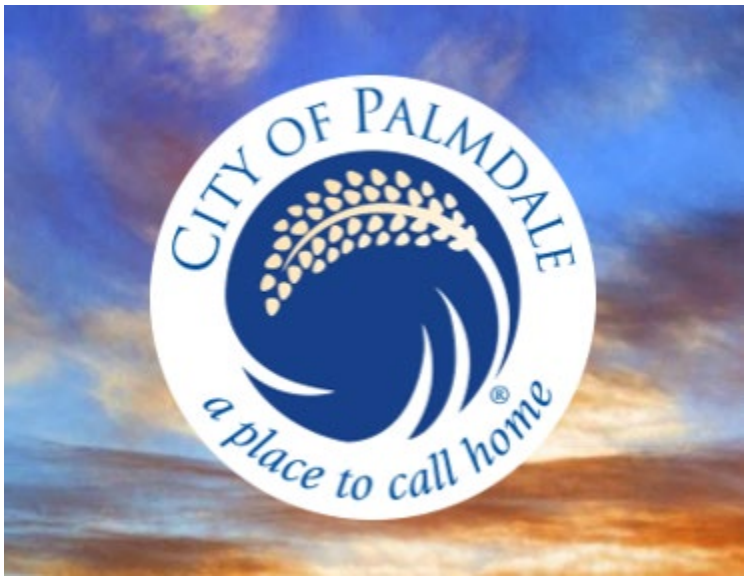
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What Water Districts Should Know

Overall Summary and Conclusion:

- Be aware of your surroundings
- Observe who is on site and why
- Just because you can't see if doesn't mean you are safe, know your surroundings
- Look up as well as down
- Observe all signs
- Report anything that might feel is harmful

Questions?



Policy and Procedures
for
Wireless Communications Facilities
Located on City Properties

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1. Introduction

The City of Palmdale has a history of facilitating the development and deployment of WCFs on City-owned property. As of the date of this Policy, the City has approximately 75 WCFs located throughout its community, with a total of 14 existing WCF sites on 7 City-owned properties. In recent months the City has seen an influx of new WCF project proposals. And, with the carriers' 5G roll-out, anticipates a significant amount of new project proposals to modify existing WCF's as well as develop new facilities on City-owned properties within the City's Public Rights-of-Way.

In an effort to address these new challenges, the City has endeavored to create and update a standardized program of policies and procedures. These policies and procedures ("Policy") establish the terms and processes under which new wireless facilities will be permitted on City property as well as providing rules and regulations for modifications to existing wireless facilities on the City-owned property.

Under this Policy, the City will balance its interest in maximizing additional revenues from wireless communication companies with due consideration for operational needs related to use of City properties, flexibility to allow changes-in-use of its facilities, and adequate protection against safety concerns related to use of its sites for communications facilities.

The terms and requirements set forth in this Policy shall apply to all existing WCF leases on City owned property. As existing WCF leases expire or are amended, as necessary, these leases will be executed under and in compliance with this Policy.

This Policy may be amended from time-to-time by the City Council, in its sole discretion, by properly noticed public hearing. The City shall notify, in writing, Lessees, in advance, of any proposed revision to this Policy. However, it is the responsibility of all applicants and/or Lessees to comply with the most current Council approved version of the Policy.

2. Communications Facility Development Guidelines and Requirements

All wireless communications facilities on City-owned properties shall be installed, modified, or altered, according to this Policy, and shall comply with the policies, procedures, guidelines and requirements outlined in this section and elsewhere in this Policy. The Policy rules and regulations apply to all sites and communications facilities installation, work and operations, whether under new lease, or pursuant to existing lease arrangements.

2.1 Universal Work Requirements

The following requirements apply to all sites, and any reference to "Lease" or "Lessee" shall also be deemed to mean "License" and "Lessee," as applicable:

1. The term "work" shall mean any activity (e.g., construction, installation, maintenance, repair, replacement, addition of equipment) that (i) touches the City properties and/or requires entitlements from the City (as the jurisdiction with governing authority), and/or (ii) requires City approval pursuant to an existing lease (the City as the Property Owner – Separately, and in addition to section (i) above). All other activity including maintenance, repair, alteration,

removal, installation of equipment within the Leased Premises or in the equipment area not requiring permits shall be deemed "maintenance" operations and shall require notification and written acknowledgment from the City's Department of Public Works only.

2. Prior to installation of a new wireless communications facility, or to perform any work on an existing facility, other than maintenance, the applicant must obtain approval from the appropriate City Divisions (e.g. Planning, Building and Safety, Parks and Recreation, Engineering, etc.) through submittal of applications and plans for City review and approval as well as the appropriate fees pursuant to the attached Fee Schedule (see Appendix D). The consultant shall follow all requirements of the city in both the landlord and municipality roles. The City as the landlord requires the consultant must submit a complete site application and a send a set of site plans and/or construction drawings for the City to review and approve as the landlord. This application to the City as the landlord does not fulfill any of the obligations that is required to the City of Palmdale in is municipal role. Please reference code 111.3 (Appendix AB) for details of the submittal process to the City Divisions (e.g., Planning, Building and Safety, Parks and Recreation, Engineering, etc.)
3. Lessee shall be responsible for obtaining any easements required from third parties to access City Property, as necessary. If access to the Premises requires an easement affecting the property of a third-party, no work shall commence prior to Lessee providing documentation relating to access to the Premises and demonstrating said easement(s) has/have been secured.
4. No work shall commence without a fully executed lease or amendment, as applicable.
5. No work or submittal to the City of Palmdale (municipal role) work shall commence prior to the City's Public Works Department (landlord role) receiving and approving a set of working Site Plans and/or Construction Drawings for the proposed communications facility work signed and stamped by a licensed professional engineer.
6. No work shall commence prior to Lessee obtaining all governmental approvals including: (i) planning/zoning approval;) (ii) applicant signed acknowledgement of Conditions of Approval (as applicable); (iii) a Building Permit; and (iv) and an Encroachment Permit issued by the City's Department of Public Works (see Encroachment Permit).
7. No work shall commence prior to the issuance of a Letter of Consent by the City's Department of Public Works. The City's Department of Public Works with concordance of Parks and Recreation will issue a Letter of Consent once all the requirements of this Policy and the provisions of the lease have been met by the applicant and the City (as the Property Owner) has determined that work may commence. The City signed Letter of Consent shall accompany the Site Plans and/or Construction Drawings reviewed and approved by the City (as the as the jurisdiction with governing authority).
8. No work shall commence prior to a pre-construction meeting. A pre-construction conference to include a representative(s) of Lessee, its contractor(s), and members of the City of Palmdale (Public Works Department, Parks and Recreation Department, Park Maintenance, Engineering Building and Safety) shall be held on site at least one week prior to beginning any proposed work activity at which time a proposed work schedule and 24-hour contact information (subcontractor) shall be provided to the City's Department of Public Works.
9. No work shall commence prior to any subcontractor(s), to be engaged in any work activity, delivers its Certificate of Insurance, with the proper site name and site number described in the lease, to the Department of Public Works.

10. No work shall commence after issuance of a Letter of Consent and approved Site Plans and/or Construction Drawings by City without advance notice of the dates of the proposed work activity. The City's inspector shall be notified at least two working days prior to beginning any work.

11. The City reserves the right to withdraw its consent for any "work" activity, at the sole discretion of the City, if Lessee's or its contractor(s) have failed to satisfy the terms of this Policy; or, if the affected City facilities require maintenance work that may interfere with the Lessee's proposed work schedule.

12. Any proposal for work at a City-owned Property must include stamped engineering structural analysis demonstrating, to the satisfaction of the City, that all equipment mounted to any structure(s) located at a City-owned Property will not compromise the structural integrity of those facilities and/or shall meet the necessary structural requirements to support the existing and proposed equipment.

13. Projects on park property may not interfere with existing resident use of the property.

14. NO work on Park property may negatively impact grey and green infrastructure i.e. impeding routine maintenance, interfering with irrigation cycle coverage, compaction of turf or planter areas, damage to concrete walkways, trenching, and/or staging of material within tree root protection zones. Underground directional boring at a minimum depth of 48" will be required in areas where trenching impacts tree root protection zones. The City, at its sole discretion, may require the installation of 6' temporary chain link fencing to ensure protection of Park infrastructure during the course of permitted work.

15. Lessee has one year from receipt of the City Letter of Consent and approved drawings to complete the proposed work activity. Any extension to this timeframe is at the sole discretion of the City and is only valid if provided in writing. If the work activity has not been complete within one year (or such extended period as permitted by the City in writing), Lessee (or its authorized applicant and/or subcontractor) shall be required to re-file with the City for its proposed work including the payment of all fees necessary to review the proposed work activity.

16. Lessee's personnel, including authorized representatives and subcontractors, must ensure that the City's Property is accessible at all times to City personnel and the public, in accordance with the requirements under Section 2.3 of this Policy.

17. Lessee and its subcontractors shall take precautionary steps to prevent damage and be responsible for any damage due to construction work or other activities at a City-owned Property, and, upon request by the City, shall promptly return damaged facilities to pre-existing condition, or better, at no cost to the City. Lessee shall ensure its subcontractors comply with the foregoing. In the event Lessee does not respond in a timely manner, the City may perform the necessary repairs caused by Lessee's subcontractor(s) and bill Lessee for said repairs, which Lessee shall pay within thirty (30) days of receipt of invoice.

18. All new and existing communications facilities and equipment owned by the Lessee shall be properly tagged, identifying the Lessee's name, site name and/or site number and 24-hour Emergency phone number.

19. Lessee and/or its subcontractor(s) shall have a copy of any necessary permit(s) (e.g., Building Permit(s)) and the City stamped Site Plans and/or Construction Drawings on-site at all times

during work activity. Failure to present said documents, upon request, will result in an immediate "stop work" order.

20. The Lessee, and/or its subcontractor(s), are responsible to ensure the area surrounding the work activity cannot be accessed by the public at any time while work activity is occurring.

21. Trenching, as part of any work activity, must conform to the requirements of Section 2.7 Trench Details.

22. Lessee, and/or its subcontractor(s), shall schedule a post construction inspection at least three (3) working days in advance of completion of work activity.

23. Lessee, and/or its subcontractor(s), shall provide the City with the City approved Site Plans and/or Construction Drawings with field mark-ups, if any, on the appropriate sheets (as necessary) after the final inspection. These Site Plans and/or Construction Drawings shall represent the as-built "Record Drawings" and allow the City to close-out the project upon completion of the work activity.

24. Lessee, and/or its subcontractor(s), shall comply with all applicable local, state, and federal laws, including but not limited to health and safety requirements pertaining to the construction, installation, operation and maintenance of the cell carrier facility, and requirements of the Occupational Safety and Health Administration (OSHA), including any safety and injury prevention program in place that is required under applicable laws and regulations. A copy of such program, if required by law or regulation, shall be available on site for inspection at all times and employees and/or subcontractor(s) of the Lessee shall be trained accordingly. Furthermore, Lessee is responsible for, and shall adhere to, any and all Environmental Site Assessments, limited asbestos & lead-based paint surveys, the Section 106 process, including: FCC Forms 620 & 621; Cultural Resource Assessments, Biological Assessments, and all other NEPA-related documentation for proposed communications equipment installations.

2.1.1 Proposed Facilities (Additions / Modifications)

Documents, (including applications, drawings, structural calculations, permits, reports, etc.), submitted to the City for review shall show only the facilities being installed and match the project's scope of work detailed on the project application form. No "future equipment" shall be indicated on any set of Site Plans and/or Construction Drawings, only equipment that is proposed for immediate installation will be accepted on any project application. Project Application shall be accompanied by the appropriate fee(s) as described in Appendix D

2.2 Requirements for Proposed Site Plans and/or Construction Drawings

Site Plans and/or Construction Drawings must be submitted for the purpose of evaluating the location and other aspects of the proposed work as it relates to the on-going operations of the City's facilities. Any Site Plans and/or Construction Drawings submitted for review to the City in conjunction with a proposed or existing communications facility must contain the following:

2.2.1 Signature Block

The title page of the Site Plans and/or Construction Drawings set shall include a signature block for the City Manager (or its designee), as the Property Owner. See sample signature block in Appendix E.

2.2.2 Drawing/Plan Notes

Site Plans and/or Construction Drawings shall include City's Construction Notes pursuant to Appendix F - Construction Notes, General Notes Plan Notes & Requirements. Construction Notes shall appear on the general notes sheet(s) of the submitted plan set.

2.2.3 City Contacts

Site Plans and/or Construction Drawings shall have a City inspector's contact information listed on the title sheet. Lessee may obtain the current contact information from the City's Department of Public Works by calling 661-267-5300.

2.2.4 City Facility Name / Address

The title page of Site Plans and/or Construction Drawings submitted to the City for review (both as Property Owner and the jurisdiction with governing authority) shall have the City Facility Name listed prominently and shall include the City's site address (in addition to Lessee's meter address, if different).

2.2.5 License Equipment Schedule

The title page of Site Plans and/or Construction Drawings submitted to the City for review shall include an equipment schedule listing the leased equipment, equipment existing on site and the equipment totals upon completion of the work activity (See attached Equipment Schedule - Appendix E).

2.3 Access to City Facilities

Lessee, and/or its subcontractor(s), shall maintain access to the subject property at all times to City personnel. Open trenches shall be properly plated at the end of each working day to allow for 24-hour access to the site. Access to any City Property, except in the case of emergency, shall be during normal business hours 8 a.m. to 5 p.m. Monday – Friday.

2.4 DIG ALERT

Lessee, and/or its subcontractor(s), shall notify underground service alert (DIG ALERT) at least two working days prior to beginning construction that requires digging at 1-800-422-4133. Any City facilities (e.g., gas line, water line, electrical line, etc.) to be crossed shall be potholed to verify location prior to working in the vicinity of City facilities.

2.5 Omitted – (future use).

2.6 Attachments to City-owned facilities

All wireless communications facilities located on a City-owned facility must ensure the existing and proposed equipment meet the structural requirements to ensure integral safety to City personnel as well as the general public.

2.7 Trench Detail

Trench details must show:

a. Depth and width of the trench

b. Backfill material list

(i) Paved areas - one-sack cement slurry shall be used to within 1-inch of existing pavement

(ii) In unpaved areas - suitable native material shall be used with 90% minimum compaction; a compaction report must be provided to the City

c. All hardscape to be saw cut. Subcontractor shall be responsible for supplying water for its own use.

d. Minimum 30- inch depth to top of conduit or as directed by City.

e. AC replacement -1st lift 3/4-inch mix, relative compaction 95%, no more than 3- inch placed at any one time. 2nd lift, 1/2-inch fine, no more than 1- 1/2-inch lift.

f. Slurry seal the entire work area for the full width of the access road / paved areas or as directed by City inspector after work is completed.

2.8 Softscape Replacement

Site Plans and/or Construction Drawings must depict the replacement or repair of all landscaped areas. If work is to be performed in any unpaved areas, these notes must be present on the site plan (see, Appendix F):

1. Lessee, and/or its Subcontractor(s), shall Protect-in-Place all landscaping.
2. Lessee, and/or its Subcontractor(s), shall avoid removal of trees and shrubs in design process and any conflict requiring removal of City landscaping must be pre-approved by Park Superintendent with appropriate remediation according to appraisal provided by Park Superintendent or appointed designee .shall ONLY remove trees and shrubs as marked on Site Plans and/or Construction Drawings.
3. Any damaged landscaping shall be replaced in-kind with 5-gallon (minimum) shrubs and 15-gallon (minimum) trees of similar size, or as specifically directed by the City's Department of Public Works Staff (or its designee).
4. Landscaped areas exposed or disturbed by work activity shall be covered with approved mulch to a depth of 2 inches, or as specifically directed by the City's Department of Public Works (or its designee).
5. Lessee, and/or its Subcontractor(s), shall contact the City's Department of Public Works, Parks Maintenance Section and adhere to requirements set forth by Park Superintendent or appointed designee prior to installation of any landscaping.

2.9 Work Hours

Lessee, and/or its Subcontractor(s), may work only during approved work hours, which shall be coordinated with the Department of Public Works. The City reserves the right to restrict work hours. Any work activity request outside these hours will require express written permission from the City, and any such approval shall be at the City sole discretion. The use of nighttime flood lighting is strictly prohibited. However, in the event Lessee determines that nighttime lighting is necessary, Lessee may submit a lighting plan and schedule for the City's review. Any approval shall be considered on a case-by-case basis, and the City's sole discretion, whether to allow the nighttime lighting and under what circumstances and conditions will be allowed.

2.10 Site Restoration / Rehabilitation

2.10.1 Paved Areas

Any work activity to Lessee's facilities that requires trenching and/or boring to an existing paved area shall be restored pursuant to Section 2.7 Trench Details above; or, shall be repaved/restored, as determined by the City, at its sole discretion. During the term of the lease, Lessee shall be responsible for a pro-rata share of the cost associated with City's resurfacing certain paved areas affected by Lessee's use of the City property.

2.10.2 Landscape Areas

Lessee shall be responsible for restoring any City landscaped area affected by Lessee's facilities pursuant to 2.8 Softscape Replacement above. Any landscape features disturbed, removed, or damaged by Lessee and/or its contractor(s) shall be replaced with new features, as determined by the City's Department of Public Works. The Property affected by Lessee's work activity shall be restored to a condition equal or better. For full site decommission requirements (see Section 7 Decommission / Termination Process).

2.10.3 Ball Field Lighting

The City must ensure the integrity of its ball field lighting program. The City must therefore, from time-to-time, rehabilitate its ball field facilities affecting certain Lessee light pole attached equipment. Lessee may be required to remove part or all of its ball field mounted equipment and/or make arrangements to power down and/or relocate certain equipment to a temporary structure for the duration of the City's ball field lighting rehabilitation project.

The City shall provide notice to Lessee, to the best possible extent, but not less than 90 days advanced notice of any City scheduled ball field lighting rehabilitation project requiring Lessee to remove its light pole-mounted equipment. Lessee, upon receipt of City's written notice, shall immediately engage the City's Department of Public Works as soon as commercially possible, to coordinate the powering-down and/or removal of its light pole-mounted equipment to temporary structure (e.g. "flowerpot", COW, etc.). All costs associated with the temporary relocation of Lessee's equipment shall be pursuant to the terms in the lease.

3. Lease Rent and Term

The following rent and term/option term provisions of this Policy will be incorporated in each lease agreement, as applicable:

1. All new leases shall contain the terms as outlined in this Policy, and shall be in substantially the form of the Communications Facility Site Lease Agreement (SLA) attached in Appendix A. Any such lease may be granted by the City that is substantially conforming to form of the SLA attached in Appendix A, identifying the specific City-owned Property, setting forth the particular terms and conditions therein.
2. The terms, process and procedures outlined in this Policy shall also apply to any requests for amendments, modifications, or changes to existing communications facility leases agreements.

3. All new leases shall have a term (Lease Term) shall be for 10 years. At the option of Lessee shall continue for three additional 5-year periods (Option Period), provided Lessee is not currently in default under the lease.
4. The Rent amount for the 10 year Lease period shall be negotiated between the City and Lessee and shall be payable in monthly payments. The Rent shall be deemed due on and payable within 45 days of the Effective Date delineated in each SLA. The Rent shall be subject to an automatic yearly increase of three percent (3%) and shall occurring on each anniversary throughout the Lease Term and Option Period(s).
5. Upon the first year of the Option Period, the Lease fee is subject the higher of (i) three percent (3%) over the amount of the Lease fee in effect immediately prior to the Option Period; or (ii) the amount (if any) that exceeds calculated by increasing the first Rent paid in the Lease Term by the increase in the Consumer Price Index (All Items, Base 1982-1984 = 100) as published by the United States Department of Labor, Bureau of Labor Statistics for All Urban Consumers for the Los Angeles-Long Beach-Anaheim (CPI-U) over the Lease Term as measured in the month three months prior to the expiration of the Lease Term.
6. The City Council may delegate authority individually to the City Manager or their designees, to review and approve all lease applications and to enter into lease agreements in accordance with this Policy, including determination of the negotiated the annual Lease Rent.
7. At expiration, any existing lease for a communications facility will be replaced with a new lease permitted under this Policy and in accordance with the terms hereof; or, upon a Lessee's request for any major modification, provided such Lease is not in default under the terms of such existing communications facility arrangement and as determined by the City.
8. Lessee may submit an application, at any time, for a new SLA, with the understanding that the time remaining on its current agreement will not be added to the new agreement. It is recommended Lessee makes application for a new SLA at least six months prior to the end of the current agreement to ensure enough time to complete the City review and approval process. Should the agreement lapse, the City shall charge a holdover rental rate of 150% of the then current rental rate on a pro-rata basis.
9. Upon completion of construction and final acceptance of communication facility located on City-owned property Lessee shall execute a bill-of-sale, in such cases where an existing structure is removed and replaced with a new structure (e.g., ball field light pole, flagpole) or when a new co-locatable structure is erected (e.g. faux water tank, slim-line monopole.

4. Communications Facility Application/Construction Process and Procedures

All applications for proposed work on a City Property shall follow the general Application Process Guidelines (from Project inception to project completion "close-out"). Note: the term City is used here to differentiate between the City as the jurisdiction having governing authority and the City as the property owner.

1. Applicant (carrier authorized agent) contacts the City's Planning Division to obtain the appropriate Application for a proposed project (New Build, Modification or Decommission.
2. Applicant is referred to City's wireless communications consultant (Consultant).
3. Upon contact, City's Consultant shall provide the Applicant with a copy of the City's current Communication Facilities Policy and the City's Communications Facilities Project Application form (the purpose of this form is to process the application from the City as the property owner's perspective and is separate from the Planning Division application).
4. Applicant shall complete the Communications Facilities Project Application Form, sign and date, then submit the form back to the Consultant accompanied by a check for the appropriate fees.
5. Consultant shall review the application for accuracy, clarity, and completeness. Upon Consultant's satisfaction, the application shall be delivered to the City for its review and acceptance. The City/Consultant shall log the application and provide the Applicant a receipt for the fees received, along with a project tracking number.
6. Applicant will coordinate with the City/Consultant for Site access, as necessary, for Architectural & Engineering surveys (A&E and/or Design site-visit).
7. Applicant shall provide Consultant with preliminary Site Plans and/or Construction Drawings for City/Consultant's review.
8. City/Consultant may require the Applicant to correct or modify the Site Plans and/or Construction Drawings, by providing Applicant with redlined Site Plans and/or Construction Drawings with comments for corrections/modifications, as necessary.
9. Applicant shall provide City/Consultant a set of revised Site Plans and/or Construction Drawings for City's final review and approval. Upon final approval of the Site Plans and/or Construction Drawings, the City shall provide the Applicant a Letter of Authorization (LOA) allowing the Applicant to submit the proposed project to the City's Planning Division and Building & Safety Division (and Engineering Division as applicable) for all necessary entitlements/permits. If City Divisions require further modifications to the City approved Site Plans and/or Construction Drawings, Applicant shall obtain City's written approval for said modifications to previously City approved Site Plans and/or Construction Drawings.
10. Once the Applicant has obtained all required entitlements and has fulfilled the requirements listed in Section 3 above the City will issue a Letter of Consent (LOC) allowing Lessee to initiate the construction process (work).
11. Prior to the start of work, Lessee and/or its subcontractor, shall proceed as follows:
    a. Provide a copy of the City stamped and signed Site Plans and/or Construction Drawings;
    b. Provide a copy of the City issued Building Permit;
    c. Conduct a pre-construction site visit with Lessee's subcontractor and the City's Department of Public works and/or its designee;
    d. Provide a copy of subcontractor's certificate of insurance (COI's);

e. Provide a 24/7 contact for name and number for the subcontractor managing the work project;

f. Provide a construction schedule;

g. Take photographs and/or video of the access route and area surrounding the project work area and provide copies to the CITY/Consultant;

h. Obtain a separate encroachment permit (Encroachment Permit) issued by the City's Department of Public Works.

12. Lessee's subcontractor shall check-in each day of work activity by calling/texting the City's Department of Public Work's inspector or designee (City Inspector).

13. Upon completion of work Lessee's subcontractor shall schedule a walk-through with the City Inspector to identify and list any issues, work-related deficiencies, or damages to the City's facilities (i.e., "punch-list"), if any.

14. Once all punch-list items are completed, Lessee's subcontractor shall schedule a final walk-through with the City Inspector.

    a. Upon the City Inspector's final acceptance of the work, Lessee and/or its subcontractor shall provide the City/City Divisions a set of "as-built" Site Plans and/or Construction Drawings labeled "RECORD DRAWINGS" on the Title Sheet, and show all field changes on the appropriate sheets, if any. If no field changes were made, a note indicating "BUILT TO PLAN" shall be depicted on the Title Sheet.

    b. In addition to submitting "RECORD DRAWINGS", the Applicant shall sign-off on the City issued Letter of Consent and return this document to the City/Consultant for final project close-out.

15. Upon City/City Division acceptance of the "RECORD DRAWINGS" and receipt of the signed/dated Consent Letter from Lessee's representative, the City Inspector (or its designee) shall sign, date and return the Letter of Consent to the Applicant, indicating the project has been accepted as complete and successfully closed out.

5. New Communications Facility Application Review

The following steps make up the City's Application Review process for new site builds:

1. Staff shall verify the City's interest in entering into a lease agreement for a wireless communications facility located on the proposed City property in light of its intended use, that is, that the City's interest is not restricted to reservoir purposes only (or pump/lift station or other specified facility purposes, as the case may be), or that the language in any deed granting the site to the City may be construed to allow no other uses than those uses "incidental" to City purposes. Access to City property by third-party easements shall be the responsibility of the applicant to verify and secure, if necessary, prior to the City approval of any work activity.

2. Staff shall review the contents of applicant's submission and determine whether the application is complete. Staff shall endeavor to complete such initial review for completeness within thirty (30) calendar days.

3. Upon a determination by Staff that the application is incomplete, Staff shall advise the applicant in writing of the deficiencies in the application, or request such additional information which, in the sole discretion of the City, shall make the application complete. Applications are valid for one

year from the date of the application receipt. Should the applicant fail to complete the project, pursuant to the subject application, within this time-frame, the application shall be deemed withdrawn, unless an extension has been requested and granted. The City may allow an extension to the application at its sole discretion. Re-submission shall require a new application and application fees.

4. Upon finding that the application is complete, Staff or its agent shall review the application to determine whether the application meets all policies and requirements outlined in this Lease Policy or as otherwise incorporated by reference herein.
5. Staff shall consider the safety of City employees and all invitees and authorized volunteers in evaluation of new communications facilities arrangements or major modifications to existing communications facilities.
6. If the application meets all policies and requirements, Staff will pursue negotiation and execution of the SLA with the applicant, consistent with the Lease Policy.
7. Entering negotiations with the applicant does not obligate the City to continue negotiations or reach agreement with the applicant. If agreement cannot be reached within a reasonable period, as determined by the City, staff may terminate negotiations and the application will be deemed denied without liability to the City. Under no circumstances shall the applicant be entitled to a refund of the application fees.

6. Site Access and Security- Installation and Subsequent Maintenance Operations

6.1 Security Measures & Access Regulations

The City is subject to local, State, and Federal law, including Homeland Security regulations. The City reserves the right to require additional security measures and impose access regulations to comply with applicable laws and City requirements including but not limited to:

1. Rules and guidelines for each City site are at the sole discretion of the City and must be adhered to by each Lessee. Failure to follow the City rules and guidelines are cause for revocation of access to the property.
2. Rules and guidelines may be established for each City site based on the unique characteristics of the site.
3. Lessee may not make any other attempt to enter a City property without first notifying the City.
4. Lessee may not leave their enclosure open and unattended for any reason.
5. In the event of vandalism, whether to the Lessee's facilities or City property, Lessee must report it to the City immediately.
6. It is the responsibility of the Lessee to ensure the City property is properly locked upon leaving for any reason, where applicable.
7. If City personnel are at a facility when Lessee arrives, it is the responsibility of Lessee to announce their presence and to let them know when they leave.
8. Wherever possible, each Lessee shall design their equipment area to allow for private access without going through the main gate of the City facility site.
9. Prior to bringing a scissor lift or lift truck or similar vehicle to access their antennas or related equipment at the top of a pole, the City must be notified, and an encroachment permit pulled. This

requirement holds true for any type of work on the pole regardless of whether it is a modification or routine maintenance.

10. In the event a scissor lift or lift truck or similar vehicle is used for work on City property, at the completion of the use of the vehicle, it must be immediately removed from the premises.
11. Should a scissor lift or man-lift or similar vehicle need to remain on City property in the course of continued work, the vehicle must be moved away from any structures and secured in a safe location. The vehicle should be made inoperable including by not limited to the battery being removed from the vehicle.

6.1 Ongoing Operations

1. Ongoing operations and maintenance of the Lessee's facility shall comply with all applicable local, state, and federal laws and regulations, this Lease Policy, and the requirements of an executed Lease.
2. No unauthorized work is allowed. In the event Lessee installs any equipment outside the parameters of their Lease without the prior written authorization of City, the City may, at its sole discretion, determine to terminate the agreement with the Lessee, and/or charge an unauthorized facility fee in accordance with the Lease as additional compensation to the City.
3. Any equipment additions or modifications made to any communications facility beyond the original Leased equipment / area are subject to an increase to the current annual Rent, on a monthly pro-rata basis, and subject to the same annual Rent escalation.
4. No subleasing/sublicensing is permitted. Any new carrier wishing to collocate on an existing approved telecommunication structure must acquire additional ground space from the City directly.
5. Flagpole sites: a) Lessee to provide manufacturer for flagpoles including detail on flag pulley system, b) Lessee to provide manufacturers maintenance recommendations for flag pulley system, c) Lessee to inspect, report, maintain and repair flag pulley system as required by manufacturer recommendations within 7 days of notification by City staff to lessee. For all new agreements the carrier must provide new flags once a year for the flagpole.

7. Decommission /Termination Process

Any Lessee that decides to decommission its Wireless Communications Facility (“WCF”) on any City-owned properties must follow the process described herein:

A. Lessee (and/or its agent) shall submit a letter to the City, by certified mail or equivalent, indicating Lessee’s intention to decommission its WCF located on City property. The letter shall include Lessee’s site name, site number, City facility name, site address, contact person, mailing address, e-mail address, phone and intended timeframe for the proposed decommission activity.

B. The City shall provide Lessee (and/or its agent) a return letter acknowledging Lessee’s intention to decommission its WCF and direct Lessee to contact the City’s Consultant to initiate the application process.

C. Upon Lessee's contact, the City's Consultant shall direct Lessee to follow the general Application Process Guidelines (from Project inception to project completion "close-out") outlined in Section 4, above.

D. Upon completion of the decommission work activity and acceptance by the City/City Divisions, the City will provide a notice letter indicating the date of termination ("Notice of Lease Termination"). Lessee shall be responsible for paying all Rent due through to the date of the Notice of Lease Termination. Any pre-paid Rent shall be retained by the City. Lessee agrees to execute and record a quitclaim deed or other instrument evidencing the termination of Lessee's interest in the Property upon the expiration or termination of the Lease.

Appendix A Communication Facility Site Lease Agreement - Template

(Currently separate document – to be added upon final approval)

Appendix B Communication Facility Site Lease Amendment Template

(Currently separate document – to be added upon approval)

Appendix C Application Form

WIRELESS COMMUNICATION APPLICATION

Required for all New & Existing Wireless Communication Facilities

The purpose of this form is to ensure that the goals and objectives outlined in Communications Policies and Procedures will be met with each submitted project. All Application Fees are valid for 12-months from receipt of the Application. CITY, at its sole discretion, may extend the time allowance for this Application.

Payments should be made payable to CITY *and accompany this application. Application fees listed on Appendix D.*

Total Fee: $_____ Check #: _____

CITY Site Name: _____

Site Address: _____

APN#: _____

Wireless Service Provider Name (Carrier): _____

Local Address: _____

Carrier Site Number/Name: _____

____ New Build _____ Modification ____Decommission

Antenna(s) (Y/N): _____ Number / Size: _____

Microwave dish (Y/N): _____ Number / Size: _____

Remote Radio Unit (Y/N): ____ Number / Size:_____

Surge Suppressors (Y/N): _____ Number / Size: _____

TMA/LNA (Y/N):_____ Number / Size: _____

Trenching (Y/N):_____ Location/Length: _____

Detailed description of project: _____

_____

_____

_____

Equipment Area Description: _____

_____

_____

Interior / Exterior: _____ Size: _____ Square Feet: _____

Enclosure material: _____

Enclosure screening material: _____

Access to equipment: _____

Antenna Aesthetic mitigation measures: _____

Correspondence regarding this application should be sent to:

Agent Company: _____

Agent Name: _____

Address: _____

Phone: _____

E-mail: _____

- **X** _____ _____

  Applicant Signature Date

CITY *only*

Payment Received: $_____ Date: _____

Submittal Date: _____

Tracking No.: _____ Log Date: _____

Appendix D Fee Schedule

CITY OF PALMDALE
Communication Policy
Fee Schedule[1]

Checks for site applications fees should be made payable to the CITY OF PALMDALE. All checks must be made specifically for each property and for each type of fee. Prior to cashing the checks, the CITY will review each application and determine if all the application fees are necessary. If a fee is not necessary, the CITY will return the check. Once submitted, the fees are specific to that project and may not be reassigned to another project. In the event a project is cancelled or re-scoped, the CITY, at its sole discretion, will determine if all, part, or none of the fee(s) will be returned. Applications are valid for twelve (12) months from the date of receipt of payment. Failure to complete the application process may result in denial of the project and surrendering of the fees paid.

1. Application for Site Modification / new Lease / Amendment / Decommissioning: $4,500.00
2. Letter of Authorization issued by the CITY to commence zoning and permitting – included
3. Letter of Consent issued by the CITY to commence construction – included
4. Specialty field inspections - $75 per hour (landscaping, trenching, compaction, etc.)
5. Application for assignment, change of ownership or entity - $2,250.00
6. Additional equipment, beyond the original Leased design, will be charged per additional piece of equipment to Rent, pro-rata, subject to the same terms and conditions contained with the Lease.
    - Antenna(s): $200 per antenna
    - Cabling: $100 flat rate
    - RRU/Raycaps(s): $50 per unit
    - Microwave: $150 per antenna
7. Additional lease space subject to negotiation.

[1] *These processing application fees are in addition to the "Rent Lease fee" required under the Lease Agreement and/or Amendment.*

Appendix E Signature Block and Equipment Table Sample

Signature Block and Equipment Table Sample - required on all title pages of drawings submitted to CITY for approval for Lessee's improvements.

CITY OF PALMDALE

_____ _____
Name & Title Date

CITY Site Name: _____

	APPROVED BY LEASE	EXISTING ON SITE	PROPOSED NEW (TOTALS)
# OF PANNEL ANTENNAS			
SIZE OF PANEL ANTENNAS			
MICROWAVE ANTENNA			
RRU's/RRH's			
EQUIPMENT AREA			
OTHER			

Appendix F Construction Notes, General Notes Plan Notes & Requirements

These construction notes must appear on the notes sheet(s) for all Drawings submitted for City review and approval:

CITY Construction Notes:

1. Prior to initiating work activity subcontractor shall schedule a pre-construction site visit to include the carrier's representative(s) and/or subcontractor and the City Inspector, which shall be held at least one (1) week prior to initiating work activity and no longer than four (4) weeks from the start of work activity.
2. Prior to initiating work activity subcontractor shall provide the City of Palmdale's Department of Public Works (City Inspector) a construction schedule.
3. If digging is required, subcontractor shall notify underground service alert (DIG ALERT) at least two (2) working days prior to initiating work activity by calling 1-800-422-4133. Any underground CITY facilities to be crossed or paralleled within five feet shall be potholed to verify location prior to working in the vicinity of CITY facilities.
4. Carrier's subcontractor(s) shall notify the City Inspector at least two (2) working days prior to initiating work activity by calling (661) 267-5300.
5. Carrier's subcontractor shall maintain safe and secure access to the project site at all times during work activity. At the end of each day of work activity open trenches shall be properly plated.
6. Subcontractor is responsible for meeting OSHA compliance rules and regulations including provisioning facilities for its workers for the duration of all scheduled work activity.
7. Subcontractor shall be responsible for any damage to CITY facilities, due to its work activities, and shall return damaged facilities to pre-existing condition or better at no cost to the CITY.
8. All new and existing facilities shall be properly tagged identifying the Carrier's name and/or number and a 24-hour emergency phone number. The Contractor shall ensure that RF and Emergency contact signage and placards are correct and meets the requirements of the City and FCC.
9. Subcontractor shall have a copy of the Building Permit, City stamped and signed Site Plans and/or Construction Drawings and a copy of the CITY's Letter of Consent on-site at all times. Failure to provide these documents upon request may result in a stop-work order.
10. Subcontractor shall saw cut all pavement. Backfill shall be one sack slurry or aggregate base to within 1" of existing AC.
11. Subcontractor shall provide a minimum cover of 30-inches on top of all conduits.
12. Subcontractor shall replace asphalt pavement with the following: 1st lift - 3/4" mix, relative compaction 95%, no more than 3" placed at any one time, 2nd lift - 1/2" fine, no more than 1-1/2" lift.
13. Subcontractor shall slurry seal the entire work area and any damaged areas curb to curb. Subcontractor may be required to slurry seal additional areas related to Lessee's facilities, as required by City Inspector.
14. If applicable, see, Section 2.8 Softscape replacement.
15. Subcontractor shall perform a final walkthrough with City Inspector upon completion of work activity.
16. Upon City Inspector approval subcontractor shall provide the CITY a set of as-built drawings by noting field changes, if any, on the appropriate sheets of the City stamped and signed Site Plans and/or Construction Drawings, labeling the title sheet as "RECORD DRAWINGS".

General Plan Notes:

(Notes to be included on site plan and elevation sheets)

CARRIER'S - TO BE REPLACED BY NAME OF CARRIER

1. SEE DETAIL X/X-0X FOR FULL ANTENNA AND EQUIPMENT SCHEDULE AND CONFIGURATION. *(This note is specific to Carrier's* Site Plans and/or Construction Drawings)
2. PRIOR TO THE INSTALLATION OF ANY PROPOSED EQUIPMENT CARRIER'S SUBCONTRACTOR SHALL INSPECT THE CONDITION OF ALL RELEVANT MEMBERS AND CONNECTIONS. ANY SIGNS OF FAILURE MUST BE REPAIRED OR REPLACED BEFORE PROPOSED EQUIPMENT IS INSTALLED.

If digging required: ADD the following COMMENTS TO SITE PLAN PAGE(S)

6. PRIOR TO COMMENCING WORK CARRIER'S SUBCONTRACTOR SHALL STAKE OR MARK THE FOLLOWING: ADJACENT CITY FACILITIES, ADJACENT PROPERTY LINES, AFFECTED EXISTING OTHER CARRIER FACILITIES AND PROPOSED CONDUIT RUNS.
7. CARRIER'S SUBCONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (DIG ALERT: 1-800-422-4133) AT LEAST TWO (2) WORKING DAYS PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITY.
8. CARRIER'S CONTRACTOR TO VERIFY LOCATION OF EXISTING CITY WATERLINES AND PIPES PRIOR TO ANY EXCAVATION WORK. ANY CITY FACILITIES TO BE CROSSED OR PARALLELED WITHIN FIVE FEET SHALL BE POTHOLED – HAND DIGGING ONLY. CITY PIPES MUST BE FULLY EXPOSED WHILE CITY INSPECTOR IS PRESENT.
9. CARRIER'S CONTRACTOR SHALL SAW CUT ALL PAVEMENT AND BACKFILL WITH 1 SACK SLURRY OR AGGREGATE BASE TO WITHIN 1" OF EXISTING AC.

Other Requirements:

1. All Site Plans and/or Construction Drawings submitted to the CITY for review and approval must accurately show the location of all existing antennas and carrier equipment on the property.

2. All Site Plans and/or Construction Drawings submitted to the CITY for review and approval must accurately depict the equipment area dimensions (Leased Space dimensions & square footage).

3. All Site Plans and/or Construction Drawings submitted to the CITY for review and approval must accurately depict the location(s) of all Lessee's underground conduits (e.g. power, Telco and coaxial/fiber-power conduits).

4. All Site Plans and/or Construction Drawings submitted to the CITY for review and approval must accurately depict the correct site address and assessor's parcel number(s) (APN(s)).

5. If the Carrier's facility was assigned a meter address that is different from the CITY's site address, it should be noted on the Title Sheet of the Site Plans and/or Construction Drawings.

6. All Site Plans and/or Construction Drawings submitted to the CITY for review and approval must accurately depict any third-party easement(s) required for site access (if any).

7. Lessee's subcontractor(s) shall check-in each day of work activity by calling the City Inspector at (661) 267-5300.

Appendix G Wireless Communications Facilities on City-owned Property

The following is a list of the current WCF's located on City-owned property as of the date of the adoption of this Policy.

City property	Agreement No.	Address	Carrier	Description
City Hall	A-5206	38250 Sierra Hwy	Verizon Wireless	City Hall - Flagpole
City Yard	A-5207	39004 3rd Street East	Verizon Wireless	City Yard - Slim-line monopole
Desert Sands Park	pending	39101 3rd Street East	Crown Castle / Sprint to Dish	City Park - Ballfield Light Pole (co-location with ATT/CCI)
Desert Sands Park	A-4442	39101 3rd Street East	Crown Castle / AT&T	City Park - Ballfield Light Pole
Domenic Massari	A-2911	37716 55th Street East	T-Mobile (f/k/a MetroPCS)	City Park - Ballfield Light Pole
Domenic Massari	A-5204	37716 55th Street East	Verizon Wireless	City Park - Ballfield Light Pole (Vaulted equipment)
Dry Town Water Park	A-7102	4000 East Avenue S	AT&T	Park - Faux Water Tank (2 carrier capacity)
Dry Town Water Park	A-5203	4000 East Avenue S	Verizon Wireless	Park - Faux Water Tank (2 carrier capacity)
Marie Kerr Park	A-0877	2723 W Rancho Vista Blvd	Sprint - Decommissioning	City Park - Ballfield Light Pole
Marie Kerr Park	A-2910	39700 30th Street West	T-Mobile (f/k/a MetroPCS)	City Park - Ballfield Light Pole
Marie Kerr Park	A-5208	39700 30th Street West	Verizon Wireless	City Park - Ballfield Light Pole (2 poles)
Marie Kerr Park	A-0084	39702 30th Street West	AT&T	City Park - Ballfield Light Pole
McAdams	A-5205	38050 30th Street East	Verizon Wireless	City Park - Ballfield Light Pole
McAdams	A-0083	38115 30th Street East	AT&T	City Park - Ballfield Light Pole

Total 14

CITY HALL



Verizon Wireless Flagpole with vaulted equipment

CITY YARD



Verizon Wireless Slim-line monopole located in CMU block wall equipment enclosure

DESERT SANDS PARK

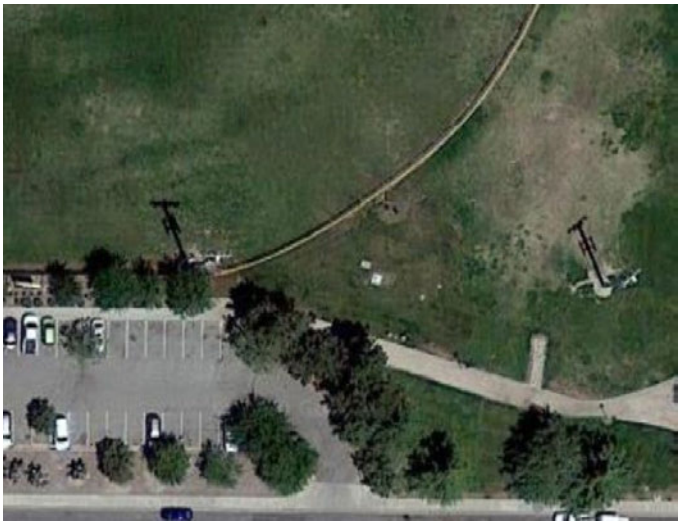


AT&T Wireless with Sprint co-located on Crown Castle ballfield light pole. AT&T's equipment is located within the building and Sprints equipment is located within the wrought iron fence adjacent to the building structure.

DOMENIC MASSARI



1.



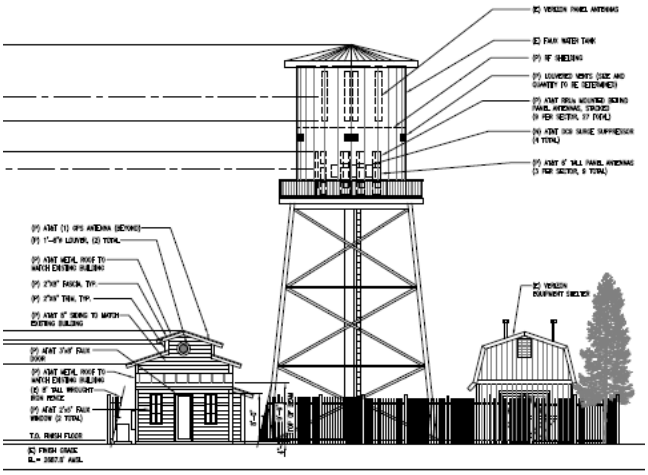
2.

1. T-Mobile ballfield light pole and CMU Block Wall Equipment Building

2. Verizon Wireless two (2) ballfield light poles and vaulted equipment.

DRYTOWN PARK





Verizon Wireless (Equipment located in Barn) and AT&T (Equipment to be located in Farmhouse – *pending construction*); Antennas located in faux water tank tower.

MARIE KERR PARK

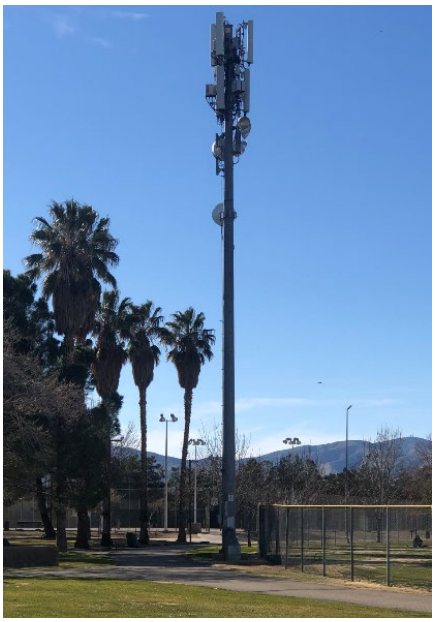




1 2 3 & 4

1. AT&T – One (1) Slim-line monopole with CMU/Screened wall enclosure
2. Verizon Wireless - two (2) ballfield light poles with vaulted equipment
3. Sprint – One (1) ballfield light poles with CMU/Screened wall enclosure
4. T-Mobile (f/k/a MetroPCS) - One (1) ballfield light poles with CMU/Screened wall enclosure

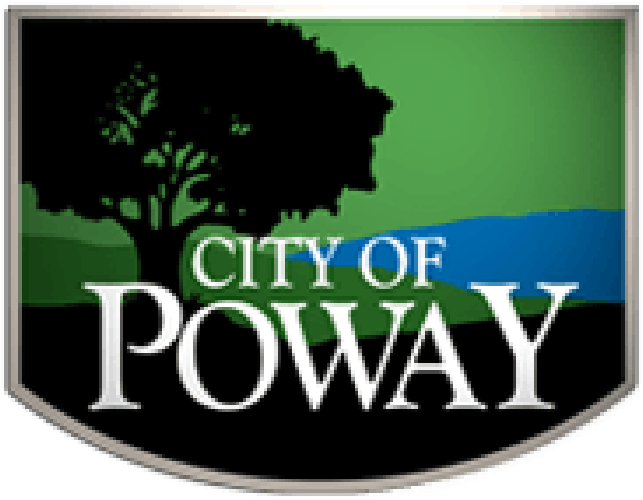
MCADAMS PARK





1 2

1. AT&T - One (1) ballfield light poles with CMU Block wall equipment enclosure building
2. Verizon Wireless - One (1) ballfield light poles with CMU Block wall equipment enclosure.



Policy and Procedures
for
Wireless Communications Facilities
CONFIDENTIAL

(Draft August 6, 2026)

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1. Introduction

The CTIA, a trade association representing the wireless communications industry in the United States, has been tracking the evolution of the U.S/ wireless industry since 1985. According to their 2019 Annual Report – consumer demand has risen by 82% (2017-2018) for mobile data. Last year the industry reported 12.89 trillion Megabytes of mobile data growth, which is up by 73x the data use of 2010. In 2018 the number of connected devices totaled over 421 million or over 1.3 devices for every person in the U.S.

To meet the needs of the ever-increasing demand for faster and more robust network capabilities the major wireless carriers have increased their capital budgets by $1.8 billion for a total of $27.4 billion in 2018. The industry operated over 349,344 wireless communications facilities (WCF), or "cell sites", up 8 percent over 2017. In addition, the industry directly employed over 206,855 people and supports over 4.7 million jobs.

With the advent of 5th Generation Technologies (5G) the industry anticipates reaching 800,000 WCFs throughout the U.S. by 2026. While all of the carriers' existing WCFs will be upgraded with 5G technologies, the industry is going to have to find more locations for more WCFs. This fact will impact every community throughout the U.S.

The City of Poway has a history of facilitating the development and deployment of WCFs on City-owned property. As of the date of this Policy, the City has over 65 *(need to update cell site list)* WCFs located throughout its community, with a total of 14 existing WCF sites on City-owned property. In recent months the City has seen an influx of new WCF project proposals. And, with the carriers' 5G roll-out, anticipates a significant amount of new project proposals to modify existing WCF's as well as develop new facilities on City-owned properties within the City's Public Rights-of-Way.

In an effort to address these new challenges, the City has endeavored to create and update a standardized program of policies and procedures. These policies and procedures ("Policy") establish the terms and processes under which new wireless facilities will be permitted on City property as well as providing rules and regulations for modifications to existing wireless facilities on the City-owned property.

Under this Policy, the City will balance its interest in maximizing additional revenues from wireless communication companies with due consideration for operational needs related to use of City properties, flexibility to allow changes-in-use of its facilities, and adequate protection against safety concerns related to use of its sites for communications facilities.

The terms and requirements set forth in this Policy shall apply to all existing WCF agreements on City owned property. As existing WCF agreements expire or are amended, as necessary, new agreements will be issued under and in compliance with this Policy.

This Policy may be amended from time-to-time by the City Council, in its sole discretion, by properly noticed public hearing. The City shall notify, in writing, Licensees, in advance, of any proposed revision to this Policy. However, it is the responsibility of all applicants and/or Licensees to comply with the most current City-approved version of the Policy.

2. Communications Facility Development Guidelines and Requirements

All wireless communications facilities on City-owned properties shall be installed, modified, or altered, according to this Policy, and shall comply with the policies, procedures, guidelines, and requirements outlined in this section and elsewhere in this Policy. The Policy rules and regulations apply to all sites and communications facilities installation, work, and operations.

2.1 Universal Work Requirements

The following requirements apply to all sites Licensee:

1. The term "work" shall mean any activity (e.g., construction, installation, maintenance, repair, replacement, addition of equipment) that (i) touches the City properties and/or requires entitlements from the City (as the jurisdiction with governing authority), and/or (ii) requires City approval pursuant to an existing agreement (the City as the Property Owner – Separately, and in addition to section (i) above). All other activity including maintenance, repair, alteration, removal, installation of equipment within the Leased Premises or in the equipment area not requiring permits shall be deemed "maintenance" operations and shall require notification and written acknowledgment from the City's Development Services Department (DSD) only.
2. Prior to any formal request for a new wireless communications facility, or to perform any work on an existing facility, other than maintenance, the applicant must submit a completed site application (see form Appendix C) and a set of Site Plans and/or Construction Drawings for the City review and approval as well as the appropriate fees pursuant to the attached Fee Schedule (see Appendix D).
3. Licensee shall be responsible for obtaining any easements required from third parties to access City Property, as necessary. If access to the Premises requires an easement affecting the property of a third-party, no work shall commence prior to Licensee providing documentation relating to access to the Premises and demonstrating said easement(s) has/have been secured.
4. No work shall commence without a fully executed agreement or amendment, as applicable.
5. No work shall commence prior to the City's Development Services Department (DSD) receiving and approving a set of working Site Plans and/or Construction Drawings for the proposed communications facility work signed and stamped by a licensed professional engineer.
6. No work shall commence prior to Licensee obtaining all governmental approvals including: (i) planning/zoning approval;) (ii) applicant signed acknowledgement of Conditions of Approval (as applicable); (iii) a Building Permit; and (iv) and an Encroachment Permit issued by the City's Development Services Department (DSD) (see Encroachment Permit).
7. No work shall commence prior to the issuance of a Letter of Consent by the Cities Development Services Department (DSD). The City's Development Services Department (DSD) will issue a Letter of Consent (LOC) once all the requirements of this Policy and the provisions of the

agreement have been met by the applicant and the City (as the Property Owner) has determined that work may commence. The City signed Letter of Consent (LOC) shall accompany the Site Plans and/or Construction Drawings reviewed and approved by the City (as the as the jurisdiction with governing authority).

8. No work shall commence prior to a pre-construction meeting. A pre-construction conference to include a representative(s) of Licensee, its contractor(s), a member of the City Development Services Department (DSD) shall be held on site at least one (1) week prior to beginning any proposed work activity at which time a proposed work schedule and 24-hour contact information (subcontractor) shall be provided to the City's Development Services Department (DSD) and Department of Development Services if Applies.
9. No work shall commence prior to any subcontractor(s), to be engaged in any work activity, delivers its Certificate of Insurance, with the proper site name and site number described in the agreement, to the Development Services Department (DSD).
10. No work shall commence after issuance of a Letter of Consent and approved Site Plans and/or Construction Drawings by City without advance notice of the dates of the proposed work activity. The City's inspector shall be notified at least two (2) working days prior to beginning any work.
11. The City reserves the right to withdraw its consent for any "work" activity, at the sole discretion of the City, if Licensee's or its contractor(s) have failed to satisfy the terms of this Policy; or, if the affected City facilities require maintenance work that may interfere with the Licensee's proposed work schedule.
12. Any proposal for work at a City-owned Property must include stamped engineering structural analysis demonstrating, to the satisfaction of the City, that all equipment mounted to any structure(s) located at a City-owned Property will not compromise the structural integrity of those facilities and/or shall meet the necessary structural requirements to support the existing and proposed equipment.
13. Licensee has one year from receipt of the City Letter of Consent and approved drawings to complete the proposed work activity. Any extension to this timeframe is at the sole discretion of the City and is only valid if provided in writing. If the work activity has not been complete within one year (or such extended period as permitted by the City in writing), Licensee (or its authorized applicant and/or subcontractor) shall be required to re-file with the City for its proposed work including the payment of all fees necessary to review the proposed work activity.
14. Licensee's personnel, including authorized representatives and subcontractors, must ensure that the City's Property is always accessible to City personnel and the public, in accordance with the requirements under Section 2.3 of this Policy.
15. Licensee and its subcontractors shall be responsible for any damage due to construction work or other activities at a City-owned Property, and, upon request by the City, shall promptly return damaged facilities to pre-existing condition, or better, at no cost to the City. Licensee shall ensure its subcontractors comply with the foregoing. In the event Licensee does not respond in a timely manner, the City may perform the necessary repairs caused by Licensee's subcontractor(s) and bill Licensee for said repairs, which Licensee shall pay within thirty (30) days of receipt of invoice.
16. All new and existing communications facilities and equipment owned by the Licensee shall be properly tagged, identifying the Licensee's name, site name and/or site number and 24-hour Emergency phone number.
17. Licensee and/or its subcontractor(s) shall have a copy of any necessary permit(s) (e.g., Building Permit(s)) and the City stamped Site Plans and/or Construction Drawings on-site at all times during

work activity. Failure to present said documents, upon request, will result in an immediate "stop work" order.

18. The Licensee, and/or its subcontractor(s), are responsible to ensure the area surrounding the work activity cannot be accessed by the public at any time while work activity is occurring.
19. Trenching, as part of any work activity, must conform to the requirements of Section 2.7 Trench Details.
20. Licensee, and/or its subcontractor(s), shall schedule a post construction inspection at least three (3) working days in advance of completion of work activity.
21. Licensee, and/or its subcontractor(s), shall provide the City with the City approved Site Plans and/or Construction Drawings with field mark-ups, if any, on the appropriate sheets (as necessary) after the final inspection. These Site Plans and/or Construction Drawings shall represent the as-built "Record Drawings" and allow the City to close-out the project upon completion of the work activity.
22. Licensee, and/or its subcontractor(s), shall comply with all applicable local, state, and federal laws, including but not limited to health and safety requirements pertaining to the construction, installation, operation and maintenance of the cell carrier facility, and requirements of the Occupational Safety and Health Administration (OSHA), including any safety and injury prevention program in place that is required under applicable laws and regulations. A copy of such program, if required by law or regulation, shall be available on site for inspection at all times and employees and/or subcontractor(s) of the Licensee shall be trained accordingly. Furthermore, Licensee is responsible for, and shall adhere to, any and all Environmental Site Assessments, limited asbestos & lead-based paint surveys, the Section 106 process, including: FCC Forms 620 & 621; Cultural Resource Assessments, Biological Assessments, and all other NEPA-related documentation for proposed communications equipment installations.

2.1.1 New Proposed Facilities (Additions / Modifications / Demos etc.)

Documents, (including applications, drawings, structural calculations, permits, reports, etc.), submitted to the City for review shall show only the facilities being installed and match the project's scope of work detailed on the project application form. No "future equipment" shall be indicated on any set of Site Plans and/or Construction Drawings, only equipment that is proposed for immediate installation will be accepted on any project application. Project Applications shall be submitted using the template in Appendix C. Project Application shall be accompanied by the appropriate fee(s) as described in Appendix D.

2.2 Requirements for Proposed Site Plans and/or Construction Drawings

Site Plans and/or Construction Drawings must be submitted for the purpose of evaluating the location and other aspects of the proposed work as it relates to the on-going operations of the City's facilities. Any Site Plans and/or Construction Drawings submitted for review to the City in conjunction with a proposed or existing communications facility must contain the following:

2.2.1 Signature Block

The title page of the Site Plans and/or Construction Drawings set shall include a signature block for the City Manager (or its designee), as the Property Owner. See sample signature block in Appendix E.

2.2.2 Drawing/Plan Notes

Site Plans and/or Construction Drawings shall include City's Construction Notes pursuant to Appendix F - Construction Notes, General Notes Plan Notes & Requirements. Construction Notes shall appear on the general notes sheet(s) of the submitted plan set.

2.2.3 City Contacts

Site Plans and/or Construction Drawings shall have a City inspector's contact information listed on the title sheet. Licensee may obtain the current contact information from the City's Development Services Department (DSD) by calling (858) -XXX-XXXX.TBD

2.2.4 City Facility Name / Address

The title page of Site Plans and/or Construction Drawings submitted to the City for review (both as Property Owner and the jurisdiction with governing authority) shall have the City Facility Name listed prominently and shall include the City's site address (in addition to Licensee's meter address, if different).

2.2.5 License Equipment Schedule

The title page of Site Plans and/or Construction Drawings submitted to the City for review shall include an equipment schedule listing the proposed equipment, equipment existing on site and the equipment totals upon completion of the work activity (See attached Equipment Schedule - Appendix E).

2.3 Access to City Facilities

Licensee, and/or its subcontractor(s), shall always maintain access to the subject property to City personnel. Open trenches shall be properly plated at the end of each working day to allow for 24-hour access to the site. Access to any City Property, except in the case of emergency, shall be during normal business hours 7 a.m. to 6 p.m. Monday – Thursday.

2.4 DIG ALERT

Licensee, and/or its subcontractor(s), shall notify underground service alert (DIG ALERT) at least two (2) working days prior to beginning construction that requires digging at 1-800-422-4133. Any City facilities (e.g., gas line, water line, electrical line, etc.) to be crossed shall be potholed to verify location prior to working in the vicinity of City facilities.

2.5 Magnetic Equipment Attachments

All new Communication Facilities are required to have magnetic attachments for all tank-mounted equipment. All existing Communication Facilities with welded and/or epoxy tank-mounted antennas and other tank-mounted equipment shall be removed and replaced using magnetic attachments any time Licensee submits an application to modify its facilities or upon written notice by the District to Licensee identifying such Communication Facilities where failing mounts are causing damage to the District's water tank(s).

2.6 Attachments to City-owned facilities

All wireless communications facilities located on a City-owned facility must ensure the existing and proposed equipment meet the structural requirements to ensure integral safety to City personnel as well as the general public.

2.7 Trench Detail

Trench details must show:

a. Depth and width of the trench

b. Backfill material list

(i) Paved areas - one-sack cement slurry shall be used to within 1-inch of existing pavement

(ii) In unpaved areas - suitable native material shall be used with 90% minimum compaction; a compaction report must be provided to the City

c. All hardscape to be saw cut. Subcontractor shall be responsible for supplying water for its own use.

d. Minimum 30- inch depth to top of conduit or as directed by City.

e. AC replacement -1st lift 3/4-inch mix, relative compaction 95%, no more than 3- inch placed at any one time. 2nd lift, 1/2-inch fine, no more than 1- 1/2-inch lift.

f. Slurry seal the entire work area for the full width of the access road / paved areas or as directed by City inspector after work is completed.

2.8 Softscape Replacement

Site Plans and/or Construction Drawings must depict the replacement or repair of all landscaped areas. If work is to be performed in any unpaved areas, these notes must be present on the site plan (see, Appendix F):

1. Licensee, and/or its Subcontractor(s), shall Protect-in-Place all landscaping.
2. Licensee, and/or its Subcontractor(s), shall ONLY remove trees and shrubs as marked on Site Plans and/or Construction Drawings.
3. Any damaged landscaping shall be replaced in-kind with 5-gallon (minimum) shrubs and 15-gallon (minimum) trees, or as specifically directed by the City's Development Services Department (DSD) (or its designee).
4. Landscaped areas exposed or disturbed by work activity shall be covered with approved mulch to a depth of 2 inches, or as specifically directed by the City's Development Services Department (DSD) (or its designee).
5. Licensee, and/or its Subcontractor(s), shall contact the City's Development Services Department (DSD) requirements prior to installation of any landscaping.

2.9 Work Hours

Licensee, and/or its Subcontractor(s), may work only during approved work hours, which shall be coordinate with the Development Services Department (DSD). The City reserves the right to restrict work hours. Any work activity request outside these hours will require express written permission from the City, and any such approval shall be at the City sole discretion. The use of nighttime flood lighting is strictly prohibited. However, in the event Licensee determines that nighttime lighting is necessary, Licensee may submit a lighting plan and schedule for the City's review. Any approval shall be considered on a case-by-case basis, and the City's sole discretion, whether to allow the nighttime lighting and under what circumstances and conditions will be allowed.

2.10 Site Restoration / Rehabilitation

2.10.1 Paved Areas

Any work activity to Licensee's facilities that requires trenching and/or boring to an existing paved area shall be restored pursuant to Section 2.7 Trench Details above; or, shall be repaved/restored, as determined by the City, at its sole discretion. During the term of the agreement, Licensee shall be responsible for a pro-rata share of the cost associated with City's resurfacing certain paved areas affected by Licensee's use of the City property.

2.10.2 Landscape Areas

Licensee shall be responsible for restoring any City landscaped area affected by Licensee's facilities pursuant to 2.8 Softscape Replacement above. Any landscape features disturbed, removed, or damaged by Licensee and/or its contractor(s) shall be replaced with new features, as determined by the City's Development Services Department (DSD). The Property affected by Licensee's work activity shall be restored to a condition equal or better. For full site decommission requirements (see Section 7 Decommission / Termination Process).

3. Agreement Rent and Term

The following rent and term/option term provisions of this Policy will be incorporated in each agreement, as applicable:

1. All new agreements shall contain the terms as outlined in this Policy, and shall be in substantially the form of the Communications Facility Site Agreement (SLA) attached in Appendix A. Any such agreement may be granted by the City that is substantially conforming to form of the SLA attached in Appendix A, identifying the specific City-owned Property, setting forth the particular terms and conditions therein.
2. The terms, process and procedures outlined in this Policy shall also apply to any requests for amendments, modifications, or changes to existing communications facility agreements.
3. All new agreements shall have a term (Term) of ten (10) years. At the option of Licensee shall continue for three (3) additional 5-year periods (Renewal Period), provided Licensee is not then in default under the agreement.
4. The Rent amount for the ten (10) year Agreement period shall be negotiated between the City and Licensee and shall be payable monthly. The Rent shall be deemed due, owed, and payable on Commencement. The Rent shall be subject to an automatic annual increase of three percent (3%) and shall occur on each anniversary of the Commencement Date throughout the Agreement Term and Option Period(s).
5. The City Council may delegate authority individually to the City Manager or their designees, to review and approve all agreement applications and to enter into agreement agreements in accordance with this Policy, including determination of the negotiated the annual Agreement Rent.
6. At expiration, any existing agreement for a communications facility will be replaced with a new agreement permitted under this Policy and in accordance with the terms hereof; or, upon a Licensee's request for any major modification, provided such Agreement is not in default under the terms of such existing communications facility arrangement and as determined by the City.
7. Licensee may submit an application, at any time, for a new SLA, with the understanding that the time remaining on its then-current agreement (if any) will not be added to the new agreement. It is recommended Licensee makes application for a new SLA at least six months prior to the end of the then-current agreement to ensure enough time to complete the City review and approval process. Should the agreement lapse, the City shall charge a holdover rental rate of 150% of the then-current rental rate on a pro-rata basis.

4. Communications Facility Application/Construction Process and Procedures

All applications for proposed work on a City Property shall follow the general Application Process Guidelines (from Project inception to project completion "close-out"). Note: the term City is used here to

differentiate between the City as the jurisdiction having governing authority and the City as the property owner.

1. Applicant (carrier authorized agent) contacts the City's Planning Division to request a Site Application for a proposed project (New Build, Modification or Decommission).
2. Applicant is referred to CITY's wireless communications consultant (Consultant).
3. Upon contact, City's Consultant shall provide the Applicant with a copy of the City's current Communication Facilities Policy and the City's Communications Facilities Project Application form (the purpose of this form is to process the application from the City as the property owner's perspective and is separate from the Planning Division application).
4. Applicant shall complete the Communications Facilities Project Application Form, sign, and date it, then submit the form back to the Consultant accompanied by a check for the requisite fees.
5. Consultant shall review the application for accuracy, clarity, and completeness. Upon Consultant's satisfaction, the application shall be delivered to the City for its review and acceptance. The City/Consultant shall log the application and provide the Applicant a receipt for the fees received, along with a project tracking number.
6. Applicant will coordinate with the City/Consultant for Site access, as necessary, for Architectural & Engineering surveys (A&E and/or Design site-visit).
7. Applicant shall provide Consultant with preliminary Site Plans and/or Construction Drawings for City/Consultant's review.
8. City/Consultant may require the Applicant to correct or modify the Site Plans and/or Construction Drawings, by providing Applicant with redlined Site Plans and/or Construction Drawings with comments for corrections/modifications, as necessary.
9. Applicant shall provide City/Consultant a set of revised Site Plans and/or Construction Drawings for City's final review and approval. Upon final approval of the Site Plans and/or Construction Drawings, the City shall provide the Applicant a Letter of Authorization (LOA) allowing the Applicant to submit the proposed project to the City's Planning Division and Building & Safety Division for all necessary entitlements. If either Division requires further modifications to the City approved Site Plans and/or Construction Drawings, Applicant shall obtain City's written approval for said modifications to previously City approved Site Plans and/or Construction Drawings.
10. Once the Applicant has obtained all required entitlements and has fulfilled the requirements listed in Section 3 above the City will issue a Letter of Consent (LOC) allowing Licensee to initiate the construction process (work).
11. Prior to the start of work, Licensee and/or its subcontractor, shall:
    a. Provide a copy of the City stamped and signed Site Plans and/or Construction Drawings;
    b. Provide a copy of the City issued Building Permit;
    c. Conduct a pre-construction site visit with Licensee's subcontractor and the City's Development Services Department (DSD) and/or its designee;
    d. Provide a copy of subcontractor's certificate of insurance (COI's);
    e. Provide a 24/7 contact for name and number for the subcontractor managing the work project;

f. Provide a construction schedule;

g. Take photographs (pre-construction photos) and/or video of the access route and area surrounding the project work area and provide copies to the CITY/Consultant;

h. If applicable, obtain a separate encroachment permit (Encroachment Permit) issued by the City's Development Services Department (DSD).

12. Licensee's subcontractor shall check-in each day of work activity by calling/texting the City's Development Services Department (DSD) inspector or designee (City Inspector).

13. Upon completion of work Licensee's subcontractor shall schedule a walk-through with the City Inspector to identify and list any issues, work-related deficiencies, or damages to the City's facilities (i.e., "punch-list"), if any.

14. Once all punch-list items are completed, Licensee's subcontractor shall schedule a final walk-through with the City Inspector and ATS Field Technician.

    a. Upon the City Inspector's final acceptance of the work, Licensee and/or its subcontractor shall provide the City a set of "as-built" Site Plans and/or Construction Drawings labeled "RECORD DRAWINGS" on the Title Sheet, and show all field changes on the appropriate sheets, if any. If no field changes were made, a note indicating "BUILT TO PLAN" shall be depicted on the Title Sheet.

    b. In addition to submitting "RECORD DRAWINGS," the Applicant shall sign-off on the City issued Letter of Consent and return this document to the City/Consultant for final project close-out.

15. Upon City's acceptance of the "RECORD DRAWINGS" and receipt of the signed/dated Consent Letter from Licensee's representative, the City Inspector (or its designee) shall sign, date, and return the Letter of Consent to the Applicant, indicating the project has been accepted as complete and successfully closed out.

5. New Communications Facility Application Review

The following steps make up the City's Application Review process for new site builds:

1. Staff shall verify the City's interest in entering into an agreement for a wireless communications facility located on the proposed City property in light of its intended use. Access to City property using third-party easements shall be the responsibility of the applicant to verify and secure, if necessary, prior to the City approval of any work activity.

2. Staff shall review the contents of applicant's submission and determine whether the application is complete. Staff shall endeavor to complete such initial review for completeness within thirty (30) calendar days.

3. Upon a determination by Staff that the application is incomplete, Staff shall advise the applicant in writing of the deficiencies in the application, or request such additional information which, in the sole discretion of the City, shall make the application complete. Applications are valid for one (1) year from the date of the application receipt. Should the applicant fail to complete the project, pursuant to the subject application, within this time-frame, the application shall be deemed withdrawn, unless an extension has been requested and granted. The City may allow an extension to the application at its sole discretion. Re-submission shall require a new application and requisite fees.

4. Upon finding that the application is complete, Staff or its agent shall review the application to determine whether the application meets all policies and requirements outlined in this Agreement Policy or as otherwise incorporated by reference herein.

5. Staff shall consider the safety of City employees and all invitees and authorized volunteers in evaluation of new communications facilities arrangements or major modifications to existing communications facilities.
6. If the application meets all policies and requirements, Staff will pursue negotiation and execution of the SLA with the applicant, consistent with the Agreement Policy.
7. Entering negotiations with the applicant does not obligate the City to continue negotiations or reach agreement with the applicant. If agreement cannot be reached within a reasonable period, as determined by the City, staff may terminate negotiations and the application will be deemed denied without liability to the City. Under no circumstances shall the applicant be entitled to a refund of the application fees.

6. Site Access and Security- Installation and Subsequent Maintenance Operations

6.1 Security Measures & Access Regulations

The City is subject to local, State, and Federal law, including Homeland Security regulations. The City reserves the right to require additional security measures and impose access regulations to comply with applicable laws and City requirements including but not limited to:

1. Rules and guidelines for each City site are at the sole discretion of the City and must be adhered to by each Licensee. Failure to follow the City rules and guidelines are cause for revocation of access to the property.
2. Rules and guidelines may be established for each City site based on the unique characteristics of the site.
3. Licensee may not make any other attempt to enter a City property without first notifying the City.
4. Licensee may not leave their enclosure open and unattended for any reason.
5. In the event of vandalism, whether to the Licensee's facilities or City property, Licensee must report it to the City immediately.
6. It is the responsibility of the Licensee to ensure the City property is properly locked upon leaving for any reason, where applicable.
7. If City personnel are at a facility when Licensee arrives, it is the responsibility of Licensee to announce their presence and to let them know when they leave.
8. Wherever possible, each Licensee shall design their equipment area to allow for private access without going through the main gate of the City facility site.
9. Prior to bringing a scissor lift or lift truck or similar vehicle to access their antennas or related equipment at the top of a pole, the City must be notified, and an encroachment permit pulled. This requirement holds true for any type of work on the pole regardless of whether it is a modification or routine maintenance.
10. In the event a scissor lift or lift truck or similar vehicle is used for work on City property, at the completion of the use of the vehicle, it must be immediately removed from the premises.
11. Should a scissor lift or man-lift or similar vehicle need to remain on City property in the course of continued work, the vehicle must be moved away from any structures and secured in a safe location. The vehicle should be made inoperable including by not limited to the battery being removed from the vehicle.

6.1 Ongoing Operations

1. Ongoing operations and maintenance of the Licensee's facility shall comply with all applicable local, state, and federal laws and regulations, this Policy, and the requirements of an executed Agreement.
2. No unauthorized work is allowed. In the event Licensee installs any equipment outside the parameters of their Agreement without the prior written authorization of City, the City may, at its sole discretion, terminate the agreement with the Licensee, and/or charge an unauthorized facility fee in accordance with the Agreement as additional compensation to the City.
3. Any equipment additions or modifications made to any communications facility beyond the original equipment/area are subject to an amendment to document changes in the equipment area, and an increase in Rent, on a monthly pro-rata basis, and subject to the same annual Rent escalation.
4. No subleasing/sublicensing is permitted. Any new carrier wishing to collocate on an existing approved telecommunication structure must acquire additional ground space from the City directly.

7. Decommission /Termination Process

Any Licensee that decides to decommission its Wireless Communications Facility ("WCF") on any City-owned properties must follow the process described herein:

A. Licensee (and/or its agent) shall submit a letter to the City, by certified mail or equivalent, indicating Licensee's intention to decommission its WCF located on City property. The letter shall include Licensee's site name, site number, City facility name, site address, contact person, mailing address, e-mail address, phone and intended timeframe for the proposed decommission activity.

B. The City shall provide Licensee (and/or its agent) a return letter acknowledging Licensee's intention to decommission its WCF and direct Licensee to contact the City's Consultant to initiate the application process.

C. Upon Licensee's contact, the City's Consultant shall direct Licensee to follow the general Application Process Guidelines (from Project inception to project completion "close-out") outlined in Section 4 above.

D. Upon completion of the decommission work activity and acceptance by the City's Building & Safety Division and the City, the City will provide a notice letter indicating the date of termination ("Notice of Agreement Termination"). Licensee is responsible for paying all Rent due through to the date of the Notice of Agreement Termination. Any pre-paid Rent shall be retained by the City. Licensee agrees to execute and record a quitclaim deed or other instrument evidencing the termination of Licensee's interest in the Property upon the expiration or termination of the Agreement.

8. SECTION 6409 REVIEWS

Section 6409 of the Spectrum Act prohibits state and local governments from denying wireless equipment modification requests as long as the modifications do not "substantially change the physical dimensions" of the tower or facility. It was part of legislation passed by Congress back in 2012, intended to streamline the permitting and zoning process, and thus speed up wireless coverage deployment.

In your application, please provide a complete project description explaining in explicit factual detail why Section 6409(a) governs the proposed change permit request. The narrative should identify each required

finding of approval and explain the facts that allow the Community Development Director designee to affirmatively make each finding.

The following items will be considered in a determination that a proposed modification is not a substantial change pursuant to Section 6409(a) and, therefore, eligible for a Zoning Clearance:

a. The proposed change to an eligible facility is not a substantial change pursuant to the federal standards described in the Middle-Class Tax Relief and Job Creation Act of 2012.
b. The existing permits for the wireless communication facility support structure, including buildings that currently support existing wireless transmission equipment, are in good standing.
c. The proposed modifications are within the agreement or license area.
d. The modifications are not proposed on a building or other resource regulated by the National Environmental Preservation Act.
E. The height increase is not a substantial change as measured from the dimensions of the tower or base station (as it had been previously modified) on February 22, 2012, except for deployments separated horizontally, for which height is measured from the original support structure only.

The Planning Division may deny without prejudice a Wireless Communication Facilities Section 6409(a) - Zoning Clearance application when:

- Based on the materials submitted by the applicant, the Director's appointee cannot make all findings required for the type of proposed change;
- The proposed change would violate an objective, generally applicable law related to health a safety;
- The proposed change involves the replacement of the entire support structure; or
- The proposed change would result in a substantial change in the physical dimensions pursuant to federal law.

Appendix A Communication Facility Site Agreement - Template

(Currently separate document – to be added upon final approval)

Appendix B Communication Facility Site Amendment Template

(Currently separate document – to be added upon approval)

Appendix C Application Form

WIRELESS COMMUNICATION APPLICATION

Required for all New & Existing Wireless Communication Facilities

The purpose of this form is to ensure that the goals and objectives outlined in Communications Policies and Procedures will be met with each submitted project. All Application Fees are valid for 12-months from receipt of the Application. CITY, at its sole discretion, may extend the time allowance for this Application.

Payments should be made payable to CITY *and accompany this application. Application fees listed on Appendix D.*

Total Fee: $_____ Check #: _____

CITY Site Name: _____

Site Address: _____

APN#: _____

Wireless Service Provider Name (Carrier): _____

Local Address: _____

Carrier Site Number/Name: _____

____ New Build _____ Modification ____Decommission

Antenna(s) (Y/N): _____ Number / Size: _____

Microwave dish (Y/N): _____ Number / Size: _____

Remote Radio Unit (Y/N): ____ Number / Size:_____

Surge Suppressors (Y/N): _____ Number / Size: _____

TMA/LNA (Y/N):_____ Number / Size: _____

Trenching (Y/N):_____ Location/Length: _____

Generators (Y/N) :_____ Type / Size Kw: _____

Preliminary RF Study (Y/N): _____

Aux Cabinets (Y/N) : _____ Number/Size :_____

Detailed description of project: _____

_____

_____

_____

Equipment Area Description:_____

_____

_____

Interior / Exterior:_____ Size: _____ Square Feet: _____

Enclosure material: _____

Enclosure screening material: _____

Access to equipment:_____

Antenna Aesthetic mitigation measures: _____

Correspondence regarding this application should be sent to:

Agent Company:_____

Agent Name: _____

Address: _____

Phone: _____

E-mail: _____

- **X** _____ _____

  Applicant Signature Date

CITY *only*	
Payment Received: $_____	Date: _____
Submittal Date: _____	
Tracking No.:_____	Log Date:_____

Appendix D Fee Schedule

CITY OF POWAY
Communication Policy
Fee Schedule

FOR ACTIVITY ON CITY-OWNED PROPERTY OR PUBLIC RIGHTS OF WAY:

PRE-CONSTRUCTION ACTION:

1. Preliminary Application: $1500.00
2. Feasibility Walk: $1850.00
3. Application for Site Modification / New Agreement / Amendment / Decommissioning: $6500.00
4. Letter of Authorization issued by the CITY to commence zoning and permitting – included
5. Letter of Consent issued by the CITY to commence construction – included
6. Specialty field inspections - $160 per hour (landscaping, trenching, compaction, etc.)

POST-CONSTRUCTION ACTION:

1. Application for assignment, change of ownership or entity - $1,850.00.
2. Additional equipment, beyond the original Agreement design, will result in Rent increases; determined per additional piece of equipment, pro-rata, subject to the same terms and conditions contained with the Agreement.
    a. Antenna(s): $150 per antenna
    b. Cabling: $150 flat rate
    c. Generators: site-specific
    d. RRU/Recaps(s): $70 per unit
    e. Microwave: $250 per antenna
    f. Auxiliary cabinets: site-specific
3. Additional space subject to negotiation.
4. RF Study (post on-air): cost applied to CUP fee/deposit or billed to applicant
5. Noise Study (post on-air): cost applied to CUP fee/deposit or billed to applicant
6. Site Compliance Visit: quarterly visits to ensure compliance with CUP

SERVICES ON PRIVATELY OWNED PROPERTY VIA ZONING APPLICATION, PLANNING APPLICATION, BUILDING PERMIT APPLICATION, OR OTHER CITY PROCEDURE BILLED HOURLY:

- Provision of a submittal guideline for use by a party wishing to license or lease land or space on City-owned facilities or to construct new facilities on private property.
- Assist City in preparing a fee schedule for new applications, modifications, and lease agreements.
- Review and analysis of requestor-provided submittals.
- Provide review of modification applications on existing lease agreement and/or sites.
- Assist City in evaluating the design of applications requiring a discretionary review.
- Assist City in providing updates to the City's WCF ordinance and/or its WCF Master Plan.
- Review of new applications (ministerial and discretionary reviews).
- Review equipment modifications to existing
- Assist City in determining type of plan check is required for an application.
- Review of proposed tower installation on private property.
- Review of proposed DAS system installation on private property.

All costs itemized on invoices

APPLICATION AND FEE GUIDELINES:

- Checks for site applications fees should be made payable to the CITY OF POWAY.
- All checks must be made specifically for each property and for each type of fee.
- Prior to cashing the checks, the CITY will review each application and determine if all the application fees are necessary. If a fee is not necessary, the CITY will return the check.
- Once submitted the fees are specific to that project and may not be reassigned to another project; submitted fees are non-refundable.
- In the event a project is cancelled or re-scoped the CITY, at its sole discretion, will determine if all, part, or none of the fee(s) will be returned.
- Applications with paid fees are valid for twelve (12) months from the date of receipt of payment.
- Failure to complete the application process may result in denial of the project and surrendering of the fees paid.

Poway

Final Inspection Checklist City Owned Property Only

Verify the following:

- ☐ GC has sign-off on the Building Permit Inspection Card (BP FINAL) from City/County Inspector(s) emailed to ATS in advance of scheduling final inspection.
- ☐ ATS / City Rep has Approved Photo Simulations at time of Final Walk
- ☐ Inspect every area of work - GC should point out ALL work completed with CDs in hand
- ☐ ALL magna mounts have 100% contact with the tank - If not, all must be torqued properly prior to close-out
- ☐ All RF Mounts and Antenna Jumpers -Clean And Per Plan or Photo Simulations .
- ☐ Make sure carriers cable trays are stenciled (i.e., TMO, AT&T, VZW, DISH)
- ☐ Landscaping is in place and irrigation operates properly (if required by plan)
- ☐ Any Final Inspection Reports Complete per City of Poway COA (Noise Study , RF EME Study)
- ☐ GC has marked up the CDs with field notes - (if any, otherwise indicate “Built to Plan” and signed by the GC)
- ☐ Carrier’s trenching in asphalt paved area are called and slurry sealed 10’ side-to-side and curb-to-curb
- ☐ Carrier’s work area is cleared of all trash and debris (including nuts, bolts, zip ties, etc.)
- ☐ Man-Lift and Porta Potty have been removed from premises altogether - NOT in driveway or down street either
- ☐ Items noted in the Pre-Con checklist have ALL been addressed
- ☐ ATS rep emails POWAY signed LOC to GC for signing and request As-Builts - Field changes (if any) must be called out on the appropriate sheet on As-Builts
- ☐ ATS rep emails GC signed LOC (Letter of Consent) and As-Builts to POWAY requesting full execution of LOC and return to ATS
- ☐ Once fully executed LOC is received, ATS email fully executed LOC to the GC officially closing out the project

Appendix E Signature Block and Equipment Table Sample

Signature Block and Equipment Table Sample - required on all title pages of drawings submitted to CITY for approval for Licensee's improvements.

CITY OF POWAY

_____ _____

Name & Title Date

CITY Site Name: _____

	APPROVED BY AGREEMENT	EXISTING ON SITE	PROPOSED NEW (TOTALS)
# OF PANNEL ANTENNAS			
SIZE OF PANEL ANTENNAS			
MICROWAVE ANTENNA			
RRU's/RRH's			
EQUIPMENT AREA			
GENERATOR			
OTHER			

Appendix F Construction Notes, General Notes Plan Notes & Requirements

These construction notes must appear on the notes sheet(s) for all Drawings submitted for City review and approval:

CITY Construction Drawing Notes:

1. Prior to initiating work activity subcontractor shall schedule a pre-construction site visit to include the carrier's representative(s) and/or subcontractor and the City Inspector, which shall be held at least one (1) week prior to initiating work activity and no longer than four (4) weeks from the start ow work activity.
2. Prior to initiating work activity subcontractor shall provide the City of Poway Development Services Department (DSD) and Development Services Department (City Inspector) a construction schedule.
3. If digging is required, subcontractor shall notify underground service alert (DIG ALERT) at least two (2) working days prior to initiating work activity by calling 1-800-422-4133. Any underground CITY facilities to be crossed or paralleled within five feet shall be potholed to verify location prior to working in the vicinity of CITY facilities.
4. Carrier's subcontractor(s) shall notify the City Inspector at least two (2) working days prior to initiating work activity by calling (661) 267-5300.
5. Carrier's subcontractor shall maintain safe and secure access to the project site at all times during work activity. At the end of each day of work activity open trenches shall be properly plated.
6. Subcontractor is responsible for meeting OSHA compliance rules and regulations including provisioning facilities for its workers for the duration of all scheduled work activity.
7. Subcontractor shall be responsible for any damage to CITY facilities, due to its work activities, and shall return damaged facilities to pre-existing condition or better at no cost to the CITY.
8. All new and existing facilities shall be properly tagged identifying the Carrier's name and/or number and a 24-hour emergency phone number. The Contractor shall ensure that RF and Emergency contact signage and placards are correct and meets the requirements of the City and FCC.
9. Subcontractor shall have a copy of the Building Permit, City stamped and signed Site Plans and/or Construction Drawings and a copy of the CITY's Letter of Consent on-site at all times. Failure to provide these documents upon request may result in a stop-work order.
10. Subcontractor shall saw cut all pavement. Backfill shall be one sack slurry or aggregate base to within 1" of existing AC.
11. Subcontractor shall provide a minimum cover of 30-inches on top of all conduits.
12. Subcontractor shall replace asphalt pavement with the following: 1st lift - 3/4" mix, relative compaction 95%, no more than 3" placed at any one time, 2nd lift - 1/2" fine, no more than 1-1/2" lift.
13. Subcontractor shall slurry seal the entire work area and any damaged areas curb to curb. Subcontractor may be required to slurry seal additional areas related to Licensee's facilities, as required by City Inspector.
14. If applicable, see, Section 2.8 Softscape replacement.
15. Subcontractor shall perform a final walkthrough with City Inspector upon completion of work activity.
16. Upon City Inspector approval subcontractor shall provide the CITY a set of as-built drawings by noting field changes, if any, on the appropriate sheets of the City stamped and signed Site Plans and/or Construction Drawings, labeling the title sheet as "RECORD DRAWINGS."

General Plan Notes:

(Notes to be included on site plan and elevation sheets)

CARRIER - TO BE REPLACED BY NAME OF CARRIER

1. SEE DETAIL X/X-0X FOR FULL ANTENNA AND EQUIPMENT SCHEDULE AND CONFIGURATION. *(This note is specific to Carrier's* Site Plans and/or Construction Drawings)
2. PRIOR TO THE INSTALLATION OF ANY PROPOSED EQUIPMENT CARRIER'S SUBCONTRACTOR SHALL INSPECT THE CONDITION OF ALL RELEVANT MEMBERS AND CONNECTIONS. ANY SIGNS OF FAILURE MUST BE REPAIRED OR REPLACED BEFORE PROPOSED EQUIPMENT IS INSTALLED.

If digging required: ADD the following COMMENTS TO SITE PLAN PAGE(S)

1. PRIOR TO COMMENCING WORK THE CARRIER'S SUBCONTRACTOR SHALL STAKE OR MARK THE FOLLOWING: ADJACENT CITY FACILITIES, ADJACENT PROPERTY LINES, AFFECTED EXISTING OTHER CARRIER FACILITIES AND PROPOSED CONDUIT RUNS.
2. CARRIER'S SUBCONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (DIG ALERT: 1-800-422-4133) AT LEAST TWO (2) WORKING DAYS PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITY.
3. CARRIER'S CONTRACTOR TO VERIFY LOCATION OF EXISTING CITY WATERLINES AND PIPES PRIOR TO ANY EXCAVATION WORK. ANY CITY FACILITIES TO BE CROSSED OR PARALLELED WITHIN FIVE FEET SHALL BE POTHOLED – HAND DIGGING ONLY. CITY PIPES MUST BE FULLY EXPOSED WHILE CITY INSPECTOR IS PRESENT.
4. CARRIER'S CONTRACTOR SHALL SAW CUT ALL PAVEMENT AND BACKFILL WITH 1 SACK SLURRY OR AGGREGATE BASE TO WITHIN 1" OF EXISTING AC.

Other Requirements:

1. All Site Plans and/or Construction Drawings submitted to the CITY for review and approval must accurately show the location of all existing antennas and carrier equipment on the property.

2. All Site Plans and/or Construction Drawings submitted to the CITY for review and approval must accurately depict the equipment area dimensions (premises dimensions & square footage).

3. All Site Plans and/or Construction Drawings submitted to the CITY for review and approval must accurately depict the location(s) of all Licensee's underground conduits (e.g. power, Telco, and coaxial/fiber-power conduits).

4. All Site Plans and/or Construction Drawings submitted to the CITY for review and approval must accurately depict the correct site address and assessor's parcel number(s) (APN(s)).

5. If the Carrier's facility was assigned a meter address that is different from the CITY's site address , it should be noted on the Title Sheet of the Site Plans and/or Construction Drawings.

6. All Site Plans and/or Construction Drawings submitted to the CITY for review and approval must accurately depict any third-party easement(s) required for site access (if any).

7. Licensee's subcontractor(s) shall check-in each day of work activity by calling the City Inspector at (858) XXX-XXXX.

Appendix G Wireless Communications Facilities on City-owned Property

The following is a list of the current WCF's located on City-owned property as of the date of the adoption of this Policy.

City property	Agreement No.	Address	Carrier	Description
R3 Boca Raton #1		17301 Butterfield Trail	AT&T	Water Reservoir (R3)
R3 Boca Raton		17301 Butterfield Trail	Verizon	Water Reservoir (R3)
R8 Buehler Reservoir		14350 Danielson St	AT&T	Water Reservoir (R8)
R8 Buehler Reservoir		14350 Danielson St	TMO	Water Reservoir (R8)
R8 Buehler Reservoir		14350 Danielson St	Sprint/Nextel	Water Reservoir (R8)
R9 Celestial Reservoir		13472 Celestial Rd	AT&T	Water Reservoir (R9)
R9 Celestial Reservoir		13472 Celestial Rd	Sprint/TMO	Water Reservoir (R9)
Poway Center for the Performing Arts		PCPA 15498 Espola Rd	Cingular-AT&T	City Owned Building on Poway High School Campus
Raw Land -Auto Lot		13875 Kirkham Way	PTI	Auto dealers Storage Lot
R14 Pomerado Reservoir		12700 Sagecrest Dr	AT&T	Water Reservoir (R14)
R14 Pomerado Reservoir		12700 Sagecrest Dr	Verizon	Water Reservoir (R14)
R14 Pomerado Reservoir		12700 Sagecrest Dr	Sprint/TMO	Water Reservoir (R14)
Various City Light Poles		City ROW	CCI/TMO/AT&T	Small Cells & Macro Cells
Cell site?				

Total 14

ALL PHOTOS ARE CONFIDENTIAL

Poway Performing Aert Building

CONFIDENTIAL



AT&T Façade with equipment on lower building roof.



PTI Tower under Construction – Poway Auto Overflow Lot .

13875 Kirkham Way

R3 Boca Raton

CONFIDENTIAL



Verizon Wireless & AT&T

R8 Buehler

CONFIDENTIAL



AT&T Wireless T Mobile / Sprint Nextel

R9 Celestial

CONFIDENTIAL



AT&T , Sprint/T-Mobile

R14 Sagecrest

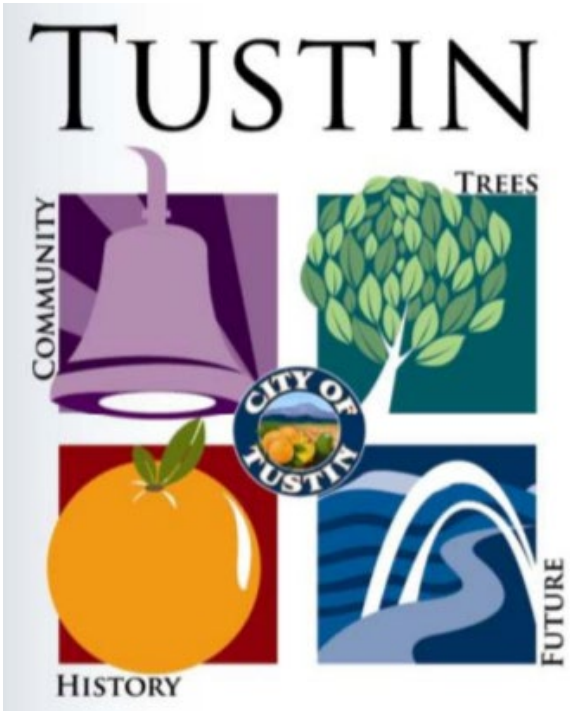
CONFIDENTIAL



AT&T/T-Mobile-Sprint



City ROWs – CCI/AT&T/Sprint-T Mobile Small Cells



Policy and Procedures
for
Wireless Communications Facilities
Located on City Properties

2021

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1. Introduction

The CTIA, a trade association representing the wireless communications industry in the United States, has been tracking the evolution of the U.S/ wireless industry since 1985. According to their 2019 Annual Report – consumer demand has risen by 82% (2017-2018) for mobile data. Last year the industry reported 12.89 trillion Megabytes of mobile data growth, which is up by 73x the data use of 2010. In 2018 the number of connected devices totaled over 421 million or over 1.3 devices for every person in the U.S.

To meet the needs of the ever-increasing demand for faster and more robust network capabilities the major wireless carriers have increased their capital budgets by $1.8 billion for a total of $27.4 billion in 2018. The industry operated over 349,344 wireless communications facilities (WCF), or "cell sites", up 8 percent over 2017. In addition, the industry directly employed over 206,855 people and supports over 4.7 million jobs.

With the advent of 5th Generation Technologies (5G) the industry anticipates reaching 800,000 WCFs throughout the U.S. by 2026. While all of the carriers' existing WCFs will be upgraded with 5G technologies, the industry is going to have to find more locations for more WCFs. This fact will impact every community throughout the U.S.

The City of Tustin has a history of facilitating the development and deployment of WCFs on City-owned property. There are a total of six (6) existing WCF sites on City-owned property. In recent months the City has seen an influx of new WCF project proposals. And, with the carriers' 5G roll-out, anticipates a significant amount of new project proposals to modify existing WCF's as well as develop new facilities on City-owned properties within the City's Public Rights-of-Way.

In an effort to address these new challenges, the City has endeavored to create and update a standardized program of policies and procedures. These policies and procedures ("Policy") establish the terms and processes under which new wireless facilities will be permitted on City property as well as providing rules and regulations for modifications to existing wireless facilities on the City-owned property.

Under this Policy, the City will balance its interest in maximizing additional revenues from wireless communication companies with due consideration for operational needs related to use of City properties, flexibility to allow changes-in-use of its facilities, and adequate protection against safety concerns related to use of its sites for communications facilities.

The terms and requirements set forth in this Policy shall apply to all existing WCF leases on City owned property. As existing WCF leases expire or are amended, as necessary, these leases will be executed under and in compliance with this Policy.

This Policy may be amended from time-to-time by the City, in its sole discretion. The City shall notify, in writing, Lessees, in advance, of any proposed revision to this Policy. However, it is the responsibility of all applicants and/or Lessees to comply with the most current City approved version of the Policy.

2. Communications Facility Development Guidelines and Requirements

All wireless communications facilities on City-owned properties shall be installed, modified, or altered, according to this Policy, and shall comply with the policies, procedures, guidelines and requirements outlined in this section and elsewhere in this Policy. The Policy rules and regulations apply to all sites and communications facilities installation, work and operations, whether under new lease, or pursuant to existing lease arrangements.

2.1 Universal Work Requirements

The following requirements apply to all sites, and any reference to "Lease" or "Lessee" shall also be deemed to mean "License" and “Licensee” as applicable:

1. The term “work” shall mean any activity (e.g. construction, installation, replacement, upgrade, addition of equipment or modification of equipment) that (i) touches the City Parks properties and requires entitlements from the City, and/or (ii) requires City approval pursuant to an existing lease. All other activity including maintenance, repair, or removal of equipment within the Leased Premises or in the equipment area *not* requiring entitlements or City approval shall be deemed “routine maintenance” operations and shall require notification and written acknowledgment from the City’s Parks and Recreation Department.
2. The City’s consultant for all WCF’s located at Tustin Sports Park and Cedar Grove Park is ATS Communications. ATS must be contacted by the wireless providers and their agents for all requests concerning new site builds, modifications, and equipment maintenance. Tony Ingegneri is the primary point of contact for ATS and can be reached at (949) 922-2859 or tony@atscomm.com.

3. Prior to any formal request for a new wireless communications facility, or to perform any work on an existing facility, other than maintenance, the applicant must submit a proposed Scope of Work and a set of Site Plans for City review and approval. Upon approval of the Scope of Work and Site Plans, City shall provide the applicant a Letter of Authorization allowing applicant to submit the proposed project to City's Planning Division and Building Division for all necessary entitlements and approvals.
4. No work shall commence without a fully executed lease or amendment, as applicable.
5. No work shall commence prior to Lessee obtaining all required governmental entitlements/approvals including: (i) planning/zoning approval;) (ii) applicant signed acknowledgement of Conditions of Approval (as applicable); (iii) a Building Permit; and (iv) and an Encroachment Permit issued by the City's **Public Works Department.**
6. Lessee shall be responsible for obtaining any easements required from third parties to access City Park Property, as necessary. If access to the Premises requires an easement affecting the property of a third-party, no work shall commence prior to Lessee providing documentation relating to access to the Premises and demonstrating said easement(s) has/have been secured.
7. No work shall commence prior to the issuance of a Letter of Consent by the City's Parks and Recreation Department. The Parks and Recreation Department will issue a Letter of Consent once all the requirements of this Policy and the provisions of the lease have been met by the applicant and the City has determined that work may commence. The City signed Letter of Consent shall accompany the Site Plans reviewed and approved by the City.
8. No work shall commence prior to a pre-construction meeting. A pre-construction conference to include a representative(s) of Lessee, its contractor(s), a member of the City's Parks and Recreation Department, and the City's Consultant as applicable shall be held on site at least one (1) week prior to beginning any proposed work activity at which time a proposed work schedule and 24-hour contact information (subcontractor) shall be provided to the City.
9. No work shall commence after issuance of a Letter of Consent by City without advance notice of the dates of the proposed work activity. The City's inspector shall be notified at least two (2) working days prior to beginning any work.
10. The City reserves the right to withdraw its consent for any "work" activity, at the sole discretion of the City, if Lessee's or its contractor(s) have failed to satisfy the terms of this Policy; or, if the affected City Park facilities require maintenance work that may interfere with the Lessee's proposed work schedule.
11. Lessee has one year from receipt of the City Letter of Consent and approved Building Permit to complete the proposed work activity. Any extension to this timeframe is at the sole discretion of the City and is only valid if provided in writing. If the work activity has not been completed within one year (or such extended period as permitted by the City in writing), Lessee (or its authorized applicant and/or subcontractor) shall be required to re-file with the City for its proposed work, including the payment of all fees necessary to review the proposed work activity.
12. Lessee's personnel, including authorized representatives and subcontractors, must ensure that the City's Property is accessible at all times to City personnel and the public, in accordance with the requirements under Section 2.2 of this Policy.
13. As per Section 2.4 of this Policy, Lessee and its subcontractors shall be responsible for any damage due to construction work or other activities at a City-owned Property, and, upon

request by the City, shall promptly return damaged facilities to pre-existing condition, or better, at no cost to the City. Lessee shall ensure its subcontractors comply with the foregoing. In the event Lessee does not respond in a timely manner, the City may perform the necessary repairs caused by Lessee's subcontractor(s) and bill Lessee for said repairs, which Lessee shall pay within thirty (30) days of receipt of invoice. City retains the right to require Lessee to provide a damage deposit prior to commencement of work to use for reimbursement should City perform the work.

14. All new and existing communications facilities and equipment owned by the Lessee shall be properly tagged, identifying the Lessee's name, site name and/or site number and 24-hour Emergency phone number.

15. Lessee and/or its subcontractor(s) shall have a copy of any necessary permit(s) (e.g. Building Permit(s)) and the City stamped Site Plans and/or Construction Drawings on-site at all times during work activity. Failure to present said documents, upon request, will result in an immediate "stop work" order.

16. The Lessee, and/or its subcontractor(s), are responsible to ensure the area surrounding the work activity cannot be accessed by the public at any time while work activity is occurring.

17. Lessee, and/or its subcontractor(s), shall schedule a post construction walk-through inspection at least three (3) working days in advance of completion of work activity to identify and list any issues, work related deficiencies, or damage to the City's facilities (i.e. "punch list") if any. Once all punch list items are completed, Lessee and/or its subcontractor(s) shall schedule a final walk-through inspection.

18. Upon City's final acceptance of the work, Lessee, and/or its subcontractor(s), shall provide the City with the City approved Site Plans and/or Construction Drawings with field mark-ups, if any, on the appropriate sheets (as necessary) after the final inspection. These Site Plans and/or Construction Drawings shall represent the as-built "Record Drawings" and allow the City to close-out the project upon completion of the work activity.

19. In addition to submitting the Record Drawings, Lessee shall sign off on the City issued Letter of Consent and return the document to City for final project close out. Upon City's acceptance of the Record Drawings and receipt of the signed/dated Letter of Consent from Lessee, the City will sign, date and return the Letter of Consent to Lessee indicating the project has been accepted as complete.

20. Lessee, and/or its subcontractor(s), shall comply with all applicable local, state, and federal laws, including but not limited to health and safety requirements pertaining to the construction, installation, operation and maintenance of the cell carrier facility, and requirements of the Occupational Safety and Health Administration (OSHA), including any safety and injury prevention program in place that is required under applicable laws and regulations. A copy of such program, if required by law or regulation, shall be available on site for inspection at all times and employees and/or subcontractor(s) of the Lessee shall be trained accordingly. Furthermore, Lessee is responsible for, and shall adhere to, any and all Environmental Site Assessments, limited asbestos & lead-based paint surveys, the Section 106 process, including: FCC Forms 620 & 621; Cultural Resource Assessments, Biological Assessments, and all other NEPA-related documentation for proposed communications equipment installations.

2.1.1 Proposed Facilities (Additions / Modifications)

Documents, (including applications, drawings, structural calculations, permits, reports, etc.), submitted to the City for review shall show only the facilities being installed and match the project's scope of work detailed on the project application form. No "future equipment" shall be indicated on any set of Site Plans and/or Construction Drawings, only equipment that is proposed for immediate installation will be accepted on any project application.

2.2 Access to City Park Facilities

Lessee, and/or its subcontractor(s), shall maintain access to the subject property at all times to City personnel. Access to any City Park facility for the purpose of routine maintenance, requires a minimum of 24 hours notice to City prior to commencing any work. Said work hours shall be subject to review and approval by City. Any access required other than for routine maintenance shall be coordinated with City as pursuant to Section 2.1 of this Policy.

2.3 Work Hours

Lessee, and/or its Subcontractor(s), may work only during approved work hours, which shall be coordinated with the Parks and Recreation Department. The City reserves the right to restrict work hours. Any work activity request outside these hours will require express written permission from the City, and any such approval shall be at the City sole discretion. The use of nighttime flood lighting is strictly prohibited. However, in the event Lessee determines that nighttime lighting is necessary, Lessee may submit a lighting plan and schedule for the City's review. Any approval shall be considered on a case-by-case basis, and at the City's sole discretion, whether to allow the nighttime lighting and under what circumstances and conditions will be allowed.

2.4 Site Restoration / Rehabilitation

2.4.1 Paved Areas

Any work activity to Lessee's facilities that requires trenching and/or boring to an existing paved area shall be repaved/restored, as determined by the City, at its sole discretion. During the term of the lease, Lessee shall be responsible for a pro-rata share of the cost associated with City's resurfacing certain paved areas affected by Lessee's use of the City property.

2.4.2 Landscape Areas

Lessee shall be responsible for restoring any City landscaped area affected by Lessee's facilities. Any landscape features disturbed, removed, or damaged by Lessee and/or its contractor(s) shall be replaced with new features, as determined by the City. The Property affected by Lessee's work activity shall be restored to a condition equal or better.

2.5 Ball Field Lighting

The City must ensure the integrity of its ball field lighting program. The City must therefore, from time-to-time, rehabilitate its ball field facilities affecting certain Lessee light pole attached equipment. Lessee may be required to remove part or all of its ball field mounted equipment and/or make arrangements to power down and/or relocate certain equipment to a temporary structure for the duration of the City's ball field lighting rehabilitation project.

The City shall provide advanced notice to Lessee, to the best possible extent, of any City scheduled ball field lighting rehabilitation project requiring Lessee to power down and/or remove its light pole-mounted equipment.

3. Site Access and Security - Installation and Subsequent Maintenance Operations

3.1 Security Measures & Access Regulations

The City is subject to local, State, and Federal law, including Homeland Security regulations. The City reserves the right to require additional security measures and impose access regulations to comply with applicable laws and City requirements including but not limited to:

1. Rules and guidelines for each City site are at the sole discretion of the City and must be adhered to by each Lessee. Failure to follow the City rules and guidelines are cause for revocation of access to the property.
2. Rules and guidelines may be established for each City site based on the unique characteristics of the site.
3. Lessee may not make any other attempt to enter a City property without first notifying the City.
4. Lessee may not leave their enclosure open and unattended for any reason.
5. In the event of vandalism, whether to the Lessee's facilities or City property, Lessee must report it to the City immediately.
6. It is the responsibility of the Lessee to ensure the City property is properly locked upon leaving for any reason, where applicable.
7. If City personnel are at a facility when Lessee arrives, it is the responsibility of Lessee to announce their presence and to let them know when they leave.
8. Prior to bringing a scissor lift or lift truck or similar vehicle to access their antennas or related equipment at the top of a pole, the City must be notified, and an encroachment permit pulled. This requirement holds true for any type of work on the pole regardless of whether it is a modification or routine maintenance.
9. In the event a scissor lift or lift truck or similar vehicle is used for work on City property, at the completion of the use of the vehicle, it must be immediately removed from the premises.
10. Should a scissor lift or man-lift or similar vehicle need to remain on City property in the course of continued work, the vehicle must be moved away from any structures and secured in a safe location. The vehicle should be made inoperable including by not limited to the battery being removed from the vehicle.

3.2 Ongoing Operations

1. Ongoing operations and maintenance of the Lessee's facility shall comply with all applicable local, state, and federal laws and regulations, this Policy, and the requirements of the executed Lease.
2. Lessee shall not install any equipment outside the parameters of their Lease without the prior written authorization of City. So doing may constitute a default and result in termination of the Lease.

3. Any equipment additions or modifications made to any communications facility beyond the original Leased equipment / area are subject to an increase to the current annual Lease Payment, on a monthly pro-rata basis, and subject to the same annual Lease Payment escalation.
4. No subleasing/sublicensing is permitted. Any new carrier wishing to collocate on an existing approved telecommunication structure must acquire additional ground space from the City directly.

4. Decommission / Termination Process

Any Lessee that decides to decommission its Wireless Communications Facility ("WCF") on any City-owned properties must follow the process described herein:

A. Lessee (and/or its agent) shall submit a letter to the City, by certified mail or equivalent, indicating Lessee's intention to decommission its WCF located on CITY property. The letter shall include Lessee's site name, site number, City facility name, site address, contact person, mailing address, e-mail address, phone and intended timeframe for the proposed decommission activity.

B. The City shall provide Lessee (and/or its agent) a return letter acknowledging Lessee's intention to decommission its WCF.

C. Upon Lessee's contact, the City shall determine the process for decommissioning. The Lessee and the City will negotiate what items can be left at the site.

D. Decommission work activity is not complete until the City determines that the work is completed. Lessee is responsible for paying all Lease Payments due through to the date of the decommissioning completion in addition to any early termination fees pursuant to the Lease. Any pre-paid Rent shall also be retained by the City. It shall be Lessee's responsibility to execute and record a quitclaim deed or other instrument evidencing the termination of Lessee's interest in the Property upon the expiration or termination of the Lease.

EL TORO WATER DISTRICT

SERVING THE PUBLIC - RESPECTING THE ENVIRONMENT

Communication Facilities License Program

Procedures and Guidelines

for

Communication Facilities Licenses

within

El Toro Water District Properties

April, 2023

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Appendices

Appendix A: Communication Facility License Agreement Template
Appendix B: Amendment to Communication Facility License Agreement Template
Appendix C: Application Procedures and Forms
Appendix D: Fee Schedule
Appendix E: Signature Block and Equipment Table Samples
Appendix F: Construction Notes, General Notes, Plan Notes & Requirements

1. Introduction

El Toro Water District (District) is a California water district formed an existing pursuant to Section 34000 *et seq* of the California Water Code. Because a wide range of general and special acts exist in state law, water special districts are governed by a large number of distinct statutory authorizations, which allows the District to provide designated water services. The District's five-member governing body, the Board of Directors, is directly elected by the voters for a fixed term of four years and are responsible for setting policy and decision-making. The District's mission is to "provide its customers a safe, adequate and reliable supply of water and wastewater service in an environmentally and economically responsible way". Ancillary to this directive, the District has a history of allowing installations of wireless communications facilities on its properties where feasible and compatible with District operations. The District, therefore, has developed this Program of Procedures and Guidelines ("Program") to define the District's procedures for granting communication licenses and approving licensee improvements on its properties.

Under this Program, the District will balance its interest in maximizing additional revenues from wireless communication companies with due consideration for operational needs related to use of District's facility properties, flexibility to allow changes-in-use of its facilities, and adequate protection against safety concerns related to use of the sites for Communications Facilities.

The terms and requirements set forth in this Program shall provide guidelines to all Communication Facilities and all references to License(s) and/or Licensee(s) shall extend to all existing Lease(s) and Lessee(s), as applicable. All new applications for Communication Facilities shall comply with the terms as outlined in this Program, and the authorizations to use District property shall be in substantially the form of the Communication Facility License Agreement attached in Appendix A.

Any existing Lease for Communication Facilities may be replaced with a Communication Facility License Agreement permitted under this Program upon the expiration of the current Communications Facility Lease Agreement; or, earlier upon request, provided such Lessee is not in default under the terms of an existing Communications Facility Agreement.

The terms and procedures outlined in this Program shall also apply to Amendments or changes to existing Communications Facility Agreements. See Appendix B for the form of Amendments to License Agreements.

This Program may be amended from time-to-time by the District, in its sole discretion, as approved by the District's General Manager. The District shall notify, in writing, Licensee, in advance, of any proposed revision to this Program. However, it is the responsibility of all applicants and/or Licensees to comply with the most current version of the Program.

2. License Agreements and Amendments

1. All applications for Communications Facilities shall be authorized in substantially the form of the Communications Facility License Agreement attached in Appendix A. All applications for an Amendment to a Licensed Communications Facility License Agreement shall be authorized in substantially the form of the Amendment to Communication Facility License Agreement attached in Appendix B.

2. Key terms of the License Agreement in Appendix A include:

    a. The License Term shall be for ten (10) years, and at the option of applicant for an additional five (5) year period (fifteen (15) years aggregate) provided Licensee is not currently in default under the License Agreement.

    b. The License Fee amount for the ten (10) year license period shall be negotiated between the District and the Licensee and is payable in advance in annual payments. Payment schedule for License Fees is listed in the Agreement in Appendix A.

    c. Annual License Fees shall begin immediately and be payable within 45 days of the full execution of the License Agreement and/or Amendment (the prorated portion of the annual License Fee, if any).

    d. License Fee amounts will be subject to an automatic yearly increase equal to three percent (3%) per annum during the ten (10) year license period and during any option period, as applicable. The District's General Manager, or their designee, may negotiate other annual percentage increase rates at the time of the Agreement execution. In addition, if applicable, a one-time catch-up inflation adjustment shall be made for the first year of the option period based on the consumer price index as described in Section 4 of the License Agreement.

e. Should the agreement lapse, the District shall charge a holdover fee of 150% of the then current annual License Fee pro-rated on a monthly basis described in Section 5 of the License Agreement.

f. Licensee shall submit to the District, for approval, two (2) competitive bids for a performance bond for the removal of Licensee's equipment and restoration of the Licensed Area to the condition which existed prior to Lessee's installation of its equipment, reasonable wear and tear excepted.

3. The District's General Manager may delegate authority individually to their designee(s), to review all License applications and negotiate all Licenses and Amendments, including determination of annual License Fees, in accordance with the terms and conditions of this Program.

3. Cell Carrier Facility Development Guidelines and Requirements

All Communications Facilities on District property shall be installed, operated, maintained, modified, and altered, according to this Program, and shall comply with the procedures, guidelines and requirements outlined in this section and elsewhere in this Program. These Program guidelines and requirements apply to all Communications Facilities installations, work and operations, whether under new Licenses, or pursuant to existing Lease Agreements.

3.1 Universal Installation Requirements

The following requirements apply to all Communications Facilities on District property.

3.1.1 New Site Build, Site Modifications and Site Repairs

1. The District's Procedure and Guidelines is for all Communications Facilities to be located on separate tower structures. The tower structure shall preserve operational safety, as well as the functional and aesthetic qualities to blend into the local environment.

2. All formal request for a new Communications Facility, or modifications to an existing facility, requires the applicant to submit a Site Application and the appropriate fees (see Appendix D) to the District for review and processing. The applicant is encouraged to engage the District early in the processes and perform an assessment site-walk to determine if proposed project or improvements are feasible. All applications for new

Communications Facilities, or modifications to existing facilities shall be valid for a twelve-month time-period starting on the date of notice from the District to Lessee of acceptance and receipt of Lessee's application. Licensee may request an extension to the twelve-month time-period, which shall be granted at the District's sole discretion.

3. Prior to commencement of any work by Licensee at a District property, the District shall have:

    a. A fully executed License Agreement, that is not in default or Amendment, as applicable; and,

    b. A current Certificate of Insurance with the proper endorsements pursuant to Section 12 of the License Agreement, or the Insurance Section contained within the current Lease Agreement. Additionally, Licensee shall ensure that any contractor(s) to be engaged in the installation or modification of a Communications Facility, conform with the Insurance requirements described in the License Agreement or Lease Agreement; and,

    c. Set of construction drawings/plans for the proposed communications facility signed and stamped by a licensed professional engineer, and received and accepted by the District; and,

    d. Proof that Licensee has complied with all applicable zoning and planning approval requirements from appropriate jurisdictions along with Conditions of Approval (COA's), if any; and,

    e. A set of construction drawings/plans signed and stamped by the jurisdiction of record and a copy of a building permit, and/or any other permit(s) required; and,

    f. A copy of the signed and stamped Structural Analysis, from a licensed Professional Engineer (P.E.), and a separate letter from the P.E. indicating that all existing and/or proposed equipment will be adequately supported by the attachment system(s).

    g. A pre-construction conference conducted with the District's Inspector. The pre-construction conference shall be held at least one week prior to start of construction and attended by Licensee's representative(s), its contractor(s), the District's Inspector

and, if necessary, the District's coatings representative. Licensee or its contractor(s) shall provide the District's Inspector the following:

i. a construction schedule;

ii. 24-hour contact information for the contractor(s) and/or its project foreman;

iii. Contractor(s) proof of Insurance, including workman's comp.

4. No work shall commence prior to the issuance of a Consent Letter by the District. The District shall issue a Consent Letter once all the requirements of this Program have been met by the applicant and the District has determined that the proposed work may commence. The Consent Letter shall accompany District approved construction drawings/plans that have been signed and stamped by the jurisdiction of record.

5. After the Licensee receives a Consent Letter and District approved construction drawings/plans, the Licensee or its contractor(s) shall notify the District's Inspector at least two (2) working days prior to beginning any work.

6. The District reserves the right not to issue or withdraw its approval to commence work if the Licensee or its contractor(s) have failed to satisfy the Program terms.

7. If the District's facilities require maintenance work that may interfere with the Licensee's activities at the Site, the District reserves the right to require Licensee to postpone Licensee's work activities on the Site until such time the District's work has been completed. The District will, wherever possible, give advance notice of any scheduled maintenance work and coordinate its activities with the Licensee and/or its representatives.

8. Under no circumstances will Licensee and/or its employees, agents, contractors be allowed access to the roof of any District reservoir tank without direct District staff supervision. Furthermore, the District reserves the right to determine any work limitations on any District facilities and/or Site.

9. Licensee's personnel, including contractors and subcontractors, shall ensure that the District Site and facilities are accessible at all times to District personnel, in accordance with the details under Section 3.3, herein.

10. The Licensee shall be responsible for any damage due to any construction work or other activities to existing Communications Facilities at the Site, if any, and/or any District facilities; and, upon request by the District, shall promptly return damaged facilities at the Site to pre-existing condition, or better, at no cost to the District. Licensee shall ensure its contractors comply with the foregoing. In the event Licensee does not comply, the District may perform the necessary repairs to District facilities and bill Licensee, which Licensee shall pay within thirty (30) days of receipt of the invoice.

11. All new and existing communication facilities and equipment owned by the Licensee shall be properly tagged identifying the Licensee's site name and/or site number and 24-hour Emergency phone number.

12. The Licensee and/or its contractor(s) shall have a copy of the jurisdictional required permit(s) and the construction drawings/plans approved by the District's General Manager or Engineering Manager (or designee) on-site at all times, while work activities are occurring.

13. The Licensee and/or its contractor(s) are both responsible to ensure the District Site and facilities cannot be accessed by the public at all times while installation work is occurring.

14. Upon completion of work, License and/or its contractor(s) shall schedule a final walk-through with the District's Inspector. Upon acceptance by the District's Inspector, Licensee or its contractors shall provide the District with a set of District accepted construction drawings/plans with field mark-ups (as-built), if any. These construction drawings/plans shall be labeled "**Record Drawings**" and are mandatory for the District to close-out the project upon completion of the installation and/or related work activity. Any project that has not been successfully closed-out may result in the District's delay in reviewing any subsequent project submittal(s), at the District's sole discretion.

15. Trenching, as part of any work or installation, shall conform to the requirements of Section 3.5 Trench Details.

17. The Licensee and/or its contractor(s) shall comply with all local, state, and federal health and safety requirements pertaining to the construction, installation, operation, and maintenance of the Communications Facilities. Requirements of the Occupational Safety and Health Administration (OSHA) & Federal Communications Commission (FCC) shall be

adhered to at all times; including any safety and injury prevention placards or program that is required under applicable laws and/or regulations. A copy of such program, if required by law or regulation, shall be on-site at all times and employees and contractors of the Licensee shall be trained accordingly.

3.1.2 Maintenance & Emergency Access

Maintenance at Licensee facilities is divided into two categories: Routine and Non-routine. If Licensee has uncertainty which category proposed work is defined as, Licensee should contact the District's inspector. All maintenance activity shall be performed during regular business hours (7:00 AM – 4:00 PM, Monday through Thursday and 7:00 AM – 3:00 PM on alternating Fridays) or according to the hours prescribed by the jurisdiction of record, whichever is more stringent.

Routine maintenance is defined as the following:

1. Any work performed by Licensee to repair or service their facility which does not require entitlements (e.g. Planning/Zoning Approval, Building Permit, Electrical Permit) from a jurisdictional body; and,

2. Any work within Licensee's equipment area that does not extend beyond the Licensed Area, in any direction, and does not require any excavation; and,

3. In the case of antennas, like-for-like replacement is acceptable, subject to the conditions of approvals (COA's) imposed by the jurisdiction of record for the original antenna installation.

Non-routine maintenance is defined as the following:

1. If the sizes, weight, shape, appearance or other similar characteristics of a replacement component are changed, Licensee shall be required to submit a Site Application, appropriate fee(s) and construction drawings/plans for the District's review and approval.

2. In the event work performed by Licensee is expected to impact the use of District property, including property access, obstructing driving lanes, or similar impacts Licensee shall notify the District and submit a Site Application and construction drawings/plans for District review and approval (Consent Letter).

3. Emergency Access is defined as the following:

   Licensee Emergency Access may be required in an event whereby Licensee's Communication Facilities becomes suddenly impaired or non-operational due technical reasons including, but not limited to power failure, equipment failure, theft, vandalism, or acts of nature. Licensee has the non-exclusive license to access the facilities on seven (7) days a week, twenty-four (24) hours a day, via foot or motor vehicle (but not including vehicles with more than two (2) axles/more than twenty (20) feet in length) in order to install, operate, and maintain the Communications Facility, providing, Licensee adheres to this Program.

   In the event there is an equipment failure, other than equipment accessed at the ground level, Licensee will use best efforts to undertake repairs during standard business hours. Within twenty-four (24) hours, Licensee shall inform the District, at **(949) 837-7050, ext. 251,** when access to any District facility occurs as a result of an emergency or outside of standard business hours.

3.2 Requirements for Proposed Project Construction Drawings/Plan

The requirements for submitting project construction drawings/plans is for the purpose of evaluating the location and other aspect of the project as it relates to the continued on-going operations of the District's facility. All project construction drawings/plans submitted to the District for review shall contain the following:

3.2.1 Signature Block

Each project construction drawings/plans submitted for District review shall have a signature block for the District's Engineering Manager (or designee) with a date featured on the Title Sheet according to the sample shown in Appendix E.

3.2.2 District Construction Notes

Each project construction drawings/plans should include DISTRICT Construction Notes, listed in Appendix F.

3.2.2. District Contact

The title page of each project construction drawings/plans shall have a District contact listed for engineering and inspection. The Licensee shall obtain the current contact information from the District.

3.2.3 District Facility Name

Each project construction drawings/plans set submitted to the District for review shall have the District's facility name prominently displayed, in addition to Licensee's designation(s) for the Site on the Title Sheet.

3.2.4 District Project Number

Each project construction drawings/plans set submitted to the District for review shall have the District's assigned Project Number clearly displayed on the Title Sheet.

3.2.5 Equipment Table

Each project construction drawings/plans set submitted to the District for review shall have the equipment schedule, showing what equipment is licensed approved, zoning approved, number of antennas, type and size of the antennas, number of remote radio units (radio heads) according the sample table depicted in Exhibit E. The Equipment Table shall be featured on the Title Sheet.

3.2.6 Address

Each set of project construction drawings/plans submitted to the District for review shall have the District's address (the correct District facility's street address), and the Licensee's meter address (if different), and the Assessor's Parcel Number(s) (APN(s)) depicted on the Title Sheet.

3.3 District Personnel Access

Licensee and/or its contractor(s) shall ensure their activities do not block the District's personnel from accessing the Site at any time, except with District's prior written consent. Open trenches are a hazard and shall be properly plated at the end of each working day to allow District personnel 24-hour safe access to the Site.

3.4 DIG ALERT

The Licensee and/or its contractor(s) shall notify underground service alert (DIG ALERT), in accordance with the law, at least two (2) working days prior to beginning construction at 1-800-422-4133. Any District facilities to be crossed shall be potholed, by hand digging, to verify location of District underground facilities prior to working in the vicinity of District facilities.

3.5 Trench Detail

Trench details shall show:

a. Depth and width of the trench
b. Backfill material list
    (i.) Paved areas - one-sack cement slurry shall be used to within 1-inch of existing pavement
    (ii.) In unpaved areas – suitable native material shall be used with 90% minimum compaction; a compaction report shall be provided to the District
c. All hardscape to be saw cut.
d. Minimum 30- inch depth to top of conduit or as directed by the District.
e. AC replacement - 1st lift ¾- inch mix, relative compaction 95%, no more than 3- inch placed at any one time. 2nd lift, ½- inch fine, no more than 1- ½ inch lift.
f. Slurry seal the entire work area for the full width of the access road/paved areas or as directed by the District's Inspector after work is completed.

3.6 Softscape Replacement

All construction drawings/plans shall depict the replacement or repair of all landscaped areas, as necessary. If work will be performed in unpaved areas, these notes shall be present on the site-plan sheet:

1. Protect all landscaping in place.
2. Only remove trees and shrubs as marked on drawings and/or plans.
3. Any disturbed or damaged landscaping shall be replaced in-kind with 5-gallon minimum shrubs and 15-gallon minimum trees, as directed by the District's Facilities Supervisor.
4. Areas exposed or disturbed by the work or installation shall be covered with District-approved mulch to a depth of 2-inches.
5. Contact the District's Inspector prior to installation for landscaping requirements.

3.7 Work Hours and Lighting

The Licensee shall adhere to all work hours and/or lighting restrictions imposed by the jurisdiction of record. The District reserves the right to restrict work hours at its Sites at the District's sole discretion. The use of night-time flood lighting is strictly prohibited. However, in the event

Licensee determines that it is absolutely necessary, Licensee may submit a lighting plan and schedule. District will review and determine at its sole discretion whether to allow the lighting.

3.8 Site Restoration

Sites shall be repaved per Section 3.6 Trench Details or restored per Section 3.7 Softscape Replacement. Any other features disturbed, removed, or damaged by Licensee or its contractors shall be replaced with new features, or repaired, as determined by the District Inspector. The Site shall be restored to a condition equal or better.

4. Site Access and Security

4.1 Obtaining Access

Work on a Site, such as installation, maintenance, modifications and operation, will require use of a District approved access. Access to a District property may be terminated at the sole discretion of the District in the event Licensee or its employees, representatives, agents or contractors, or any of them, do not strictly adhere to all rules and requirements pertaining to the access of the Site and/or safety and security at the Site, including the requirements under this Program. The District may require, at its sole discretion, a copy of Licensee's safety rules and regulations and/or Policies for accessing any District facility for any purpose.

4.2 Security Measures and Access Regulations

The District is subject to local, State, and Federal law, including Homeland Security regulations. The District requires security measures and access regulations to comply with applicable laws and District requirements as follows, but not limited to:

1. Rules and guidelines for each District Site are at the sole discretion of the District and shall be adhered to by Licensee. Site-specific rules and regulations, and updates to them, will be effective upon written notice to Licensee. Failure to follow the District's rules and guidelines are cause for revocation of access.

2. Rules and guidelines may be established for each District Site based on the unique characteristics of the Site.

3. The Licensee shall provide the District, upon request, a contact list of the names of who will have access to a District Site. No persons may access the sites except the listed personnel and persons accompanying them on an as needed basis to perform work, or by providing

the District advanced notice of any persons intending to access a District Site not on the access list.

4. Licensee may not make any other attempt to enter a District property other than using a District issued access (No daisy-chain locks for Communications Facilities are allowed).

5. Licensee may not leave the District property open (open gate) and unattended at any time for any reason.

6. In the event Licensee discovers theft or vandalism, whether to the Licensee's facilities or District property, Licensee shall report it to the District immediately.

7. It is the responsibility of the Licensee to ensure the District property is properly locked upon leaving for any reason.

8. If District personnel are present at a District facility, it is Licensee responsibility to announce their presence and to let District personnel know when they leave.

9. The District may in its sole discretion allow a Licensee or its contractor to access a District property without a pre-established access methods but reserves the right to charge an hourly fee for such access.

10. Wherever possible, each Licensee shall design their equipment area on District property to allow for private access without going through the main gate of the District Site.

11. Licensee shall provide at least 24-hour's prior written notice to the District when any activities by Licensee or its contractors will be occurring at a District Site. The notification shall be done through the District at **(949) 837-7050, ext. 251.**

12. Employees of Licensee and its contractors accessing a District property shall carry name badges and picture identification and shall present such to a District employee when requested. Persons without proper identification may be required to leave the Site.

13. All vehicles of Licensee or its contractors shall be marked as such and be distinguishable from general public vehicles when on a District Site. Any vehicle accessing District facilities without distinguishing markings shall display a business card in the windshield identifying the entity accessing the Site.

4.3 Ongoing Operations

1. Ongoing operations and maintenance of the Licensee's facility shall comply with all applicable local, state, and federal laws and regulations and the requirements of this Program and the applicable executed license agreement.

2. In the event Licensee installs any equipment outside the parameters of the License agreement without the prior written authorization of the District, the District may, at its sole discretion, terminate the agreement with the Licensee, or charge an unauthorized facility fee equivalent to 200% (two hundred percent) of the current Rent or License Fee that would have been due to the District for a similar increase in use had the District's prior consent been properly obtained. For the purposes of calculating the additional rent/License Fees due for such unauthorized equipment, the District will assume the equipment was in place for the period which is the shorter of: two years prior to the date of discovery or the period from the effective date of the applicable license agreement to the date of discovery.

5. Application Process Guidelines

All applications for proposed work at a District Site shall follow the general Application Process Guidelines (Project inception to project completion "close-out"):

1) Applicant contacts the District to request a Site Application for a proposed project (New Build, Modification or Decommission).
2) Applicant is referred to District's processing agent (Agent).
3) Upon contact, District's Agent shall provide the Applicant with a copy of the District's current Communication Facilities License Program and the District's Communications Facilities Project Application form.
4) Applicant shall complete the Communications Facilities Project Application Form, sign and date, then submit the form back to the Agent accompanied by a check for the appropriate fees issued by the Licensee (no third-party checks will be accepted) or a cashier's check.
5) Agent shall review the application for accuracy, clarity and completeness. Upon Agent's satisfaction, the application shall be delivered to the District for acceptance. The District shall provide the Applicant a letter of acceptance and receipt for the fees received, along with a project tracking number.

6) Applicant will coordinate with Agent for Site access if necessary for Architectural & Engineering surveys (A&E site-visit).
7) Applicant shall provide Agent with construction drawings/plans for District's review.
8) District may require the Applicant to have the construction drawings/plans corrected or modified and the District/Agent will provide redlined construction drawings/plans with comments for corrections.
9) Applicant shall provide Agent revised construction drawings/plans for District's final review and approval. Upon approval, the District shall provide the Applicant a letter of authorization (LOA) allowing the Applicant to submit the proposed construction drawings/plans to the local jurisdiction for any necessary entitlements. If the jurisdiction requires modifications to District approved construction drawings/plans, Applicant shall be required to obtain District approval for any modifications to previously District approved construction drawings/plans.
10) Once the Applicant has obtained all necessary entitlements and has fulfilled the requirements listed in Section 3 above the District will issue a Consent Letter allowing Licensee to undertake and complete the proposed work.
11) Prior to full completion of work, Licensee's contractor(s) shall schedule a walk-through with the District's Inspector to identify and list issues (punch-list), if any, with the work.
12) Once the punch-list items are completed Licensee's contractor(s) shall schedule a final walk-through with the District's Inspector.
    a. Upon District's final acceptance of the work, Licensee or its contractor(s) shall provide the District a set of as-built plans labeled "RECORD DRAWINGS", showing all field changes, if any. If no field changes were made – a note indicating "Built to Plan" shall be depicted on the Title Sheet.
    b. In addition to submitting "RECORD DRAWINGS", the Applicant or Licensee representative shall sign and date the Consent Letter and return the signed and dated document to the Agent for final project close-out.
    c. Upon District's acceptance of the "RECORD DRAWINGS" and receipt of the signed/dated Consent Letter from Licensee's representative, the District's Inspector shall sign, date and return the Consent Letter to the Applicant, which indicates the project has been successfully closed out.

6. Decommission or Termination Process

Any Licensee that decides to decommission its Communications Facilities on any of District's properties shall follow the process described herein.

Licensee shall submit a letter to the District, by certified mail or equivalent, indicating Licensee's intention to decommission its Communications Facility located on District property. The letter shall include Licensee's site name & number, District Site name, Site address, contact person, mailing address, e-mail address, and intended timeframe for the decommission activity.

The District shall provide Licensee a return letter acknowledging Licensee's intention to decommission its Communications Facility and directing Licensee to initiate the application process, payment of appropriate fees, and submission of necessary decommission plans.

Once fees are paid and decommission plans are approved, the Licensee shall remove all installed equipment and return the Site to pre-existing conditions, normal wear and tear excepted.

The process shall follow the guidelines provided in Section 5 above.

Appendix A

Communication Facility License Agreement Template

This Template is in review and will be added upon the first agreement

Appendix B

Amendment to Communication Facility License Agreement Template

This Template is in review and will be added upon the first amendment

Appendix C

Application Procedures

EL TORO WATER DISTRICT

WIRELESS TELECOMMUNICATION APPLICATION

PROCESSES & PROCEDURES

Required for all New& Existing Wireless Telecommunication Facilities

The purpose of this document is to ensure that the goals and objectives outlined in Telecommunications Policies and Procedures will be met with each submitted project.

Process:

Carrier and/or Carrier's Agent (Site Acquisition Consultant - "SAC") initiates contact with El Toro Water District (/ District) for their proposed new site build or modification project.

The District refers the SAC applicant to its wireless communications consultant ("Consultant") to begin the application process.

CONSULTANT provides the SAC a draft Application form and a copy of these Processes & Procedures / Project Check List.

The Application is completed by the SAC and returned to CONSULTANT for review / corrections / modifications.

CONSULTANT/District shall determine if the proposed Scope of Work conforms with the existing Lease/License Agreement. If the project's scope of work expands the facilities beyond the Leased/Licensed Premises, the District shall, at its discretion, requires an amendment to the existing Lease/License Agreement.

The revised Application is transmitted to the District, place on District letterhead, then forwarded back to the SAC for signature along with the District's Engineering Services form for SAC signature.

SAC signs the District's application and Engineering Services Application (ESA) form and return them to CONSULTANT along with the deposit check for $5,000.00 (to cover the District's out-of-pocket expenses incurred for its review of the proposed project – Legal, Technical, and Administrative costs). Please make check payable to the District.

CONSULTANT submits the signed project application, signed ESA and deposit fee to the District to log and provide a project tracking number. CONSULTANT/District provide a draft Amendment (if required) to SAC for review/redline and final District approval.

SAC coordinate a design visit, if necessary (Recommended, but not required). CONSULTANT/District and the Carrier's A&E services provider conducts a field design visit.

SAC submits preliminary design drawing (CD's) from the Carrier's Architect & Engineer to CONSULTANT for CONSULTANT/District review. Additionally, ETWD may, at its discretion, require the submittal of artistic renderings or photo-simulations as part of the review and approval process.

CONSULTANT/District review and redline the CD's and return them to the SAC to have the A&E correct and resubmit to CONSULTANT.

CONSULTANT submits the revised CD's to the District for final review, approval and signature.

CONSULTANT forwards the District signed CD's along with a Letter of Authorization - allowing the SAC to file with the appropriate authority for entitlement and building permits.

SAC shall provide to CONSULTANT/District the following:

Current Certificate of Insurance
Statement of the last 6 months of Rent payments
Structural Analysis (passing) (as applicable)
A copy of the Conditional Use Permit and Conditions of Approval (if applicable)
Artistic Renderings / Photo-simulations (if applicable)
A copy of the Building Permit
A copy of the City/County Stamped CD's
Carrier executed License/Lease or Amendment (if applicable)

If applicable, the District will schedule the Agreement or Amendment for BOD approval and full execution.

Upon receipt of the requested documents, CONSULTANT/District will issue a Consent Letter to allow for the construction of the project. SAC will coordinate a pre-construction site visit with the Carrier's Construction Manager (CM) / General Contractor (GC) prior to the start of construction. The GC must attend the pre-construction walk with the properly City signed and District approved plans. Failure to not have the plans or fully informed of the project may result in the pre-construction walk being cancelled and a rescheduled pre-construction walk arranged at an additional fee.

Upon completion of the pre-construction site visit, the GC will present CONSULTANT/District a copy of their insurances (COI's) and a construction schedule. Construction must commence within two weeks of pre-construction walk. In the sole and absolute discretion of the District, the District reserves the right to rescind the Consent Letter if the Carrier is unable to start construction in a timely manner.

The CD's, Building Permit and Letter of Authorization will be made available at the District's office to be picked-up by the SAC/GC. Scanned soft-copies shall be distributed to all stake-holders.

GC Construction activity commences. Note – GC shall follow site access protocol at all times.

Upon completion of construction activity, the GC will schedule a post construction punch-walk inspection with the Consultant who will make a recommendation to the District for approval once all work is completed.

The Carrier or its agent shall perform, at the District's sole discretion, a post installation Passive Inter-Modulation Test (PIM Test) to determine if the Carrier's facilities interfere with the District's SCADA communications system.

If any degradation to the District's SCADA communications system is experienced - the Carrier shall immediately cease operating on those frequencies causing interference until the source of the interference issues can be mitigated.

Carrier and/or its GC will provide "as-built" record drawings showing redlined changes and/or notes (if any) which are different from the permit CD's to CONSULTANT/District.

EL TORO WATER DISTRICT (DISTRICT)

WIRELESS TELECOMMUNICATION APPLICATION

PROCESSES & PROCEDURES

PROJECT CHECK LIST

- ☐ District Application – signed by the SAC along with a check to District for the $5,000 Deposit
- ☐ District Engineer Services Application – signed by the SAC or authorized signor
- ☐ Carrier's Certificate of Insurance – current
- ☐ Statement of last 6 month's Rent payments (if applicable)
- ☐ Structural Analysis (passing)
- ☐ Conditions of Approval & CUP (if applicable)
- ☐ Artistic Renderings / Photo-simulations (if applicable)
- ☐ City/County Stamped CD's from Building & Safety Dept.
- ☐ Building Permit (copy)
- ☐ Executed Amendment (if required)
- ☐ District signed Consent Letter
- ☐ GC Certificate of Insurance
- ☐ Construction Schedule
- ☐ GC 24/7 Contact
- ☐ Pre-construction site visit
- ☐ Post-construction punch-walk
- ☐ PIM Test, at the District's discretion (if applicable)
- ☐ Record Drawings "As-Built"
- ☐ Close-out acknowledgment signed by SAC

Appendix D

Fee Schedule

El Toro Water District
Communication License Program
Application Fee Schedule[1]

Checks for Site Application fees should be made payable to the El Toro Water District (District). Separate checks must be made specifically for each District property and for each type of fee. Prior to cashing the checks, the District will review each application and determine whether the required application fees have been submitted. If a fee has been submitted that is not necessary, the District will return the check. If fees are missing, the District will advise the applicant. Once a fee is accepted, it is non-refundable and not assignable to another Site or application. Failure to diligently pursue an application once submitted (for example, by not responding to a District request for information for several months) may result in denial of the application and require resubmittal.

Types of fees:

1. Application for a renewal or new License at a Site - $5,000 nonrefundable deposit and full reimbursement of District out-of-pocket and attorney fees above that amount.
2. Application for License Amendment - $2,250 nonrefundable deposit and full reimbursement of District out-of-pocket and attorney fees above that amount.
3. Application for a Consent Letter for minor improvements (no excavation) - $1,800 flat fee.
4. Application for a Consent Letter for major improvements (Site excavation) - $2,750 flat fee.
5. Application for a letter of authorization to commence zoning and permitting - $500 flat fee.
6. Specialty field inspections - $75 per hour (coating, welding, compaction, etc), billed to licensee upon completion of installation.
7. Application for Site decommission - $3,000 nonrefundable deposit and full reimbursement of District out-of-pocket and attorney fees above that amount.
8. Application for insurance compliance, name change, assignment, change of ownership or entity - $600.00 nonrefundable deposit and full reimbursement of District out-of-pocket and attorney fees above that amount.

[1] These processing application fees are in addition to the 'annual license fee' required under the License Agreement/Amendment.

Appendix E

Signature Block and Equipment Table Samples

Signature Block Sample and Equipment Schedule

Required on all title pages of drawings submitted to District for approval for communication license holder's Communications Facilities improvements.

El Toro Water District	
Chief Engineer	Date
District Site Name: _____	

EQUIPMENT SCHEDULE				
	ZONING APPROVED	**LICENSED APPROVED**	**EXISTING ON SITE**	**NEW MOD**
# OF ANTENNAS				
ANTENNA SIZE				
EQUIPMENT AREA				
RRU'S / LOCATION				

Appendix F

Construction Notes

These construction notes must appear on the notes sheet of every plan set submitted for District's final review and approval:

District Construction Notes:

1. The El Toro Water District inspector shall be notified at least two (2) working days prior to beginning of construction. Call **(949) 837-7050 Ext 251** to arrange for inspection.
2. A pre-construction conference of representatives from applicable agencies shall be held on-site at least three (3) days prior to beginning construction at which time a construction schedule and 24-hour contact information shall be provided to District.
3. Contractor shall maintain access to the Site at all times for District personnel. Open trenches shall be properly plated at the end of each working day to allow for 24-hour District access to the Site.
4. The Contractor and Cell Carrier shall be responsible for any damage due to Construction activities to the existing Site and shall return damaged facilities to existing condition or better at no cost to the District.
5. The Contractor shall notify underground service alert (DIG ALERT) at least two (2) working days prior to beginning construction at 1-800-422-4133. Any District facilities to be crossed or paralleled within five feet shall be potholed to verify location prior to working in the vicinity of District facilities. Contractor is responsible for providing gate access to DIG ALERT inspection(s).
7. All new and existing facilities owned by the represented cellular carrier shall be properly tagged identifying the owner's name and 24-hour phone number. Contractor shall ensure that RF and emergency contact signage is correct and meets the requirements from the local, state jurisdiction(s) and FCC. All signage must be reviewed by the District and may not be installed without the prior approval of the District.
8. The Contractor shall have a valid building permit, a set of plans approved by the District General Manager (or its designee) and a copy of the District issued Consent Letter on-site at all times.

9. The Contractor is responsible to ensure the Site is secure at all times, during both working and non-working hours.

10. The contractor shall saw cut all pavement. Backfill shall be one sack slurry or aggregate base to within 1" of existing AC.

12. The contractor shall provide a minimum cover of 30-inches on top of all conduits.

13. The contractor shall replace asphalt pavement with: 1st lift - 3/4" mix, relative compaction 95%, no more than 3" placed at any one time. 2nd lift - 1/2" fine, no more than 11/2" lift.

14. The contractor shall slurry seal the entire work area and any damaged areas curb to curb. The contractor may be required to slurry seal additional areas as required by District inspector.

15. If applicable, see Section 3.7 Softscape Replacement of the Procedures and Guidelines for Communication Facilities.

16. The contractor shall call the District's Inspector to perform a final walkthrough prior to concluding its work. Once all punch-list items, if any, are addressed, the contractor shall provide a set of District approved drawings with field mark-ups, if any, and labeled "RECORD DRAWINGS", signed and dated along with the District signed Consent letter to close-out the project.

17. The Plans must include a copy of the District's General Construction Notes, to be provided by the District's wireless consultant.

MEMORANDUM

To: Sheldon Yu, Moulton Niguel Water District

From: Tony Ingegneri, MNWD Consultant, ATS Communications

Date: September 11, 2025

Re: **Recent News Related to Dish**

Introduction

With the acquisition of Sprint by T-Mobile, Dish took the opportunity to enter the market as a new fourth wireless carrier. As part of the terms of the T-Mobile/Sprint arrangement, many of Sprint's redundant sites were to be given to Dish to establish their network. After several years of working on their deployment of cell sites, the integration of the Sprint sites along with their own new sites, Dish has decided to stop the development of their network.

Recently announced news states Dish has sold off its cellular frequencies to AT&T Wireless. The public face of the Dish network, Boost Mobile, will use the AT&T Wireless network to provide cellular service to their customers. In addition, AT&T will be handling the decommissioning of the 24,000 Dish cell sites currently in operation. Attached is a link to an article related to the Dish and AT&T announcements:

Status of MNWD Dish sites in operation and in progress

What this means for Moulton Niguel Water District is that 10 sites, one built and 9 in negotiations, will most likely be terminated shortly. While there may be some suitor to come along and buy the existing Dish network, they would either have to purchase frequencies from the United States Government or would have to purchase what frequencies may be available for sale on the market.

How viable any of this is still remains to be seen as this is very recent news and will be changing over the next few months. To that end, we have to anticipate the decommissioning of the one Dish site completed and the equipment left behind by Sprint for the benefit of several other anticipated Dish locations.

Prior negotiations with T-Mobile/Sprint

During the negotiations with T-Mobile/Sprint, District staff, ATS Communications and BB&K recognized the risk involved with Sprint equipment being left at the MNWD sites and on the tanks. During the negotiations of the decommissioning of the ten Sprint sites, $577,608.06 was received by the District, of which $250,000 ($25,000 per site) we directly related to the decommissioning of the sites should Dish go away.

Therefore, even though Dish will be decommissioning one site and not moving forward with the additional 9 sites, the few locations which still have Sprint equipment that was left for Dish can be removed with the monies negotiated.

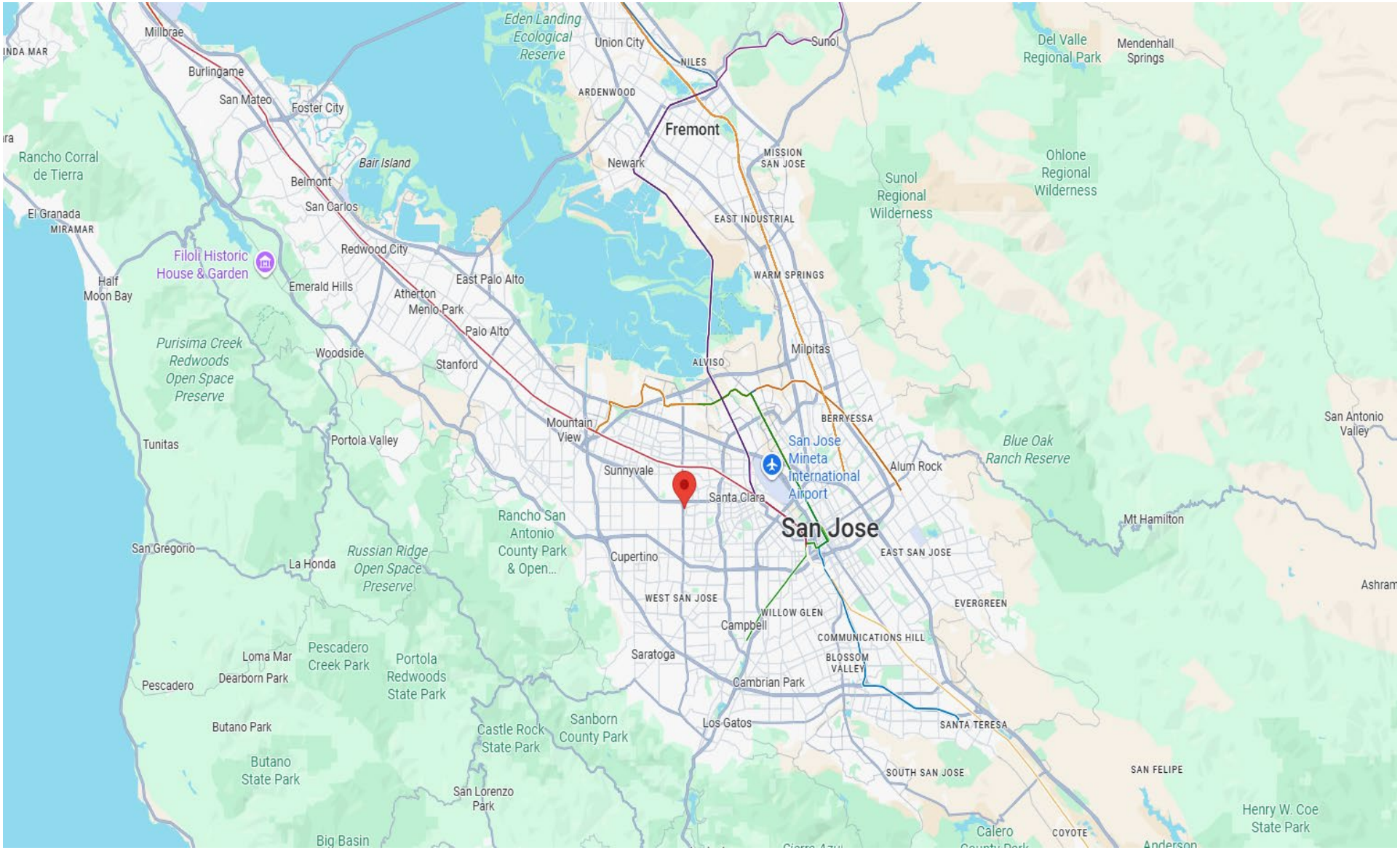
SITE CANDIDATE INFORMATION

Site Name: Villa Granada
Property Owner: Essex Property Trust, Inc.
Date: 08/11/2026

Landlord Representative: ATS Communications
Contact: Tony Ingegneri / Jacob Christman
Phone: (949) 922-2859 / (949) 632-3868
Email: tony@atscomm.com / jacob@atscomm.com

Address / APN	Lat/Long	Leasing Notes	Zoning Notes	Proposed Design	Available RAD
3593 Granada Ave, Santa Clara, CA 95051 / 290-01-152	37.349700, -121.995027	**Lease/Sub-Lease:** Prime lease between Essex and ATS. **Term**: Lease - 5 years with 4 x 5 year options.	**Jurisdiction:** City of Santa Clara **Zone:** PD **Max. Height for Zone:** **Setbacks**: **Process:** **Time Frame:** **Appeal Period:** **Notes:** Taking over Dish footprint	Monopole cellular site. New carrier to assume Dish footprint.	


Untitled Map
Write a description for your map.
Legend
3593 Granada Ave
Monopole
Meyer Place
Stout Pl
Wolf Pl
Fenner Pl
Flora Vista Ave
Lawrance Expy
Casa Ct
Granada Ave
Monopole
3593 Granada Ave
G2
Google Earth
200 ft
N


Millbrae
Burlingame
San Mateo
Foster City
Eden Landing Ecological Reserve
Union City
NILES
Sunol
Del Valle Regional Park
Mendenhall Springs
ARDENWOOD
Fremont
Rancho Corral de Tierra
Bair Island
Belmont
San Carlos
Newark
MISSION SAN JOSE
Ohlone Regional Wilderness
Sunol Regional Wilderness
El Granada
MIRAMAR
EAST INDUSTRIAL
Filoli Historic House & Garden
Redwood City
Half Moon Bay
Emerald Hills
East Palo Alto
Atherton
Menlo Park
WARM SPRINGS
Palo Alto
Purisima Creek Redwoods Open Space Preserve
Woodside
Stanford
ALVISO
Milpitas
Mountain View
BERRYESSA
San Antonio Valley
Tunitas
Portola Valley
San Jose Mineta International Airport
Blue Oak Ranch Reserve
Sunnyvale
Alum Rock
Santa Clara
Rancho San Antonio County Park & Open...
San Jose
Mt Hamilton
San Gregorio
La Honda
Russian Ridge Open Space Preserve
Cupertino
EAST SAN JOSE
Ashram
WEST SAN JOSE
WILLOW GLEN
EVERGREEN
Campbell
COMMUNICATIONS HILL
Loma Mar
Pescadero Creek Park
Portola Redwoods State Park
Saratoga
BLOSSOM VALLEY
Pescadero
Dearborn Park
Cambrian Park
Butano Park
Castle Rock State Park
Sanborn County Park
Los Gatos
SANTA TERESA
Butano State Park
SOUTH SAN JOSE
SAN FELIPE
San Lorenzo Park
Henry W. Coe State Park
Big Basin
Calero
COYOTE

MEMORANDUM

TO: Jose Gonzalez, Christi Hayes, Donnita Talavera, City of Palmdale
FROM: Tony Ingegneri, President, ATS Communications
DATE: October 22, 2025
RE: AT&T Wireless Facility at Marie Kerr Park Lease Term Status Comments

BACKGROUND

The City recently requested clarification on the remaining term of the Amended and Restated Communications Site Lease Agreement between the City of Palmdale and the NCWPCS MPL31 – Year Sites Tower Holdings LLC, as managed by Crown Castle (Lessee). This agreement commenced on December 2nd, 2015.

The initial term of the agreement was ten years according to Section 3. TERM, of the agreement. This coincides with the terms and conditions of the Conditional Use Permit (CUP) issued by the City. The initial term of the CUP is set to expire in about 45 days.

> 3. TERM. This Agreement shall be effective as of the date of execution by both Parties, provided, however, the initial term shall be for ten (10) years and shall commence on the Commencement Date (defined below).

To note, the agreement states that the Commencement Date is established by the full execution of the agreement, but there are no dates for the signatories. The date established by this memo is given as the date in the pre-amble of the lease agreement, December 2, 2015.

Lastly, to our knowledge, there are no defaults or issues with this lease between the City and Lessee at this time.

STATUS OF LEASE AGREEMENT TERM

According to Section 7. EXTENSIONS, Lessee is granted three (3) additional five-year (5) terms. The first term of these five-year terms is solely at the discretion of the Lessee and not the City. This is based on our business evaluation of the lease language. The City should submit the agreement to its own counsel for legal consideration.

Based on our interpretation of the agreement, the City could consider providing Lessee with a five (5) year Conditional Use Permit to coincide with the next term of the agreement. The following next two terms of the agreement allow for the City Manager to determine whether the City wants to extend the agreement.

7. EXTENSIONS. LESSEE is granted options to extend this Agreement for up to three (3) additional five-year (5) terms (each a "Renewal Term"). Each Renewal Term shall be on the same terms and conditions as set forth herein. This Lease Agreement shall automatically be extended for each successive five (5) year Renewal Term unless LESSEE notifies LESSOR in writing of LESSEE'S intention not to extend this Lease Agreement at least thirty (30) days prior to the expiration of the first Term or any Renewal Term. Subject to the approval of the City Manager, the LESSOR, after the expiration of the first Renewal Term, reserves the right to deny any Renewal Term extension by providing no less than six (6) months prior written notice before any extended term ends, if the LESSOR determines, in its reasonable discretion that LESSEE's continued tenancy would not be in conformity with the LESSOR's intended use of its Property at such time.

RECOMMENDATION

The City of Palmdale should, upon further advice of counsel, consider a Conditional Use Permit for the operation of the unmanned wireless facility at Marie Kerr Park as operated by Crown Castle. The City should further consider whether it should be a five (5) year or ten (10) year Conditional Use Permit.

The City should also consider whether a ten (10) year Conditional Use Permit restricts the future City Manager's ability to terminate the agreement, if necessary, in five years. While we are not aware of any pending changes expected for Marie Kerr Park at the location of the unmanned wireless facility, the City should make this determination.

MEMORANDUM

To: Susan Koleda, City of Palmdale

From: Tony Ingegneri, President, ATS Communications

Date: September 10, 2014

Re: **MetroPCS – LA3741A / T-Mobile – SV29513A – Domenic Massori Park - Modernization Project Review**

Background

MetroPCS (Royal Street Communications) entered into a lease on December 2, 2009 with the City of Palmdale for the purpose of installing a wireless communications facility at Domenic Massari Park located at 37716 55th Street East, Palmdale, CA 93550, APN: 3023-024-905.

Pursuant to Section 25a of the Agreement – *"LESSEE will not assign or transfer this Agreement or sublet any portion of the Premises without the prior written consent of LESSOR, which consent will not be unreasonably withheld, delayed or conditioned; provided, however, that LESSEE shall have the right to sublease or assign its rights to that LESSEE'S communications facilities under this Agreement, to any of LESSEE's (i) partners, parents, subsidiaries, affiliates, or successor legal entities, (ii) in connection with the sale, exchange, or other transfer of LESSEE's FCC authorization for the geographic area in which the Premises are located or of majority of LESSEE's network assets in the geographic area where the Premises are located, or (iii) in connection with any financing, loan, security interest, pledge, or mortgage of LESSEE's property."*

On May 1, 2013 T-Mobile acquired MetroPCS. The deal was structured as a reverse merger. The larger T-Mobile USA, which was a wholly owned subsidiary of Germany's Deutsche Telekom AG and thus lacked its own stock listing, was "acquired" by the smaller MetroPCS Communications Inc. and inherited its stock listing. However, Deutsche Telekom owns 74 percent of the new, combined company. The stock is trading under a new ticker symbol, "TMUS," on the New York Stock Exchange.

Pursuant to Section 10 of the Agreement: USE. "*LESSEE may use the Premises for any lawful activity in connection with the provisions of mobile/wireless communications services, including without limitation, the transmission and the reception of radio communication signals on various frequencies and the construction, maintenance, and operation of related communications facilities. Accordingly, LESSEE shall have the right to construct, maintain, install, repair, and operate on the Premises radio communications facilities, including but not limited to, radio frequency transmitting and receiving equipment, batteries, utility lines, transmission lines, radio frequency transmitting and receiving antennas and supporting structures and improvements ("LESSEE's Facilities"). All improvements shall be at LESSEE's sole expense and the installation of all improvements shall be at the discretion and option of LESSEE, with LESSOR approval, which approval shall not be unreasonably withheld, delayed or conditioned. Said approval shall be obtained from LESSOR prior to commencement of any construction, alterations, modifications or improvements pursuant to Section 9 above, and LESSEE agrees to submit architectural and engineering drawings ("Plans") of the equipment to be installed. LESSEE agrees that the installation and maintenance of LESSEE's Facilities shall be*

effected with all reasonable diligence and precaution to avoid damage to the land, property or personnel. Notwithstanding the foregoing, once the initial improvements are installed, ***LESSEE may replace, substitute, upgrade and expand its equipment, cables and antennas which comprise LESSEE's Facilities for the purpose of repairing or upgrading the communications capabilities of LESSEE's Facilities, with notice to LESSOR, so long as the equipment, cables or antennas remain within the original physical parameters of the Premises. LESSEE shall not make any substantive physical and/or aesthetic changes to the Premises without the prior approval of LESSOR which shall not be unreasonably withheld, conditioned or delayed.*** *Any such changes are subject to the provisions of Section 13 contained herein below. LESSEE shall be responsible for the cost of any and all damage to park property including but not limited to turf, concrete and/or asphalt, buildings and/or apprentices caused by LESSEE regardless of negligence. LESSOR at its discretion may require LESSEE to repair and or replace said damages or contract for said services and bill LESSEE. The cost of said repairs can be subtracted from any deposits retained by LESSOR. LESSEE shall have the right to install any warning signs on or about the Premises required by federal, state or local law.*

The proposed modifications are consistent with the leased facilities. MetroPCS is in compliance with the language of the Agreement regarding the merger with T-Mobile. However, notice should be provided to the City outlining the ownership change (if any) with respect to the wireless communications facilities.

Project Proposal

MetroPCS/T-Mobile proposes to upgrade its facilities at Domenic Massari Park as follows:
Remove and replace three (3) existing (57") antennas to TMBXX6516 (60") antennas and remove lower unused antenna mounts (to improve the light pole's aesthetics). All other facilities and equipment to remain "as-is".

Documents Required (for Landlord Consent Letter Approval)

- Planning/Zoning Approval
- Building Permit Ready to Issue Memo or Building Permit
- Structural Analysis Report
- Approved Construction Drawings - CD's100% for City of Palmdale Signature as LL
- MetroPCS Merger w/ T-Mobile letter – conferring current ownership of the facilities

Moulton Niguel Water District
June 28, 2023

Project Tracker - ATS Updates 06/28/23

Bear Brand Reservoir - Conduit Relocation for Seismic Upgrades (JC): 06/28/23: VZW = Done, TMO = Still needs to replace bollards - will need to wait until project is completed, DISH = FC complete date is June 30, AT&T = FC complete date is June 30. Per SY, *"Between ATS and MC, please ensure we have MNWD presence at this site through project closeout".*

East Aliso Creek - Conduit Relocation for New Water Line (AT): 09/06/22: Discussion with SY re: relocated ATT and TMO conduits above new water main instead of digging 10' down. Temporary cable across driveway near stairs and run along base of tank 3' above grade using magnets. 09/14/22: Sent redlined CD's to ATT showing alternate path for cables & conduits. 05/03/23: Temp relo cables to tank at stairs and run at base of tank @ 3' level with magnets to antenna sector. Re-install conduit above CIP post install. FC CIP CX start = August 2023. Need updated CIP CX start timeframe. 06/28/23: Site walk conducted with AT&T and TMO on June 27. VZW out of MNWD work area. Update?

AT&T PROJECTS:

1) **Bear Brand - LA3071 (FA#10094563) - CELL2022-007 - Antenna Mod:** 05/31/21: NTP items received - LOC can be issued. Seismic Retro-fit project underway - ETA CXC = ??? AT&T is 3rd in line behind TMO & VZW.

2) **Bear Brand - LA3071 (FA#10094563) - CELL2022-016 - GEN Add:** 09/27/22: Sent project App & Fee Request to SAC. 12/5/22: ATS to follow up in Q1. 01/9/23: Rcvd. App & Fee, sent rcpt. to TI, SY, KK. 02/7/23: Sent SAC App Rcpt and redlined CD's (former Sprint enclosure). 06/28/23: Still Pending AT&T prelim CD's. (AT&T to use abandoned Sprint CMU enclosure).

3) **Crown Valley - LA3139 (FA# 10094537) - SHELTER RELOCATION:** 05/31/23: AT and MC conduct site walk with AT&T GC on May 16. GC to provide "rough drawings" for agreed upon solution for MNWD to review. AT following up with GC on rough drawings. 06/07/23: SAC fwds 90% CD's for review-redlining. RP fwds CD's to BL requesting redlining due to his familiarity with the site and the issue. 06/08/23: 06/08/23: BL sends ATS redlined CD's to team stating, *"In addition to the new shelter location we need drawings of the demo for the existing shelter, concrete pad, U/G conduits".* 06/11/23: SY replies to ATS regarding redlined CD's, *"We need to press ATT to work on this shelter relo at CVR as well as Bear Brand and Big B (EAC) relo of conduits for MNWD. Until then, I'm going to pause on new apps because we already have existing pressing matters".* 06/18/23: RP fwds redlined CD's to AT&T CX Mgr (Albert Sandoval) with instruction to provided Rvsd CD's along with drawings for the demo of the existing shelter, concrete pad and U/G conduits and CX Mgr confirms. 06/27/23: RP sends follow up email to CX Mgr (Albert) requesting ETA for Rvsd CD's and drawing for demo of existing shelter, concrete pad, and U/G conduits.

4) **East Aliso Creek - LAC738 (FA#10087062) CELL2022-008: Antenna Mod:** 05/3/23: Notice to GC – VZW wrapping up by week of May 15. 05/31/23: Pending pre-con and CX Schedule. Notified SAC that pre-con can be scheduled once VZW mod is completed - FC for CXC = June 16. CIP Project ETA = August 2023. 06/09/23: RP sends AT heads up email informing that ATT might be trying to sneak the LTE 6C Antenna Mod (MNWD CELL2022-29) in with the 5G Antenna Mod (MNWD CELL2022-008) and to be very aware during the 5G Mod pre-con. 06/12/23: AT informs ATT CX Mgr that VZW will not be done with their mod until June 21 and pre-con can be scheduled after that. ATT CX Mgr requests pre-con be scheduled for June 23. 06/15/23: RP informs CX Mgr of forthcoming conduit relo project that involves AT&T & TMO and that ATT Antenna Mod is going to be held up. AT to notify once pre-con can be scheduled.

5) **East Aliso Creek - LAC738 (FA#10087062) - CELL2022-029 - Antenna Mod/AMD:** 03/2/23: Signed LOA and approved CD's to SAC, rcvd FC dates. 05/03/23: RFI on project status sent to SAC. 06/19/23: SAC sends ZOK, BP-RTI, SA and MNWD approved CD's. 06/27/23: Pending AMD # 2, BP, etc. Antenna Mod CELL2022-008 is first up but must await completion of MNWD CIP project.

6) **East Aliso Creek - LAC738 (FA#10087062) - CELL2022-017 - GEN Add/AMD:** 04/10/23: Q&A with SY re: noise study > required by JX. 04/12/23: Hold on LOA per SY. 05/3/23: Sent notice to SAC that delay due to multiple backlog projects. 05/31/23: Final Rvsd CD's received on May 26. Pending AT&T Shelter Relo @ CVR and AMD # 3. 06/03/23: RP to produce LOA and send to SY for signing-notary along with Rvsd CD's (dated May 18, 2023). 06/17/23: SAC informed of issues with AT&T at other MNWD properties, so ATS has been instructed us to hold on other AT&T projects for the time being.

7) **El Dorado - CLL04560 - CELL2022-006 - NSB:** 04/19/23: Sent SAC MNWD response - no to RRUS at base of tank**.** 05/31/23: Pending ATT entitlements. Per SY, CX must not start until mid-Jan or early Feb due to RMS project. Also, per SY, during undergrounding of conduit - which must be completed *prior* to RMS - ATT must stay shallow and not go lower than 632.18. (Per BL, discussed proration with SY & BBK). 06/27/23: RP to fwd ATS redlines to latest Draft Lease and ZD's to SAC upon approval to proceed from SY. Original App expired on April 8, 2023 - Request Extension App?

8) **Moulton Peak - OC0050 (FA#: 10082267) - CELL2022-013 - Antenna Mod:** 05/3/203: Sent draft rev. project app & fee request. 05/31/23: Still pending Extension App & Fee. All NTP items are IN and ATT wants to start CX in June. Once Extension App & Fee are received, MNWD-ATS should conduct another pre-con as original pre-con was held on August 23, 2022. 06/05/23: ATT CX Mgr sends email to RP pushing for pre-con this week. RP replies, *"This pre-con cannot be scheduled until ATS office notifies me that the completed, signed and dated Extension App along with the check has been received".* 06/21/23: RP fwds Extension App Receipt to SAC. 06/28/23: Move forward with pre-con?

9) **PID#3, RES#2 (FA#:10086987) CLU3874 - CELL2022-010 - Antenna Mod:** 02/22/23: New project App & Fee required if CX starts post March 17, 2023. 04/19/23: New project App & Fee required - sent to SAC (Ian Corner). 05/3/23: RFI sent to SAC on new App & Fee req. 05/31/23: Pending Extension App & Fee. Need to schedule pre-con with GC once App & Fee received. 06/21/23: RP fwds Extension App Receipt to SAC. 06/28/23: Move forward with pre-con (if ATT is ready)?

10) **Rancho - LAC994 - CELL2022-015 - NEW Antenna Mod:** 03/8/23: RFI on project status. 03/9/23: RF changed SOW, Req. Rev. CD's for new LOA. 03/22/23: RFI from SAC on status of Rev. CDs. 5/3/23: RFI sent to SAC on project status. 05/31/23: Pending AT&T Rvsd CD's. 06/14/23: Status quo. 06/20/23: SAC fwds Rvsd CD's. 06/28/23: Pending RP review of Rvsd CD's. To make LOA request if CD's look good.

11) **Rancho - LAC994 - CELL2022-031 - GEN Add:** 11/07/22: Rcvd. Inquiry from SAC (Henry French) to place generator adjacent to shelter. 11/16/22: Sent SAC App & fee request. 01/9/23: App.Rcpt. sent to TI,SY,KK. 2/7/23: Redlined CDs sent to SAC. 02/7/23: Sent rlCDs to SAC. 02/15/23: Plan-flip w/ SY. 02/16/23: MNWD rlCDs sent to SAC. 05/3/23: Pending ATT Revised CD's. 05/31/23: Rvsd CD's received on May 30. RP to review and produce LOA for SY signing-notary. 06/03/23: RP to produce LOA and send to SY for signing-notary along with Rvsd CD's. 06/28/23: RP holding on LOA request until SY satisfied with AT&T progress at other MNWD properties.

12) **Sheep Hills - LA399 (FA#10087091) - CELL2022-009 - Antenna Mod/AMD:** 05/24/23: ATT Prop Mgmt notified of road paving-resurfacing scheduled for month of June 2023 so access will be limited or blocked off during entire month**.** 05/31/23: AT&T has placed project on HOLD as of May 3. CX Mgr states, *"It will start sometime next year".* New App & Fee will be required when AT&T decides to move forward. (Site paving start ETA May 8 thru June 9).

VZW PROJECTS:

1) **Bear Brand - Croix - NG304893 - CELL2021-033 - Antenna MOD:** 05/2/23: SAC updated on project status - first cables to be relocated, followed by paving, then project can proceed. 05/31/23: Project on HOLD pending Seismic Retrofit CXC. VZW will need to wait until seismic upgrade CXC Q2-2023. VZW is 2nd in line (behind TMO) to conduct site modifications.

2) **Crown Point PS - La Paz - NG60333 - CELL2021-034 - Antenna Mod:** 05/31/23: CX started on May 1. FC for CXC = June 23. (Delayed slightly due to beehive issue). 06/28/23: City inspection scheduled for June 29. Final inspection to be scheduled once BP Final secured.

3) **East Aliso Creek -Moulton - CELL2021-031 - Antenna MOD:** 03/22/23: CX start = March 20, 2023. 04/19/23: Phase I = Relo power & telco, Phase II = Antenna mod. 05/31/23: Phase II CX started on May 8. CXC FC date = June 20. 06/28/23: Status of CXC and final inspection?

4) **GOLDEN LANTERN PUMP STATION - Sardinia - NG60822 - CELL2022-011** - **Antenna Mod:** 05/31/23: CX started on May 23. CXC FC date = July 7. 06/28/23: CXC on track?

5) **PID#3, RES#2 - Pacific Island - NG103335 - CELL2022-003 - Antenna MOD:** 05/31/23: Pre-con conducted on May 11. On May 30, GC states *"We're still hoping to start next week but still pending confirmation from Bryon Wells (J Colon) that they will be able to support. We have some work on our end to be ready for them".* 06/07/23: RP sends email to AT requesting confirmation that CX started on June 5 - AT confirms. FC date for CXC = July 28.

6) **Rancho - Golden Lantern - CELL2022-004 - Antenna Mod:** 04/28/23: Pre-con coordinate w/ RP. 05/01/23: Rcvd. GC COIs & POC; SAC indicated that site will not be ready for CX for a couple of months (bird nest). 05/03/23: AT request biologist review on bird nest - Pending LOC Dox (BP) CXS ~ Jul/Aug. 05/31/23: VZW CX Mgr informs ATS on May 5, *"VZW has not given us the go ahead to begin CX. Once we do get the go ahead, we can order our material (lead time 3-4 weeks) and circle back on the bird survey, then pre-con".* VZW PM sends email to RP stating, *"VZW's regulatory filing has expired. We need permission from the structure owner to file with the FAA on their behalf so we can stay complaint. We need to complete this before we can give the GC the green light to move forward"*. 06/14/23: RP replies to VZW PM requesting status of the bird's nest issue. VZW PM replies informing that the plan is to run another bird study within 10 days of CXS but cannot start until regulatory is re-filed and cleared. Still need LOC. Still need pre-con. 06/28/23: RP fwds VZW PM clarification on FAA re-filing process and request approval for VZW to proceed.

7) **SEVILLE - Bahia - NG78745-1 - CELL2023-004 - New License** - Lease expires Jan 12, 2024. 02/21/23: Sent draft new License App to SAC. 03/07/23: Notice to SAC only check from VZW or Cashier's check. 05/08/23: BL sends copy of CORRECT App Receipt to SAC. 06/13/23: SAC forwards Draft AMD # 2 (Lease Renewal) to ATS for review stating, *"We kept the same format as the last AMD".* 06/21/23: RP sends email to CA with NEW Draft License Agreement (from latest P&P) attached stating, *"I believe MNWD would prefer to use this Draft New License as opposed to an AMD produced by VZW".* 06/28/23: Confirm with SY using New Draft License as opposed to AMD.

TMO PROJECTS:

1) **Bear Brand - LA02164A - CELL2021-001** - **Antenna Mod:** 05/3/23: TMO to start cable relo May 8. Antenna MOD to take place after all cable relo's completed. 05/31/23: Pending Pre-con (#2) - Original pre-con conducted Oct 1, 2021. TMO to HOLD OFF until after Seismic Retrofit is CXC. TMO IS FIRST IN LINE FOR MODS.

2) **Crown Valley Reservoir - LA02228A - CELL2021-030 (Rev 2)** - ~~**Antenna MOD (L600)**~~ **/ Power Upgrade:** 05/31/23: POWER UPGRADE portion of project closed-out on May 17. L600 project will need NEW App & Fee.

3) **Nellie Gail IE94335A (f/k/a LA2797) - CELL2023-001 - NEW LICENSE**: 05/31/23: TMO SAC PM (Judy Ma) informs ATS on May 12 that IE94335A is, *"Headed toward Decom as LA02123A alone covers the area".* RP sends follow up email to SAC PM on May 29 requesting confirmation that IE94335A should be added to Decom list since ATS is working with Catrina Hampton on all other (Sprint) Decoms - awaiting response. 06/28/23: RP sends follow up email to Judy Ma.

4) **PID #3/RES #2 - LA03627D - CELL2022-012 - NEW LICENSE**: 01/31/23: FE License sent to SAC. 02/16/23: Rcvd COIs, Bond is still in process. 02/22/23: Sent Rev. COI's to Karen. 03/8/23: RFI to TMO Prop Mgt ETA on Removal Bond. 03/22/23: Resent request for Bond. 04/19/23: FE Bond sent to SY. 05/03/23: Request Rent History from KK. 05/31/23. New License Agreement FE'd on Jan 31, 2023. Pending ATS Rent Audit for Annual Fee invoice - RP to follow up with BL.

5) **San Joaquin LS - LA02241A - CELL2023-003 - Antenna MOD**: 05/31/23: District rejects proposed new design on May 18 - SAC notified. 06/09/23: RP fwds App Receipt (for remaining balance) to SAC along with MNWD's reasoning for rejecting TMO's newly proposed design and informing that TMO must come up with another design / SAC replies to RP, *"TY for the feedback. We'll discuss internally and advise".* 06/23/23: SAC fwds alternate design to RP for review. 06/28/23: TEAMS call scheduled with SAC for ??? to compare new design to rejected design.

6) **Seville** - **LA02413A - CELL2022-018** - **Antenna MOD/AMD:** 10/05/22: Rcvd SY signed LOA. 11/21/22: Sent VZW Antenna Specs to SAC for MPE Report for City. 05/11/23: BL to SAC, "The CD's are OK to send to the JX for entitlements. Please work with RP going forward (e.g. AMD)". 06/14/23: Pending TMO Entitlements. ATS to prepare Draft AMD # 1. 06/28/23: Status quo.

SDG&E PROJECT:

1) **Nellie Gail - 6561A0232 - CELL2022-005 - New License:** 12/12/22: Sent SY License comparison between District approved language vs SDG&E redlines. 01/11/23: Resent word compare to SY. 02/21/23: Rcvd SY redlined comments. 04/12/23: Brian N. responds to BL, *"SDG&E has a few items (redlined on the attached) highlighted for reconsideration"* and suggests conf call. BL replies informing he will discuss redlines with MNWD. ATS to send final Draft & redlines to SDGE. 05/31/23: BL sends email to SY on May 16 suggesting conf call between Brian Niemela (SDG&E), SY and ATS in-house counsel (Chris Adams) as New License Agreement has been, *"Dragging on and it doesn't seem like we are getting anywhere on the bond quotes".* 06/14/23: Chris Adams standing by ready to assist. 06/20/23: Brian N. sends follow up email to ATS. 06/28/23: RP replies to Brian N. informing that ATS will address SDG&E redlined comments to Draft License and get back. Should we schedule a conf call with Brian as suggested by BL on May 16?

DISH PROJECTS:

NOTE: ATS is engaged with DISH on all projects, and they remain interested. We have asked them to provide proposed terms for each Sprint takeover location.

1) Bear Brand - LSSNA01209A - CELL2021-019 - NSB (DISH TO TAKE OVER NEXTEL SHELTER): 01/27/23: DISH CM (Jeff Rogers) confirms 2-4x4" sweeps per sector. 03/08/23: RFI - confirmation on sweep install. 05/31/23: Pending DISH License and Entitlements. On May 16, BL sends SY Draft License Agreement (using latest approved License for DISH @ EAC as template) and requests approval to send Draft to DISH.

2) East Aliso Creek - LSSNA01220B - CELL2022-001 - NSB (DISH TO TAKE OVER SPRINT EQUIP AREA): 03/2/23: Draft License (with updated Insurance language) sent to SAC. 03/16/23: Rcvd PE License, copy of Bond, & COIs. 05/31/23: Pending DISH Entitlements. ATS to send License Package to SY once Sprint has decommed - FE'd License pending Sprint Decom. (RP & CA working with Catrina Hampton @ TMO on ALL Sprint TRA's and Decoms).

3) Moulton Peak - LSSNA01164B - CELL2021-020 - NSB (NEW SITE DESIGN - No Sprint Take Over): 05/31/23: Pending DISH entitlements.

4) PID 3, RES2 - LSSNA01210A - CELL2021-011 - NSB/Sprint Assignment (TAKE OVER SPRINT EQUIP AREA): 02/06/23: Draft LOA and CDs submitted to SY. 02/21/23: SY signed LOA and approved ZD's sent to SAC. 05/31/23: Pending DISH entitlements. ATS to draft License Agreement once Sprint Decoms. BL forwards Removal Bond quotes to SY on May 15 - Awaiting SY chosen quote.

5) Rancho Reservoir - LSSNA01181A - CELL2021-032 - NSB/Sprint Assignment (TAKE OVER MPCS EQUIP AREA): 01/31/23: FE License sent to SAC. Requested COI's and Bond. 05/31/23: CX started on April 11, but birds nest discovered on VZW cable tray on April 19. DISH biologist conducts survey and recommends follow up survey around mid-July. CX on HOLD until follow up survey is completed.

6) Seville - LSSNA01250C - CELL2022-008 – NSB (TAKE OVER SPRINT EQUIP AREA): 05/31/23: Pending DISH entitlements. ATS to draft License Agreement once Sprint Decoms.

7) Sheep Hills - LSSNA01216A - CELL2021-021 - NSB (TAKE OVER SPRINT EQUIP AREA): 10/19/22: Sent notice to DISH that Sprint is decomming site and for DISH to utilize the Sprint infrastructure. 12/12/22: Site visit for FTTCS scheduled for Dec 20. 05/31/23: Pending DISH entitlements. ATS to draft License Agreement once Sprint Decoms. (Per BL, use approved Rancho License as template - take over Sprint infrastructure).

8) Nellie Gail/Mathis - LSSNA01256B - CELL2022-014 - NSB (TAKE OVER SPRINT EQUIP AREA): 05/31/23: Pending DISH entitlements. ATS to draft License Agreement once Sprint Decoms. (Per BL, use approved Rancho License as template - take over Sprint infrastructure).

9) **Crown Valley Reservoir - LSSNA01257B - CELL2023-002 - NSB (NEW SITE DESIGN - No Sprint Take Over):** 06/17/23: RP fwds redlined 90% ZD's to JH requesting additional redlines. 06/28/23: JH confirms ZD's include the necessary info for Zoning Submittal. RP to send minor redlines to SAC.

SPRINT PROJECTS:

NOTE: TMO (Sprint) is offering to pay 50% of the remaining term pay-out for all 10 MNWD Decoms. All termination dates are 12/31/25. To address on Sprint Decoms TEAMS call scheduled for July 6th.

(1) Bear Brand - OG03XC130 - CELL2022-021 - PARTIAL DECOM: 07/11/22 sent App to CM. 8/10/22: RFI on GC/POC for Decom & T&R. 9/7/22: RFI on App & Fee sent to Bruce Miller. 9/20/22: App & Fee sent to District. 10/5/22: Project logged in. 11/22/22: Notice to TEG no work until seismic retro complete – eta 3/2023. Sent SY redlined Decom CDs. 1/11/23: sent rev. rlCD's to SY for rev. SOW. Sprint to remove UG conduits to tanks, electrical meter, power cables - Pending Seismic Retrofit completion for partial Decom. SY to review DECOM CDs/SOW - need to remove all U/G Conduits. 05/31/23: Still pending Seismic Retrofit completion for partial Decom. ATS to generate draft TRA. RP & CA working with Catrina Hampton @ TMO on TRA and Decom. (AT&T to use equipment pad for GNR location).

(2) East Aliso Creek - OG03XC143 - CELL2022-024 - PARTIAL DECOM: 08/22/22: Sent App & Fee request to Bruce Miller. 10/13/22: Project logged in. 10/16/22: Ericsson GC for Decom (Gray Wigginton). 10/24/22: Plan-Flip. 12/1/22: Sent Decom rlCD's to SY for review and approval. 3/22/23: Notice Eric Petto is taking over for Marc. Sent redlined CD's. 05/31/23: ATS to generate draft TRA. RP & CA working with Catrina Hampton @ TMO on TRA and Decom. (DISH take-over).

(3) GOLDEN LANTERN PS - OG54XC546 - CELL2022-020 - FULL DECOM: 07/7/22: Sent App to Bruce Miller. 8/10/22: RFI on GC/POC for Decom & T&R. 8/10/22: TEG = GC. 8/26/22: App.Rcpt. Sent – Project logged-in. 10/27/22: Recon walk scheduled for 11.3. 11/2/22: Sent TEG Decom CD's. 11/28/22: TEG to coordinate w/ RP & JC on scheduling decom site walk. 12/5/22: Sent TEG sample COIs. 12/7/22: Rcvd. CX Schedule ETA CXC 12/23. No NTP provide to GC. 1/25/23: RFI sent to GC on project status. 3/15/23: Decom site walk completed. Sent draft CX schedule to GC. 05/31/23: Decom completed and project closed-out with exception of pending TRA. RP & CA working with Catrina Hampton @ TMO on TRA.

(4) LA PAZ OG03XC122 - CELL2022-019 - FULL DECOM: 07/5/22: Sent CM draft project Application & Fee request sent to Bruce Miller. 8/10/22: RFI on GC/POC for Decom & T&R. 8/26/22: Rcvd App & Fee, App Rcpt sent, project logged-in. 11/22/22: Sent Decom CD's to TEG. 12/3/22: Recon site walk completed. 05/31/23: Pending CX Schedule & COI's. ATS to generate draft TRA. RP & CA working with Catrina Hampton @ TMO on TRA and Decom. (FULL SCRAPE).

(5) Moulton Peak OG72XC005 - CELL2022-027 - FULL DECOM: 09/1/22: Rcvd. Termination Letter (dated 8/29/22). 9/7/22: Sent notice to Dish SAC to see if they want to take-over the Sprint facilities. Sent draft Application & Fee request to Bruce Miller. 10/5/22: AppRcpt sent, project logged in. 11/29/22: Rcvd. Sprint decom CDs. BL redlined CDs sent to SY for review / approval. 1/23/23: Reviewed SOW w/ SY – Rcvd. EX LOA. 1/25/23: Sent FE LOA to GC and SAC. 05/31/23: Pending Sprint Entitlements. ATS to generate draft TRA. RP & CA working with Catrina Hampton on TRA and Decom.

(6) **NELLIE GAIL/MATHIS - OG03XC121 - CELL2022-022 - PARTIAL DECOM:** 07/12/22: Sent App to CM. 8/10/22: RFI on GC/POC for Decom & T&R. 10/31/22: RFI on App&Fee sent to Bruce. 11/2/2022: Follow up on App&Fee. 12/5/22: Follow up on App & Fee w/ Diversified. GC indicated sent a week ago. 12/14/22: RFI on status of App & Fee. 05/31/23: ATS to redline Decom CD's for MNWD review. RP & CA working with Catrina Hampton on TRA and Decom. (DISH to take-over).

(7) **PID3, RES2 - OG54XC554 - CELL2021-025 - PARTIAL DECOM:** 09/20/21: Project Logged-in. SAC Isaiah Ireys. 1/4/22: Sent draft T&R Agreement to SY for BBK review. 1/11/22: Sent rlCD's to Brian Boyer - TMO – DECOM CM. 1/26/22: Rcvd. Revised Decom CD's. Plan-flip w/ SY completed. 3/11/22: LOC issued. 7/27/22: BBK review/redlines. 9/29/22: Update to Sprint GC on TMO Ant. MOD v. Re-roofing delay. 10/24/22: Sample T&TR from SMWD sent to SY. 11/2/22: Approved Decom CD's sent to TEG. 11/8/22: Decom site walk scheduled for 11.17. 11/17/22: Decom Site walk Completed. 11/29/22: Req. TEG COIs. 11/30/22: Rcvd COI's. 8/10/22: Sent original License to CA. 12/1/22: Sent CX Schedule template to TEG. 12/5/22: SY/BL discuss T&R and total fee to be paid (2023 + bond amount (escalated)). 12/9/22: Notice from GC – J.Colon will paint on 12/19; SY confirmed T&R ok to send; Confirmed CX start. 12/14/22: final draft and ex Dox sent to TMO for DocuSign (Full License Fee to 12/31/2025) – 12/5/22: Update sent to SAC & GC O(CIK). 1/11/23: CX complete per MC, need final inspection, need to repair CMU block wall holes - Pending TMO PE T&R. ATS follow up on T&R with Carolyn Williams. 05/31/23: RP & CA working with Catrina Hampton on TRA. RP sends email to SY on May 26 requesting approval to use P3R2 Draft TRA (sent to RP on May 22) as template for all MNWD TRA's with Sprint-TMO. (DISH to take-over).

(8) **Rancho - OG54XC552 - CELL2021-026 - FULL DECOM:** 09/20/21: Project Logged-in. SAC Isaiah Ireys. 1/11/22: Sent redlined Decom CD's to SAC – Site will require complete removal and restoration. 1/24/22: Rcvd. Revised Decom CD's. 1/26/22: Rev. Decom CD's sent to SY, request plan-flip with SY. Plan-flip completed - Full Scrape required. 3/9/22: Notice received that TMO is going to request a generator add at Rancho – may need the equipment space. Sprint's antennas have been removed from the tank. 8/10/22: RFI POC for TEG (GC), 12/2/22: Decom site walk completed - Pending COI's & CX Schedule from GC. 05/31/23: ATS to generate draft TRA. RP & CA working with Catrina Hampton @ TMO on TRA and Decom. (FULL SCRAPE).

(9) **Seville OG03XC118 - CELL2022-025 - PARTIAL DECOM:** 09/1/22: Rcvd. Termination Letter (dated 8/15/22). 9/7/22: Sent notice to DISH SAC to see if they want to take over the Sprint facilities. Sent draft App & Fee request to Marc Holding. 11/2/22: Follow up on App & Fee with Marc - in process. 12/14/22: BL follow up w/ MH on App & Fee request. 3/22/23: New TMO PM (Carlos) resent App & Fee req. 05/31/23: Still Pending App & Fee - Originally sent to Sprint-TMO in early Sept 2022. RP to follow up with Catrina Hampton. (DISH to take over).

(10) **Sheep Hills - OG03XC111 - CELL2022-030 - PARTIAL DECOM:** 10/19/22: Rcvd. Non-renewal Letter. Sent notice to Marc & Bruce for POC info. 11/2/22: Sent Bruce draft App&Fee. 11/17/22: App.Rcpt sent. 11/23/22: Decom App & Fee Rcvd. Per SY. 12/5/22: App Rcpt sent to Bruce - GC is TEG. 05/31/23: Pending ATS redlined Decom CD's. ATS to generate draft TRA. RP & CA working with Catrina Hampton @ TMO on TRA and Decom. (DISH to take over).

(11) Treatment Plant 3A/SCE Tower OG54XC449 (now IE82275A) - CELL2022-032 - New License: 12/12/22: Rcvd. Notice from SAC – Expiring Lease on SDGE/MNWD site – request new License. Sent SAC App&Fee request. 1/19/23: Sent App Rcpt. & rlCD's to SAC. 1/26/23: Rcvd. Rev.CDs. 3/2/23: Sent LOA & approved CD's to SAC. 05/31/23: Pending TMO entitlements. Nutshell (per SCE): *"SCE Tower Agmt with Sprint expires June 25, 2023. We (SCE) understand that the Ground Agmt will be between TMO and MNWD. We will draft the Consent doc once TMO and MNWD have agreed to terms for the Ground SLA".* NO $$ to MNWD due to Shea Homes maintaining rent payments in deeding the property to MNWD. On May 29, RP forwards Draft License with SAC redlines to CA for review and comments. Per SY, "One more year on Agreement". 06/14/23: ATS in house counsel stands ready to assist. 06/28/23: RP & CA working with SAC on Draft License Agreement.

MOULTON NIGEL WATER DISTRICT
PROJECT TRACKER

	MNWD Site Name	**Carrier**	**Carrier Site Name**	**Carrier Site #**	**MNWD ID #**	**APP TO SAC**	**APP LOGGED**	**APP TYPE**	**FEES**	**TOTAL FEES PAID**	**Carrier Contact & Phone #**	**Company Submitting**	Prelim Drawings Received (90%ZDs)	Redlines Delivered to Carrier	100% ZD's/CD's Approved	LOA issued by MNWD	Zoning Approval / COA's Rcvd	Structural Analysis Rcvd	Bond Estimates	Building Permit	Rent Review Analysis	Consent Letter Requested	Consent Letter Signed	Pre-Con Walk	LICENSE / AMD REQUIRED	LICENSE / AMD TRANSMITTAL DATE TO MNWD	AGREEMENT FULLY EXECUTED	Insurance Cert's Carrier / Contractor

MOULTON NIGEL WATER DISTRICT
PROJECT TRACKER

	GC Contact Info	CX Start	CLOSE-OUT	Scope of Work	**Notes**	**Action Items**	**Side Notes**	

Moulton Niguel Water District
new License Project Tracker

Site Count	MNWD SITE NAME	NAME OF LESSEE	CARRIER SITE NUMBER / NAME	SITE ADDRESS	APN	MNWD Co	Lease/License - Start Date	Lease/License - End of 10 Year Term	Lease/License - End of 5 Year Option Period(s)	Initial Month Rent (Contract Start)	Paid Monthly / Annually	Current Mo. Rent / License Fee Equivalent (As of 1/1/2024)
2	Bear Brand Reservoir	T-Mobile (fka SPRINT PCS ASSETS, L.L.C.)	OG03XC130 / SALT CREEK	24939 Beacon Hill Way Laguna Niguel, CA 92677	120-192-20	C #1087	1/1/2016	12/31/2025	12/31/2030	$ 3,000.00	Annually	
50	Bear Brand Reservoir	T-Mobile West LLC	LA02164A / CM164 / BEAR BRAND RESERV	24943 Beacon Hill Way, Laguna Niguel, CA 92677	120-192-20	C #1065	1/1/2016	12/31/2025	12/31/2030	$ 3,000.00	Annually	$ 4,105.71
52	Crown Valley Reservoir	T-Mobile West LLC	LA02228A / CM228 / CROWN VALLEY RESE	25441 Rancho Niguel Road, Laguna Niguel, CA 92677	636-431-04 / 636-431-10	C #1067	1/1/2016	12/31/2025	12/31/2030	$ 3,000.00	Annually	$ 4,269.94
55	East Aliso Creek Reservoir	T-Mobile West LLC	LA02165A / CM165 / EAST ALISO CREEK RE	27393 Aliso Niguel Road, Laguna Niguel, CA 92677	636-622-62 / 636-622-64 / 636-622-66	C #1066	1/1/2016	12/31/2025	12/31/2030	$ 3,000.00	Annually	$ 4,269.94
57	East Aliso Creek Reservoir	T-Mobile (fka SPRINT PCS ASSETS, L.L.C.)	OG03XC143 / EAST ALISO CREEK	27393 Aliso Niguel, Laguna Niguel, CA 92691	636-622-62 / 636-622-64 / 636-622-66	C #1092	1/1/2016	12/31/2025	12/31/2030	$ 3,000.00	Annually	
59	El Dorado Reservoir	T-Mobile USA, Inc.	LA02967B / SC508 / EL DORADO RESERVO	26451 Lope De Vega Drive, Mission Viejo, CA 92691	809-275-08	C #1039	1/1/2023	12/31/2032	12/31/2037	$ 4,269.94	Annually	$ 4,269.94
62	Golden Lantern P.S.	T-Mobile (fka SPRINT PCS ASSETS, L.L.C.)	OG54XC546 / PUMP STATION	31564 Golden Lantern, Laguna Niguel, CA 92677	649-631-02	C #1029	1/1/2016	12/31/2025	12/31/2030	$ 3,000.00	Annually	
63	La Paz Reservoir	T-Mobile (fka SPRINT PCS ASSETS, L.L.C.)	OG03XC122 / OSO VIEJO	26852 Preciados Drive, Mission Viejo, CA 92691	784-426-18	C #1093	1/1/2016	12/31/2025	12/31/2030	$ 3,000.00	Annually	
64	Moulton Lift Station	T-Mobile West LLC	LA33537A / MOULTON LIFT STATION	26112 Moulton Parkway, Laguna Hills, CA 92653	625-391-28	C #1060	2/17/2010	2/16/2020	2/16/2025	$ 2,153.00	Monthly	$ 2,972.95
65	La Paz Reservoir	T-Mobile West LLC	LA02412A / CM412 / LA PAZ RESERVOIR	26852 Preciados Drive, Mission Viejo, CA 92691	784-426-18	C #1068	1/1/2016	12/31/2025	12/31/2030	$ 3,000.00	Annually	$ 4,269.94
66	Marguerite Reservoir	T-Mobile West LLC	LA02325A / CM325 / MOULTON WATER T/	27169 Delemos, Mission Viejo, CA 92692	728-221-01	C #1069	1/1/2016	12/31/2025	12/31/2030	$ 3,000.00	Annually	$ 4,269.94
67	Moulton Peak Reservoir	T-Mobile West LLC	LA02109A / SC109 / MOULTON PEAK	22322 Pacific Park Drive, Aliso Viejo, CA 92656	629-011-06	C #1042	1/1/2018	12/31/2027	12/31/2032	$ 3,244.80	Annually	$ 4,269.94
70	Moulton Peak Reservoir	T-Mobile (fka SPRINT PCS ASSETS, L.L.C.)	OG72CX005 / PACFIC PARK	22322 Pacific Park Drive, Aliso Viejo, CA 92656	629-011-06	C#1083 C#1083A	1/1/2016	12/31/2025	12/31/2030	$ 3,000.00	Annually	
51	Nellie Gail / Mathis Reservoir	T-Mobile (fka SPRINT PCS ASSETS, L.L.C.)	OG03XC121 / LAG HILL	26555 Nellie Gail Road, Laguna Hills, CA 92653	627-331-12 / 627-331-13 / 627-331-14	C #1088	1/1/2016	12/31/2025	12/31/2030	$ 3,000.00	Annually	
52	Nellie Gail / Mathis Reservoir IE94335A (fka MetroPCS) (TMO 2) (C#1014)	T-Mobile West LLC	IE94335A	25655 Nellie Gail Road Laguna Hills, CA 92653	627-331-12 / 627-331-13 / 627-331-14	C #1014	1/1/2018	12/31/2027	12/31/2032	$ 3,244.80	Monthly	$ 3,255.95
53	Nellie Gail / Mathis Reservoir LA02123A (TMO 1) (C#1043)	T-Mobile West LLC	LA02123A / SC123 / NELLIE GAIL WATER T	26555 Nellie Gail Road, Laguna Hills, CA 92653	627-331-12 / 627-331-13 / 627-331-14	C #1043	1/1/2023	12/31/2032	12/31/2037	$ 4,269.94	Annually	$ 4,269.94
55	PID#3, RES#2	T-Mobile West LLC	LA03627D / SC627 / PACIFIC ISLAND 2	31250 Pacific Island Drive Laguna Niguel, CA 92677	658-060-01	C #1044	1/1/2023	12/31/2032	12/31/2037	$ 4,269.94	**Annually**	$ 4,269.94
56	PID#3, RES#2	T-Mobile (fka SPRINT PCS ASSETS, L.L.C.)	OG54XC554 / STARVIEW LANE	31250 Pacific Island Drive, Laguna Niguel, CA 92677	658-060-01	C #1101	1/1/2016	12/31/2025	12/31/2030	$ 3,000.00	Annually	
58	Rancho Reservoir	T-Mobile West LLC	LA02488A / CM488 / RANCHO RESERVOIR	29828 Golden Lantern Laguna Niguel, CA 92677	637-461-22 / 637-461-26 / 637-461-28	C #1070	1/1/2016	12/31/2025	12/31/2030	$ 3,000.00	Annually	$ 4,269.94
61	Rancho Reservoir	T-Mobile (fka SPRINT PCS ASSETS, L.L.C.)	OG54XC552 / HIDDEN HILLS	29828 Golden Lantern, Laguna Niguel, CA 92677	637-461-22 / 637-461-27/ 637-461-28	C #1090 C#1090A	1/1/2016	12/31/2025	12/31/2030	$ 3,000.00	Annually	

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new License Project Tracker

63	San Joaquin Hills L.S.	T-Mobile West LLC	LA02241A / CM241 / DIAMONDGATE PUMP STATION	25641 Diamond Gate Aliso Viejo, CA 92656	623-571-01	C #1071	1/1/2016	12/31/2025	12/31/2030	$ 3,000.00	Annually	$ 4,269.94
64	Seville Reservoir	T-Mobile West LLC	LA02413A / CM413 / SEVILLE RESERVOIR	23391 Via Bahia Mission Viejo, CA 92691	808-251-02	C #1072	1/1/2016	12/31/2025	12/31/2030	$ 3,000.00	Annually	$ 4,269.94
65	Seville Reservoir	T-Mobile (fka SPRINT PCS ASSETS, L.L.C.)	OG03XC118 / MISSION V	23391 Via Bahia Mission Viejo, CA 92691	808-251-02	C #1091	1/1/2016	12/31/2025	12/31/2030	$ 3,000.00	Annually	
68	Sheep Hills Reservoir	T-Mobile West LLC	LA02227A / CM227 / SHEEP HILLS RESERVOIR	25293 Westwing, Aliso Viejo, CA 92656	623-511-42 / 623-511-43 / 623-511-46 / 623-511-48	C #1073 C#1073A	1/1/2016	12/31/2025	12/31/2030	$ 3,000.00	Annually	$ 4,269.94
69	Sheep Hills Reservoir	T-Mobile (fka SPRINT PCS ASSETS, L.L.C.)	OG03XC111 / ALISO VIEJO	25293 Westwing, Aliso Viejo, CA 92656	623-511-42 / 623-511-43 / 623-511-46 / 623-511-48	C #1094	1/1/2016	12/31/2025	12/31/2030	$ 3,000.00	Annually	
71	Treatment Plant 3A	T-Mobile West LLC	LA02275A / CM275 / WATER TREATMENT PLANT	26724 Camino Capistrano Mission Viejo, CA 92691	636-012-04 / 636-012-05	C #1074	1/1/2016	12/31/2025	12/31/2030	$ 3,000.00	Annually	$ 4,269.94

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new License Project Tracker

Annual Totals Due - 2024	REMARKS
	5/28/25: Site decommissioned in 2024 2/6/2024: Paid 2024 Annual License Fee. Sprint Decom 2023 - non-operational. License Agreement - Commenced 1/1/2016. 10-Year Term escalating at 4% annually with one 5-Year Renewal
$ 49,268.49	2/6/2024: 2024 Annual License Fee Paid. License Agreement - Commenced 1/1/2016. 10-Year Term escalating at 4% annually with one 5-Year Renewal Option Period. Rent is due in annual installments
$ 51,239.23	2/6/2024: 2024 Annual License Fee Paid. License Agreement - Commenced 1/1/2016. 10-Year Term escalating at 4% annually with one 5-Year Renewal Option Period. Rent is due in annual installments
$ 51,239.23	2/6/2024: 2024 Annual License Fee Paid. License Agreement - Commenced 1/1/2016. 10-Year Term escalating at 4% annually with one 5-Year Renewal Option Period. Rent is due in annual installments
	5/28/25: Site decommissioned in 2024 2/6/2024: Paid 2024 Annual License Fee. Sprint Decom 2023 - non-operational. License Agreement - Commenced 1/1/2016. 10-Year Term escalating at 4% annually with one 5-Year Renewal
$ 51,239.23	2/6/2024: 2024 Annual License Fee Paid. New License Effective 1/1/2024 - 10 year + 1x5-year renewal. Holdover tenant.
	5/28/25: Site decommissioned in 20242/6/2024: Paid 2024 Annual License Fee. Sprint Decom 2023 - non-operational. Commenced 1/1/2016. 10-Year Term escalating at 4% annually with one 5-Year Renewal Option Period. Rent is
	5/28/25: Site decommissioned in 2024 2/6/2024: Paid 2024 Annual License Fee. Sprint Decom 2023 - non-operational. License Agreement - Commenced 1/1/2016. 10-Year Term escalating at 4% annually with one 5-Year Renewal
$ 35,675.42	6/3/26: Per KK, missing May 2026 rent, awaiting carrier response 5/28/25: JM: New license renewal 2/6/2024: **Monthly** Rent - payable in advance of the first day of the month thereafter increased annually in an amount equal to 3%
$ 51,239.23	2/6/2024: 2024 Annual License Fee Paid. TMO Current (+.01) for 2024. T-Mobile miscalculation of bake Rent owed 2014-2017 (+$230.16).
$ 51,239.23	2/6/2024: 2024 Annual License Fee Paid. TMO Current (+.01) for 2024. T-Mobile miscalculation of bake Rent owed 2014-2017 (+$705.35). License Agreement - Commenced 1/1/2016. 10-Year Term escalating at 4% annually with one 5-Year
$ 51,239.23	2/6/2024: 2024 Annual License Fee Paid. New License Agreement - Commencement 1/1/2018. 10-Year Term escalating at 4% annually with one 5-Year Renewal Option Period. Rent is due in annual installments
	5/28/25: Site decommissioned in 2024 2/6/2024: Paid 2024 Annual License Fee. Sprint Decom 2023 - non-operational. License Agreement - Commenced 1/1/2016. 10-Year Term escalating at 4% annually with one 5-Year Renewal
	5/28/25: Site decommissioned in 2024 2/6/2024: Paid 2024 Annual License Fee. Sprint Decom 2023 - non-operational. License Agreement - Commenced 1/1/2016. 10-Year Term escalating at 4% annually with one 5-Year Renewal
$ 39,071.40	5/28/25:JM: Site to be decommed 2/7/2024: TMO Hold-over Tenant from 11/13/2022 - TMO miscalculated. Esc. 2017, 2018, 2021 - Current overpayment - Site To Be Decommissioned 2024
$ 51,239.23	2/6/2024: 2024 Annual License Fee Paid. New License Effective 1/1/2023, 4% escalation. 10 years + 1x5-year renewal. Lease expired 11/13/2022 - Hold over to 12/31/2022
$ 51,239.23	2/6/2024: 2024 Annual License Fee Paid. New License Effective 1/1/2023, 4% escalation, 10 year term + 1x5-year extension. Lease to terminate 3/24/2023.
	5/28/25: Site decommissioned in 20242/6/2024: Paid 2024 Annual License Fee. Sprint Decom 2023 - non-operational. License Agreement - Commenced 1/1/2016. 10-Year Term escalating at 4% annually with one 5-Year Renewal
$ 51,239.23	2/6/2024: 2024 Annual License Fee Paid. License Agreement - Commenced 1/1/2016. 10-Year Term escalating at 4% annually with one 5-Year Renewal Option Period. Rent is due in annual installments
	5/28/25: Site decommissioned in 20242/6/2024: Paid 2024 Annual License Fee. Sprint Decom 2023 - non-operational. License Agreement - Commenced 1/1/2016. 10-Year Term escalating at 4% annually with one 5-Year Renewal

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$ 52,837.77	2/6/2024: 2024 Annual License Fee Paid. License Agreement - Generator Add 3/14/2022 + $3300 annual. License Commenced 1/1/2016. 10-Year Term escalating at 4% annually with one 5-Year Renewal Option Period
$ 51,239.23	2/6/2024: 2024 Annual License Fee Paid. License Agreement - Commenced 1/1/2016. 10-Year Term escalating at 4% annually with one 5-Year Renewal Option Period. Rent is due in annual installments.
	5/28/25: Site decommissioned in 20242/6/2024: Paid 2024 Annual License Fee. Sprint Decom 2023 - non-operational. License Agreement - Commenced 1/1/2016. 10-Year Term escalating at 4% annually with one 5-Year Renewal
$ 51,239.23	2/6/2024: 2024 Annual License Fee Paid. License Agreement - Commenced 1/1/2016. 10-Year Term escalating at 4% annually with one 5-Year Renewal Option Period. Rent is due in annual installments.
	5/28/25: Site decommissioned in 2024 2/6/2024: Paid 2024 Annual License Fee. Sprint Decom 2023 - non-operational. License Agreement - Commenced 1/1/2016. 10-Year Term escalating at 4% annually with one 5-Year Renewal
$ 51,239.23	2/6/2024: 2024 Annual License Fee Paid. License Agreement - Commenced 1/1/2016. 10-Year Term escalating at 4% annually with one 5-Year Renewal Option Period. Rent is due in annual installments.

$ 1,899,653.05 Total Annual Rent Due 2024

ATS COMMUNICATIONS *Company Confidential*
LEASE INVENTORY & VALUATION ESTIMATE

CLIENT CITY OF PALMDALE
EFFECTIVE DATE 9/24/2012

LEASE INVENTORY:

EXISTING LEASE SUMMARY

SITE NAME	CITY DOC #	CARRIER	SITE NUMBER		INITIAL TERM	OPTIONS	OPTION TERMS	TOTAL # YEARS	COMMENCEMENT DATE		INITIAL RENT	RENT PAYABLE	ESCALATION	
Built Sites														
MARIE KERR	A-0084	AT&T	D226A		10 YEARS	2	5 YEARS	20	7/12/2002	7/11/2022	$ 20,400.00	ANNUAL	CPI ≥ 2.5%	
MARIE KERR	A-2910	T-Mobile	SV93728A		10 YEARS	3	5 YEARS	25	12/8/2009	12/7/2029	$ 1,924.00	MONTHLY	4%	
MARIE KERR	A-0877	SPRINT	LA60XC554-C		10 YEARS	2	5 YEARS	20	6/1/2005	5/31/2025	$ 1,800.00	MONTHLY	FIXED ON TERM	
DOMENIC MASSARI	A-2911	METROPCS	LA3741A		10 YEARS	3	5 YEARS	25	12/8/2009	12/7/2029	$ 1,850.00	MONTHLY	4%	
DESERT SANDS		AT&T	SITE #860.4		10 YEARS	2	5 YEARS	20	10/1/1997	9/30/2017	$ 19,200.00	ANNUAL	CPI ≥ 2.5%	
MCADAMS	A-0083	AT&T	D347B		10 YEARS	2	5 YEARS	20	7/12/2002	7/11/2022	$ 20,400.00	ANNUAL	CPI ≥ 2.5%	
Sites Not Built														
MARIE KERR	A-3749	T-MOBILE	SV12029A		10 YEARS	3	5 YEARS	25	12/14/2011	12/13/2031	$ 1,850.00	MONTHLY	4%	
DOMENIC MASSARI		T-MOBILE	SV12512A		10 YEARS	3	5 YEARS	25	not signed		$ 1,850.00	MONTHLY	4%	

LEASE VALUATION ESTIMATE:

	ANNUAL CURRENT RENT	CURRENT MONTHLY RENT	YEARS REMAINING ON LEASE		**10 YEAR ESTIMATED MULTIPLE RANGE**	**10 YEAR ESTIMATED VALUE - LOW**	**10 YEAR ESTIMATED VALUE - HIGH**		**30 YEAR ESTIMATED MULTIPLE RANGE****		**30 YEAR ESTIMATED VALUE - LOW**	**30 YEAR ESTIMATED VALUE - HIGH**		COMMENTS
Built Sites														
MARIE KERR	27,946.69	2,328.89	10.00		58 - 65	135,075.68	151,377.92		110 - 120		256,178.01	279,466.92		Low escalator
MARIE KERR	25,970.86	2,164.24	17.00		58 - 67	125,525.82	145,003.97		110 - 125		238,066.22	270,529.79		High escalator but low credit
MARIE KERR	21,600.00	1,800.00	12.50		60 - 65	108,000.00	117,000.00		115 - 125		207,000.00	225,000.00		Term escalators and low credit
DOMENIC MASSARI	24,971.98	2,081.00	17.00		58 - 67	120,697.91	139,426.89		110 - 125		228,909.82	260,124.80		High escalator but low credit
DESERT SANDS	32,114.61	2,676.22	5.00		58 - 65	155,220.61	173,954.14		110 - 120		294,383.92	321,146.10		Low escalator
MCADAMS	27,838.37	2,319.86	9.75		58 - 65	134,552.12	150,791.17		110 - 120		255,185.06	278,383.70		Low escalator
VALUATION ESTIMATE	**Sub-Total**	13,370.21				**779,072.14**	**877,554.08**				**1,479,723.03**	**1,634,651.31**		
Sites Not Built														
MARIE KERR		1,850.00	25.00		60 - 68	111,000.00	125,800.00		115 - 125		212,750.00	231,250.00		High escalator
DOMENIC MASSARI		1,850.00	25.00		60 - 68	111,000.00	125,800.00		115 - 125		212,750.00	231,250.00		High escalator
VALUATION ESTIMATE	**Sub-Total**	3,700.00				**222,000.00**	**251,600.00**				**425,500.00**	**462,500.00**		
VALUATION ESTIMATE	**TOTAL**	17,070.21				**1,001,072.14**	**1,129,154.08**				**1,905,223.03**	**2,097,151.31**		

** NOTE: To sell for longer than existing term remaining, City must agree to extend underlying leases.



CITY OF PALMDALE

a place to call home

MUNICIPAL WI-FI FEASIBILITY STUDY

BY: ATS Communications

Citywide Wi-Fi Feasibility Study

A. Macro View of Wi-Fi networks.

B. Determine what City-owned infrastructure could be used.

C. Present the pros and cons of the development of these different types of Wi-Fi networks including capital and reoccurring costs.

D. Identify any deficiencies that may exist.

E. Provide the City with a report that details ATS's findings.

F. Case Studies.

A. Identify what Wi-Fi networks currently exist within the City from a macro view:

- The City of Palmdale has literally hundreds, if not thousands of Wi-Fi networks within the city-limits.
- Most of these Wi-Fi networks are private or set up as a VPN (Virtual Private Network), requiring a password in order to connect to that network.
- Many Wi-Fi networks throughout the City are unsecured and open to access by anyone who as an electronic device that is Wi-Fi enabled.

B. Determine what City-owned infrastructure could be used to target specific high traffic areas within the City, such as parks, traffic signals and other above ground appurtenances:

The City of Palmdale controls the largest amount of vertical real estate of any single entity, with the one possible exception of Southern California Edison (SCE). However, the City is in negotiations with SCE for the ownership and/or the control of the street lights located throughout the City.

Examples of Vertical Real Estate:

- **Street Lights**
- **Traffic Signal Lights**
- Utility Poles
- **Ballfield Light Poles**
- Towers
- **Buildings**
- **Cupolas / Gazebos**
- Parking Structures / Canopies
- Water Tanks
- Bridges
- Bus Shelters

C. Present the pros and cons of the development of these different types of Wi-Fi networks including capital and recurring costs:

PRO'S

- **Improves the "quality of life" for residents, workers, visitors and can enhance City operations**
- **Attracts and/or retains businesses and residents to ensure economic development and community sustainability**
- **Considered to be the key to bridging the "digital divide"**
- **Considered to be a utility versus a luxury**

C. Present the pros and cons of the development of these different types of Wi-Fi networks including capital and recurring costs:

CON'S

- **Suspect Reliability and Increased Responsibility**

  Creates the expectation of service and places increase demands on limited City resources

- **High Capital Costs**

  Engineering / Design / Testing Troubleshooting / Labor (technical staffing and/or contractors) / OEM (Equipment)

- **High Reoccurring Costs**

  IT Technical Staff / Trunk and WAP Servicing – (Truck-rolls) / Bandwidth Costs / Network Operational Costs (Security, electrical power) / Customer Service / Technical Assistance / Billing / Accounting

D. Identify any deficiencies that may exist when deploying a municipal Wi-Fi network without using City-owned infrastructure and develop a strategy necessary to fill in those coverage gaps:

CRITICAL ELEMENTS NECESSARY FOR A WI-FI NETWORK IN GENERAL ARE:

- **WAP (Wireless Access Point) Locations**
- Access to power
- Backhaul (Connections from the WAP's to the Headend)
- Internet Access (cost for bandwidth)
- Equipment (WAP's, Switches, Cabling and Servers)
- Continuous Equipment Replacement / Upgrades
- Engineering & Design
- Installation & Testing
- Operations
- Marketing
- Billing / Accounting

D. Identify any deficiencies that may exist when deploying a municipal Wi-Fi network without using City-owned infrastructure and develop a strategy necessary to fill in those coverage gaps:

- **Approaches: Private vs. Public WAP LOCATIONS:**

  - **Private WAP Locations**: Negotiate with private property owners (*Commercial*) for a no cost or minimal annual fee for installing City-owned Wi-Fi infrastructure in and or around their property

  - Use best efforts to provide Wi-Fi connectivity from adjacent public-rights-of-way (**Public WAP Locations using Street Furniture**).

E. Provide the City with a report that details ATS's finding with a feasibility analysis summarizing the implementation of a City-owned and operated Wi-Fi network or a hybrid design with other stakeholders:

FINDINGS

- Need to synthesize a general set of "Best Practices."
- Have an opportunity to leverage City's "street furniture" and existing fiber infrastructure.
- Consider relevance of 5G networks versus Municipal Wi-Fi network.
- A pilot project as first step to assess its effectiveness and determine cost benefit.

Best Practices

- Set Goals and Objectives
- Understand the Competitive Environment and New Technologies
- Gather Information on Other Municipal Wi-Fi Deployments
- Utilize Existing Infrastructure
- Start with a Pilot Project
- Understand the Limitations of Mesh Networks
- Long Term Thinking Approach
- Adopt a Sound Business Model
- Work Collaboratively with Partners

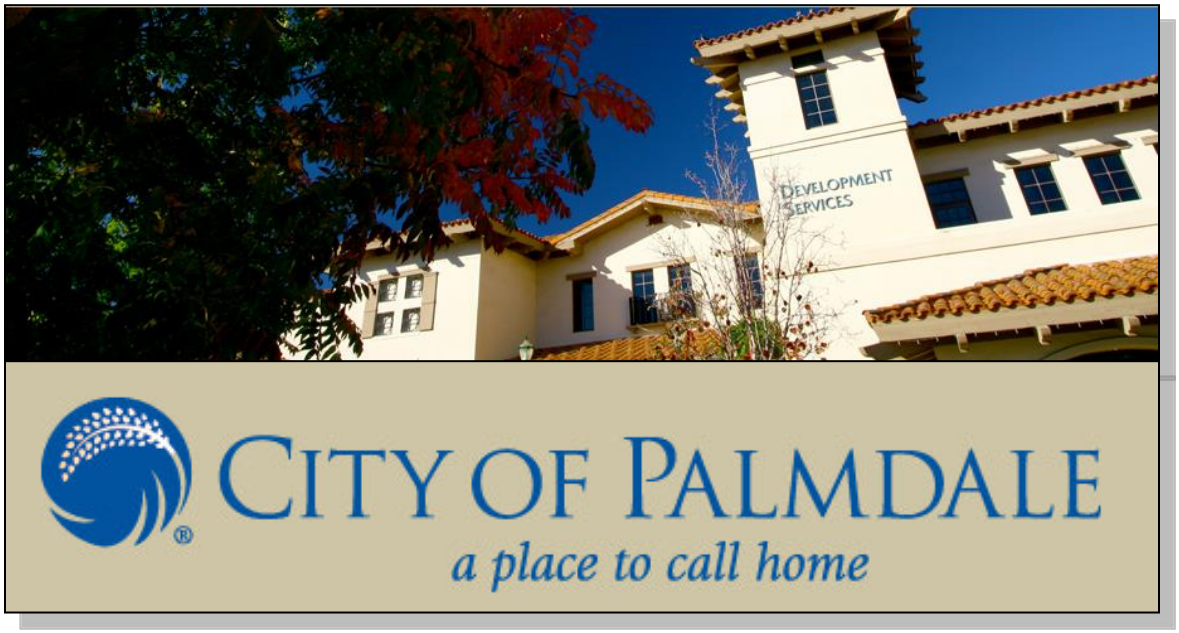
Case Studies

- May 2017 – Silicon Valley's Milpitas citywide Wi-Fi system and its attendant equipment is still in place but now sits mostly unused. Even with the free non-subscription based model there were about 650 users — or less than 1 percent of city's more than 70,000 population.
- City of Riverside – May 6, 2004 City Council Votes to end 7 year-old citywide Wi-Fi. Initial Cost: ~ $13 Million – Covered 66% of City's 83 square miles; Annual Cost to operate and maintain: $~800,000 per year.
- Google Wi-Fi system for Mountain View (hometown) – February 2014 - Google Inc. is preparing to pull the plug on a free citywide Wi-Fi network it installed in Mountain View eight years ago. However, Google has given a $800,000 grant to the City to expand its downtown Wi-Fi system, which will add 40 nodes and bandwidth exclusive for the City's use.
- LinkNYC Wi-Fi project: Epic Fail – September, 2016 – Law of unintended consequences forces City to pull the plug on internet browsing at kiosk because of complaints ranging from accessibility to drug dealing to inappropriate web browsing.
- Many other similar case studies

Conclusion

- Rollout of Citywide Wi-Fi Would Cost **$7.5 - $15 Million** ($73,000 - $146,000/square mile).
- Annual Costs to maintain infrastructure would be **$700,000 - $800,000 per year** ($13,000 - $15,500/square mile).
- Service would be staff intensive.
- Many Cities Have Tried and Failed to Provide Free Citywide Wi-Fi.

ATS Communications



Assessment for

Fiber Development Plan

City of Palmdale, California

December 2017

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Project Scope of Work

1. Review and Analyze the City's Existing Fiber Infrastructure

2. Identify Opportunities and Constraints to Enhance and/or Monetize the City's Fiber Infrastructure

3. Network Expansion Opportunities

4. Describe the Market place for Monetization of the City's Fiber Infrastructure

5. Develop a draft Policies and Procedures for third-party access to the City's Fiber Infrastructure (separate document)

Definitions / Terms

Broadband

The FCC has changed the definition of broadband - As part of its 2015 Broadband Progress Report, the Federal Communications Commission has voted to change the definition of broadband by raising the minimum download speeds needed from 4Mbps to 25Mbps, and the minimum upload speed from 1Mbps to 3Mbps, which effectively triples the number of US households without broadband access. Currently, 6.3 percent of US households don't have access to broadband under the previous 4Mpbs/1Mbps threshold, while another 13.1 percent don't have access to broadband under the new 25Mbps downstream threshold.

Broadband Connections - Types

Broadband includes several high-speed transmission technologies such as:

Digital Subscriber Line (DSL)
Cable
Fiber
Wireless
Satellite
Broadband over Powerlines (BPL)

Digital Subscriber Line (DSL)

DSL is a wireline transmission technology that transmits data faster over traditional copper telephone lines already installed to homes and businesses. DSL-based broadband provides transmission speeds ranging from several hundred Kbps to millions of bits per second (Mbps). The availability and speed of your DSL service may depend on the distance from your home or business to the closest telephone company facility.

The following are types of DSL transmission technologies:

Asymmetrical Digital Subscriber Line (ADSL) – Used primarily by residential customers, such as Internet surfers, who receive a lot of data but do not send much. ADSL typically provides faster speed in the downstream direction than the upstream direction. ADSL allows faster downstream data transmission over the same line used to provide voice service, without disrupting regular telephone calls on that line.

Symmetrical Digital Subscriber Line (SDSL) – Used typically by businesses for services such as video conferencing, which need significant bandwidth both upstream and downstream.

Faster forms of DSL typically available to businesses include:

High data rate Digital Subscriber Line (HDSL); and

Very High data rate Digital Subscriber Line (VDSL).

Cable

Cable modem service enables cable operators to provide broadband using the same coaxial cables that deliver pictures and sound to your TV set.

Most cable modems are external devices that have two connections: one to the cable wall outlet, the other to a computer. They provide transmission speeds of 1.5 Mbps or more.

Subscribers can access their cable modem service by simply turning on their computers, without dialing-up an ISP. You can still watch cable TV while using it. Transmission speeds vary depending on the type of cable modem, cable network, and traffic load. Speeds are comparable to DSL.

Fiber

Fiber optic technology converts electrical signals carrying data to light and sends the light through transparent glass fibers about the diameter of a human hair. Fiber transmits data at speeds far exceeding current DSL or cable modem speeds, typically by tens or even hundreds of Mbps.

The actual speed you experience will vary depending on a variety of factors, such as how close to your computer the service provider brings the fiber and how the service provider configures the service, including the amount of bandwidth used. The same fiber providing your broadband can also simultaneously deliver voice (VoIP) and video services, including video-on-demand.

Telecommunications providers sometimes offer fiber broadband in limited areas and have announced plans to expand their fiber networks and offer bundled voice, Internet access, and video services.

Variations of the technology run the fiber all the way to the customer's home or business, to the curb outside, or to a location somewhere between the provider's facilities and the customer.

Wireless

Wireless broadband connects a home or business to the Internet using a radio link between the customer's location and the service provider's facility. Wireless broadband can be mobile or fixed.

Wireless technologies using longer-range directional equipment provide broadband service in remote or sparsely populated areas where DSL or cable modem service would be costly to provide. Speeds are generally comparable to DSL and cable modem. An external antenna is usually required.

Wireless broadband Internet access services offered over fixed networks allow consumers to access the Internet from a fixed point while stationary and often require a direct line-of-sight between the wireless transmitter and receiver. These services have been offered using both licensed spectrum and unlicensed devices. For example, thousands of small Wireless Internet Services Providers (WISPs) provide such wireless broadband at speeds of around one Mbps using unlicensed devices, often in rural areas not served by cable or wireline broadband networks.

Wireless Local Area Networks (WLANs) provide wireless broadband access over shorter distances and are often used to extend the reach of a "last-mile" wireline or fixed wireless broadband connection within a home, building, or campus environment. Wi-Fi networks use unlicensed devices and can be designed for private access within a home or business or be used for public Internet access at "hot spots" such as restaurants, coffee shops, hotels, airports, convention centers, and city parks.

Mobile wireless broadband services are also becoming available from mobile telephone service providers and others. These services are generally appropriate for highly-mobile customers and require a special PC card with a built-in antenna that plugs into a user's laptop computer. Generally, they provide lower speeds, in the range of several hundred Kbps.

Satellite

Just as satellites orbiting the earth provide necessary links for telephone and television service, they can also provide links for broadband. Satellite broadband is another form of wireless broadband and is also useful for serving remote or sparsely populated areas.

Downstream and upstream speeds for satellite broadband depend on several factors, including the provider and service package purchased, the consumer's line of sight to the orbiting satellite, and the weather. Typically, a consumer can expect to receive (download) at a speed of about 500 Kbps and send (upload) at a speed of about 80 Kbps. These speeds may be slower than DSL and cable modem, but they are about 10 times faster than the download speed with dial-up Internet access. Service can be disrupted in extreme weather conditions.

Broadband over Powerline (BPL)

BPL is the delivery of broadband over the existing low- and medium-voltage electric power distribution network. BPL speeds are comparable to DSL and cable modem speeds. BPL can be provided to homes using existing electrical connections and outlets. BPL is an

emerging technology that is available in very limited areas. It has significant potential because power lines are installed virtually everywhere, alleviating the need to build new broadband facilities for every customer.

Backhaul

Backhaul is a crucial component of mobile broadband network. It provides data connectivity from end user, via the various technologies mentioned above, to the network service provider. Backhaul to the cell site was traditionally provided by copper or T1 lines. However, beginning in 2005, as all the major carriers deployed 4G technologies and ubiquitous mobile data became a reality, consumer data consumption dramatically increased.

HetNet – (Heterogeneous Networks) which include IDAS (Indoor Distributed Antenna Systems), ODAS (Outdoor Distributed Antenna Systems), Small Cells and Wi-Fi, are currently exploding as a solution to build out broadband networks as demand for bandwidth capacity increases. HetNets all require backhaul to connect the wireless access point (WAP) to the carrier's network CO (central office).

5G - 5th generation wireless systems, abbreviated 5G, are the proposed next telecommunications standards beyond the current 4G/IMT-Advanced standards. With 5G deployments underway or on the horizon, existing dark fiber is being recognized as a strategic asset for providing backhaul links needed to support wireless cell densification. The 5G technology wave is going to be driven by "small cells" development, which will be a subject every town, city and county throughout the US. 5G cell density (number of cell sites) is projected to be four to six times that of 4G cell density. Since installing new fiber is expensive and time-consuming, some carriers are leveraging the extensive footprint and coverage of their existing FTTH networks—so-called "buried spectrum"— to provide lit and dark fiber services.

Dark Fiber - A dark fiber network refers to the potential network capacity of communication infrastructure, it also refers to the increasingly common practice of leasing fiber optic cables from a network service provider or network owner (e.g. City of Palmdale Traffic Operations Network), or, generally, to the fiber installations not owned or controlled by traditional ILEC carriers (e.g. AT&T, Verizon). Dark fiber networks may be used for private networking, or as internet access or infrastructure backhaul.

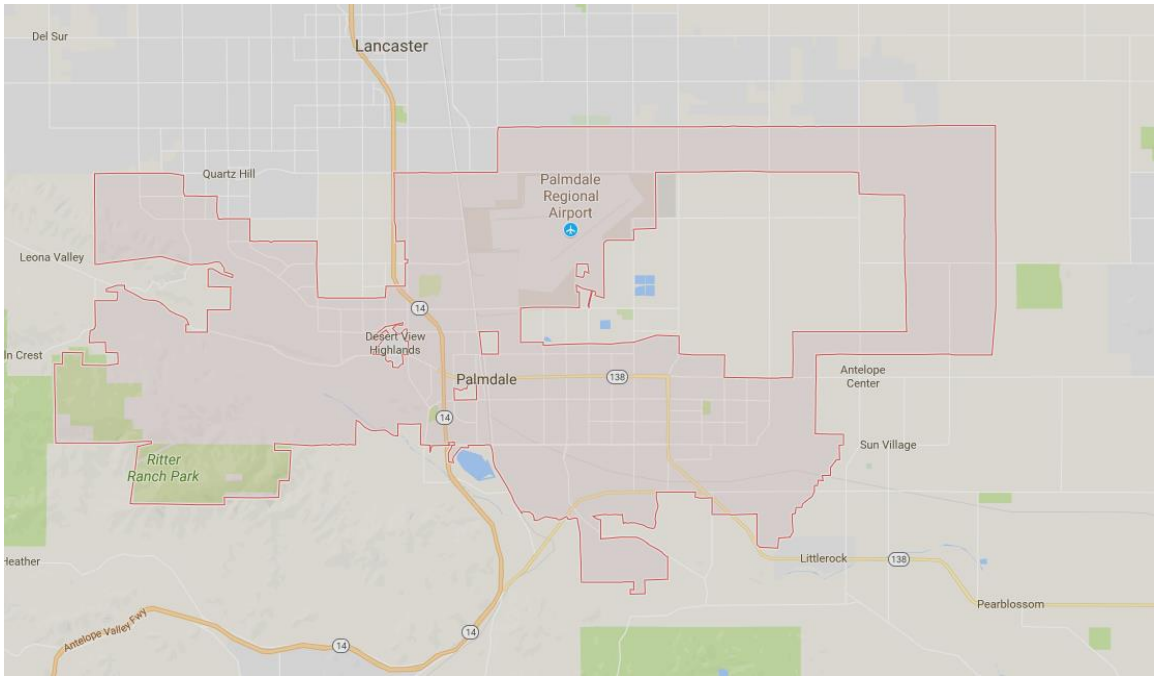
Network Topology - Fiber networks may be point-to-point, bus, point-to-multipoint (star), hybrid (interconnected), tree (hub & spoke) or use self-healing ring or mesh topologies (uses a wireless interconnection). The City of Palmdale's Traffic Control network is based on a hub and spoke design with some supplemental wireless paths. Generally, looped fiber networks are best because the offer increased reliability due to redundancy and the ability to self-heal should there be a break in the loop.

Background

Demographics

The City of Palmdale is situated in the northeast section of Los Angeles County. Current population census estimates (2014) place the number at approximately 158,279 people. This represents a 35.7% increase from the year 2000.

The City limits cover and estimated 106 square miles land area.



Palmdale's economy, was in a large part, is base on the areospace industry - giving it the nickname the "aerospace capital of the United States". Companies such as Lockheed Martin, Northrop Grumman, Rockwell International, Boeing as well as the US military Airforce Plant 42 still maintain a dominant presence in the area. However, Palmdale is also home to nearly 2000 business including manufaturing, mining, healthcare, retail, education, and government.

Broadband Access

In communities with businesses and households that are without fast, affordable and reliable access to the internet are at tremendous disadvantage. As a contry the US has gone from No. 1 in the world across a range of connected metrix to being mediocure at best.

The next generatation of technological advancements will place an even greater importance on broadband infrastructure. In order to retain existing businesses, as well as attract new

companies, local goverments and communities must concern themselves with bridging the "digital divide". They must ensure that their broadband infrastructure not only keeps pace with other communities but is a head of them when completing for businesses.

Broadband infrastructure spurs research and development of new technologies and attracts and retains businesses and preserves jobs. Broadband access is also a cornerstone to the education, health and welfare of future generations. The National League of Cities (NLC) believes that reliable, affordable broadband should be available to all Americans, whether they are children who need to complete schoolwork or entrepreneurs running a business.

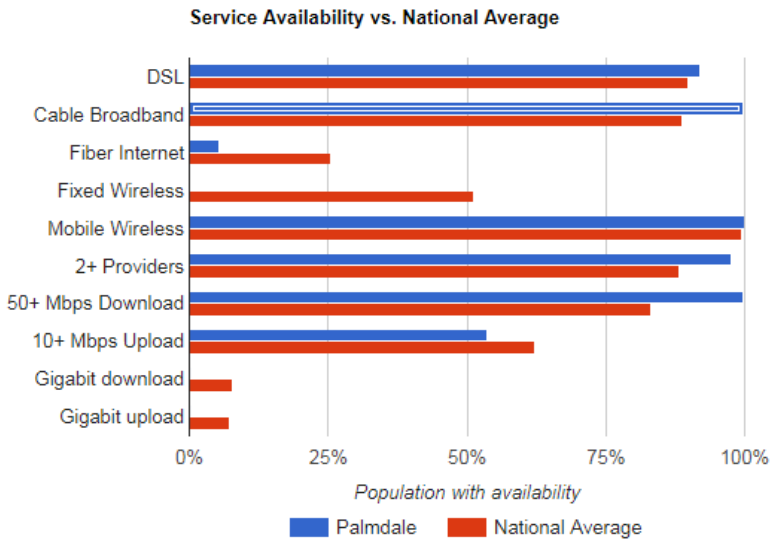
Highspeed, affordable and reliable broadband is the ultimate tool for entrepreneurs, for established companies looking to become next game-changing entity, and for anyone needing systems that can help educate, test and generate new ideas or opportunities.

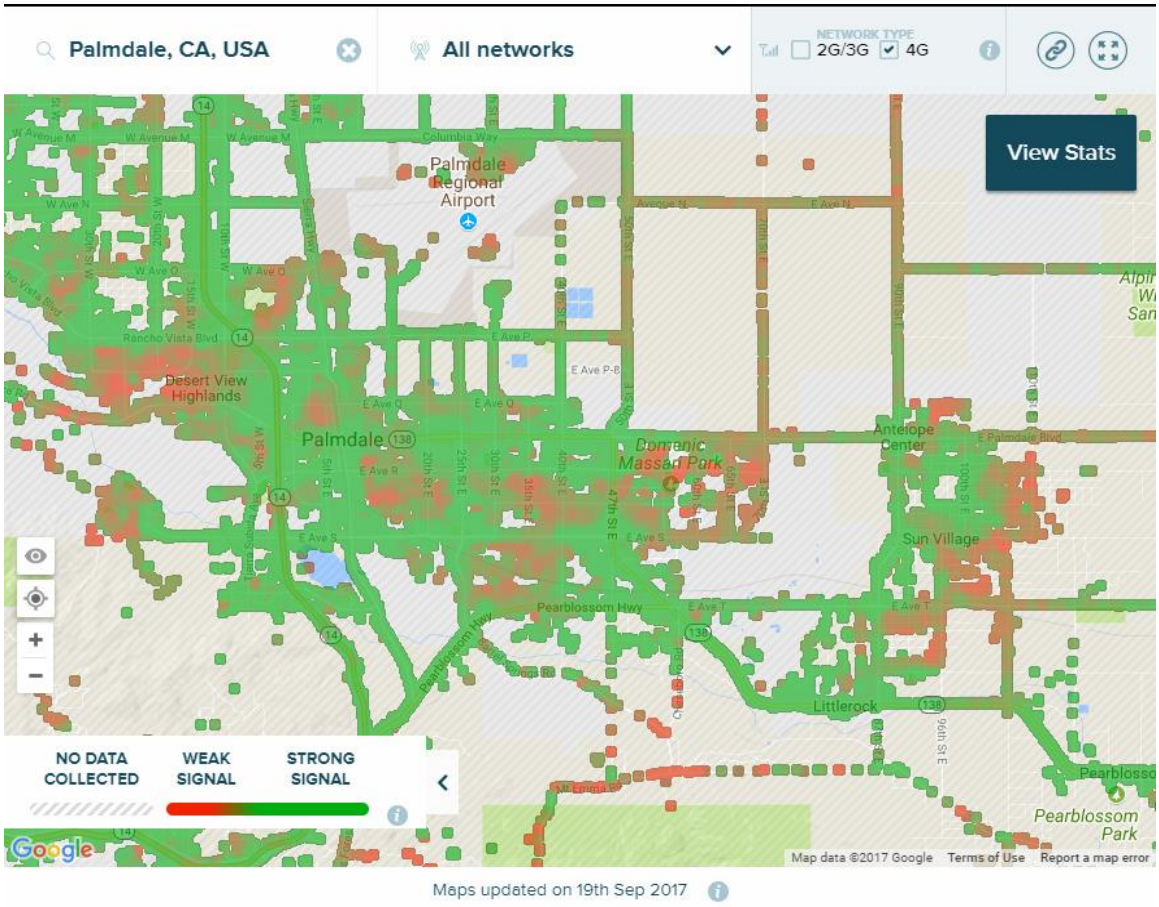
Currently, the City of Palmdale's Cable provider, DSL providers, Fiber providers and Fixed Wireless provider do not provide Gigabit (1000mbps) internet speeds.

According to geoISP "In Palmdale, California 100.00% of the population has access to Broadband Internet via copper, cable, fiber or wirelessly and the average home download speed is 2.79639 Mbps. However, 0.13% of the population does not have access to wired broadband Internet Access.

There are 4 DSL Providers, 1 Cable Internet providers (Spectrum), 3 Fiber Internet (FTTH) providers, and 0 Fixed Wireless (WISP) providers in Palmdale, CA. There are also 5 Mobile Broadband (cellular) providers with service available in Palmdale."

Service Availability vs. National Average broadband high-speed Internet and wireless 3/4G availability in Palmdale (geoISP):





OpenSignal Coverage Maps – (4G wireless coverage – AT&T, T-Mobile, Sprint, Verizon Wireless). OpenSignal data is collected from consumer smartphones and recorded under conditions of normal usage. As opposed to drive-test data, which attempts to simulate what a user might experience by using the same devices to measure network performance in a small number of locations, we take our measurements from millions of smartphones owned by regular people who have downloaded OpenSignal's apps.

This map shows that most of Palmdale is serviced by strong wireless 4G technology. Areas indicating weaker signals can be due to a high density of users simultaneously accessing the networks, which effective reduces the signal strength or throughput speeds. Or, areas at the edge of the networks where signal strength is impacted by the distance from the user equipment to the cell site.

Methodology & Approach

Review of City Plans

ATS Communication's first step in reviewing and analyzing the City's existing fiber infrastructure included a review of the City's Interconnect Plan (PN 706 page 15) which clearly illustrates the location and type of Single Mode Fiber Optic (SMFO) cable currently in place as well as the future type and location of SMFO cable already planned. From the Interconnect Plan we were also able to ascertain the location of the City's existing five (5) hub locations as well as the planned location for three (3) additional hubs.

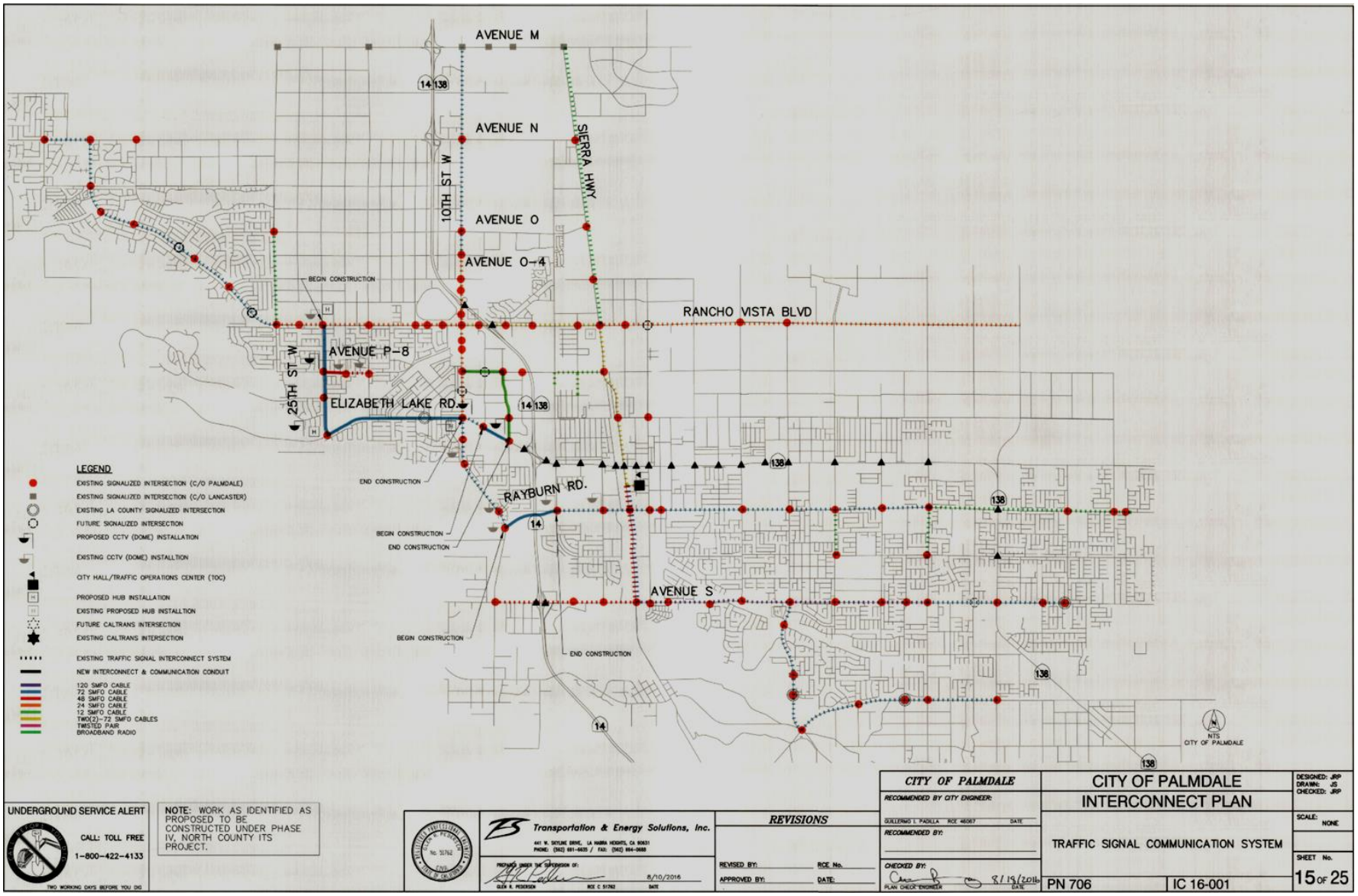
Field Visit & Inspection

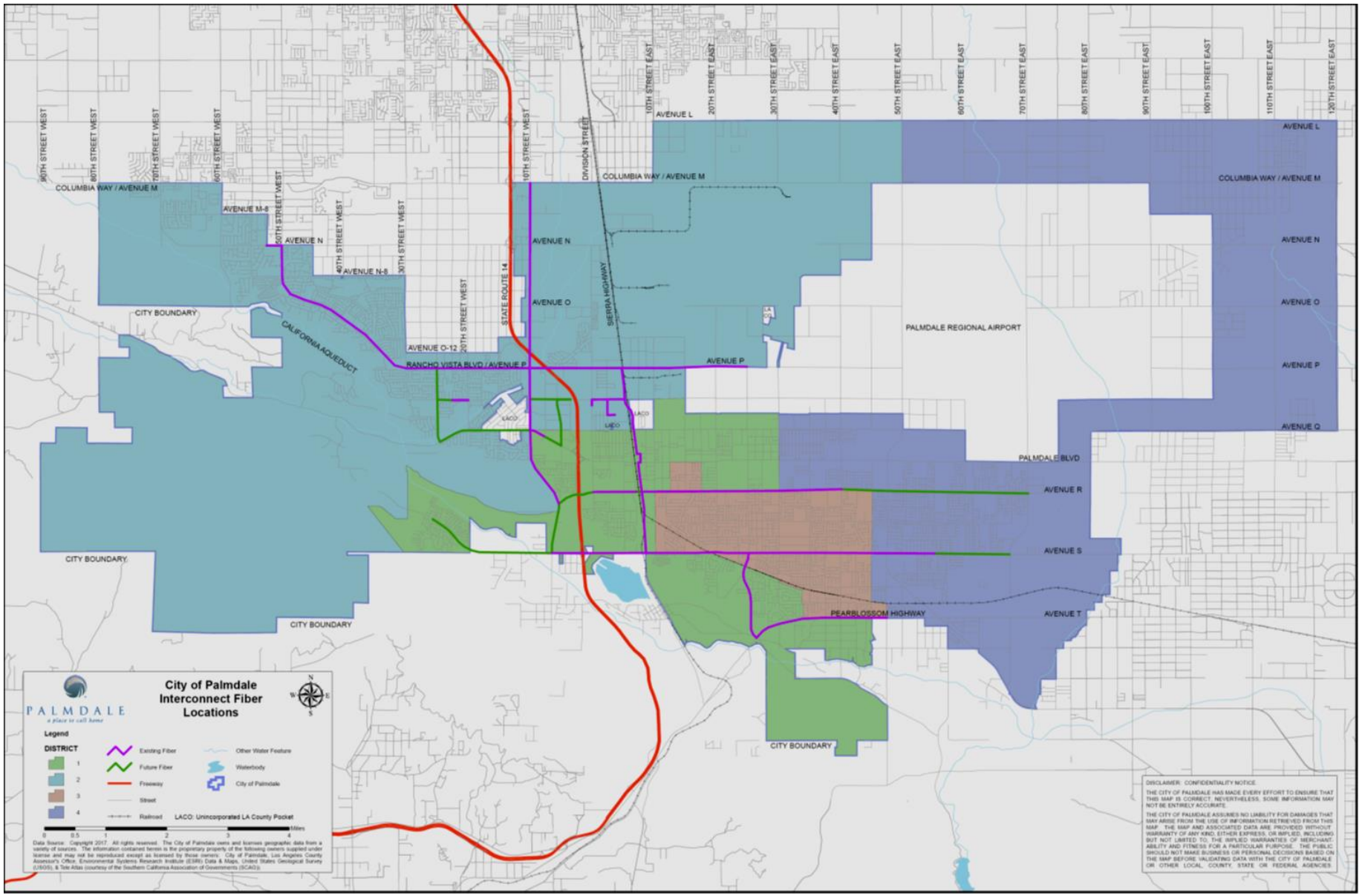
Following our review of available maps and information, ATS met with city staff for a short question and answer work session followed by a review and discussion of the City's Traffic Operations Center (TOC) located on the 2nd floor of City's Development Services Building. ATS also conducted field visits with staff to view the existing hub locations and signalized intersections with closed circuit television (CCTV) systems and video detection cameras or loop detectors.

Findings

Maps

(Next 2 Pages)


AVENUE M
AVENUE N
AVENUE O
AVENUE O-4
10TH ST W
SIERRA HWY
RANCHO VISTA BLVD
AVENUE P-8
25TH ST W
ELIZABETH LAKE RD.
RAYBURN RD.
AVENUE S
BEGIN CONSTRUCTION
END CONSTRUCTION
LEGEND
EXISTING SIGNALIZED INTERSECTION (C/O PALMDALE)
EXISTING SIGNALIZED INTERSECTION (C/O LANCASTER)
EXISTING LA COUNTY SIGNALIZED INTERSECTION
FUTURE SIGNALIZED INTERSECTION
PROPOSED CCTV (DOME) INSTALLATION
EXISTING CCTV (DOME) INSTALLTION
CITY HALL/TRAFFIC OPERATIONS CENTER (TOC)
PROPOSED HUB INSTALLATION
EXISTING PROPOSED HUB INSTALLTION
FUTURE CALTRANS INTERSECTION
EXISTING CALTRANS INTERSECTION
EXISTING TRAFFIC SIGNAL INTERCONNECT SYSTEM
NEW INTERCONNECT & COMMUNICATION CONDUIT
120 SMFO CABLE
72 SMFO CABLE
48 SMFO CABLE
24 SMFO CABLE
12 SMFO CABLE
TWO(2)-72 SMFO CABLES
TWISTED PAIR
BROADBAND RADIO
UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
1-800-422-4133
NOTE: WORK AS IDENTIFIED AS PROPOSED TO BE CONSTRUCTED UNDER PHASE IV, NORTH COUNTY ITS PROJECT.
Transportation & Energy Solutions, Inc.
REVISIONS
CITY OF PALMDALE
CITY OF PALMDALE
INTERCONNECT PLAN
TRAFFIC SIGNAL COMMUNICATION SYSTEM
PN 706
IC 16-001
15 OF 25


City of Palmdale
Interconnect Fiber
Locations
PALMDALE
a place to call home
Legend
DISTRICT
1
2
3
4
Existing Fiber
Future Fiber
Freeway
Street
Railroad
Other Water Feature
Waterbody
City of Palmdale
LACO: Unincorporated LA County Pocket
Miles
0 0.5 1 2 3 4
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COLUMBIA WAY / AVENUE M
AVENUE M-8
AVENUE N
AVENUE N-8
AVENUE O
AVENUE O-12
AVENUE P
AVENUE L
AVENUE Q
RANCHO VISTA BLVD / AVENUE P
PALMDALE BLVD
AVENUE R
AVENUE S
AVENUE T
PEARBLOSSOM HIGHWAY
PALMDALE REGIONAL AIRPORT
CITY BOUNDARY
CALIFORNIA AQUEDUCT
STATE ROUTE 14
SIERRA HIGHWAY
DIVISION STREET
90TH STREET WEST
80TH STREET WEST
70TH STREET WEST
60TH STREET WEST
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50TH STREET EAST
60TH STREET EAST
70TH STREET EAST
80TH STREET EAST
90TH STREET EAST
100TH STREET EAST
110TH STREET EAST
120TH STREET EAST

Photos



Photo 1: Main vault access point outside City Hall



Photo 2: hub location (typical)



Photo 3: Open hub cabinet (typical)



Photo 5: Pull box with spooled fiber (typical) (Freedom Fiber – red/white/blue)



Photo 6: Signaled intersection with existing CCTV and video detection sensor

Overview of the existing fiber network

The City of Palmdale has approximately 36 miles (estimate) of existing underground fiber cable and conduits throughout the City's major arterial roadways. The following table provides a breakdown of the underground conduit segments along with the fiber count.

Section Name	Miles	Code	Cable Count	Conduit
10th St W (N) from Ave. O4	2.26	Blue	72 SMFO	3 x 1 1/2"
10th St W (S) from Ave. O4 South	1.78	Orange	24 SMFO	1 x 3"
30th St W	-	Wireless	Wireless	
30th St E	-	Wireless	Wireless	
Avenue S (East) from 40th-55th	1.54	Blue	72 SMFO	3 x 1 1/2"
Avenue S (Mid) from Sierra Hwy to 40th	4.55	Purple	120 SMFO	3 x 1 1/2"
Avenue S (West) from Tierra Subida to Sierra Hwy	2.93	Red	48 SMFO	3 x 1 1/2" (1 spare)
Ave R (East) from TOC to 40th	4.00	Blue	72 SMFO	3 x 1 1/2"
Ave R (west) from TOC to Division	2.11	Blue	72 SMFO	3 x 1 1/2"
Sierra Hwy / W Rancho Vista (10th St.)	3.19	Yellow	2x72 SMFO (144 SMFO)	1 x 3"
Rancho Vista Blvd - (E) from Sierra to 25th	2.00	Orange	24 SMFO	3 x 1 1/2"
Rancho Vista Blvd (W) from 10th W to 30th W	2.00	Orange	24 SMFO	3 x 1 1/2"
Sierra Hwy from W Rancho Vista to E Ave N	-	Wireless	Wireless	
Technology Drive	0.24	Red	48 SMFO	3 x 1 1/2"
3rd St E - from Technology to City Yard & Transport Center	0.37	Green	12 SMFO	1 x 3"
W Palmdale / Tierra Subida (S)	1.58	Blue	72 SMFO	3 x 1 1/2"
Pear blossom / 25th St E	3.67	Blue	72 SMFO	3 x 1 1/2"
W Ave N Rancho Vista - from Hub @ 10th to Ave N/55th	5.60	Blue	72 SMFO	3 x 1 1/2"
Tierra Subida - from Rayburn to Palmdale	1.33	Blue	72 SMFO	3 x 1 1/2"
W Ave P-8	0.25	Red	48 SMFO	3 x 1 1/2"
Total ~	35.96			

All City-owned fiber cable is installed underground. Most of the City's existing fiber cable is located within one of three (3) 1-1/2" HDPE conduit with detectable mule tape and pull boxes approximately every 500 feet, except for the older section of Avenue Rancho Vista Blvd & 10th Street West, which has the fiber cable installed within one (1) 3" rigid (or schedule 40) conduit.

The existing fiber is used, partly, to connect the City's traffic signals and is routed to five (5) hub locations at the following intersections and are then routed to an underground vault adjacent to City Hall before entering the building and ultimately connecting to the Traffic Operations Center (TOC) on the 2nd floor. The five (5) existing hub locations are as follows:

1. SW corner of Sierra Hwy and Technology Drive
2. SW corner of Sierra Hwy and West Rancho Vista Blvd
3. NE corner of 10th Street West and Rancho Vista Blvd
4. SW corner of 30th Street West and Rancho Vista Blvd
5. SW corner of East Avenue S and 25th Street East

Note: The City also has plans to install three (3) additional hubs at the following locations:

1. NW corner of 25th Street West and Rancho Vista Blvd
2. SW corner of 10th Street West and Palmdale
3. NW corner of Elizabeth Lake Road and 25th West Street

Proposed new U/G Conduit & Fiber Cable

Section Name	Miles
Rayburn Rd.	0.61
Tierra Subida (S)	0.82
West Ave S	2.14
Elizabeth Lake / Highland Ave	2.74
Ave R (extension W)	3.03
W Ave P 8 (extension E)	0.25
East Ave S (extension E)	1.22
W Palmdale / 5th / Tech Dr.	1.53
Ave P 8 (extension)	0.22
	12.56

City Fiber – Unused / Available.

How much fiber does Traffic Control Operations have available that is not used?

From field inspection and discussion with City staff, it has been determined that a significant amount of fiber currently in place remains as dark fiber. Additionally, there is either empty two empty conduits and/or available space within the existing 3" conduits throughout the City's fiber network. The exact fiber dark fiber count (excluding existing dark fiber held in reserve) varies depending on the location and section. In all cases, however, there is a significant amount of dark fiber available for third-party use should the City wish to make it available.

City Fiber – Future Needs.

How much fiber will Traffic Control Operations need?

"Prediction is difficult, especially about the future" – Yogi Berra observed. It's not exactly clear what the future fiber needs will be. However, given the current utilization of fiber within the City's existing fiber cable (per section) there is still adequate dark fiber available for third-party use. The City's Traffic Engineers should be able to reasonably determine what future fiber counts will be needed for their present development plans, including a reserve amount of fiber for future operations and/or contingencies. The remaining dark fiber can be made available to lease to third-parties, and/or utilized as back haul for a municipal Wi-Fi network. Furthermore, the City can require a third-party, as part of the contractual negotiations, to provide additional fiber cable in the event the City's Traffic requires more in the future in exchange for access to the City's fiber network infrastructure (conduit space).

City Fiber – Use

What is the City's fiber networks currently used for?

CCTV

Video Detection Camera Sensors for Traffic Controls

Traffic Signal Controls

City Yard & Facilities – Data and Telecommunications

Marie Kerr Park – Data and Telecommunications (Wi-Fi for operations)

Records Center – Data and Telecommunications

Oasis / Drytown – Data and Telecommunications (Wi-Fi for operations)

Opportunities and Constraints

Opportunities

The "true value" of the City's existing fiber network is that it is already installed. The costs associated with installing new fiber optical networks, underground, is extremely high, especially in an urban environment. The estimated cost per foot to install underground fiber is roughly $40.00 - $75.00 per foot. This includes permits, design drawings, trenching, traffic control, conduit, fiber cable, compaction, resurfacing, handhold vaults and hub boxes in the public rights-of-way (PROW).

Advances in fiber optic deployment technologies, known as micro-trenching, can potential allow the City to expand upon its existing infrastructure without the high expense of traditional directional boring and/or traditional trenching construction methods.



In micro-trenching applications the fiber-optic cables and conduits are installed in a micro trench that is typically a maximum of 12 inches deep by 1/2 to 2 inches wide. However, depths can be set depending on general standard adopted by the City's Engineering Department or modified when in the presence of other underground utilities. Typical road composition is made up of a combination of concrete base and asphalt surface to a total of 12 inches. Advances in the slurry-seal grout composition have all but eliminated settling and pavement separation exhibited in past construction methods and applications. The costs to deploy fiber using micro-trenching technologies can be as low as $15.00 per foot or lower depending on economies of scale, weather, traffic and other situational conditions. A construction crew can average about 1,500 feet per day. Twenty-four hours after trenches are filled, asphalt mastic is applied on top of the grout-cured trench.

The benefits of micro-trenching for City projects are the speed of installation; low-impacts along rights-of-way in commercial or residential areas; and cost savings compared to traditional construction methods. This translates into faster deployments and less disruption to the community and money savings to planned City fiber deployments.

Constraints

The City controls vast amounts of real estate corridors (PROW) that are highly suitable for multiple uses, including fiber optics. The City has a duty not to give away public property for private use without just compensation. In fact, doing so may be a violation of law, which would constitute a gift of public funds. In the same way, the local governments charge rent when private companies use public buildings to make a profit, and the federal government auctions public airways, or requires just compensation for placing communication towers located on federal lands. Likewise, local governments require reasonable compensation for use of their PROW.

The Telecommunications Act of 1996 appeared to have limited some governmental agencies' ability to maximize the value of their own right of way properties within public transportation corridors. According to a California Supreme Court ruling (Williams v. City of Riverside, 2004), municipalities and local governmental agencies may not charge more than nominal amounts for administrative fees to allow telephone companies or fiber optic companies access into their public rights of way, except when their title to the right of way is clear as is on City-owned assets and not by easement, which belongs to the public. The Supreme Court held that "the construction and maintenance of telephone lines in the streets and other public places within the city is today a matter of state concern and not a municipal affair."

Notwithstanding the forgoing, when the fiber infrastructure in the PROW belongs to the City, then the City is not constrained by what it can charge for access or leasing portions of its infrastructure. With that being said, the amount of infrastructure and the ability to expand its capacity and reach is somewhat constrained by current usage versus the space available. In other words, if the City was interested in leasing space within their existing underground conduits but there are space limitations, then the City does not have a "leasable" asset.

Similarly, if the City was interested in leasing conduit space and/or leasing access to their existing fiber infrastructure, but the available number of fibers set aside in reserve for the City's Traffic Control Systems would preclude interest from a third-party because the available fiber count would not meet the third-parties' specifications. The amount of fiber or space set aside for the City's future use requires serious consideration. The City's Traffic Engineers cannot predict, with absolute certainty, how much fiber they will need in the future. This presents a dilemma where the unknown often supplants current monetary opportunity.

Secondly, the City's fiber network is a linear hub-and-spoke design (Bus topology) leaving it vulnerable to catastrophic disruption to multiple access point should one of the hub sites be taken out by vehicle accident or an accidental cut into an existing underground cable. While the eventuality of this type of event is remote it still presents a small probability. Fiber networks that are designed with Fiber Ring topology (SHR – Self-healing Ring), Star network or Hybrid network topology significantly improve network reliability and the value of the network infrastructure. The types of network designs consist of a fiber ring of bidirectional links between

a set of stations (e.g. Hubs). In normal use, network traffic is dispatched in the direction of the shortest path towards its destination (e.g. Central Office). In the event of the loss of a section or fiber link, or of an entire station (hub), the two nearest surviving stations (hubs) "loop back" their ends of the fiber ring. In this way, data traffic can still travel to all surviving parts of the network, even if it has to travel "the longer way around" back to the Central Office.

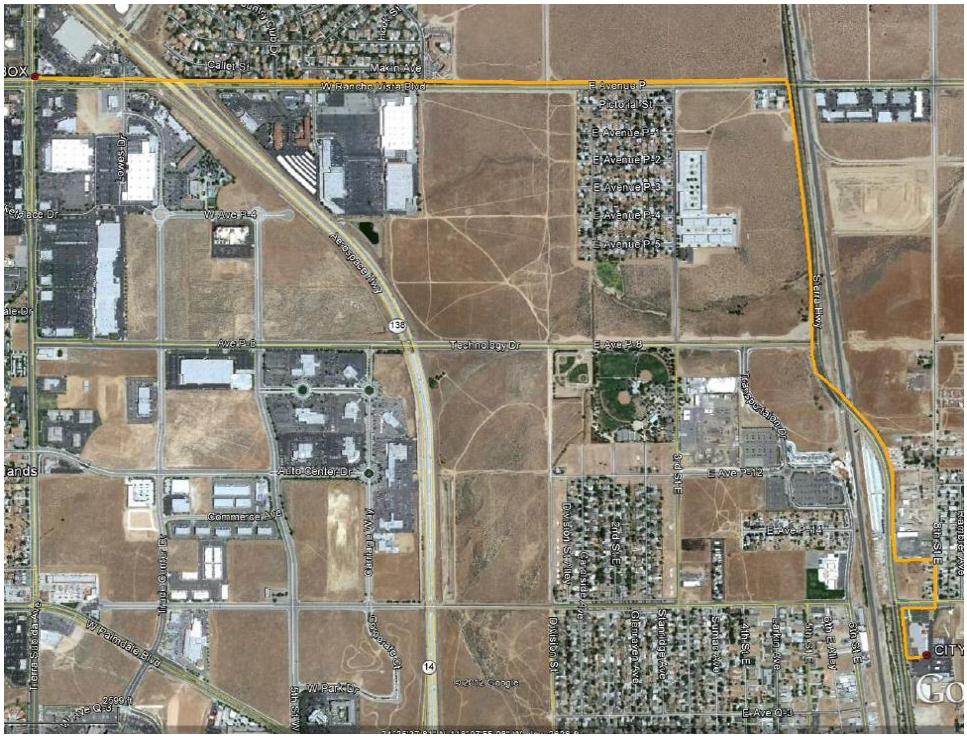
Network Expansion Opportunities (Enhancement)

The City's existing fiber network presents an opportunity to collaborate with a third-party transport and/or broadband internet service provider (ISP) to offer high-speed bandwidth to businesses and residents throughout the City. The value of the existing and planned fiber infrastructure could generate significant revenues to the City by licensing/leasing the existing dark fiber and/or conduit space. Furthermore, the cost of expanding or enhancing the fiber network can be shared or offset by a public/private joint venture.

The City entered into a Duct Lease Agreement with Freedom Telecom in December of 2012conduit to Lease space from the City's existing fiber network. Freedom Telecom (aka Wilcon Holdings LLC ("Wilcon") is a "dark fiber" company that subleases fiber connectivity to CLEC's (Competitive Local Exchange Company), which is a non-incumbent Telco or ISP's (Internet Service Provider). Wilcon leased approximately 2.92 miles of the City's empty fiber duct space along E. Avenue S (see Route 1 below). In addition, Wilcon installed and granted title to the City one (1) 72 count fiber from City Hall north along Sierra Hwy to 10th Street W. Rancho Vista Blvd., and installed one (1) 72 count fiber for themselves measuring approximately 2.54 miles. Wilcon's fiber covers a total of ~5.46 miles. (see Routed 1 & 2 below)

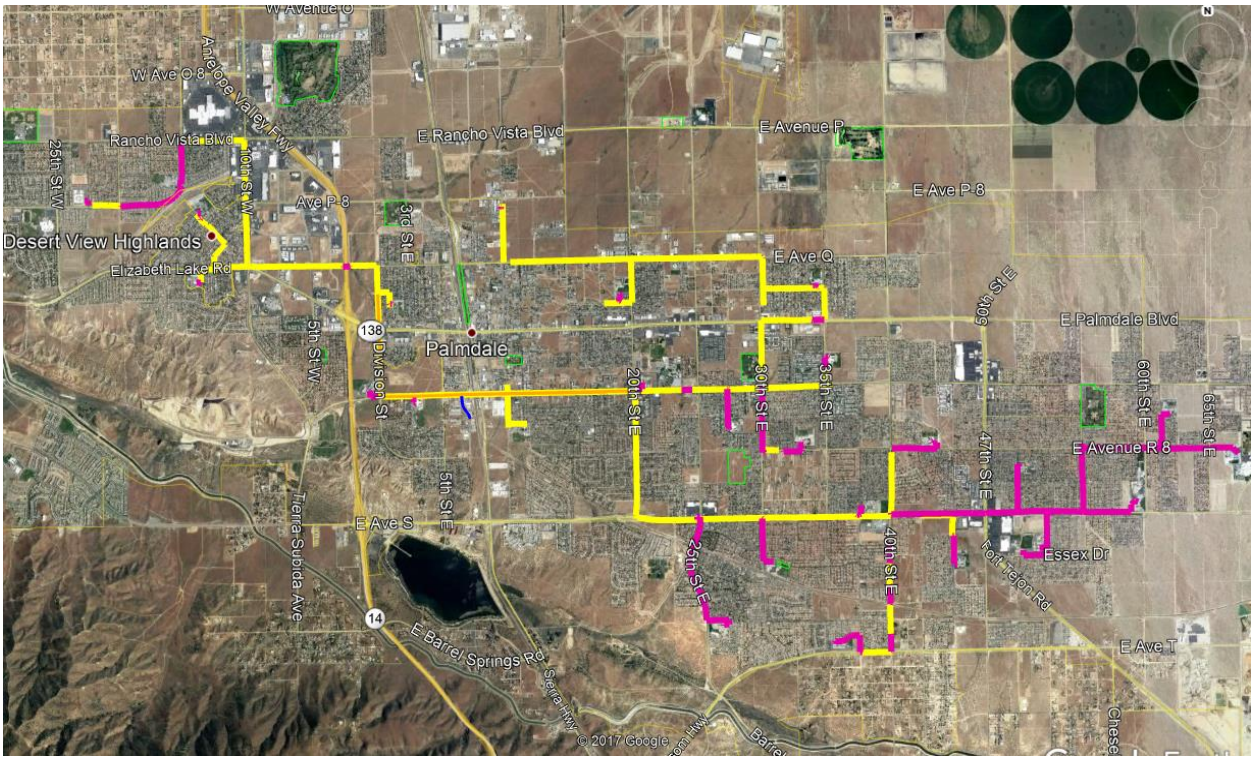


Route 1 (Avenue S from Guyon Avenue to 25th Street E.) ~ 2.92 miles

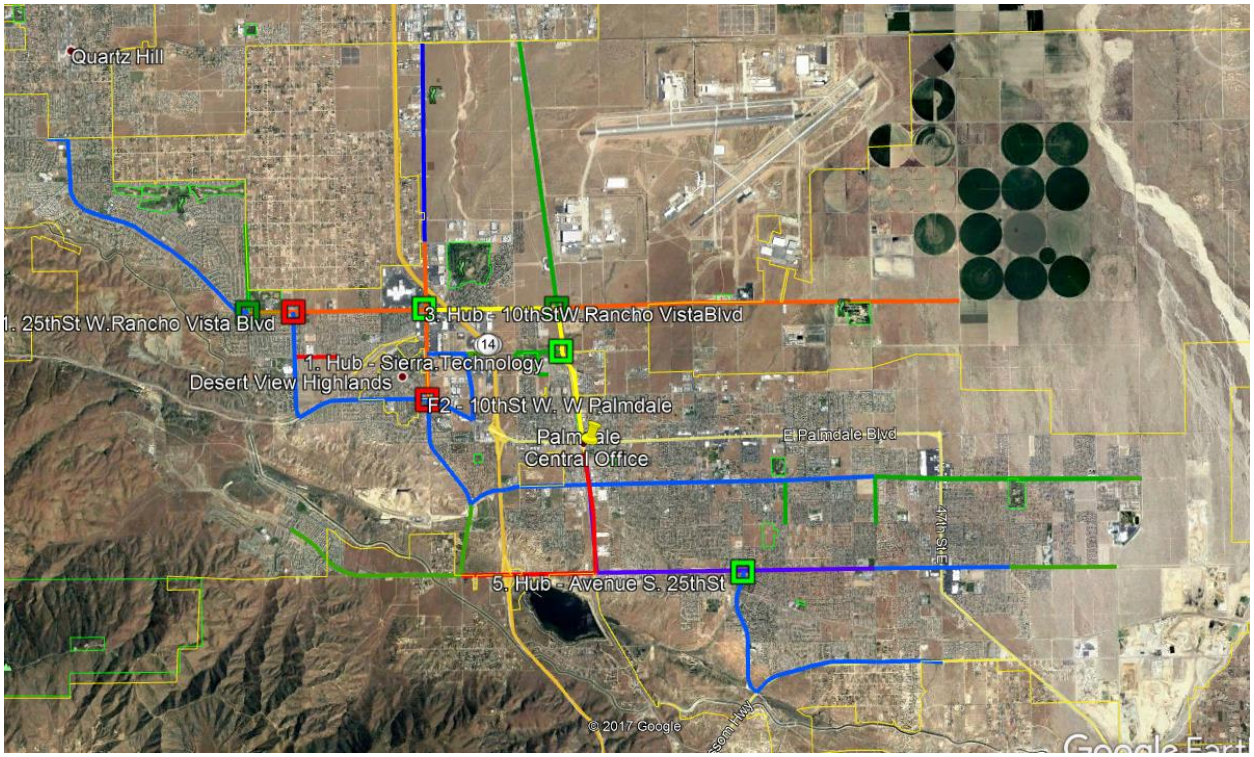


Route 2 (From City Hall north on Sierra Hwy to Rancho Vista Blvd. to 10th Street W) ~ 2.54 miles

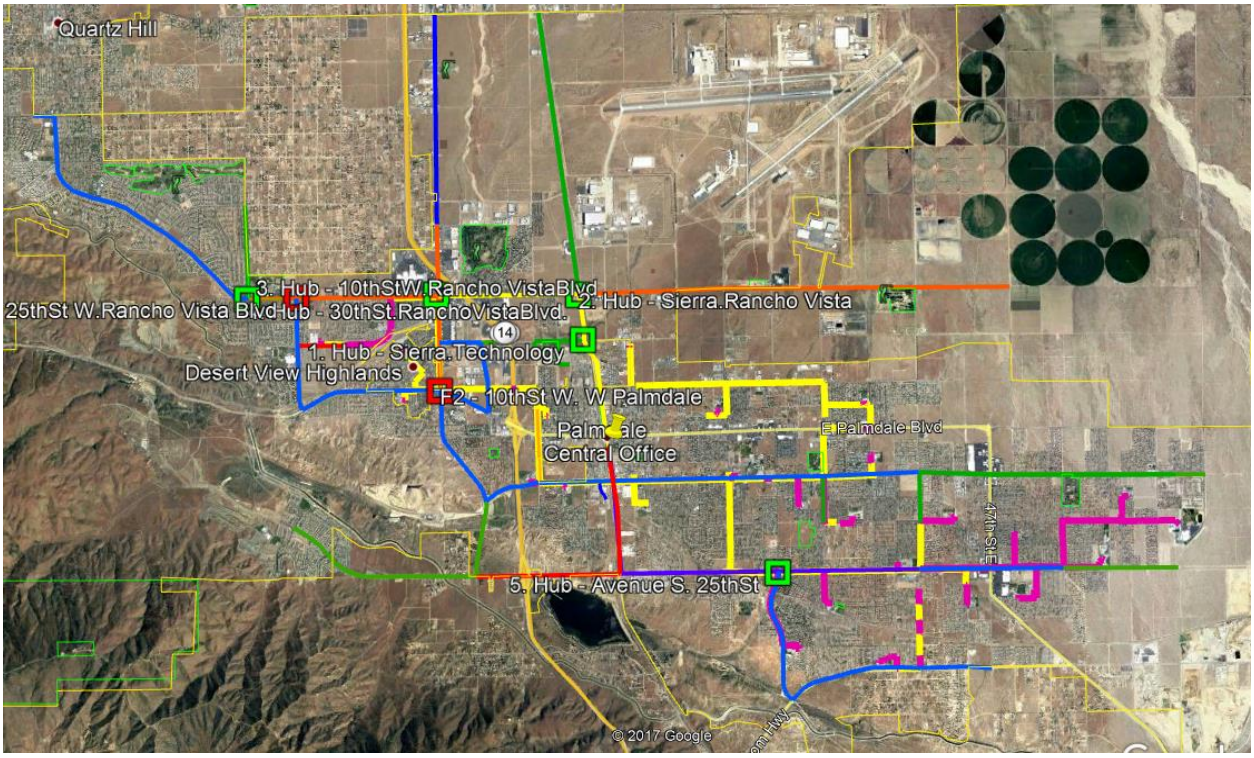
Recently, Wilcon was acquired by Crown Castle (CCI – "Crown"). The acquisition of Wilcon's assets along with Crown Castle's existing fiber holding potentially expands the reach of the City's fiber network to area of the City currently unserved. (See Map below)



Crown Fiber Network



Palmdale Fiber Network



Palmdale / Crown Fiber Network

Crown's fiber development program is aggressively expanding its fiber footprint throughout California and other states. Crown sees an opportunity to provide backhaul connectivity to the major wireless carriers as they expand their network footprint with "small cells" in the PROW. Many Cities, including Palmdale, have recently seen a substantial increase in the number of new wireless communication facility (WFC) applications - intending to locate their facilities along the streets within their city. Companies, such as Verizon Wireless, are slated to build over 8,000 small cells in the PROW in the LA County area within the next 2 years. AT&T, Sprint and T-Mobile each have similar plans to develop their respective small cell networks.

The recent advancement of 5G technology, coupled with the carriers' planned deployments, presents a unique opportunity to collaborate with companies like a Crown Castle to promote the City's assets in the PROW. This opportunity can both generate revenue from providing the necessary backhaul component to small cell development as well as potentially access additional fiber networks to enhance the City's existing fiber network.

Based on Crown's purported infrastructure (map above) and the City's desire to expand its fiber network, which should include implementing fiber loop topologies (SHR's), it is clear that there is a mutually beneficial public/private joint venture opportunity. At the very least, discussions with fiber connectivity providers, such as Crown Castle is entirely reasonable and constructive.

METHODOLOGIES OF VALUE

(Selected Excerpt from Right of Way July/August 2011 - www.irwaonline.org)

The following methodologies are used in appraising the real property when encumbered by fiber optic lines in existing transportation corridors for both transverse (crossing the corridor path) and longitudinal (along the corridor path) takings (fiber installations). The approaches to value are similar to appraising any other transportation corridor, with some variations.

SURVEY METHOD

The Survey Method includes discussions with ROW owners who have allowed leases or easements for fiber optic lines on their corridors. In addition, further discussions are obtained from users who have fiber optic lines throughout various transportation corridors. These may include those in the private and public sectors. As you can see by the sample survey, there is a significant range for the purchase of easements and for lease rates of transverse crossings and longitudinal rights of fiber optic lines throughout the country. Based on our survey for acquiring real property for fiber optic lines, we found that the range of values are unacceptably large.

For an easement, the transverse crossing overhead ranges from $900 to $2,500, or ATF (Across the Fence – defined below), while the subsurface is $1,000 to $2,500 or ATF. The longitudinal

rights range from $3/fly to $7.25/fly, or ATF. Annualized leases for a transverse crossing is $1.75/fly to $2,722, or ATF. Longitudinal rights are $0.95/fly to $5.49/fly, or ATF.

A nominal lease fee may be anywhere from $850 to $2,500, while a dark fiber can average $200 a month for each mile. The encumbered width for a fiber optic line typically ranges from three to ten feet and encumbers the fee simple interest of the transportation corridor by 25% to 50%. Land rates used for leases range from 10% to 12%.

For the most part, the San Diego Gas & Electric Company is a user of transportation corridors only (e.g. Highways, Bridges, Roads, Railroads, Utility & Service Lines, and Channels). As such, they do not lease rights of way or provide easements for fiber optic lines. Rather, they secure primarily easements for their gas pipelines and secure easements for their electrical transmission lines at a minimum of $2,500 for each easement.

According to State of California Executive Order S-23-06, the State of California no longer charges for installing fiber optic lines in their rights of way. This is an attempt to increase state use of broadband networks and advanced communication services that are anticipated to enhance the telemedicine for healthcare, distance learning for education, and better coordination in areas of public safety. However, nominal rates are charged based on administrative fees of $82 per hour at approximately 30 hours per transaction, equaling a fee of $2,460 per transaction.

Southern California Edison does not allow the use of longitudinal rights, and the minimal amount of consideration is $1,000 for administrative expenses per transaction.

ACROSS-THE-FENCE (ATF)

ATF assumes that the value of the corridor is similar to the value of the adjacent properties. It is based on the Concept of Alternative Use as assignable land segments within the overall corridor. ATF is the Sales Comparison Approach modified to the degree that the shape, size, topography and access of the right of way are disregarded. In fact, many transportation corridor owners use the ATF methodology when appraising real property taken for fiber optic use, both for longitudinal and transverse crossings.

In one case, the California Appeals Court ruled that said trial should have considered the ATF approach, and it was sent back to the lower court to retry the case. Other important decisions affecting the valuation of fiber optics in transportation corridors include a case involving a Southern Pacific Transportation Company corridor, which entitled them only nominal damages as a result of that diminished value of a transverse crossing.

One of the most basic principles of eminent domain law that pertains to the appraisal of transportation corridors is that the search for fair market value depends on what the property owner has lost as opposed to what the taking agency has gained or avoided.

Survey of Market Data of Fiber Optic Lines

Table:

Location	Easement	Lease (Annualized)
Port of Long Beach	Transverse Crossing- NA Longitudinal Rights – NA	Transverse Crossing - ATF for 3' wide non-exclusive easement with a 50% discount for encumbered vertical rights and applying a 10% land rate Longitudinal Rights - Same as above Minimum $1,000 fee per year Initial processing fee for project review-$2,500
Boston MTA	Transverse Crossing Overhead - $900 Transverse Crossing Subsurface - $1,200 Longitudinal Rights - $7.25/lf	Transverse Crossing – NA Longitudinal Rights – NA
Railroad Company	Transverse Crossing – ATF (minimum 10' wide non-exclusive easement) Longitudinal Rights – ATF (minimum 10' wide non-exclusive easement)	Transverse Crossing – ATF (Same as easement and with a 12% land rate) Longitudinal Rights – ATF (same as easement with 12% land rate) Minimum $2,000 nominal fee for administrative expenses
San Diego Gas & Electric	Transverse Crossing – NA Longitudinal Rights – NA	Transverse Crossing – NA Longitudinal Rights – NA
Southern Pennsylvania Transportation Authority	Transverse Crossing – NA Longitudinal Rights - $4.80/lf for 100-200 ft $3/lf for 201 ft +	Transverse Crossing – 0 to 72-strand capacity: $2,100 - $2,722/annually ($29.17/strand) 73+ Strands capacity - $37.80/strand/annually Longitudinal Rights – NA
Washington Mutual Area Transit Authority **City of Phoenix**	Transverse Crossing – NA Longitudinal Rights – NA Transverse Crossing – NA Longitudinal Rights – NA	Transverse Crossing – NA Longitudinal Rights – 144-strand fiber optic cable (formula) – approximately $1,305,018/year/mile for 45 miles, or $5.49/lf Transverse Crossing – NA Longitudinal Rights - $0.95/lf/year
City of Burbank	Transverse Crossing – NA Longitudinal Rights – NA	Transverse Crossing – NA Longitudinal Rights - $10,200 to $16,200 Minimum charge- One mile; One time connection fees: $550 to $1,925 Dark fiber - $200/fiber/mile/mo.
City of Portland	Transverse Crossing – NA Longitudinal Rights – NA	Transverse Crossing – NA Longitudinal Rights - $3.50 to $4/lf plus annual CPI adjustment
Contra Cost County	Transverse Crossing – NA Longitudinal Rights – NA	Transverse Crossing - $1.75/lf Longitudinal Rights - $1.75/lf
State of California	Transverse Crossing – NA Longitudinal Rights – NA	Transverse Crossing – NA Longitudinal Rights – NA
Southern California Edison	Transverse Crossing – ATF after adjusting 25% to 50% for vertical rights Longitudinal Rights – NA	Transverse Crossing – ATF after discounting 25% to 50% for allocation of vertical rights Longitudinal Rights – NA

Market Place for Monetization of the City's Fiber Infrastructure

In determining the opportunity to monetizing the City's dark fiber infrastructure it's important to understand the and evaluate those existing providers of broadband network services to the businesses, residents, schools, and institutions throughout the City.

Dark fiber pricing varies greatly among markets. Pricing should be geographically-specific, where location and coverage intersect with commercial interests. Pricing fiber, while in many instances is arbitrary, it is based on a several factors: market competition in that location (existing Telco's and Cable operations and their pricing structures); market demand throughout the City for governmental, institutional, commercial and residential service; and the cost of building the network. Another important aspect of the networks value is how it is used (e.g. backhaul, or local connectivity (metro-area fiber)).

In light of the type of use, competition and local demand it is also important to price-out the City's dark fiber to balance revenue opportunity with resource availability (amount of fiber available).

Fiber Pricing Structures

Pricing models are used for dark fiber:
Per strand, per mile, per set term. This is generally the lease price for fibers within an existing fiber network. The customer is responsible for covering additional costs associated with utilizing the network such as splice boxes, handholds and other infrastructure costs as well as administrative and permitting costs.

The following are a basis for pricing structures.

A. **Incremental cost basis** – cost of building the fiber network. The lease rate is priced at the incremental cost (e.g. per foot, or per mile) of installing the leased dark fiber. This structure will generally favor the customer (Lessee) because it tends to generate the lowest lease revues because of the time value of the initial investment costs and the incremental sectional cost are complex and generally taken as a whole and not separated out.
B. **Lump-sum cost, plus maintenance**. In exchange for a long term right to utilize a set amount of fiber within the existing network, typically 10 or 20-year terms, the customer pays the City a lump sum for the Indefeasible Right of Use (IRU) for the term. Additionally, the customer may be required to pay maintenance costs (e.g. on the number of feet or miles of fiber utilized) on a monthly or annual basis. This approach would allow the City to realize significant upfront funds to offset future projects, such as network expansion and/or enhancements. On the other hand, this model will result in lower overall revenues because the upfront Lump-sum investment is discounted due the time value of money.
C. **Per year or per month pricing** (per foot or per mile). This approach is recommended. It allows the City to generate a steady stream of income with the flexibility of adding to the number of fibers leased on a per foot, per fiber basis, per customer. The customer(s) benefits because they don't have to incur the large initial investment costs of the fiber network and can deliver fiber

connectivity on a competitive and tailored basis. The approach, potentially, increases the number of customers interested in the City's dark fiber/conduit networks.

Identifying potential dark fiber and conduit customers:

ILEC's
CLEC's
Data transport carriers
Wireless carriers and neutral host providers (DAS – Distributed Antenna Systems)
Data center vendors
Dark fiber customers (e.g. Wilcon)
Tower Companies

Dark Fiber Lease Considerations
© CTC 2012
Page 5

Table 1: Dark fiber pricing in a range of markets (based on per mile calculation)

	Term (years)	Up-front cost per strand	Maintenance cost per route mile per year	Price per month	Price per year	Effective price per month per pair	Effective price per year per pair	Effective price per month per strand (assumes purchase of pair)	Effective price per year per strand (assumes purchase of pair)
Long-Haul Routes									
CA rural/ suburban	20	$1,000	$250			$9.37	$112.50	$4.68	$56.25
IL rural	20	$750	$150			$6.87	$82.50	$3.44	$41.25
IL rural/ suburban	20	$1,500	$250			$13.54	$162.50	$6.77	$81.25
NC rural	20 to 25	$750	$250			$7.29	$87.50	$3.65	$43.75
MD rural	-	-	-	$45		$90	$1,080	$45	$540
Metro-Area Routes									
IL suburban/ small town	20	$1,500	$300			$13.75	$165	$6.87	$82.50
Burbank	5 15	-	-	$14.58 $11.25		$29 $22.50	$350 $270	$14.58 $11.25	$175 $135
TN small town	-	-	-		$500	$83	$1,000	$41.60	$500
TN small town	-	-	-		$1,000	$166	$2,000	$83	$1,000
Large Urban Routes									
Palo Alto	-	-	-	$177 to $295		$355 to $591	$4,360 to $7,092	$177 to $295	$2,124 to $3,540
CA large urban	-	-	-	$120 to $300		$320 to $600	$2,880 to $7,200	$120- $300	$1,440 to $3,600
IL urban	20	$3,000	$600			$27.50	$330	$13.75	$165
VA urban	20	$1,500 to $2,000 (includes full construction cost)	-			$100 to $550	$1,200+	$50 to $275	$600+

Existing Lease Agreement

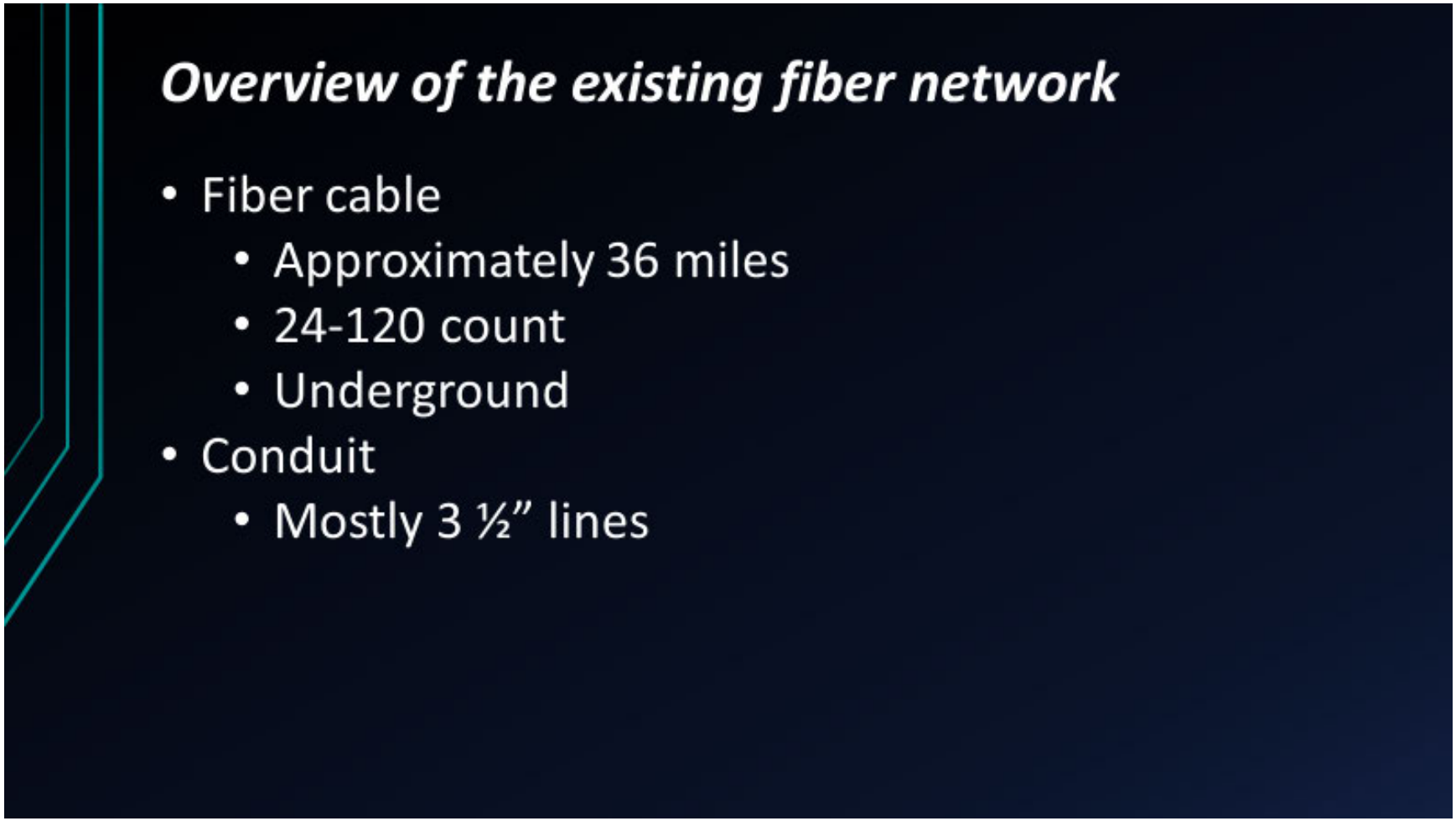
As discussed above, the City of Palmdale entered into a Communication Duct Lease Agreement with Freedom Dark Fiber Networks ("Freedom") on November 8, 2012. Freedom, which is now known as Wilcon, leased conduit space and access from the City's

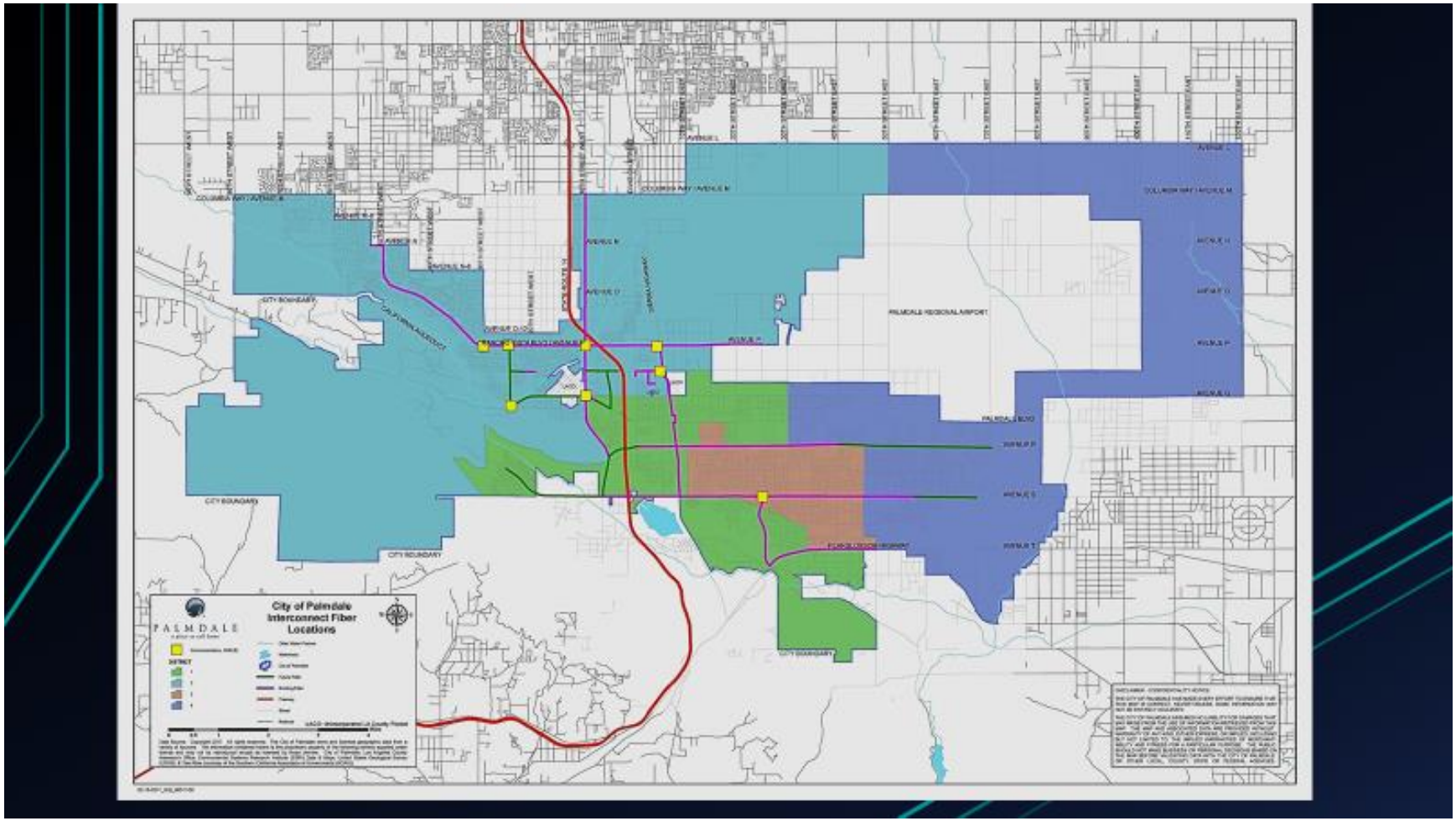
Traffic Operations fiber network. The pricing model was based on a per linear foot, per year lease with a three (3) year term and a minimum of four (4) three-year renewal periods (15-year minimum term – total). The initial conduit lease rate was set at $0.49/foot annually, escalating at 2.5% over the previous year's rate. This lease rate is very competitive and is at the higher end of the scale for leasing conduit/fiber space in Southern California.

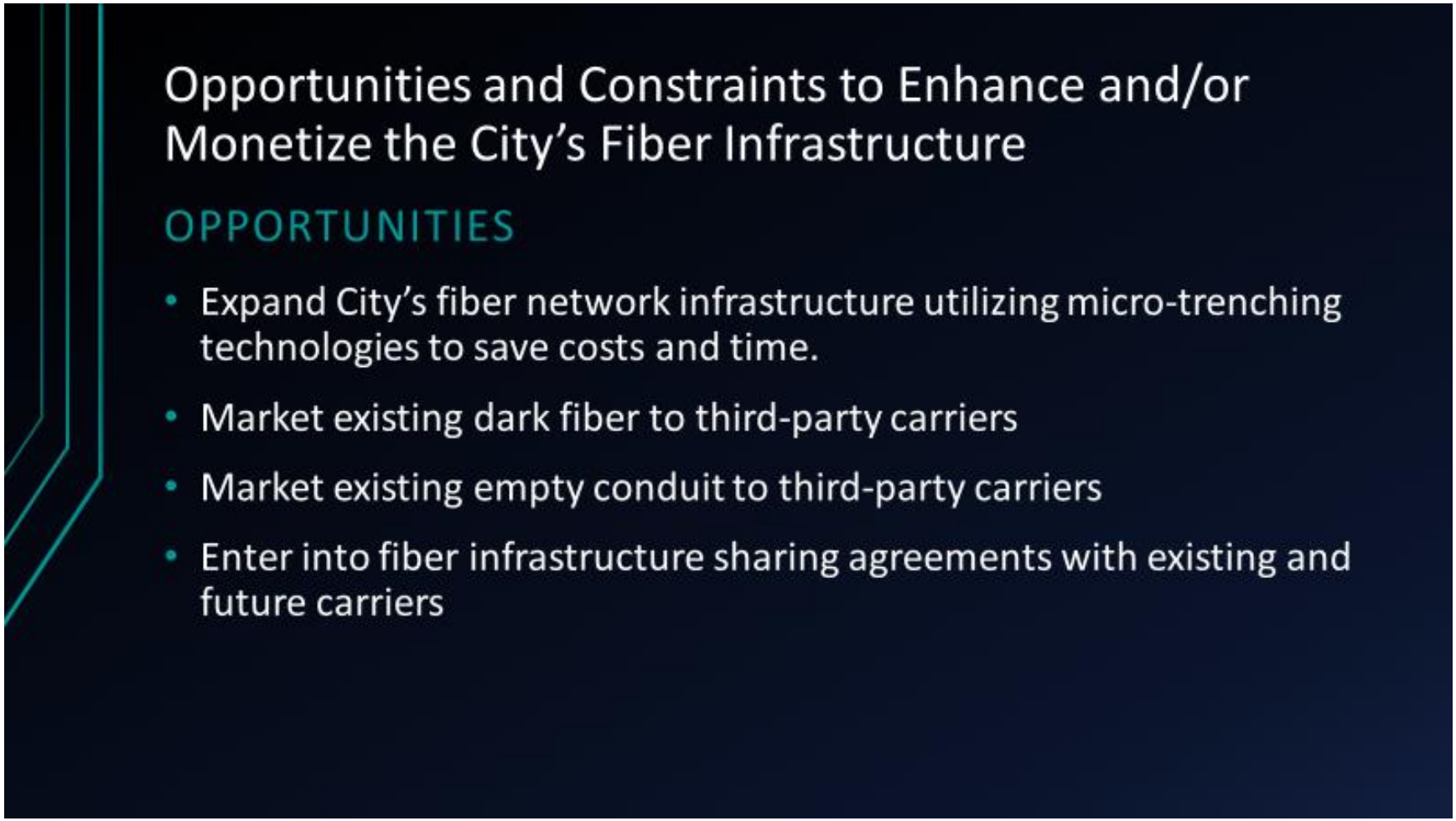
With the current 5G technology deployments, the necessity for accessing fiber from the PROW for backhaul connectivity will be a paramount issue. This fact, coupled with the City's existing and proposed fiber/conduit networks, means that much of the City's network infrastructure can be immediately utilized by the major carriers and/or their backhaul service providers. The Wilcon Lease structure can therefore serve as a foundation to build upon with other backhaul providers.

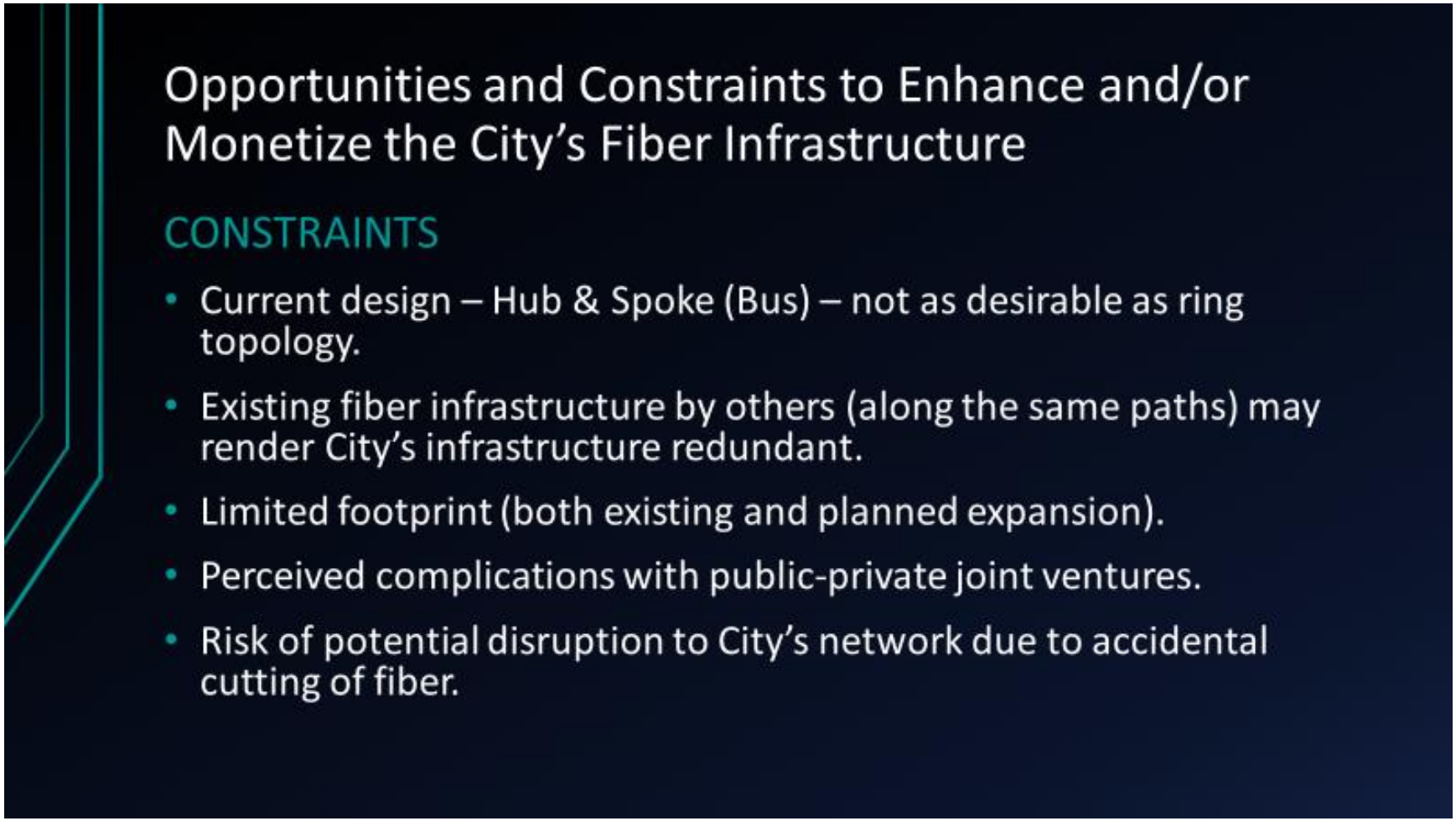
Assessment for Fiber Development Plan – PowerPoint Slide Deck




Overview of the existing fiber network
• Fiber cable
• Approximately 36 miles
• 24-120 count
• Underground
• Conduit
• Mostly 3 ½" lines


City of Palmdale
Interconnect Fiber
Locations
PALMDALE
CITY BOUNDARY
PALMDALE REGIONAL AIRPORT


Opportunities and Constraints to Enhance and/or Monetize the City's Fiber Infrastructure
OPPORTUNITIES
• Expand City's fiber network infrastructure utilizing micro-trenching technologies to save costs and time.
• Market existing dark fiber to third-party carriers
• Market existing empty conduit to third-party carriers
• Enter into fiber infrastructure sharing agreements with existing and future carriers


Opportunities and Constraints to Enhance and/or Monetize the City's Fiber Infrastructure
CONSTRAINTS
• Current design – Hub & Spoke (Bus) – not as desirable as ring topology.
• Existing fiber infrastructure by others (along the same paths) may render City's infrastructure redundant.
• Limited footprint (both existing and planned expansion).
• Perceived complications with public-private joint ventures.
• Risk of potential disruption to City's network due to accidental cutting of fiber.


The Marketplace for Monetization of the City's Fiber Infrastructure
• Pricing is variable and arbitrary.
• ROI based on demand and competition
• Dark fiber represents a revenue opportunity
• Various Pricing models


Potential dark fiber / conduit customers:
ILEC's (Incumbent Local Exchange Carriers)
CLEC's (Competitive Local Exchange Carriers)
Data Transport Utility Companies
Wireless Carriers
Data center vendors
Dark fiber customers (e.g. Wilcon, Crown Castle Fiber)
Tower Companies
DAS (Distributed Antenna Systems) Neutral Host Providers
Companies with data access needs

EXISTING CONDUIT LEASE AGREEMENT-WILCON FIBER

- Competitive lease rate for fiber optical cable in Southern California.
  - $0.49 per foot annually; escalating at 2.5%

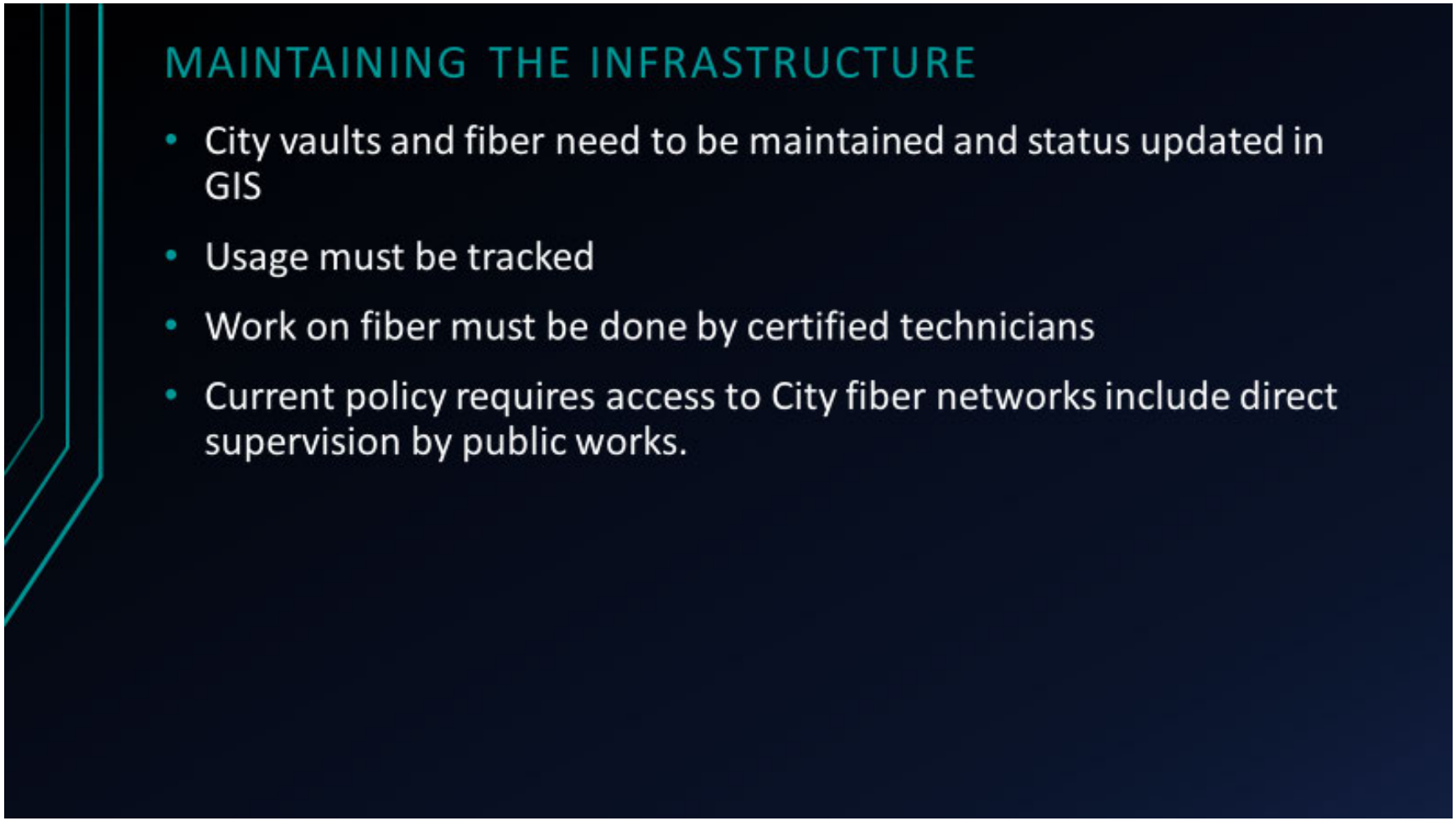


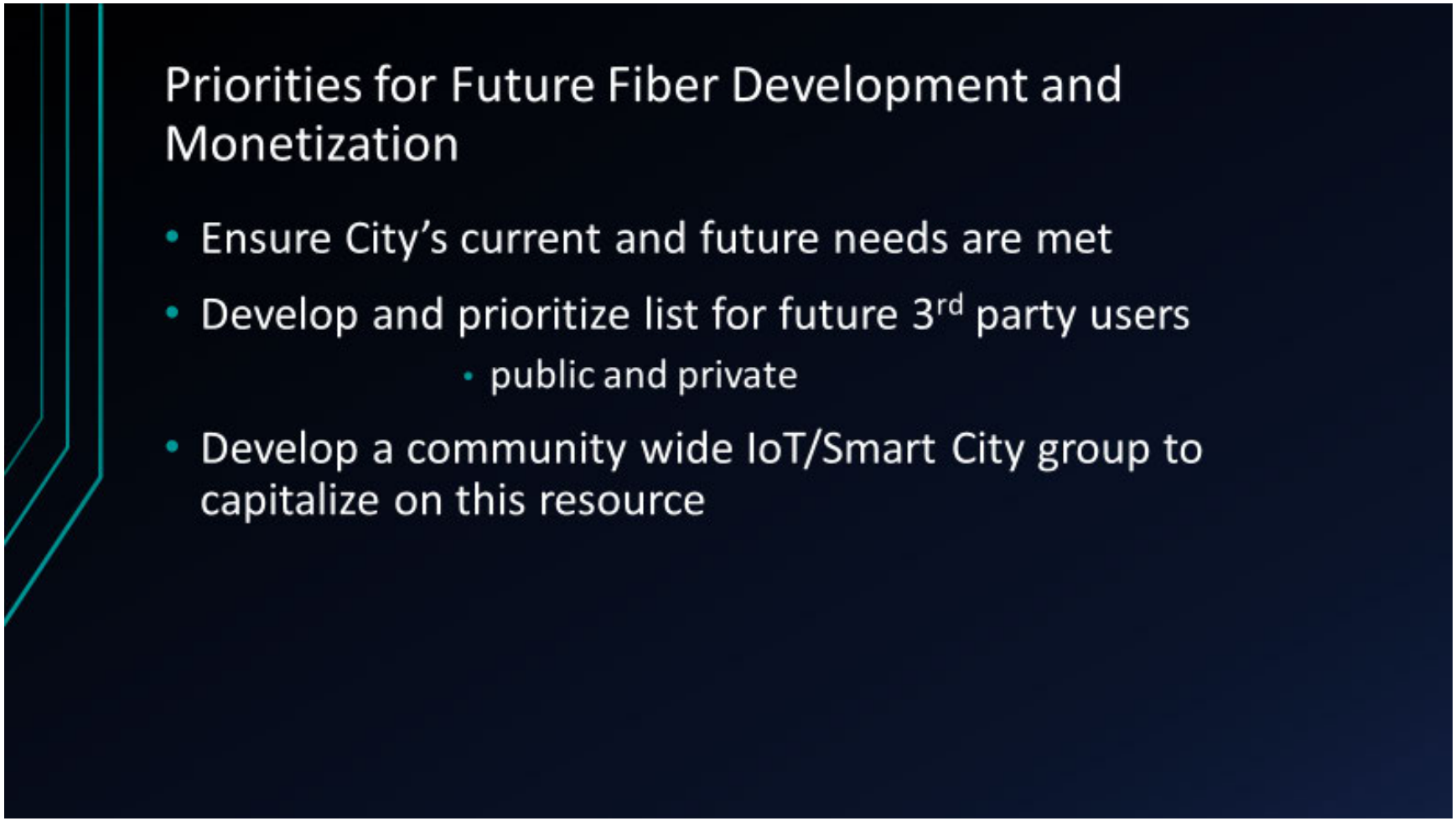
Wilcon Fiber Route 1



Wilcon Fiber Route 2


CURRENT OPPORTUNITIES (TODAY!)
Provide the backhaul to access points in the public Right-of-Way
Market network infrastructure to generate incremental revenues while improving communications capabilities within the City.
WHY THESE OPPORTUNITIES EXIST
Major carriers AT&T Mobility, Sprint, T-Mobile and Verizon Wireless deploying 5G between 2017 and 2025.
Need for access points on utility poles, light poles and any other vertical infrastructure
Fiber connectivity is critical to the overall deployment of 5G technologies.


MAINTAINING THE INFRASTRUCTURE
• City vaults and fiber need to be maintained and status updated in GIS
• Usage must be tracked
• Work on fiber must be done by certified technicians
• Current policy requires access to City fiber networks include direct supervision by public works.


Priorities for Future Fiber Development and Monetization
• Ensure City's current and future needs are met
• Develop and prioritize list for future 3rd party users
• public and private
• Develop a community wide IoT/Smart City group to capitalize on this resource

Moulton Niguel Water District

1) **East Aliso Creek** - LAC738 / FA#10087062 - **CELL2022-008** - **Antenna Mod/Amend** - 2/8/22: Rcvd. Preliminary CD's. Draft application, Record CD's & rlCD's sent to SAC. 3/14/22: App.Rcpt. Project logged-in. 3/23/22: Resent rlCD's to SAC. 3/24/22: draft LOA and Rev. CD's sent to SY for review – request plan-flip - **Pending plan-flip w/ SY** – **ACTION ITEM**

2) **PID#3,RES#2** - LA3131 / FA#:10086987 / CLU3874 - **CELL2022-010** - **Antenna Mod** - 2/22/22: Rcvd. Preliminary CD's. Draft application & fee request, record drawings and rlCD's sent to SAC. 3/3/22: Rcvd. Rev. CD's. 3/14/22: App.Rcpt sent to SAC. 3/18/22: App. Rcpt. & rlCD's sent to SAC. Drafted LOA4/6/22: Resent rlCDs and issue concerning tank-mounted squids. 4/6/22: Rcvd. Rev. CD's - **Pending plan-flip w/ SY** – **ACTION ITEM**

3) **Sheep Hills** - LA399 / FA#10087091 - **CELL2022-009** - **Antenna Mod/Amend** – 2/2/22: Rcvd. Preliminary CD's. 2/8/22: draft application & fee request, record drawings and rlCD's sent to SAC. 4/6/22: SAC indicate change in SOW – may require amendment – **Pending Application & Fee** – **UPDATE**

4) **Moulton Peak –** OC0050 / FA#: 10082267 **– CELL2022-0XX - Antenna MOD** – 3/11/22: Rcvd. New project inquiry (CD's) from SAC. Application template sent to SAC. 3/11/22: Rcvd. SAC signed app w/ SOW. 3/22/22: Rcvd. Pre-lim CD's. 4/6/22: Sent notice to SAC to correct application with the correct entity information – **Pending SAC correct application – UPDATE**

5) **Crown Valley -** LA3139 – Shelter Relocation – 4/5/22: Site visit – measurements – review / discuss with MC – **UPDATE** (ATS to draft Notice for AT&T to relocate shelter away from MNWD's u/g facilities.

A. **VZW – PROJECTS:**

1) **Sheep Hills** "Aliso Creek" NG34377-1 - CELL2021-007 – **Antenna MOD/Amendment** – 5/24/21: Rcvd. Preliminary CD's, ATS sent draft application & fee request to SAC. 6/29/21: SAC indicated the check has been ordered but still not received. 7/10/21: ATS mailed App/fee to MNWD. 7/26/21: BL Reviewed and redlined CDs > to SAC. 7/28/21: SAC conf. rlCD's w/ A&E. 8/13/21: Rcvd. Rev. CDs. 8/16/21: Sent draft LOA & Rev. CDs to SY. 8/18/21: SY sent signed LOA and approved CD's back. 8/25/21: Sent SAC signed LOA & Approved CD's. 9/3/21: draft Amend1 sent to SY. 9/14/21: Rcvd SY comments on Amend 1. ATS to address and send to VZW for PE. 9/22/21: Sent rev. draft Amend1 to SAC. 10/20/21: Sent follow-up notice to SAC on Amend1. 11/9/21: Rcvd. VZW redlines to Amend1. 11/16/21: Sent redline review to SY for review / approval. 12/1/21: Resent link. 12/6/21: SY indicated Draft Amend1 w/ BBK. 1/5/22: Sent SAC final EX Amend1. 1/26/22: Sent notice to SAC – typo on first sentence – bold VZW. 2/9/22: Request confirm + ETA for PE. 2/14/22: Sent note to SAC to have DocuSign and send back pdf for FE. 2/23/22: RFI sent to SAC on status of PE, ZOK, BOK. 3/8/22: PE Amend1 + memo sent to SY for full execution. **3/24/22: FE Amend1 received** (date 3/14/2022). 4/6/22: FE Amend1 transmitted to SAC – **Pending Entitlements** (RMS Project underway – ETA EOY, new Comm. Tower install ETA CXC March 2022)

2) **Crown Valley** "ABERLE" – CELL2021-015 - **Antenna MOD** – 3/24/21: SAC indicated new mod v. repair. 4/1/21: conducted A&E Recon walk. 6/1/21: Rcvd pre-lim. CDs. 7/14/21: Sent App & Fee request to SAC. 7/28/21; 8/3/21; 8/11/21: Requested update on App & fee and conf. Relo sector A. 8/11/21: dig alert scheduled for 8/12, pre-con 8/16. 8/16/21: rlCD's sent to SAC. 8/17/21: SAC - check received - request mailing address> BL confirmed ATS address. 8/27/21: Rcvd. Rev. CD's from

SAC. Rev. CD's and draft LOA sent to SY. 9/13/21: draft Amendment sent to SAC. 9/7/21: SY signed LOA & approved CD's sent to SAC. Simulations OK. 9/16/21: App. Rcpt. sent to SAC. 10/20/21: Sent copy of original License to SAC. 10/26/21: Rcvd. VZW comments to Amend1. Response – number changed and no changes to template. 11/16/21: Rcvd. Rev. Amend1 w/ minor redlines – fwd. to SY for approval. SY approved. 11/17/21: final executable Amend1 sent to SAC. 11/19/21: Sent City Planner copy of MNWD signed LOA for releasing project for BP. 12/1/21: RFI on status of PE Amend1. 12/16/21: Rcvd. VZW PE Amend1 > sent back notice that first sentence needs to be changed requested slip-sheet or resign. 1/5/22: Sent LOC requirements check list. 1/12/22: RFI on PE resign Amend1. 1/24/22: Sent rev. PE Amend1 w/ Memo to SY. Sent LOC dox & draft LOC to SY. 2/4/22: Signed LOA & approved CD's request sent to SY. 2/9/22: FE Amend1 rcvd. Sent to SAC. 2/14/22: SY signed LOC sent to SAC. GC indicated Magnemounts are 3 weeks out. 2/17/22: GC request pre-con for 3/4/22. 2/21/22: Rev. LOC include safety mounts sent to SAC. 3/4/22: Pre-con walk completed. 3/21 Rcvd. CX Schedule – **CX Start 3/21/22 – pending CXC** – **UPDATE**

3) **Seville** "Bahia" NG78745 - CELL2021-016 - **Antenna MOD/Amendment** - 7/19/21: Rcvd notice and CDs from SAC - new project. Sent App & fee request. 8/5/21: Resent App & rlCD's. 9/20/21: Sent link to Dropbox for redlined CDs. Sent App. Rcpt. 9/23/21: Rcvd Rev. CDs. 9/27/21: Sent draft LOA and Rev. CD's to SY. 9/28/21: Signed LOA and approved CD's sent to SAC. 10/6/21: Rcvd. SA's. 12/17/21: Update to SAC – draft Amend1 sent to MNWD for review via Dropbox. 1/21/22: Sent SAC final MNWD approved Amend1 for PE via DocuSign. 2/9/22: Rcvd. PE Amend1. Sent PE Amend1 package to SY. 2/14/22: PE Amend1 Package re-sent to SY. 2/28/22: FE Amend sent to SAC. 3/1/22: SAC indicated ZOK AND RTI PENDING. 3/31/22: Rcvd. LOC dox. 4/6/22: Sent req. to SAC for COA's sign-off from VZW and Planner – **Pending VZW signed COA's / ATS to review LOC DOX and draft LOC – UPDATE / ACTION ITEMS**

4) **East Aliso Creek** "Moulton" – CELL2021-031 - **Antenna MOD/Amendment** – 8/9/21: Rcvd. Notice from SAC – new mod project – request to relocate tank-mounted sector further east. Sent App & Fee Request. 10/5/21: SAC indicated check will be mailed out today. 10/15/21: App & Check Rcvd. Sent rlCD's to SAC. 10/27/21: Project logged in. 10/27/21: Rcvd. Rev. CDs. Draft LOA & CDs to SY. 11/1/21: Plan-flip, Rcvd. Signed LOA. Sent rl CD's to SAC. 11/2/21: Rcvd. Rev. CDs. 11/3/21: Signed LOA & Approved CD's sent to SAC. 12/1/21: Sent draft Amend1 to SAC. Sent RFI forecast dates. 12/16/21: sent final VZW approved redlines to SY for approval. 1/12/22: Sent SAC final EX Amen1. 2/23/22: Sent RFI on PE Amend1, ZOK, BOK. 3/23/22: RFI to SAC on status of PE Amend1. 3/24/22: Rcvd. VZW PE Amend1 – **Pending VZW entitlements/ ATS to prepare EX Amend1 package and send to SY – UPDATE / ACTION ITEMS**

5) **Bear Brand** – "Croix" – NG304893 – CELL2021-**033** – Antenna MOD – 10/25/21: Rcvd. New project request – pre-lim CD's. 11/22/21: Rcvd. App fee sent receipt to SAC & SY. 12/28/21: Sent rlCD's to SAC. 1/17/22; 2/2/22: Sent draft LOA & Rev. CD's to SY. 2/11/22: SY singed LOA and approved CD's sent to SAC. Request forecast dates. 2/23/22: Sent SAC LOC requirements – **Pending VZW Entitlements - UPDATE**

6) **Crown Point PS** "La Paz" NG60333 – CELL2021-034 – **Antenna MOD** – 10/25/21: Rcvd. New project request and pre-lim CD's. Sent notice to SAC that CD's do not show correct antenna plan. Sent project app. & fee req. 10/26/21: App Fee requested. 10/27/21: Sent rlCDs to SAC. 12/6/21: A&E request to access site – coordinate w/ Michael Corral & RP. 12/28/21: Application Receipt & check to send to MNWD. 2/9/22: Sent App.Rcpt. to SAC, RFI on project status. 3/23/22, 4/6/22: RFI sent to SAC on project status – **Pending Rev. CD's – UPDATE**

7) **Rancho Res.** – "Golden Lantern" - **Tank Renovation** – 8/11/21: Accepted: [E] VZW - Tank Renovation - Antenna Temp. Relocation back on to tank from scaffolding, Scaffolding Bid = $8,400.00. 9/17/21: Antennas relocated to Tank – CXC (new price for scaffolding = 7,500 per carrier) 10/5/21: Antenna & Magnemount slid down tank – installed incorrectly. ATS notified GC to find out what happened. 10/5/21: Harper Engineering (Freddy left at 2:45PM, Antenna failure detected 3:06PM, AIS left at 3:30PM; Rcvd. Photos of downed antenna at 3:45PM +/-. 12/29/21: Metal & Cable sending replacement magnets for GC to install on damaged mount. 1/12/22: Replacement magnets arrived – ATS to work w/ GC to have them installed. - **Discussion** – **UPDATE**

8) **Rancho Res.** – "Golden Lantern" - **CELL2022-004** – **Antenna MOD/Amendment** – 1/21/22: Rcvd. New project request from SAC. Sent draft app. & fee request. Sent rlCD's to SAC. 2/7/22: SAC requested c-clam spec. sent photo of sample from CVR + GC contact that installed clamp. 2/16/22: Rcvd. SAC signed Application & Rev. CD's. 2/23/22: RFI on status of App. Fee. 2/28/22: App.Rcpt. sent to SAC. 3/16/22: draft LOA & Rev. CD's to SY. 3/21/22: SY/BL plan review – **Pending SY signed LOA** – **ACTION ITEM**

9) **PID#3,RES#2** – Pacific Island - NG103335 – **CELL2022-003** – **Antenna MOD/Amendment** – 12/28/21: Rcvd. New project req. & pre-lim. CD's. 1/5/22: SAC resent pre-lim. CDs. 1/12/22: Sent SAC draft Application & fee request. Sent SAC rlCDs. 1/20/22: Rcvd. REV CD's. 2/9/22: RFI status on app fee. 2/23/22: RFI on status of App. Fee. 2/28/22: App.Rcpt. sent to SAC – **ATS to review Rev. CDs and draft LOA** – **ACTION ITEM**

10) **GOLDEN LANTERN PUMP STATION** – "Sardinia" - NG60822 – CELL2022-011 - **Antenna MOD** - 2/28/22: Rcvd. Preliminary CDs. Sent draft App & Fee request. 3/1/22: SY note to SAC – cashier's check or check from VZW required - **Pending App & Fee** – **UPDATE**

B. **TMO / MetroPCS - PROJECTS:**

1) **E. Aliso Creek -** LA02165A **–** CELL2020-012 – **Antenna MOD**/**Amendment** – Rcvd. Application – 9/17/20: Check sent to MNWD – App. Rcpt. Sent to SAC. 9/3/21: LOA and approved CD's sent to SAC. 11/12/20: Rev CDs w/ STBILT Mounts added Rcvd and approved. 4/26/21: Final EX Amend1 sent to SAC for TMO PE. 6/1/21; 6/16/21: Follow up w/ SAC on status of TMO PE Amend1. 6/25/21: Rcvd. TMO PE Amend 1. 7/9/21: Sent Amend1 Execution Package to SY. 7/14/21: BP pull in process; SAC request pre-con schedule next week. 7/22/21: MNWD rejected PE Amend1 - too many errors - sent redlines to SAC. Final EX doc Rcvd. SY approval. Sent EX doc to SAC. 8/24/21: Rcvd. TMO PE Amend1. 8/27/21: Amend1 EX package sent to SY. 9/7/21: Pre-con conducted w/ Harper; GC had wrong CDs & wrong SOW. 9/8/21: Conf. w/ SAC & GC -re: SOW requires Magnemounts. 9/14/21: FE Amend1 Rcvd. 9/16/21: FE Amend1 sent to SAC. 9/26/21: SAC follow up w/ GC on PO for Mag. Mounts. 10/6/21: Sent notice that TMO's CX process has a critical flaw. 10/20/21: RFI on status of project – need rev. Pre-con w/ Harper. 10/22/21: Pre-con completed. 10/29/21: CX schedule Rcvd. 11/1/21: CX started. 11/8/21: Notice sent to GC debris scattered all over site – need to clean-up. 1/12/22: Note from CM – GC to adjust mag. Mounts so touching 1/21/22: RP requested GC to provide date for final inspection. 1/21/22: RP requested update on final walk-through inspection. 2/23/22: BL sent notice that epoxy/welded mount needs to be removed. 3/23/22: Discussion w/ MC regarding remaining epoxy cable tray mount – must be removed – **PENDING CX COMPETE / FINAL INSPECTION** – **UPDATE**

2) **Rancho** LA2900A - CELL2020-015 - **Decom** – Site visit 9/1, Requested TMO assign a new site ID number for this site rather than using the LA02488A site ID 9/30 (which belongs to the TMO cell

site). Rev. CDs Rcvd. 10/13. ATS provide example of soils stability details 3/9. Rev. CDs Rcvd 3/19. 4/5/21: Sent approved CD's & signed LOA to SAC. Antenna Removal Pre-Con 4/21. Requested COIs. & CX start ETA 5/10/21 for partial decom (tank-mounted equipment only). 5/11/21 – Tank mounted equipment removed. 5/27/21: Irrigation system for post equipment enclosure removal. 6/4/21: SY provided link for landscaping and irrigation. 7/22/21: Plan flip w/ SY. 7/28/21: Sent approval to SAC. 12/1/21: No contact from SAC since 10/5/2021. 12/6/21: Rcvd BP-RTI memo. 1/21/22: Sent GC Revised Scope of Work – **Bid-walk** completed. 1/21/22: Sent rev. CD's w/ partial decom scope of work. Pre-con completed. 1/24/22: updated GC of partial decom v. full. 1/26/22: Req. COIs. 3/17/22: Pre-con completed. 3/18/22: CX schedule Rcvd. 3/21/22: LOC dox sent to SY (already signed) – signed LOC sent to GC. DECOM CX Started 3/22/22 – **DECOM COMPLETED** - (Note: DISH to take-over equipment area and conduits/cable trays)

3) **Nellie Gail** IE94335A (f/k/a LA2797) **-** CELL2021-012 – **Antenna MOD/Amendment (Anchor)** – 6/15/21: Rcvd. Notice from SAC new Antenna MOD project – ATS to review application and CD's. 6/21/21: SAC canceled check / app fee from L1900 will be applied to Anchor project (Amendment will combine Anchor with L1900. 7/13/21: Rcvd. SAs and Rev. CD's. 7/14/21: Sent Rev. App & Fee request and rlCD's sent to SAC. 8/11/21: Request project status update. 8/17/21: App Rcpt. sent. 8/19/21: Rcvd. Rev. CDs. 9/1/21: Sent rev. draft Amend2 to SAC. Sent draft LOA and Rev. CDs to SY. 9/2/21: address issues – rlCD's and rev. draft Amend2. 9/21/21: Rev. CD's incorporated into final draft Amend2 > SAC. 9/22/21 SAC indicated still in zoning. 10/1/21: SAC came back w/ redlined comments to Amend2 > no Amend2 is correct as is. 11/16/21: SAC indicated Amendment No. 2 has been routed for TMO EX. 12/1/21: RFI on status of PE Amend2. 12/14/21: BBK revised Amend2 first sentence – needs to be resigned. 12/30/21: Sent PE Amend2 package to SY. 1/21/22: FE Amend2 sent to SAC. 1/24/22: Rcvd. BP-RTI memo from SAC. Sent RFI COI's. 1/31/22: Sent remaining LOC dox reqs., Rcvd. Copy of BP. 2/3/22: SY signed LOC sent to SAC. Pre-con scheduled for 2/18. 2/18/22: Pre-con conducted. 2/23/22: Rcvd. Notice from Mfr. PO includes new mounts to speed install up. Requested CX Schedule and redlined CD's w/ measurements for location of new sector. 3/9/22: Sent Rev. CD's to SY/RP/MC for review and approval. 3/15/22: MNWD approved Rev. CD's. 3/19/22: project delayed until Seismic Retrofit completed (2 months – ETA) – **Pending Seismic retro-fit CXC – ETA – June 2022 - UPDATE**

4) **Bear Brand** LA02164A – CELL2021-001 - **Antenna MOD/Amendment** – 2/16/21: Project logged in. 3/3/21: ATS reviewed Rev. CD's – draft LOA sent to SY. 4/20/21: Signed LOA & approved CD's sent to SAC. 5/6/21: Draft Amend1 sent to SAC. 5/25/21: Rcvd redline corrections. 6/8/21: Final executable Amend1 sent to SAC. 6/30/21: Rcvd. TMO PE Amend1. 6/30/21: Default Notice sent to SAC – Back License Fee owed – project hold. 7/20/21: Confirm License Fee paid and account up to date. 7/22/21: Sent PE Amend1 and EX package to SY. 7/28/21: SY comments back on EX package. 8/4/21: FE Amend1 sent to SAC. 8/5/21: Sent LOC Package to SY. 8/6/21: Rcvd. Signed LOC. 8/11/21: Sent signed LOC to SAC. 8/17/21: COI's & CX schedule Rcvd. 8/20/21: Rcvd. BP, Stamped CD's. 8/25/21: Pre-con walk completed, Request photos of conduit sub-ups at tanks, RFI # of 4" conduits req. GC to confirm Magnemount order. 9/22/21: Rcvd. Notice new GC. Pending LOC required dox & new pre-con. 10/1/21: Pre-con w/ Harper completed. 10/14/21: Project placed on hold. 1/17/22: Note from Matt Crowl – ETA RMS project completion ETA late spring – **ETA CX Start April/May 2022 - UPDATE**

5) **Marguerite** LA02325A – CELL2021-003 – **Antenna MOD**/Amendment - App logged 1/21/21. 2/25 ATS reviewed and redline CD's and sent back to SAC 3/2 and sent RMS info 3/3. Rev. CD's Rcvd 4/2, ATS review, draft LOA sent to SY 4/5. ATS sent draft Amend1, Signed LOA & approved CD's to SAC 4/16, second request 5/5 – per SAC "in process". 5/19/21: Request for forecast dates. 6/1/21: Forecast dates Rcvd. 6/28/21: Rcvd. TMO PE Amend1, EX Dox sent to SY for MNWD signature.

7/6/21: Sent copy of FE Amend1 to SAC; SAC indicated ZOK eta week of 7/14. 7/28/21; 8/11/21: Request Status update from SAC. 8/19/21: SAC indicated BP-RTI by EOM. 9/21/21: Sent SAC update on MNWD signed COAs & CX-NTP process. 9/24/21: MNWD signed COAs sent to SAC. BP-RTI Memo Rcvd. 10/14/21: SY signed LOC Rcvd. 10/20/21: Signed LOC sent to SAC, BP ETA 2 weeks. 11/17/21: Pre-con completed, SY to approve/disapprove branch cutting. 11/30/21: Requested CX schedule. 12/17/21: Rcvd CX Schedule. 1/10/22: Rcvd. Rev. CX schedule – CX Start 1/11/22. 1/1/24/22: Harper to be on site 1/27. 2/23/22: Inspection – magnets not touching (again) notice of invoice for further inspection sent to GC. 2/25/22: RP to conduct site visit. 3/9/22: RFI from GC on CXC status – issues w/ magnets not attached to the tank. 3/17/22: MC inspected project – STM plates need painting – caution – no paint on tank **– Pending CXC** - **UPDATE**

6) **Crown Valley Reservoir** - LA02228A – CELL2021-008 - **Antenna MOD**/**Amendment** **(Anchor / L1900)** - 5/26/21: New project request Rcvd. 5/27/21: Sent SAC process and request for CD's. Rcvd. Preliminary CD's. 6/1/21: Sent SAC draft Amend1, draft application. 6/10/21: SAC sent app & fee to ATS. 6/28/21: ATS mailed app & fee to MNWD. 6/30/21: SY confirmed Receipt of app & fee. 7/8/21: Review Rev. CDs. Draft LOA. 7/9/21: Sent draft LOA and CDs to SY. 7/22/21: SY signed LOA and Approved CD's sent to SAC. 7/28/21: draft Amend1 review in process with TMO. 8/9/21: Rev. CDs received – reduced cable count. 8/27/21: Draft Amend1 to SY. 9/24/21: City sent BL ZOK info and stamped CD's. fwd. to SAC. 9/29/21: Rcvd TMO legal redlined comments to Amend1. 10/6/21: ATS response – SAC info incorrect, sent FE Licenses. 11/1/21: Updated Amend to include the L600 SOW – SAC indicated TMO legal will not accept Amend1 without the Anchor plans > wants to do two separate Amendments. 11/15/21: Notice to SAC to proceed w/ Anchor+L1900 Amendment (L600 Amendment will be executed separately). 11/30/21: PE Amend1 package sent to SY. 12/3/21: BBK revised 1st sentence to Amendment Template – sent Rev. draft Amend1 back to SAC for TMO PE. 12/7/21: Rcvd. BP-RTI memo. 1/4/22 Sent PE Amend1 package to SY for FE. 1/24/22: FE Amend1 Rcvd. & sent to SAC. Sent LOC dox to SY. 1/27/22: Rcvd. SY signed LOC. 2/3/22: RFI status on Pre-con. 2/7/22: Notice from Ericsson – job has been pulled from TEG. Sent new GC LOC / Pre-con requirements. 2/9/22: Rcvd. Notice Ericsson to stand-down on pulling BP. 2/25/22: ATS sent notice to TMO team – VZW project is a head of this one. 3/1/22: Rcvd. Copy of TEG Mag.Mount Paid inv. – **Pending TMO resolution on which GC will do the work** - **UPDATE**

7) **Crown Valley Reservoir** - LA02228A – **CELL2021-030** – **Antenna MOD** **Amendment** **(L600) –** 10/4/21: Rcvd. Preliminary CDs. 10/7/21: Sent draft app & fee request & rlCD's to SAC. 10/20/21: Sent SAC correct dimensions of equipment area per License for CD's to be corrected. Amendment to capture both Anchor and L600 under same document. 10/21/21: Rcvd. Rev. CD's 11/3/21: Re-requested app. & fee, Rcvd. Rev. CDs. 11/17/21: Re-requested App & Fees; 12/20/21: resent request. 1/11/22: Rcvd App check. 1/12/22: App Rcpt. Sent. 1/20/22: Rcvd. Rev. CD's. 1/31/22: Sent draft LOA & final CD's to SY. 2/3/22: SY signed LOA and Approved CD's sent to SAC 2/14/22: Forecast dates: ZAP – 2/18, ZOK – 4/19,BAP – 4/24, BOK – 7/3, CX START 8/30/22 – **Pending TMO Entitlements** - **UPDATE**

8) **El Dorado -** LA02967B **–** CELL2020-009 – **Antenna MOD** – 6/2/21: Rcvd. Pre-lim. CDs. 6/8/21: Sent SAC Application & fee request. 7/7/21: Rcvd App & Fee – project logged-in. 7/9/21: rlCD's sent to SAC. 7/10/21: App & Fees mailed to MNWD. 7/14/21: draft LOA and Rev. CD's sent to SY for review and approval. 7/15/21: SY signed LOA and approved CD's Rcvd. 7/28/21: LOA and Approved CD's sent to SAC. 9/21/21: Request SAC provide forecast dates. 12/1/21: Sent SAC CX-NTP requirements. 12/20/21: RFI from SAC on project status. 12/21/21: SAC revised forecast on BP-RTI. 1/13/22: Rcvd. Rev. CD's w/ City changes added. 1/31/22: Reviewed Rev. CD's w/ City changes added (OK)> sent SAC LOC/NTP requirements. 2/28/22: Reschedule pre-con. 3/2/22: Pre-con completed. 3/9/22: City

COA's sent to SY for District signature (ZOK requirement) – **Pending TMO BP / Pending SY signed COA's** – **UPDATE/ACTION ITEM**

9) **LA PAZ** LA02412A – CELL2021-017 – **Antenna MOD/Amendment** - 7/16/21: SAC sent pre-liminary CDs. 7/23/21: SAC indicated the SOW is wrong on the application - used the metro decom as the template. 7/27/21: Sent rlCD's and rev. App & fee requests. 7/29/21: Rcvd. SAC signed app. 8/18/21: SAC indicated App & Fee sent. 9/15/21: App & Fee Rcpt. sent to SAC. 9/21/21: RFI on Rev. CD's. 9/22/21: Rcvd. Rev. CD's, redline sent back to SAC. 9/24/21: Rcvd. Rev. CD's draft LOA & CD's sent to SY. 10/4/21: Signed LOA Rcvd. 10/6/21: Singed LOA and approved CD's sent to SAC. 1/3/21: Rcvd. SA's. 11/10/21: Sent draft Amend1 to SAC. 12/1/21: RFI from SAC - TMO legal review of Amend1. 12/20/21: Sent updated first sentence language to SAC for Amend1. 12/21/21: Rcvd. ZOK. 1/4/22: Rcvd. PE Amend1. 1/12/22: ATS to send Amend1 Ex package to SY for MNWD FE. 1/24/22: PE Amend1 sent to SY. 2/3/22: FE Amend1 Rcvd. and sent to SAC, w/ LOC & Pre-con requirements 3/9/22: Re-sent SAC LOC requirements checklist – **Pending TMO Entitlements** - **UPDATE**

10) **Moulton Lift Station** LA33537A **–** CELL2021-010 – **Antenna MOD** – 6/18/21: Rcvd. 90CD's and new project request process from SAC. 6/21/21: Sent App & fee Request to SAC. 7/9/21: Sent rlCD's and re-sent App & Fee request w/ Process. 7/22/21: Sent rlCD's to SAC. 7/26/21: App check from Smartlink – MNWD Voided check and destroyed – SAC to request check from TMO or cashier's check. Rcvd. Rev. CD's. 8/19/21: SAC sent soft copy of App Ck. 8/24/21: App Ck. Rcvd. 9/2/21: App. Rcpt. to SAC. Draft LOA & Rev. CDs to SY – 9/7/21: signed LOA and approved sent to SAC. BOK 12/17/21, CX Start ETA 4/3/22. 11/17/21: Rcvd. All LOC required dox – sent LOC to SY for EX. 11/30/21: SY signed LOC and CD's sent to SAC – request Pre-con schedule. 12/2/21: RP coordinate pre-con w/ GC. 12/20/21: Rcvd. GC POC info. 1/12/22: Sent note to GC/SAC still no contact re: pre-con. 1/26/22: SAC indicated still pending TMO-NTP. 3/2/22: Pre-con scheduled. 3/8/22: Pre-con completed. Rcvd. CX Schedule - **CX Start 3/11/22 – UPDATE**

11) **Moulton Peak** LA02109A – CELL2021-004 – **Antenna MOD/Amendment** – 3/3/21: Rcvd. New Project App + copy of app ck. 3/11: Rcvd Rev CD's. Approved CD's and signed LOA to SAC 3/29. Draft Amend1 sent 4/16, draft Amend1 Rcpt. conf. 4/20, Rev. draft Amend1 sent 5/10 (updated Exhibit B-1). 5/19/21: Requested forecast dates. 6/15/21: TMO legal redlines Rcvd and fwd. to SY. 6/18/21: Rcvd. BP. 6/22/21: SY Comments to BL. 6/23/21: Sent final EX Amend1 to SAC. 7/9/21: Rcvd. PE Amend1, ZOK, SA, BP-RTI from SAC; Sent PE Amend1 EX package to SY. 7/28/21: corrected memo and Amend1 sent to SY. 8/4/21: Sent FE Amend1 to SAC. 8/16/21: draft LOC to SY. 8/18/21: SY ex LOC Rcvd. 8/25/21: LOC sent to SAC + requirements for CX start. 9/22/21: Rcvd. Request to place COW on site during sector shutdown – req. location/duration from GC. 10/7/21: Rcvd. LOC DOX 11/15/21: final inspection cancelled due to wrong Magnemounts installed for cable trays. 21/1/21: RFI on final inspection schedule status. 12/15/21: BL inspected installation – Horizontal Cable Trays not installed to spec. 1/12/22: Rcvd. Call from GC in field – key not working – beeping – told GC to go to MNWD's Gordon Road HQ to update key. 2/8/22: Note to SY – work does not seem to meet specs from RP's photos. 2/21/22: Tank painting / rust stains – Harper / J. Colon update. 3/8/22: RP RFI to Harper & J. Colon on painting quote. 3/21/22: Notes to SAC from J. Colon - **Pending CX complete/inspection** – **UPDATE/Discussion**

12) **PID #3/RES #2** LA03627D – CELL2021-013 - **Antenna MOD/Lease Amendment -** 6/18/21: Rcvd. New project request & CD's. 6/21/21: App & fee request to SAC. RFI - As-builts for pump station building. 7/2/21: SY discussion - request sketch. 7/9/21: Sent SY photo and sketch. Operations is ok w/ proposed design. 7/26/21: TMO's A&E conducted field visit to generate new CD's. 8/19/21: Rcvd. Soft copy of app & fee. 8/20/21: Rev. CD's + SA's Rcvd. 8/24/21: App Ck. Rcvd. 9/1/21: Sent App. Rcpt. to SAC. 9/3/21: draft LOA, redlined CDs sent to SAC. 9/21/21: Rev. CD's Rcvd. Sent to SY.

9/21/21: SY indicated CD's are ok if weight is not changing, which it is not. 9/22/21: Sent draft LOA and Rev. CD's to SY. 10/6/21: BL/SY discussion on Weight of new antennas and stealth box, sent SA for SY's review. Rcvd. Signed LOA and approved CD's fwd. to SAC. 10/11/21: Sent draft Amend2 to SAC. 11/2/21: Rcvd. TMO redlined comments – forward to SY for review / approval. 11/2/21: Rcvd. TMO approved Amend1 draft. Fwd. To SY for review/approval. 11/8/21: Sent notice to SAC to move forward with TMO PE via DocuSign. 11/16/21: Rcvd. TMO PE Amend1. Rent Audit complete – Rent Default. 12/20/21: Sent notice to SAC that Amend2 1st sentence language changed by BBK – needs to be resigned. 1/12/22: RFI to SAC on slip-sheet pg1 or TMO resign. 1/21/22: Sent notice to SAC PE Amend2 has too many errors & typos need to correct. Sent SAC corrected doc. 1/26/22: Rcvd. Rev. PE Amend2 from SAC. 2/7/22: Review PE Amend2, draft memo revised, Rent Audit – Back Rent owed – sent notice to Prop. Mgt. 2/14/22: Required re-signed Amendment due to too many typos. 2/23/22: Rcvd. Rev. PE Amend2 > SY. 2/28/22: FE Amend2 Rcvd. Sent to SAC. 3/8/22: no LOC until other project completed – **ATS to review account w. KK for back Rent Payment/Pending SY signed LOC** – **ACTION ITEM / ACTION ITEM (hold pending LA02109A Moulton Peak paint repair)**

13) **Rancho** LA02488A - CELL2021-006 - **Antenna MOD/Amendment** – L600/Anchor – New project request – Sent App/Fee request to SAC 4/13, Rcvd. Signed app – 5/27/21: project application & fee Rcvd. 5/28/21: App & Fee sent to MNWD. 6/7/21: ATS received Payment > check and app receipt sent to MNWD. 6/16/21: App Rcpt. & rlCD's Sent to SAC. 7/7/21: Sent rev. draft Amend1 and rlCD's to SAC. 7/20/21: Rcvd. Rev CD's, draft LOA and CD's sent to SY for approval. 8/5/21: Sent approved CD's and LOA to SAC. 10/7/21 final SY approved draft Amend1 sent to SAC. 10/26/21; 11/3/21: RFI on project status – Amend1 going through TMO process > 3-4 weeks. 12/1/21: RFI on TMO review of Amend1. 12/20/21: Sent Rev. draft Amend2 to SAC for PE. 1/12/22: RFI from SAC on TMO PE Amend1 status. 1/26/22: sent note to SAC to bold T-Mobile West, LLC on Amend1. 2/11/22: Rcvd. PE Amend1. 3/7/22: Rcvd. FE Amend1 sent to SAC. – **Pending TMO entitlements** – **UPDATE**

14) **San Joaquin LS** LA02241A – CELL2021-005 - **Gen Add/Amendment –** New SAC 4/21 **- ATS** sent link to site photos 4/5/21 for SY's review – MNWD decision. 5/12/21: Rcvd. MNWD approval subject to stipulations. 5/25/21 sent Redlined CD's to SAC via Dropbox. 6/16/21: Request SAC provide Project status update. 7/7/21: Rcvd. Rev. CD's and response to MNWD noise letter. Nat. Gas Gen spec has 65dB at 27'. Sent request for quieter Gen set to A&E. 7/14/21: Sent Rev. CDs and Response to SY. 7/15/21: SY Review and response to LOA req. 7/26/21: Rcvd. Noise Study. 7/27/21: new SAC. 7/28/21: Sent Noise study to SY, Updated new SAC on project status. Drafted LOA, Sent rlCD's back to SAC9/20/21: Rev. CD's Rcvd. 9/21/21: Sent back redlined CD's (Rev. CD's w/ Diesel. 11/2/21: Sent draft LOA & Rev. CD's to SY. Sent draft Amend (w/Anchor project included) to SY. 11/19/21: SY signed LOA & approved CD's sent to SAC. 12/29/21: Rcvd. BBK approved Amend1. 12/30/21: Sent dox via Dropbox to SAC. 1/6/22: Correction to signature page req. 1/12/22: Resent corrected Amend1 to SAC via Dropbox. 1/26/22: sent corrected Amend1 to SAC (bold TMO signatory). 2/4/22: Notice from SAC – BTA still not approved – delay in TMO PE. 3/8/22: PE Amend1 package sent to SY. 3/14/22: FE Amend1 Rcvd. 3/15/22: FE Amend1 sent to SAC.– **Pending TMO Entitlements UPDATE/ (hold pending LA02109A Moulton Peak paint repair)**

15) **San Joaquin LS** LA02241A – CELL2021-023 – **Antenna MOD** – 8/24/21: Rcvd. Notice of new antenna mod project. 8/25/21: sent note back to SAC. 9/11/21: Sent rlCD's to SAC. 10/4/21: Rcvd. Rev. CDs. 11/2/21: draft LOA & Rev. CD's sent to SY. 11/19/21: SY signed LOA & approved CD's sent to SAC. 1/28/22: SAC sent notice of BP-RTI – **Pending FE Amend1 & LOC Dox from SAC** – **UPDATE (hold pending LA02109A Moulton Peak paint repair)**

G. **SDG&E**

1) **Nellie Gail # 6561A0232** – CELL2021-018 – **Antenna MOD/Amendment** – 6/30/21: Rcvd. Notice from Justin Miller w/ B&V of new project. 7/6/21: Sent SAC App & Fee Request. 7/23/21: SAC conf. will send pdf of app & fee prior to mailing. 7/30/21: Notice to SY re: App Fee check from BV - exception request. BV Rep. requested consideration due to COVID. 8/3/21: Notice to SAC - will review w/ SY re: BV check v. Cashier's. 8/17/21: Note to TI – App & Fee to arrive 8/18, sent draft app Rcpt. 9/22/21: Sent App. Rcpt. to SAC, RFI on Rev. CD's. Rev. CDs Rcvd., draft LOA and Rev CD's to SY. 10/6/21: Rcvd. Signed LOA and Approved CD's – fwd. to SAC. 10/28/21: sent draft Amend4 to SAC. SAC RFI (will Amend4 need FE prior to CX start – yes). 11/5/21: Rcvd. SDGE redlined Amend4. 11/16/21: Review and sent SDGE's redlined Amend4 to SY with comments. SAC indicated project still w/ City for approval. 12/1/21: Resent dox to SY for review/approval. 12/14/21: Resent rl draft Amend4 to SY. 1/4/22: Rcvd BBK approved Amend4 > fwd. to SAC. 1/26/22: SAC indicated the Amend4 is with SDGE for PE. 2/23/22: Sent SY request for digital signature approval (not DocuSign)3 3/3/22: Notice of BP-RTI. Rent escalation on March 1. Need to correct amounts in Amendment4. 3/21/22: Pre-con completed. 3/22/22: Rcvd. CX schedule. 3/23/22: Signed LOC Rcvd. & sent to SAC. **– CX Started 3/23/22 – Update**

2) **Nellie Gail** #6561A0232 – CELL2022-0XX – New License – 1/26/22: Sent SAC draft application for new License Agreement - **Pending Application & Fee** - **Update**

H. **DISH**:

1) **Bear Brand** - LSSNA01209A - CELL2021-019 - **NSB** – 5/13/21: A&E walk completed. – propose to use former Nextel Shelter. 7/14/21: Rcvd application from SAC. 8/24/21: SAC called – need to hand-off cashier's check direct to District/Rep. RP to coordinate. 8/27/21: App & Fee Rcpt. sent. 9/22/21: Sent App. Rcpt. to SAC, RFI on CD's. 11/11/21: Sent redlined ZD's to SAC. 12/8/21: Rcvd. Rev. ZD's. 12/20/21: Sent draft LOA and Rev. ZD's to SY. 1/11/22: Resent draft LOA & ZD's to SY. 2/15/22: Signed LOA & approved ZD's sent to SAC. 4/6/22: Sent SAC As-Built CDs of the former Nextel facilities – **Pending Dish License / Entitlements** - **UPDATE**

2) **Moulton Peak** – LSSNA01164B - CELL2021-020 - **NSB** - 5/19/21: A&E walk completed. 8/24/21: SAC called – need to hand-off cashier's check direct to District/Rep. RP to coordinate. 8/27/21: App & Fee Rcpt. sent. 9/22/21: Sent App. Rcpt. to SAC, RFI on CD's. 10/19/21: Rcvd. Pre-lim. CD's 10/27/21: reviewed and redlined CDs & sent to SAC. 10/27/21: Sent redlined ZD's to SAC. 11/11/21: Rcvd. Rev. ZD's.- RP provided redlined comments. 11/16/21: Rcvd. Rev. ZD's. RP noted discrepancy – rlZD's sent back. 11/29/21: Rcvd. Rev. ZDs.12/1/21: draft LOA and Rev. ZD's sent to SY. 12/13/21: Re-sent draft LOA and ZD's to SY. 1/11/22: Resent draft LOA & ZD's to SY. 1/12/22: RP scheduled EVR site visit for Thurs, 1/13. 2/15/22: Signed LOA and approved ZD's sent to SAC. 2/23/22: Rcvd. Rev. CD's w/ minor change – **Pending Dish License / Entitlements** - **UPDATE**

3) **PID 3, RES2** - LSSNA01210A – CELL2021-011 - **NSB/Sprint Assignment** - 5/13/21: A&E walk completed. 7/14/21: Rcvd application from SAC. 8/24/21: SAC called – need to hand-off cashier's check direct to District/Rep. RP to coordinate. 8/27/21: App & Fee Rcpt. 9/22/21: Sent App. Rcpt. to SAC, RFI on CD's or take-over Sprint – **Pending CD's** (Dish to take-over Sprint facilities). 11/11/21: Rcvd. Preliminary ZDs. 1/11/22: SAC indicated ZD's update showing installation at Sprint former location pending DRM for release to ATS. 1/18/22: Rcvd. Copy of A-1 survey. 1/26/22: Re-sent request for revised drawings. SAC sent Rev. CD's. 2/15/22: Sent redlined ZD's to SAC. 3/1/22: Rcvd. Rev. ZDs. 3/9/22: draft LOA and Rev. CD's sent to SY. 3/17/22: SY sent notice – need to do plan-flip – **Pending Plan-flip w/ SY for LOA** – **ACTION ITEM**

4) **Rancho Res.** – LSSNA01181A – CELL2021-032 – **NSB/Sprint Assignment** – 9/3/21: Conf. call w/ Development Team - site options. 10/6/21: Sent Metro CDs to SAC. 10/12/21: sent app to SAC.

10/25/21: Application Rcpt. sent project logged-in (Take over MetroPCS facilities) Jonathan Ho. 11/1/21: SAC request site Recon visit. 11/2/21: Recon site visit schedule for 11/10 @ 10:30AM. 12/10/21: SAC indicated ZD's still in process. 1/11/22: Rcvd. Pre-lim ZD's. 1/26/22: Requested update on DRM approved drawings. 2/9/21: RFI on the status of ZD's. 3/10/22: Sent draft LOA & Rev. ZD's to SY – **Pending Plan-flip w/ SY for LOA** – **ACTION ITEM**

5) **Sheep Hills** – LSSNA01216A - **NSB** - CELL2021-021 - 5/19/21: A&E walk completed. 8/24/21: SAC called – need to hand-off cashier's check direct to District/Rep. RP to coordinate. 9/22/21: Sent App. Rcpt. to SAC, RFI on CD's or take-over Sprint, Access for survey issues w/ RMS project. 10/5/21: SAC RFI need all U/G infrastructure. Survey scheduled for Friday 10/22. 11/11/21: Rcvd. Preliminary ZD's. 12/20/22: Reviewed ZD's – issue w/ new pole at edge of cliff. 12/21/21: Response to SAC assertion of the location will work. 1/26/22: Re-requested update on the redesign antenna mounting (using existing frame structure), SAC indicated A&E will redesign per suggestion. 3/22/22: Rcvd. Rev. ZD's review & redlines sent back to SAC – **Pending Revised ZD's** – **UPDATE**

6) **E. Aliso Creek –** LSSNA01220B – **NSB** – CELL2022-001 - 12/16/21: Rcvd. Notice from SAC new project interest. 12/22/21: Sent SAC copies of last ATT project. 1/12/22: Sent SAC draft project application & fee request. 2/4/22: Recon site walk completed. 3/22/22: Rcvd. Rev. ZDs, Signed App. w/ copy of cashier's check –**ATS to review ZD's/Pending App.Ck.**– **UPDATE / ACTION ITEM**

7) **Seville** – LSSNA01250C – NSB – CELL2022-008 – 1/4/22 Sent SAC application and MetroPCS decom CD's. 2/21/22: App. Rcvd. Rcpt. Sent. 12/23/21: Recon completed – Pending Pre-liminary CD's. 3/17/22: Site survey completed. 3/30/22: Rcvd. Pre-liminary ZD's – **ATS to review ZD's** – **ACTION ITEM**

I. **Sprint**

1) **PID3,RES2** - OG54XC554 "Starview Lane" – DECOM – CELL2021-025 - 9/20/21: Project Logged-in. SAC Isaiah Ireys. 1/4/22: Sent draft T&R Agreement to SY for BBK review. 1/11/22: Sent rlCD's to Brian Boyer - TMO – DECOM CM. 1/26/22: Rcvd. Revised Decom CD's. Plan-flip w/ SY completed. 3/11/22: LOC issued – **Pending BBK review of T&R Agreement (SMWD BBK approval of T&R received)** – **ACTION ITEM** **(Hold on work pending Seismic Retrofit CXC – ETA June 2022)**

2) **Rancho** - OG54XC552 "Hidden Hills" – DECOM - CELL2021-026 – 9/20/21: Project Logged-in. SAC Isaiah Ireys. 1/11/22: Sent redlined Decom CD's to SAC – Site will require complete removal and restoration. 1/24/22: Rcvd. Revised Decom CD's. 1/26/22: Rev. Decom CD's sent to SY, request plan-flip with SY. Plan-flip completed – Full Scrape required. 3/9/22: Notice received that TMO is going to request a generator add at Rancho – may need the equipment space. Sprint's antennas have been removed from the tank - **UPDATE**

VZW – RENT/LICENSE FEE AUDIT

AT&T – Relocation of shelter at Crown Valley Reservoir

EAST ALISO CREEK – POTHOLE – REVISED MNWD NEW PIPE DESIGN.

GREEN – MNWD ACTION RED – ATS ACTION PURPLE – INFORMATIONAL

Follow up Items:

- Cyber Key Audit / Daisy-chain locks
- Draft memo for P&P's – add section on Tank Rehab process / procedures, use of manlift requires prior written consent
- Preferred painting contractor for P&P requirements
- P&P – Include requirement - Pre-work photos and/or video prior to start of CX
- P&P – Pre-con walk – GC worker behavior
- Pre-con check list
- Final inspection check list
- Welding
- Good workman-like manner

County	Entity Type	New Quantity of Leases (2025)	New Average Monthly Payment	Typical Lease Escalator
Orange County	Water Districts	103	$4,000	3%
	Private Owners	7	$3,800	3%
	Municipal/Cities	11	$4,000	3%
Riverside County	Water Districts	16	$2,800	3%
San Bernadino County	Water Districts	16	$3,000	3%
	Municipal/Cities	4	$2,500	3%
San Diego County	Water Districts	2	$2,650	CPI
	School Districts	7	$4,200	4%
Total Sites		166	$ 3,368.75	

Santa Margarita Water District/ATS
Agenda - July 2, 2024

AT&T:

1. **District Admin Bldg - LAD233 (FA#10086989) - SMWD2020-10** - **RELOCATION:** 4/18/22: RFI sent to SAC on cost to relocate shelter (not to exceed $7500). 05/16/23: ATS to produce Draft License Agmt with annual rent @ $40,500.00 and $7500.00 for SCADA shelter relo costs. DP to submit fully negotiated License along with approved CD's to BOD for approval….12/06/23: BOD approves ATT's latest design - ATT notified. 12/19/23: RP to schedule site walk with ATT and TMO teams as TMO will be decommissioning their site - Need both carriers to agree on equipment being removed and equipment remaining. 01/19/24: Site walk conducted with AT&T & TMO teams to determine equipment to remain following forthcoming TMO Decom. 01/29/24: RP sends follow up email to AT&T team requesting email confirmation of equipment they would like left behind. 02/09/24: AT&T CX Mgr (Ron V.) confirms that AT&T wants ALL TMO equipment removed. (See notes for TMO Decom - SMWD2023-03). 02/27/24: AT&T awaiting TMO Decom. DP to produce Draft License Amgt & send to RP. 04/03/24: ATS suggested access language for Draft License Agmt provided to DP per request. 04/09/24: DP working on Draft License Agmt with BB&K. 06/18/24: Awaiting completion of TMO Decom. 06/26/24: DP requests latest plans, confirmation that SOW matches SOW in LOA and rent amount for License effective post July 1, 2024. 06/30/24: RP replies with rent amount and informs DP that ATT has not provided final ZD's due to TMO's Decom so LOA has not been issued yet. 07/01/24: RP sends email to ATT CX Mgr asking if ATT wants to conduct another site walk now that TMO's Decom is completed.

2. **Estado Reservoir - LA3159 - SMWD2018-12 - Project Close-Out:** OC Inspector requiring past expired permits to be closed-out - Discussion (DP meeting with OC at Woods - All outstanding permits have been resolved at Estado. Need to invoice carrier). 06/13/23: Per DP, SMWD has 30 years of outstanding permits. Cannot close-out this project until outstanding permits issue resolved - could take another 5 to 6 months. Leave project on Agenda until then. 02/13/24: Per DP, wait until coating work is completed then District will deal with outstanding permits. 03/26/24: DP to re-visit site soon. 05/21/24: DP to reach out to County once carriers scaffolding has been completely removed.

3. **Estado Reservoir - LA3159 (FA#10087049) - Antenna Relocation:** 01/30/24: SMWD GC FC's CXC by Feb 9, 2024. 02/02/24: RP to Troy Wilson @ Qualtek, AT&T Cx Mgr, *"SMWD is preparing to wrap up the tank renovation to determine which carriers are ready to mobilize by late March/April so we can schedule them in. SMWD cannot have AT&T and TMO re-install at once".* Troy replies, *"TMO will need to go first as we (Qualtek) are responsible for the scaffold install, rental and removal."* 03/12/24: Antenna relo walk scheduled for tomorrow morning (March 13) with ATT & TMO teams. 03/26/24: ATS awaiting notification from Tony G. that antenna relos can begin - TMO to go first, then ATT. ATT to remove scaffolding. 04/03/24: RP send CX Schedule to TMO GC for completion and return. 04/09/24: RP sends follow up email to TMO GC requesting status of CX Schedule. 05/21/24: AT&T to follow TMO with antenna relo on tank and remove scaffolding - see SMWD2022-04 (below). 06/18/24: AT&T to relo antennas back onto to tank and remove scaffolding from property by July 17. 06/28/24: ATT PM Ed Felix reassures RP that he is doing everything he can to meet the July 17 deadline but states, *"It's going to be close due to many people being off for week of 4th of July".*

4. **Estado Reservoir - LA3159 (FA#:10087049) - SMWD2022-04** - **Antenna Mod:** 04/23/24: Troy Wilson (Qualtek) informs RP that ATT would like to complete Antenna Mod at same time as antenna relo on tank. RP sends email to SAC requesting renewed BP as original BP was issued on June 16, 2022. 05/07/24: RP to SAC & CX Mgr, *"Ian, please respond regarding the BP extension. Troy, have you chosen a GC for this project? If so, I am going to need a copy of their COI. See attached Sample COI. District will not allow ATT's Antenna Mod work to start until these bases are covered".* SAC responds informing that Antenna Mod must go back through permitting. 05/21/24: RP to SAC, *"Please provide a FC date for the BP Extension".* 05/22/24: SAC replies reiterating response from May 7. 06/04/24: RP to SAC, *"3rd request. Please provide an ETA for the new BP for this Antenna Mod".* SAC colleague responds, *"SAC is OoO. We do not have an ETA yet, as ATT just approved our WA to revise the drawings yesterday. We're likely 60 days away from BP at the earliest".* 06/18/24: New BP FC'd for October timeframe.

5. **Island Pasture Reservoir - CLL04557** - **SMWD2023-01** - **NSB**: 02/26/24: SAC PM fwds ZOK Incomplete Letter from City of RSM to RP - RP fwds Letter to DP as City has issue with FRP screening request. 02/27/24: DP to discuss ZOK Incomplete Letter and FRP screening issue with upper management. 03/12/24: RP notifies SAC PM remove antenna stealthing from latest drawings and resend to ATS. 04/09/24: Awaiting revised drawings with no stealthing on antennas. 04/23/24: RP fwds Rvsd ZD's (with proposed stealthing on antenna removed) to DP requesting approval so SAC can re-submit into Zoning. 05/10/24: SAC PM sends re-revised ZD's as JX wants antennas lowered on the tank to match existing TMO antenna height. 05/21/24: RP fwds revised ZD's to DP for review and approval. DP replies to RP, *"That shouldn't be an issue, but I'll forward to Engineering for review. Coincidentally, they submitted their comments this morning on the initial set of plans as well. Please review but hold off on transmitting until the lowered antennas are reviewed".* 07/02/24: Update on Engineering review of revised ZD?

6. **Mission Hills Reservoir** - **CLL01317 - SMWD2022-13 - NSB**: 12/04/23: SAC sends update per request from RP stating, *"We're still on a holding pattern regarding submitting into zoning. We still need to track down the 5-6 parcels to obtain access and utility easements. The JX is requiring we confirm the affected parcels are on board with the easements".* 06/18/24: Status quo. Extension App & Fee will be required on Oct 10, 2024. 06/27/24: SAC to RP, *"We have finally reached a tentative agreement (terms have been proposed but need to be approved) for the five property owners to grant access and utility easements. In processing this, ATT is wondering how much the WD will be expecting in rent. If that discussion happened, it predates my involvement, so I thought I would reach out and find out SMWD's expectations. That way, ATT can evaluate the costs associated".*

7. **O'Neill Reservoir - LAR264 (FA#10087073) - SMWD2020-06 - GNR Add/AMD:** 04/09/24: All NTP items received. RP to send Draft LOC to DP once ATT GC handling Antenna Mod confirms CX is 100% complete. 04/19/24: ATT PM notifies that she had ATT sign wrong version of AMD # 5. RP notifies DP and requests approval to have the correct version PE'd by ATT as BBK approved correct version as well. (2024 correctly called out in called out preamble of correct version). 05/02/24: RP fwds email from SAC to DP - ATT stating that sense wrong version of AMD # 5 was FE'd, there are two choices: 1) Have SMWD provide an AMD # 6 stipulating the date and rent correction, or 2) With SMWD's approval, slipsheet pages 1 and 5 of the FE'd AMD # 5 which would keep it clean and past rent processed promptly. 05/07/24: RP informs ATT PM that DP wants to go with the slipsheet option. 05/21/24: ACTION ITEM - RP to review Revised AMD # 5 sent by SAC and fwd to DP for approval if all looks good. 06/03/24: RP fwds slipsheeted FE AMD # 5 to DP for review and approval. Next step is LOC. 06/17/24: DP sends signed LOC to RP. RP requests pre-con dates from GC. 06/28/24: Pre-con conducted and CX Schedule sent to GC to complete and return - still awaiting CX Schedule but GC looking to start on Monday July 8.

8. **Talega Zone II Reservoir - OC0205 (FA#10115658) - SMWD2023-02 - MW Add:** 04/30/24: Per GC, *"Civil portion of project completed. TZ2 is the Donor for a MW hop. Each MW hop has a Donor and Recipient. In this case we are waiting the Recipient to be constructed and it is still a few months off. Now that we have completed the civil portion of the SOW we are left with the MW portion of the SOW. This consists 2 parts. Part 1 is installing the antenna and cabling along with radio equip in AT&T compound. Part 2 is aligning the antenna with the recipient sites antenna and integrating the MW hop. Part 1 and 2 can be done all at one time or we can do part 1 first and part 2 later*". 05/07/24: RP informs GC that project has been placed on HOLD and for GC to notify once Recipient site is built and they are ready to complete the MW Add. Also, a new CX Schedule will be required. 05/21/24: RP fwds email from SAC to BL in which ATT makes rent correction to FE'd AMD # 4 and asks BL to confirm higher rent amount $4988.51 is correct. ATT asking SMWD to initial change in AMD. BL confirms rent correction is correct and RP fwds FE AMD # 4 to DP requesting SMWD initialing of the change. 06/05/24: DP informs RP of AMD # 5 being produced as opposed to initialing rent correction on AMD # 4. 06/09/24: RP fwds executable AMD # 5 to SAC for AT&T PE. 06/18/24: Awaiting PE of AMD # 5. 06/26/24: SAC notifies RP of typo in rent amount of executable AMD # 5. 07/02/24: RP fwds SAC email to DP informing of typo.

9. **Woods Reservoir - LAD446 (FA#10087066) - SMWD2024-02 - Lease Renewal:** 01/13/24: RP sends App & Fee Request to SAC. Current Lease expires on March 31, 2026. 03/26/24: ATS awaiting signed App and check. 04/23/24: Status quo. 04/29/24: SAC informs that check was mailed directly to SMWD (w/o the App). 05/02/24: Jo-Ann M. confirms with RP check received and it was recognized as a cell site App and was already posted to the G/L. 05/07/24: SAC has signed the App and emailed a copy to RP. RP to send App Receipt to SAC & DP. 05/08/24: RP emails copy of App & Fee Receipt to SAC & DP. 05/24/24: RP exchanges emails with SAC and states, *"SMWD has confirmed that they will produce the new License Agmt. I'll forward it to you as soon as I receive it".* 06/26/24: DP requests the following from ATS: 1) Copy of latest plans, 2) Confirmation that plans match what was on the LOA issue, 3) Correct rent amount for License effective post July 1, 2024. 07/02/24: Discuss with DP whether New License should be produced now as current Lease does not expire until March 31, 2026.

TMO:

1. **Estado Reservoir - LA02356A - Tank Renovation/Temp Antenna Relocation:** 06/13/23: Antenna relocation to temp scaffolding completed. **(Leave on Agenda).** 05/21/24: RP sends email to GC asking if work is completed so final inspection can be scheduled - awaiting response. 06/05/24: Final inspection scheduled for this coming Friday @ 1pm. 06/07/24: Final inspection conducted. GC scratched the tank with their man-lift. Tony G. to send email regarding instructions for tank repairs. 07/02/24: Tony G. working on instructions for tank repair.

2. **Estado Reservoir - LA02356A - SMWD2020-07 - Antenna MOD**: BNR20-0296 **-** BP NOT CLOSED-OUT. 06/13/23: Per DP, cannot close out due to SMWD historicals. **(Leave on Agenda).**

3. **Estado Reservoir - LA02356A - SMWD2021-02 - GNR Add/AMD:** 03/19/24: RP informs TMO CX Mgr that diesel GNR has been approved as well using Sprint old lease area. (Note in Project Log from 06/11/23): *"If TMO to take abandoned Sprint lease area, BBK approved AMD # 3 needs to be revised".* 04/09/24: TMO CX Mgr fwds prelim ZD's - RP to redline this week. 04/22/24: RP sends email to TMO CX Mgr requesting chain link fencing be added to ZD's around lease area (per DP request). CX Mgr replies with questions - fwd'd to DP to provide clarification. 05/06/24: DP provides RP with chain link fencing request clarification and RP fwds to SAC & GC. 05/24/24: SAC fwds Prelim CD's to RP. 05/25/24: RP to SAC, *"I have added one redline to the T-1 sheet. Please have A&E add it and resend the CD's to me".* 06/12/24: SAC fwds Rvsd CD's to RP. **06/18/24: ACTION ITEM - RP to QC Rvsd CD's and fwd to DP for final review.**

4. **Tesoro PS - LA02371A/PTI US-CA-1068 - SMWD2021-20 - Antenna Mod/AMD:** 02/27/24: Per DP instruction, RP sends email to Kayra informing that project will be terminated if no movement very soon. Kayra replies to RP requesting that project not be terminated as TMO submitted for BP on Dec 13, 2023. 03/12/24: RP replies to Kayra, *"The current App has expired, but my client has extended it until June 1, 2024. I have placed a reminder to send you an Extension App & Fee Request on June 3, 2024, if this mod is not in CX by that time".* 06/03/24: RP sends Extension App & Fee Request to Kayra. 06/10/24: Kayra acknowledges receipt of Extension App & Fee Request. **(Need to confirm no County expired permits. SMWD working with County).**

5. **Vista Reservoir - LA02340A** - **SMWD2021-22 - Antenna Mod/AMD:** 02/12/24: Awaiting SAC to send acceptable GC COI - Pre-con can be scheduled once received as all other NTP items have been received. 02/23/24: RP confirms with SAC PM (over the phone) that coverages and limits on GC COI must match Sample GC COI. 03/12/24: All NTP items have been received - Awaiting confirmation from CX Mgr & GC that they are ready to conduct the pre-con. 03/26/24: Status quo. 04/09/24: RP sends follow up email to TMO CX Mgr regarding scheduling of pre-con. 04/10/24: CX Mgr replies to RP, *"Looks like this start is going to be pushed out to June due to some expired regulatory docs that are only good for a year. The ETA that was provided to me by TMO is 3 weeks before they will be back in compliance".* 06/18/24: Status quo (current App expires on Sept 11,2024). 07/02/24: RP approves site visit this week for CX Mgr and team to *"capture correct equipment and measurements that are called out correctly on the plans".*

6. **Woods Reservoir - LA02339A - SMWD2021-18 - GNR Add/AMD:** 03/12/24: SAC fwds copy of ZOK per request**.** ACTION ITEM - RP to send AMD # 3 to DP with correct rent amount and correct effective date of 2024. 04/04/24: SAC informs RP that FC date for BP is 6 to 8 weeks out. 04/09/24: RP sends latest AMD # 3 draft to DP with correct rent amount and correct effective date of 2024. 04/15/24: DP to RP, *"Correct me if I'm wrong but doesn't the previously approved BBK AMD have the correct rent? See attached. If that's the case, we can just redline that 2023 into a 2024 when we execute. I don't really want to incur legal fees for such a small change".* RP replies to DP, *"Yes, the rent is correct. Do you want me to have TMO partially execute the attached version and have them change 2023 to 2024? Please advise"* / DP confirms / RP to SAC, *"Attached please the executable AMD # 3 for this project. I have inserted the correct rent amount in Section 5. Please have TMO cross out the "3" in 2023 and write in a "4" so it reads as 2024 in the very first sentence (at the top) of the doc, have them also PE on page 6 and send it back to me. Once received, I will have SMWD FE the AMD and send you a copy"* / SAC replies to RP, *"Unfortunately, that was the ask from TMO legal was to change the document to read 2024. They don't want to cross it out. Can that be revised? If so, how quickly"?* / RP asks DP how he wants to handle SAC's response. 04/23/24: DP to BL, "Can you revise this for post July 1, 2024, LOC"? 04/25/24: SAC provides update to RP regarding BP, *"The BP should be final by end of May-early June. The County says they are behind in reviewing".* BL replies to DP (from April 23 email), "*Please see the link to my Dropbox for the revised Amendment No. 3 for the TMO GNR Add. The doc was too large to email directly. I double checked the math based on the current Rent due through June 30, 2024 ($3,668.93) and what the Rent is post July 1, 2024 ($3770.75)".* 05/07/24: Per DP, AMD # 3 with BB&K for approval and TMO needs to PE after July 1, 2024. 06/05/24: Per DP, AMD # 3 redline coming with new rent structure - explanation to TMO if push back received, *"Mods not getting done on time".* 06/24/24: DP sends executable AMD # 3 to RP. 07/02/24: RP fwds executable AMD # 3 to SAC for PE flagging amended language in Section 5 (Rent).

7. **District HQ Building (Rooftop) - LA02300A - SMWD2023-03 - TERMINATION/DECOM (FULL SCRAPE):** 03/25/24: RP fwds District signed and notarized LOA to SAC. 03/26/24: TRA (Termination portion) countersigned by SMWD GM. 04/09/24: TMO has submitted for permitting. NOTE: Termination Date in TRA = July 31, 2024. 04/19/24: Cody Allsup (Permit Expediter, Tristrux) replies to CH, *"I expect the Permit will be issued within 30 - 60 days. I am in direct contact with the Planning Dept and we should receive approval very soon; it will then be routed to the Building Dept where it will undergo final review".* 05/16/24: GC fwds County approved CD's along with TMO's NTP for Decom. 05/21/24: Copy of BP, JX approved CD's and TMO's NTP sent to DP requesting scheduling of pre-con. 05/29/24: CX starts. 06/05/24: GC is close communication with Jorge B. 06/18/24: GC confirms Decom is complete - anticipates BP Final this week. Final inspection to be scheduled once copy of BP Final is received. Final payment of $20K received? 06/20/24: 06/20/24: CH sends email to Kai Chen (TMO Finance Mgr) requesting she schedule the final payment since they are locked into July 31, 2024. 07/02/24: Final inspection scheduled for tomorrow morning @ 9am.

8. **O'Neill Reservoir - LA02301A - SMWD2023-04 - Lease Renewal:** 01/30/24: SAC notifies that MD7 is no longer contracted with TMO. RP fwds License Agmt to Kim Baldwin @ TMO asking who ATS should work with. Kim replies asking colleagues Chris Ward and Aviant Abraham to re-assign to another vendor. 02/13/24: Awaiting new SAC (Chris Ward) to confirm New License Agmt (produced by SMWD) is acceptable to TMO. 04/23/24: Status quo. 05/03/24: RP conducts call with 'new' SAC (Dalia Gross) and sends follow up email, *"Upon brief research of the project, I see that I have already been working with Chris Ward @ TMO on this Lease Renewal. Could you please confirm that you are taking over this project from Chris Ward? We can go from there".* 05/07/24: Daila Gross (TMO) confirms that Chris Ward will continue handling Lease Renewal. Awaiting contact from Chris Ward. **Extension App will be required on Aug 30, 2024.** 07/02/24: Still awaiting contact from Chris Ward.
9. **Starr Reservoir - IE82534A - SMWD2023-07 - Lease Renewal:** 03/22/24: Completed App and check received at ATS office. **Current Lease expires on Sept 30, 2026.** 03/26/24: App & Fee Receipt sent to SAC. SI mailing check along with a copy of App to DP. **NOTE: Utility Fee will need to be removed in new License Agmt.** 04/09/24: DP confirms signed App and check have been received and clarifies that utility fee *responsibility* will need to be removed in new License Agmt. 04/23/24: SMWD to produce New License Agmt (per DP). 05/07/24: DP requests rent amount from ATS - BL provides rent amount s for 2024 ($41,733.87) and 2025 ($42,985.88). 06/26/24: DP requests the following from ATS: 1) Copy of latest plans, 2) Confirmation that plans match what was on the LOA issue, 3) Correct rent amount for License effective post July 1, 2024. 07/02/24: Discuss with DP whether New License should be produced now as current Lease does not expire until Sept 30, 2026.

10. **Starr Reservoir - IE82534A - SMWD2023-08 - Utilities:** 01/29/24: DP provides comments to design-SOW and requests input from TG. 02/08/24: RP and TG conduct A&E site walk with TMO team - Awaiting prelim drawings for review. 03/12/24: SAC sends 90% CD's to RP for SMWD review but states, *"We still need feedback from SCE to finalize".* 03/25/24: DP sends District comments to 90% CD's to RP. 03/26/24: RP fwds SMWD comments to 90% CD's to TMO team. 04/09/24: RP awaiting 100% CD's. 04/23/24: Per DP, give TMO another 30 days prior to following up. 05/28/24: GC replies to request for update stating, *"We're still pending our design from SCE, and we had to revise a few small things for them to process the submittal. I'm anticipating hearing something from them soon".* 06/18/24: GC informs he is still awaiting the SCE walk.

11. **Vista Reservoir - LA02340A** - **SMWD2024-01 - Lease Renewal:** 01/09/24: RP sends App & Fee Request to SAC. **Current Lease expires on Nov 16, 2027**. 03/26/24: ATS awaiting signed App and check. 05/07/24: Status quo. 05/21/24: RP sends follow up email to SAC requesting status of App & Fee Request. 06/05/24: SAC not responding. 06/05/24: Per DP, leave it alone (for now).

10. **Talega Zone 1 - LA02863A - SMWD2024-03 - FTTCS:** 03/20/24: DP approves TMO CX Mgr (John Willis) request to conduct a fiber feasibility walk on March 21. 03/26/24: RP to follow up with SAC in early April as App & Fee will be required. 04/04/24: RP sends follow up email to TMO team asking if project is moving fwd as App & Fee Request needs to be sent if so - Awaiting response. 04/23/24: RP sends follow up email to John Willis & Cynthia-Denise Holmes. Cynthia-Denise (SAC) replies, *"Please send over your App + Fee POR".* 05/21/24: ACTION ITEM - RP to send App & Fee Request to SAC. 05/22/24: RP sends App & Fee Request to SAC. 06/05/24: ATS office awaiting arrival of completed App and check. 06/18/24: RP sends follow up mail to SAC requesting status of App & Fee Request. 07/02/24: RP sends another follow up email to SAC requesting status of App & Fee Request - awaiting response.

SPRINT (DECOMS):

1. **Estado Reservoir - OG54XC400A - SMWD2022-01 - PARTIAL DECOM (COMPLETED): 03/18/24: Termination portion of TRA FE'd**. 03/21/24: RP to DP, *"Since the decom at Estado was completed last year, I thought I should point out the per Section 1 (b) of the attached TRA, Sprint/TMO is to make the final payment of $40K to SMWD by April 12, 2024. Once the funds are received, the Premises Acceptance and Release portion of the TRA should be signed by both parties".* 03/25/24: DP replies to RP, *"Can you please make a note to discuss at our next meeting? I asked TG to cruise over and do a final walkthrough."* 03/26/24: Need to discuss open dates in Project Log with DP. 04/01/24: RP exchanges several emails with CH & DP regarding back rent, etc. and DP sends final response, "*If Sprint is including the back rent in the final checks, let's wait and see what they come up with".* 04/08/24: BL sends Rent Audit to DP - back rent owed = $52,068.44. 04/10/24: BL sends updated Rent Audit with April rent included now showing back rent owed = $403.49. 05/06/24: RP & BL conduct 'back rent' call with Bennett - Agreed to not re-review back rent as amount is $403.49. 05/20/24: Bennett sends DP summary of proposed resolution for FE of TRA for approval prior to sending it to CH. DP approves and Bennett sends proposed resolution to CH. 06/03/24: CH to Bennett, *"I'm still working on the agreement (TRA AMD), hopefully to be out to you for review today".* 06/04/24: CH to Bennett, "*Marino (TMO attorney) decided that a Settlement & Release Agmt would be the best option for this additional payment to SMWD for $9,800 - two additional months holdover rent. He didn't feel that an AMD would work here. Can you kindly review and mark up as necessary".* 06/18/24: Bennett to send edits to S&R to CH. Per Bennett, *"I view the S&R Agmt as a Release Agmt that will replace the TRA".* Per CH, TMO needs the S&R to pay the additional two months of holdover rent and avoid accounting issues in TMO's financial software. 06/21/24: Bennett G. sends edits to S&R Agmt to CH. 06/26/24: TMO legal accepts Bennett's redlines to S&R Agmt - CH to have TMO PE and send to DP (copy RP & BG) and confirm with TMO legal whether FE of the S&R suffices and that Release portion of TRA is NOT needed, or if TRA is still needed. 07/02/24: CH return from a short vacation today..

2. **O'Neill Reservoir - OG03XC123 - SMWD2022-14 - PARTIAL DECOM: 03/18/24: Termination portion of TRA FE'd.** 04/04/24: CH sends email to all stating, *"Per the language in the TRA's, per section 10, if we have mutual agreement with the LL in writing, we may extend the Termination Date as needed. I interpret this as an AMD is not required if all parties agree"* and proposes April 30, 2024, as new Termination Date. 04/08/24: RP conducts final inspection with District staff (Kevin Kelly) and GC - Decom is completed to District's and ATS satisfaction. NOTE - Sprint did not have a telco cabinet in their lease area (as called out in the TRA). Per TMO GC, telco was provided thru a MW dish (called a 'fastback') which was removed. BL sends Rent Audit to DP - back rent owed = $2,790.67. 04/10/24: BL sends updated Rent Audit with April rent included now showing back rent owed = $4,984.37. 05/20/24: Bennett sends DP summary of proposed resolution for FE of TRA for approval prior to sending it to CH. DP approves and Bennett sends proposed resolution to CH. 06/03/24: CH informs Bennett that holdover rent payment check was issued on May 30, 2024. 06/20/24: CH emails PE Premises & Acceptance Form (from TRA) to DP for District countersigning. 06/24/24: DP fwds FE TRA to CH - PROJECT CLOSED-OUT.

3. **Tesoro PS - OG54XC403 - SMWD2022-16 - SEMI FULL DECOM: 03/18/24: Termination portion of TRA FE'd.** 03/21/24: Decom pre-con conducted - TG approves decom start. 03/25/24: DP fwds signed LOC to RP. GC to notify RP as soon as Decom is completed so RP & TI can conduct final inspection. 03/28/24: Final inspection conducted, and Tony G. confirms Decom completed to District's satisfaction. 04/04/24: CH sends email to all stating, *"Per the language in the TRA's, per section 10, if we have mutual agreement with the LL in writing, we may extend the Termination Date as needed. I interpret this as an AMD is not required if all parties agree"* and proposes April 30, 2024, as new Termination Date. 04/08/24: BL sends Rent Audit to DP - back rent owed = $1,400.06. 04/10/24: BL sends updated Rent Audit with April rent included now showing back rent owed = $4,233.43. 05/20/24: Bennett sends DP summary of proposed resolution for FE of TRA for approval prior to sending it to CH. DP approves and Bennett sends proposed resolution to CH. 06/03/24: CH informs Bennett that holdover rent payment check was issued on May 30, 2024. 06/20/24: CH emails PE Premises & Acceptance Form (from TRA) to DP for District countersigning. 06/24/24: DP fwds FE TRA to CH - PROJECT CLOSED-OUT.

4. **Foothill Reservoir - OG37XC303 - SMWD2022-17 - <u>PARTIAL DECOM</u>: 03/18/24: Termination portion of TRA FE'd.** 03/25/24: GC sends GC COI to RP. 03/26/24: RP to GC, *"Have you secured the Permit Extension? If so, please forward it so we can schedule the pre-con".* GC replies, *"No, we didn't secure the Permit Extension, since the permit was expired for too long, the City of RSM is requiring us to get a new Permit".* CH to request an AMD from Bennett Givens based on FC date of new BP provided by TMO CX Mgr. 04/04/24: CH sends email to all stating, *"Per the language in the TRA's, per section 10, if we have mutual agreement with the LL in writing, we may extend the Termination Date as needed. I interpret this as an AMD is not required if all parties agree. The Permit is being renewed currently and we're anticipating at least one month here and then decom starts. Can we propose a termination date of June 15"?* 04/08/24: BL sends Rent Audit to DP - back rent owed = $4,578.44. 04/10/24: BL sends updated Rent Audit <u>with April rent included</u> now showing back rent owed = $6,725.57. 05/20/24: Bennett sends DP summary of proposed resolution for FE of TRA for approval prior to sending it to CH. DP approves and Bennett sends proposed resolution to CH. 06/03/24: CH informs Bennett that holdover rent payment check was issued on May 30, 2024. 06/05/24: Per DP, capital payment received. 06/18/24: CH pushing TMO CX Mgr for Decom BP. Per Bennett, CH is aware TMO will have to pay holdover rent until Decom is completed. Discuss Kai Chen's (TMO) spreadsheet from June 13 fwd'd to DP this morning. **(Sprint-TMO must secure BP before Decom work can start).** 06/27/24: TMO CX Mgr fwds copy of BP. RP replies requesting GC contact info so COI can be requested and schedule Decom pre-con walk. 07/02/24: RP sends follow up email this morning.

<u>VZW</u>:

1. **Talega Zone II Reservoir - Portada Village - SMWD2022-02 - Antenna Mod:** 02/13/24: DP to discuss AMD # 1 with BB&K on Feb 15. 03/11/24: BL provides correct current rent amount of $3,545.03 for AMD # 1 per DP request. 03/12/24: DP to have BBK approve AMD # 1 and send it to RP. 03/26/24: DP requests new Title Report for updated legal description. 04/01/24: RP sends request to SAC to order new Title Report. 04/05/24: VZW PM approves ordering of new Title Report. 04/23/24: Awaiting new Title Report. 04/23/24: Per DP, LOC must be issued by end of May as rent will change and AMD # 1 will need to be revised. 04/25/24: RP to DP, *"Attached please find the new Title Report for TZ2. I compared the legal description (from the new Title Report) to the original Lease Agreement, and they are the same. I have also attached a copy of the Final Draft AMD # 1. If you agree that this Final Draft is good to go, please have BB&K sign the doc and send it back to me and I will have VZW PE the agreement".* 05/21/24: Awaiting BB&K approved AMD # 1. 05/25/24: ACTION ITEM (per DP) - RP to review latest drawings and description of the additions-modifications and compare them to the SOW called out in the original LOA. 06/15/24: RP to DP, *"Per request, I have compared the SOW between the LOA that was issued to VZW on May 9, 2022, and their latest CD's, and the scopes of work are the same. See attached. Now that the SOW and the legal description issues have been resolved, please forward the BB&K approved AMD # 1 at your earliest opportunity".* 06/18/24: Per DP, AMD # 1 with BB&K for approval. 07/02/24: Update?

12. **Tesoro PS - Tesoro - SMWD2022-06 - Antenna Mod/AMD:** 04/19/24: SAC PM to RP, *"The Title Company is stating that these parcels are Utility owned, no title work, parcels of Rancho Lands. Lot book searching required. Estimated turnaround time is 3-4 weeks. Plus, the cost is $2k instead of $750. Need approval from VZW to move forward".* 04/23/24: Per DP, LOC must be issued by end of May as rent will change and AMD # 1 will need to be revised. RP fwds SAC PM email from April 19 to DP. 05/07/24: DP wants to see what VZW comes up with regarding the Title Report. 05/20/24: SAC PM sends Title Report to RP - ATS to review and fwd to DP. 05/25/24: RP to DP, *"Attached please find the new Title Report VZW has provided per your request. I compared the Legal Description to the original Lease Agreement - while there are a few typos in the new Title Report, is virtually the same as the original. The only other thing of potential significance I found is that the original states the parcels are in 'unincorporated territory of the County of Orange' whereas the new one states they are 'situated in the County of Orange'. Let us know if you have any questions".* 05/28/24: DP replies to RP, *"I think this project is still awaiting final plans and a summary of modification as part of the lease process".* 06/05/24: ACTION ITEM (per DP) - RP to review latest drawings and description of the additions-modifications and compare them to the SOW called out in the original LOA. 06/15/24: RP to SAC, *"I see now why SMWD was asking me to compare the SOW from the latest drawings to the LOA that was issued in 2022. I have copied (below) the SOW from the latest drawings you sent me on May 23. I have also attached the LOA that was issued in 2022. The SOW is more detailed in the drawings than in the LOA, but there does appear to be a discrepancy - I have highlighted it in yellow below. Please review both scopes of work and get back to me so I can respond to my client".* 06/17/24: SAC replies with an explanation. 06/18/24: ACTION ITEM - RP to review SAC explanation and respond appropriately. 06/24/24: DP requests latest drawings from RP. 06/25/24: RP replies to DP, *"See attached latest CD's. I have also attached a copy of the correspondence I've recently had with VZW SAC team regarding the SOW as it relates to the LOA that was issued. You might want to start with the email I sent Tod Petty on June 15, then read Sarah Balderas' response on June 17. Please contact me with any questions".* 07/02/24: Status of executable AMD # 1?

2. **Woods Reservoir - Wagon Wheel - SMWD2022-03 - Antenna MOD/AMD:** 02/13/24: DP to discuss AMD # 1 with BB&K on Feb 15. 03/12/24: DP to RP, *"See attached (executable AMD # 2) for VZW @ Woods. In order to move forward, your #2 bullet was NOT incorporated into this AMD which SMWD is ok with".* RP fwds executable AMD # 2 to SAC PM for PE explaining that District decided against re-inserting certain language into Section 3. 04/09/24: RP sends follow up email to SAC PM requesting status of VZW PE of AMD # 2. SAC PM replies, *"There is a new Real Estate Mgr for mods and (Christine Henson) is working on getting this sent to her for approval".* 04/23/24: Per DP, LOC must be issued by end of May as rent will change and AMD # 1 will need to be revised. 04/29/24: DP fwds FE'd AMD # 2 to RP. RP to SAC PM, *"Attached please find the FE'd AMD # 2 for this project. Could you please send me a copy of the BP".* 05/07/24: SAC PM to RP, *"GC is working on pulling the BP and will provide a copy as soon as they get it".* 05/21/24: GC fwds copy of BP to RP - ACTION ITEM: RP to review NTP items and inform SAC PM and GC of next steps. 06/05/24: All NTP items received. ACTION ITEM - RP to create LOC for DP signing. EP needed from DP as well. 06/07/24: RP to DP, *"Attached please find the Draft LOC for this project. VZW will also need the EP. Once both are received, I'll schedule the pre-con*". 06/11/24: SAC to fwd proof that BP has been transferred from IVC to BDR prior to LOC and EP being sent. 07/02/24: RP fwds email to DP from SAC requesting letter on SMWD letterhead acknowledging the change of contractor from IVC to BDR - language provided by SAC.

DISH:

1. **O'Neill Reservoir - LSSNA01043C - SMWD2022-11 - NSB:** 09/22/22: LOA & approved ZD's sent to SAC. 10/12/22: Notice Letter Re: Sprint operational/current tenant sent out. 10/19/22: Rcvd DISH final dox for BBK review. 10/26/22: DP requests WORD doc. 11/1/22: Sent WORD doc to DP. 11/15/22: Response sent back to DP questions. 11/29/22: Sent Gen specs to DP. 12/19/22: Rcvd BBK final doc, fwd'd to SAC for PE. 01/24/23: Sent EX License to SAC with WORD compare doc. 02/06/23: Sent corrected License doc for DISH PE (Sq ft lease area corrected). 02/06/23: Rcvd COA's for SMWD signature. DP sent back EX COA's. 02/20/23: Signed COA's sent to SAC. 03/30/23: SAC RFI on how to expedite Sprint Decom. 04/18/23: SAC RFI on License execution - HOLD until Sprint TRA complete + bird nest issue resolved. 05/03/23: Pending Sprint Decom & FE TRA. 07/11/23: BL to RP, *"I received an email from Nikhil Trivedi that had the DISH Docusigned License attached. I have included the SMWD BBK approved doc for comparison. I downloaded the PE License and uploaded it to the One Drive files. Please forward to DP for SMWD execution once the Sprint TRA has been completed and FE'd and the Partial Decom has been completed"*. 07/18/23: RP replies to DISH SAC requesting update informing that Sprint TRA should be signed by TMO soon and sent to SMWD's GM for FE. Also, Decom site walk to follow and DISH team will be invited. 08/15/23: Sprint Decom site walk scheduled for Aug 17 - DISH team attending. 08/17/23: DISH team attends Sprint Decom walk. 02/27/24: Per DP, hold off on License Agmt until TMO signs TRA - DISH License Agmt will need to be re-vamped as previous Draft PE'd by DISH is out of date. 04/09/24: Per DP, Need new rent amount up 3% for 2023 and 2024. DP to send 2024 version of Draft License Agmt once worked out with BB&K - also need to add Sprint to list of prior users. 06/05/24: Awaiting Sprint Decom signoff. 06/26/24: DP requests the following from ATS: 1) Copy of latest plans, 2) Confirmation that plans match what was on the LOA issue, 3) Correct rent amount for License effective post July 1, 2024. 07/01/24: RP to SAC, *"I have two requests please: 1) Please have your A&E team correct SMWD's assigned Project # to SMWD2022-11 at the top of the T-1 sheet (of latest CD's) and return them to me, 2) Please compare the SOW (in the latest plans) to the SOW in attached LOA that was issued in 2022 and confirm they are the same. If there are any changes, please spell them out for me"*. 07/02/24: Need correct Rent amount for post July 1, 2024.

MEETING FOLLOW-UP ITEMS:

New tower locking system: DP to inform ATS when to coordinate with all carriers on 8 sites for new locking system.

1. **Policy & Procedures**: 02/20/24: ATS/SMWD in-person meeting conducted. 03/12/24: Two separate docs to be produced: a) Policy for BOD approval, b) Procedures for DP and ATS to use. 03/26/24: DP to separate the two docs and send them to ATS. ATS to take it from there. 07/02/24: ATS awaiting direction from DP.

2. **Two Page Summary Per Active Project**: 03/26/24: Sample provided to DP on March 26 per request. 04/23/24: DP still reviewing. 05/07/24: ATS instructed to continue creating Agenda and sending updated Project Log to DP until instructed otherwise.

MEMORANDUM

To: Benjamin Lucha, Arista Hennessey, City of Palmdale

From: Tony Ingegneri, President, ATS Communications

Date: May 27, 2018

Subject: **T-Mobile / Sprint Merger – Potential Impact to the City of Palmdale**

Background

April 29, 2018 – T-Mobile US (NASDAQ: TMUS) and Sprint Corporation (NYSE: S) today announced they have entered into a definitive agreement to merge in an all-stock transaction at a fixed exchange ratio of 0.10256 T-Mobile shares for each Sprint share or the equivalent of 9.75 Sprint shares for each T-Mobile US share. Based on closing share prices on April 27, this represents a total implied enterprise value of approximately $59 billion for Sprint and approximately $146 billion for the combined company. The new company will have a strong closing balance sheet and a fully funded business plan with a strong foundation of secured investment grade debt at close. The merger is expected to close no later than the first half of 2019.

The combined company will be named T-Mobile, and it will be a force for positive change in the U.S. wireless, video, and broadband industries. The combination of spectrum holdings, resulting network scale, and expected run rate cost synergies of $6+ billion, representing a net present value (NPV) of $43+ billion will supercharge T-Mobile's Un-carrier strategy to disrupt the marketplace and lay the foundation for U.S. companies and innovators to lead in the 5G era.

The New T-Mobile will have the network capacity to rapidly create a nationwide 5G network with the breadth and depth needed to enable U.S. firms and entrepreneurs to continue to lead the world in the coming 5G era, as U.S. companies did in 4G. The new company will be able to light up a broad and deep 5G network faster than either company could separately. T-Mobile deployed nationwide LTE twice as fast as Verizon and three times faster than AT&T, and the combined company is positioned to do the same in 5G with deep spectrum assets and network capacity.

The combined company will have lower costs, greater economies of scale, and the resources to provide U.S. consumers and businesses with lower prices, better quality, unmatched value, and greater competition. The New T-Mobile will employ more people than both companies separately and create thousands of new American jobs.
(About T-Mobile News & Blogs)

Review:

While the prospect of this proposed merger has garnered headlines of late, there are no guarantees of its successful implementation. The US Justice Department, Department of Commerce, FCC, and SEC will have to weigh-in on the merits and the perceived potential degradation to the "competitive market place". The last administration took issue with the specter of combining the number three and number four (T-Mobile / Sprint) major telecoms. Siting that the combined subscriber base would amount to 127.2 million compared with AT&T's 141.6 million and Verizon's 150.5 million, thus significantly limiting US consumer's choices in wireless service providers.

On the other hand, the deal makes sense – by combining the two networks the resulting efficiencies and economies of scale are significant. And, after removing network infrastructure redundancies OPEX costs will be slashed. This will allow more CAPEX resources to be deployed toward overall network coverage and 5G deployments.

If this merger does succeed and the two companies emerge as one company there will be a significant period of time for the two entities to review the respective networks, technologies, business structures and customer base and devise a plan on what the resulting single entity will look like and how it plans to function.

Right out of the gate – the two entities will probably put most of their CAPEX projects on hold or terminate them completely. This means that they both will pull back on their site upgrades and new site build projects. Ongoing operations will probably be maintained and function as essentially separate business units until an integration strategy can be worked-out.

From a landlord perspective, they are likely to see an impact to their bottom-line as either a Sprint site or a T-Mobile site will eventually go away (Termination) at locations where both Sprint and T-Mobile have a lease/license agreement and installed infrastructure. However, depending on the surrounding market matrix the merged entity may choose to keep both the Sprint and T-Mobile infrastructure for a period of time. This was observed when Sprint and Nextel merged – the new company, in most cases, kept both the Sprint and the Nextel cell site leases in place until the Nextel I-DEN technology was no longer supported and thus terminated. Also, when T-Mobile and MetroPCS combined - a significant number of duplicate locations (locations where both T-Mobile and MetroPCS have macro cell sites) were kept and continue to operate individually.

City of Palmdale – potentially impacted sites:

SITE NAME	CITY DOC #	CARRIER	SITE NUMBER	VALUE 1/1/2020 - TERM
Built Sites				
MARIE KERR PARK	A-2910	T-Mobile	SV93728A	$ 690,973.77
MARIE KERR PARK	A-0877	SPRINT	LA60XC554-C	$ 162,000.00

Summary:

The City of Palmdale properties that have both Sprint and T-Mobile leases are at risk of potentially losing one of those cell site leases in the future. However, it is more likely that the new entity (Sprint/T-Mobile merged company) will operate two networks simultaneously for many years to come due to the fact that each pre-merger entity operates using different technologies. More than likely it will take years for the two entities to either merge technologies and/or migrate to one technology through planned obsolesce. Conversely, the longer the number of years remaining on a Leases the higher the probability that the Lease with the shorter amount of time remaining at a duplicate site will be terminated. If the merger consummated, and, if one of the cell site leases is terminated at Marie Kerr Park, where both Sprint and T-Mobile have cell sites, the resulting financial impact to the City, is estimated to be less than $160,000.00 in the worst-case scenario.

ATS Communications



CITY OF PALMDALE
a place to call home

Municipal Wi-Fi

Feasibility Study

City of Palmdale, California

December 2017

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Introduction

ATS Communications appreciates the opportunity to provide an assessment of a Wi-Fi Development Plan for the City of Palmdale. In defining the scope of this project, ATS Communications sought to provide the City a professional review of the state of the Wi-Fi Industry, outlining current trends and evaluating potential development opportunities.

ATS recognizes the growing concern over reliable, efficient, and effective planning of wireless communications when it comes to "getting-ahead" of the development curve. In this instance, the acceptance and dependence on all forms of broadband communications is fueling growth in every segment of modern society. This trend is likely to not only continue but become an increasing factor in attracting businesses and serving residents throughout the Palmdale community.

It is, therefore, incumbent upon the City of Palmdale to understand the importance of changing technologies and how they affect the dynamics of the community at large. The following Study of Municipal Wi-Fi in the City of Palmdale has evaluated the current experiences, trends and evolution of Municipal Wi-Fi.

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Background

While developing connectivity plans (municipal city-wide Wi-Fi), Palmdale has a responsibility to ensure that it is equitable, accessible, consumable and useful to the diverse constituent groups that the city represents. Palmdale will have to structure any proposed connectivity plans, their benefits and value propositions around a host of various stakeholders in a format that everyone can understand. While Palmdale may face several constraints (e.g. locational access availability, population demographics, adoption rate, usage, revenues and resources), it must also look at ways to facilitate improvements in the citizens' and visitors' quality of life within the community. Therefore, it is not just about technology, but also about the management framework supporting the connectivity technologies.

For any city that is just beginning to embark on their citywide Wi-Fi deployment, the key challenges are based on understanding how to handle inevitable disruptive technology changes along with a viable revenue model for a sustainable public-private partnership. For the City of Palmdale there is a critical requirement to validate the purpose, the technology, the resources, the network planning and the business model.

It is most likely that any goals set forth in the beginning of the process will necessarily change as the original plan is modified in order to cater to different scenarios that were not foreseen – such as implementing a backup plan for data or managing security or high definition video streaming. All these different cases require different levels of connectivity. Therefore, the City will need to figure out how all of these factors tie together in order to implement a connectivity program, recognizing that various design concepts are at the different ends of the development spectrum and they will all affect differences to the social, economic and political framework within the community.

The guiding principles of the stakeholders (the Palmdale community) should be to seek ways to address and reduce the digital divide and ensure digital equality through accessible and universal Internet connectivity, improve the quality of life of residents through hyper-connectivity and establish and grow Smart City's partnerships to increase shared knowledge and informed decision making.

Definitions

CPE – Customer-premises equipment or customer-provided equipment generally refers to devices such as telephones, routers, network switches, residential gateways (RG), set-top boxes, fixed mobile convergence products, home networking adapters and Internet access gateways that enable consumers to access communications service providers' services and distribute them around their house via a local area network (LAN)

Digital Divide – is term to describe the economic and/or social inequality with regard to access, use of, or impact of information and communications technologies (ICT – see definition below). In the context of a geographic region (e.g. City), the term generally focuses on those individuals who do not have access to the internet mainly due to socio-economic reasons. Those individuals that do not have the financial resources for readily available ICT have the propensity to fall further and further behind.

ISP – Internet Service Provider (Cox, Spectrum, AT&T, Verizon, Frontier, etc.)

ICT – Information and communication technology refers to technologies that provide access to information through telecommunications. It is similar to Information Technology (IT) but focuses primarily on communication technologies. This includes the Internet, wireless networks, cell phones, and other communication mediums

Municipal Wi-Fi – Often abbreviated as muni Wi-Fi, municipal Wi-Fi is a city-wide (municipal) wireless network, based mainly on 802.11 networking standards that provide high-speed Internet access within the municipality for free or low-cost access when compared to standard broadband access fees. Municipal Wi-Fi networks typically involve a type of wireless mesh network.

IoT – Internet of Things (IoT) is a system of interrelated computing devices, mechanical and digital machines, objects, animals or people that are provided with unique identifiers and the ability to transfer data over a network without requiring human-to-human or human-to-computer interaction.

Smart Cities – A smart city is a municipality that uses information and communication technologies to increase operational efficiency, share information with the public and improve both the quality of government services and citizen welfare.

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VPN – A Virtual Private Network redirects your connection to the Internet via a remote server run by a VPN provider. It is for protection against cyber criminals when using low-security networks, such as a public Wi-Fi hotspot.

WAP – In computer networking, a **wireless access point** is a networking hardware device that allows a Wi-Fi compliant device to connect to a wired network. The WAP usually connects to a router (via a wired network) as a standalone device, but it can also be an integral component of the router itself.

Wi-Fi – wireless networking technology that provides wireless high-speed internet and network connectivity. Wi-Fi is a technology for wireless local area networking with devices based on the IEEE 802.11 standards. Wi-Fi is a trademark of the Wi-Fi Alliance, which restricts the use of the term Wi-Fi Certified to products that successfully complete interoperability certification testing.

Wi-Fi Calling – is a technology that enables a smartphone user to make and receive calls over a wireless internet connection as opposed to the typical cellular connection. In addition to facilitating voice calls, Wi-Fi Calling also supports wirelessly sending and receiving text messages and utilizing higher data speeds than most cellular connections. Only the sender of a call needs a smartphone that supports Wi-Fi Calling; the receiver can be on a wireless, cellular, or landline connection.

Wi-Fi enabled – The term used to describe any device that has built-in support for Wi-Fi, a popular wireless networking technology that uses radio waves to provide wireless high-speed Internet and network connections.

Wi-Fi Hotspot – a type of Local Access Network, meaning a network where a single devise or multiple devices are connected to the internet over a single backhaul connections within a small geographic area.

Wi-Fi Zone – similar to a Wi-Fi Hotspot but covers a larger area, typically a downtown area that experiences high traffic. It provides internet access to any Wi-Fi enabled device in the geographic area of coverage. This can support residents, business persons, public safety, City personnel, visitors and tourists passing through town.

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Wi-Fi Trends

Municipal Public Wi-Fi – A Sound Investment?
Wi-Fi Trends *(by EORN, pub. 2016)*

The most significant trends in public Wi-Fi are the growing demand for connectivity everywhere, all the time, the growth in carrier class Wi-Fi services, and the huge proliferation of venues where Wi-Fi is offered. There is an emergence of a growing number of "Smart Cities" that use information and communications technology (ICT) to manage their operations and assets, including IT functions, transportation systems, power plants, law enforcement, community services, schools and libraries.

The internet of things (IoT) is an important and growing part of this initiative. These cities use Wi-Fi for operations and for public access to the internet. The more people are connected, the more important connectivity becomes to them. They access more and more information over the internet and become dissatisfied when disconnected. In response to the increased demand for connectivity, many municipalities are providing public Wi-Fi.

Mobile Connectivity is outpacing standard connected computing. As more people carry mobile devices, especially smartphones, but also tablets and laptops, there will be more demand for data on the go. This will have an impact on the demand for Wi-Fi service. We have passed the Mobile Tipping Point. Globally, more people now use mobile devices than desktop devices, as illustrated below. People want to be connected everywhere they go.

From the 2017 Wireless Broadband Alliance

- Globally, total public Wi-Fi hotspots will grow sevenfold from 2015 to 2020, from 64.2 million in 2015 to 432.5 million by 2020 ~ Cisco Visual Networking Index

- Nearly 80% of respondents believe they will deploy Next Gen Wi-Fi by 2020, driven by the need to improve quality of experience (QoE), reduce churn, and provide seamless access between Wi-Fi networks, and between Wi-Fi and licensed networks. ~ WBA Annual Industry Report

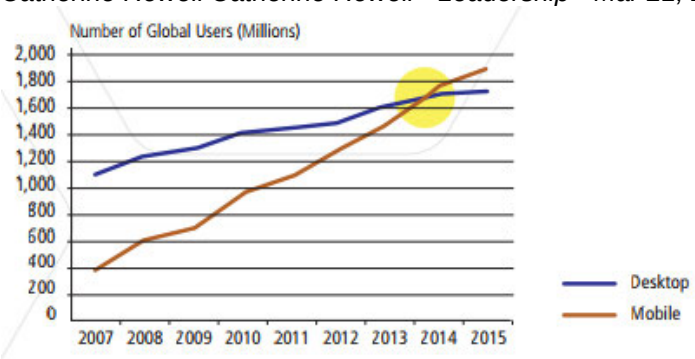
- 85% of companies have made IoT a key focus area over the last 12 months. Companies consider IoT service and network interoperability, and roaming are important for areas such as smart city and automotive in dense environments. The use of Next Generation Hotspot (NGH) based on PasspointTM certified Wi-Fi equipment to facilitate the adoption of IoT

services using unlicensed based radio technologies. Wi-Fi hotspots will be key for the development of IoT applications and services. ~ IoT – New Vertical Value Chains & Interoperability

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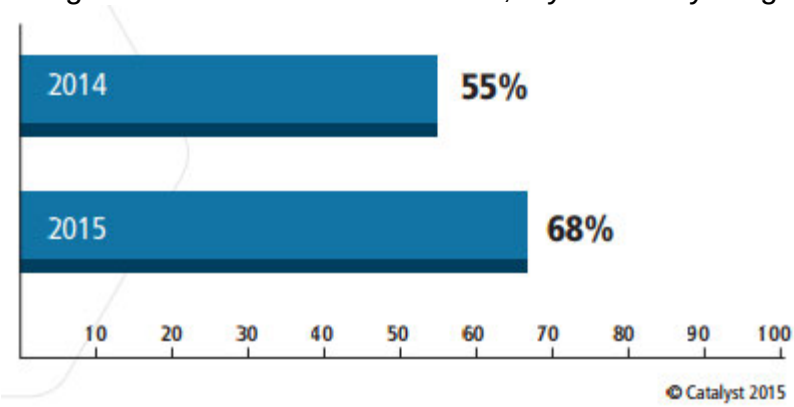
Wi-Fi vs. mobile data

Catherine Rowell Catherine Rowell - Leadership - Mar 21, 2017



Mobile vs. Desktop connectivity

Adults (over the age of 18) spend 51% of online time, on mobile devices. A study showed that in 2015 the smart phone (e.g. apple, android phones) penetration rate grew to 68% from 55% in 2014, a year over year growth rate of 25%.



Canadian Smartphone Penetration Rates, 2014-15

The same study revealed that after short battery life and small screen size, data limits are the third greatest frustration with smartphones. This frustration with data limits motivates smartphone users to use free public Wi-Fi, where possible.

Carrier Class Wi-Fi Globally, there is very strong growth in carrier-class Wi-Fi, (where internet or mobile carriers offer Wi-Fi service) evidenced in the rise of new sites deployed – a steady annual increase from million in 2012 to a projected 10.5 million in 2018, a compound annual growth rate of 13%. The availability and quality of public Wi-Fi are increasing rapidly. In 2015, mobile offload exceeded cellular traffic for the first time. Fifty-one percent of total mobile

(cellular) data traffic (smartphone and tablet) was offloaded onto the fixed network through Wi-Fi or femtocell in 2015.

Carriers have been integrating distinct Wi-Fi networks more fully into their strategies and their networks to improve customer experience and offload traffic from their networks, resulting in customer retention and reduced cost. In Ontario, this strategy is seen with Bell Mobility, as they offer free Wi-Fi in most McDonalds, Tim Hortons and Chapters Indigo locations.

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5 Wi-Fi Networking Predictions For 2017 – InformationWeek Dirk Gates 12/22/2016

IoT security, cloud-managed Wi-Fi, and other trends will reshape the Wi-Fi market next year.

WiFi has undergone some of the fastest changes of any business and consumer technology we've seen. 2017 will bring plenty of new milestones and developments in light of the exponential growth driven by the Internet of Things, new standards, cloud managed WiFi, and other trends. So, based on conversations with partners, customers, and industry experts, here are my 2017 WiFi predictions.

Integrated IoT security

The Internet of Things (IoT) is expected to reach 10 billion devices by 2020. This precipitous growth will continue driving high-density demands across networks, including WiFi. We are nearing a time when the majority of global internet traffic will begin or end on WiFi.

Until recently, it has not been easy to onboard a rapidly growing number of IoT devices to WiFi, as they lack keyboards and browsers. As a result, vendors will require IoT onboarding and security as part of their Wi-Fi management frameworks. This ensures devices only connect over pre-designed ports and protocols, which, by the way, would have prevented the DDOS attack we saw this fall. Based on such new capabilities, the coming year will continue this progression, with IoT devices leading the way into an all-WiFi world.

Cloud management gains traction

The cloud creates a paradigm shift for millions of users, making pervasive, reliable, secure Wi-Fi mandatory in the enterprise. At the same time, with so many businesses relying on "always on/always connected" access to the cloud, the WiFi network must not only be secure, but also have 24/7 monitoring and self-healing capabilities. It must further provide a controlled development

environment that reduces time-to-market for new features, optimizes performance, and eliminates costly back-ups and IT upgrades.

WiFi beats LTE

We are seeing this year's contention between LTE and WiFi in the 5GHz band rapidly move toward resolution. Even with changes in data costs, LTE remains limited in spectrum, costs 10 times more to deploy, and is generally billed on a per-byte basis. WiFi remains cheaper to deploy, provides faster operating speeds, and, in almost all cases, is free to the end user. And, while LTE works well outside, it falls apart rapidly as the user enters the core of any building. WiFi can be designed to work consistently throughout internal spaces.

To avoid regulatory intervention on the LTE/WiFi issue, the US needs to adopt a simple co-existence protocol, much like the one successfully used in Europe: Listen Before Talk (LBT). The LBT protocol in the IEEE 802.11 standard allows many devices to use the same radio channel without pre-coordination.

802.11ax and 802.11ad

While interesting work continues outside of the 2.4 GHz and 5 GHz ISM bands, the majority of devices and networks will remain focused in these two bands for years to come, with increased use of the 5 GHz band. Within this band, the next big advance comes with 802.11ax, which promises to deliver even higher speeds and better spectral efficiency than we have with 802.11ac.

For now, 802.11ad, which operates in the 60 GHz ISM band, has the status of an interesting emerging technology for 2017. Think of it as Bluetooth on steroids: It does for video/monitor connections, docking stations, and mobile device connections what Bluetooth did for audio connections: Provide a short range (< 10M) wireless connection.

Wi-Fi Industry Trends & Future Technology - *MAY 24, 2017 TESSCO TECHNOLOGIES*

It's graduation season and much like the teens completing high school and embarking on bigger things, 18-year-old Wi-Fi is just hitting its prime and poised for a bright future full of evolution and opportunity.

Wi-Fi is no longer a luxury or a "nice to have" feature, it is a crucial part of everyday life and users now expect reliable, continuous service. The future of Wi-Fi looks much more like a utility – similar to water or electricity – than an add-on like cable television. With this expectation in mind, and the need for ubiquitous coverage to accommodate emerging technologies across a wide range of

industries and the constantly increasing number of connected devices in our world, service providers are moving towards a free public Wi-Fi model that will, in many cases, provide seamless, automatic connectivity for users. This transition will also establish an endless “network of networks” that will be able to support innovations like IoT, autonomous vehicles, and the more than 50 billion connected devices in need of service.

A major concern with existing networks is providing enough capacity to meet the demand of all these devices. Wireless Infrastructure Association President and CEO Jonathan Adelstein has said that, to meet the needs through 2020, capacity will need to grow by 700%. The FCC is taking steps to help increase capacity and make widespread connectivity more accessible by opening up 150 MHz of spectrum at 3.5 GHz for “Citizens Broadband Radio Service.” This spectrum is currently intended for use as part of network densification efforts utilizing small cell technologies, but the FCC sees it as an “innovation band” which new technologies can utilize to find space on the network. Additionally, in 2018, HaLow devices will begin using the new 802.11ah standard operating at 900Mhz. HaLow enabled devices and access points will be able to connect at twice the range of standard Wi-Fi.

On the other side of the equation, advancements in Wi-Fi technology are leading to a decoupling of software from hardware thanks to the continuing decline in hardware costs. Companies that can focus their offer on services and software will see greater opportunity in the market going forward. This will provide improved interoperability between separate software and hardware.

The overall message within the trends in Wi-Fi is accessibility and efficiency for both sides. Users will see improved network availability and more consistent and reliable coverage, especially in public spaces, and manufacturers will be focused on improving efficiency and finding new ways to monetize what is becoming a staple utility necessary to function day-to-day. The importance of Wi-Fi will only continue to grow as more and more connected devices hit the streets and innovations in IoT and smart cities drive the need to total coverage. Though it may have matured greatly in its first 18 years, Wi-Fi is on the brink of truly coming into it its own in the immediate future.

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Scope of Services

Pursuant to Agreement No. A-5751 between the City of Palmdale and ATS Communications – The following shall be added to the Scope of Services:

Citywide Wi-Fi Feasibility Study

ATS shall evaluate the feasibility of a City sponsored Wi-Fi network.
ATS shall determine the cost-effective methods of developing a municipal Wi-Fi network under the following circumstances:

A. Identify what Wi-Fi networks currently exist within the City from a macro view.

B. Determine what City-owned infrastructure could be used to target specific high traffic areas within the City, such as parks, traffic signals and other above ground appurtenances.

C. Present the pros and cons of the development of these different types of Wi-Fi networks including capital and reoccurring costs.

D. Identify any deficiencies that may exist when deploying a municipal Wi-Fi network without using City-owned infrastructure and develop a strategy necessary to fill in those coverage gaps.

E. Coordinate with City staff – two meetings to review the findings and evaluations and discuss the format of the final work product.

F. Provide the City with a report that details ATS's finding with a feasibility analysis summarizing the implementation of a City-owned and operated Wi-Fi network or a hybrid design with other stakeholders.

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REVIEW / RESPONSE

A. Identify what Wi-Fi networks currently exist within the City from a macro view.

The City of Palmdale has literally hundreds, if not in the thousands of Wi-Fi networks within the city-limits. Wi-Fi networks (wireless local area networking) exist in homes, offices, businesses, schools, hospitals, religious institutions, and public institutions (City Hall, Libraries, and other operation centers) throughout the City of Palmdale.

Most of these Wi-Fi networks are private or set up as a VPN (Virtual Private Network), requiring a password in order to connect to that network. A VPN redirects your connection to the Internet via a remote server run by a VPN provider. It protection against cyber criminals by encrypting the data transferred over the network.

However, many Wi-Fi networks throughout the City are unsecured and open to access by anyone who as an electronic device that is Wi-Fi enabled. These exist at business, sports venues, hospitals, department stores, cafe's and home networks. Anyone with a Wi-Fi enabled device can identify open networks by observing an open lock associated with the network's name.

A Wi-Fi network is simply anywhere an internet connection meets a wireless router (Wireless Access Point or known as a "WAP") that is connected to a computer, smartphone, or other devices using radio waves. Wi-Fi technology is based on the IEEE 802.11 standard and is trademarked and governed by the Wi-Fi Alliance.

The range of service of an individual Wi-Fi WAP is usually less than a hundred feet indoors (depending on construction materials) and less than 800+/- feet in the outdoor environment unless specialized antenna(s) are used and/or depending on the protocol/frequencies used.

The following table provides Wi-Fi ranges depending on the protocol used, frequency and environment. *~ from Gecko & Fly*

802.11 Protocol	Freq (GHz)	Bandwidth (MHz)	Approximate indoor range	Approximate outdoor range
-	2.4	20	20 m / 66 ft.	100 m / 330 ft.
a	3.7/ 5	20	35 m / 115 ft.	120 m / 390 ft.

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802.11 Protocol	Freq (GHz)	Bandwidth (MHz)	Approximate indoor range	Approximate outdoor range
b	2.4	20	35 m / 115 ft.	140 m / 460 ft.
g	2.4	20	38 m / 125 ft.	140 m / 460 ft.
n	2.4/5	20 - 40	70 m / 230 ft.	250 m / 820 ft.
ac	5	20/40/80/160	35 m / 115 ft.	
ad	60	2,160	60 m / 200 ft.	100 m / 300 ft.
ah	0.9			
a	45/60			
ax	2.4/5			
ay	60	8000	60 m / 200 ft.	1000 m / 3000 ft.

The 802.11ay protocol promises to provide higher speeds (up to 176 Gb/s) and greater reach (tested at 300-500m). However, the technology is still in development; the draft version 0.1 of 802.11ay was released in January 2017, followed by draft version 0.2 in March 2017. Draft version 1.0 was released in November 2017. Final 802 EC approval is expected in November of 2019.

Wi-Fi networks are also impacted by the number of users and the bit rate of data transfer. For example, in the home, where the number of connected devise is limited, the Wi-Fi experience is more likely governed by the bandwidth speed coming in from the street. In a public environment, as in a food court at a shopping mall, there could be 10, 20, 30 or more connected devices all competing for bandwidth simultaneously. If several of these connected devices are streaming video it could overwhelm the network, which would cause buffering as the network's wireless access point (AP) struggles to keep up (assuming adequate bandwidth is provide to the wireless AP).

The following is a breakdown of the 802.11 Wi-Fi standards for throughput speeds on various frequencies:

802.11b - 11 Mbps (2.4GHz)

802.11a - 54 Mbps (5 GHz)

802.11g - 54 Mbps (2.4GHz)

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802.11n - 600 Mbps (2.4GHz and 5 GHz) - 150Mbps typical for network adapters, 300Mbps, 450Mbps, and 600Mbps speeds when bonding channels with some routers

802.11ac - 1300+ Mbps (5 GHz) - newer standard that uses wider channels, QAM and spatial streams for higher throughput

Actual throughput speeds over-the-air-interface (wireless connection between the WAP and the user device) are significantly different from the theoretical standards above. Distance from the connected device to the WAP antenna will affect the throughput speed because Wi-Fi networks are based on contentious access – the closer the connected device the better the throughput speed. Also, the higher the frequency the shorter the range. Interference from other wireless networks and radio devices can degrade the throughput speeds. The 802.11a, b, g, n and ac is an open, unlicensed frequency spectrum. Anyone can buy a Wi-Fi wireless router and set up their own wireless Wi-Fi network for very little money. Throughput speeds are also affected by shared bandwidth (other connected devices) as illustrated in the food court scenario above.

The following are typical throughput speeds (from speedguid.net):

802.11b - 2-3 Mbps downstream, up to 5-6 Mbps with some vendor-specific extensions.

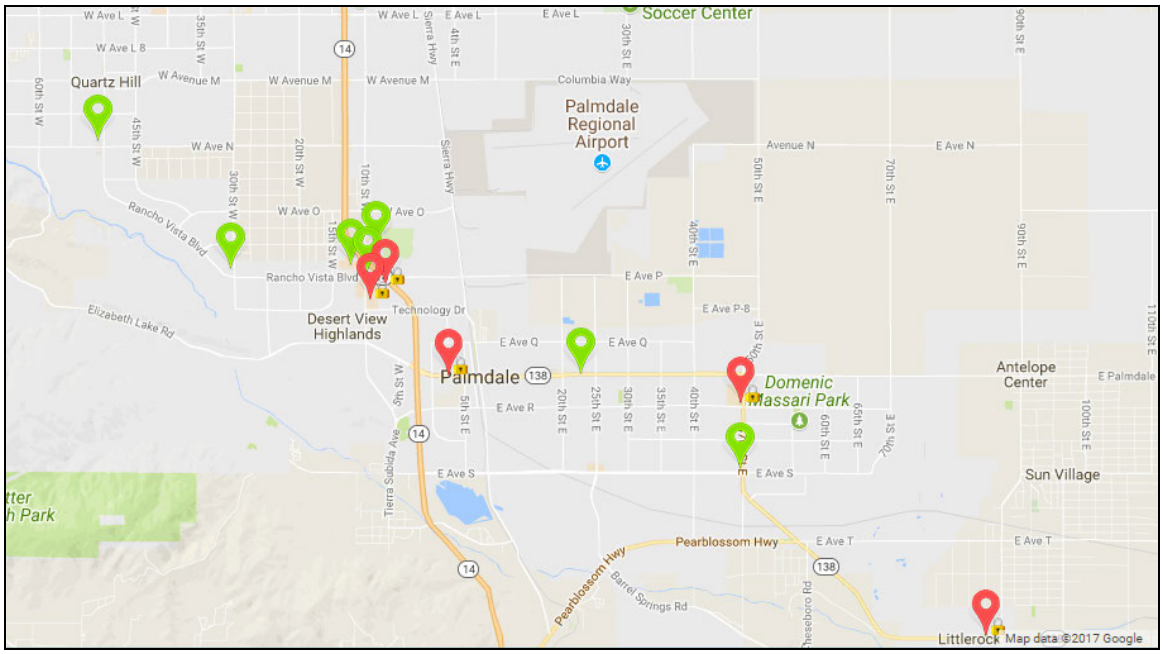
802.11g - ~20 Mbps downstream

802.11n - 40-50 Mbps typical, varying greatly depending on configuration, whether it is mixed or N-only network, the number of bonded channels, etc. Specifying a channel and using 40MHz channels can help achieve 70-80Mbps with some newer routers. Up to 100 Mbps achievable with more expensive commercial equipment with 8x8 arrays, gigabit ports, etc.

802.11ac - 70-100+ Mbps typical, higher speeds (200+ Mbps) possible over short distances without many obstacles, with newer generation 802.11ac routers, and client adapters capable of multiple streams.

Wi-Fi networks and locations within Palmdale (Free and/or Free with password access)

Example of public Wi-Fi Networks within the City of Palmdale – *wifispc.com*



Point type	Point name Network name	Address	Category
	Hampton Inn & Suites / none	2300 Double Play Way	Wi-Fi without password
	Starbucks / none	1845 W. Avenue I	Wi-Fi without password
	Subway at Avc / none	No address	Free Wi-Fi
	Home 2 / Anzures-guest	44255 Sundell Avenue Lancaster, CA 93536 USA	Free Wi-Fi
	Home / WIFIE80B6E	44250 23rd Street West Lancaster, CA 93536 USA	Wi-Fi with password

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	AT&T / none	2002 W Ave J	Wi-Fi without password
	Medrano's Mexican Restaurant / none	5037 W Ave N	Free Wi-Fi
	Maribel's Bakery / none	No address	Free Wi-Fi
	Starbucks / none	2062 W Avenue K	Free Wi-Fi
	Holiday Inn Express / none	43719 17th Street West	Free Wi-Fi
	McDonald's / none	1200 W Avenue K	Free Wi-Fi
	Townhouse Motel / none	44125 Sierra Hwy	Free Wi-Fi
	30,000 feet on gogo wifi / none	No address	Wi-Fi without password
	Starbucks / none	805 E Avenue K	Wi-Fi without password
	It's A Grind / none	44421 20th St E	Free Wi-Fi
	McDonald's / none	1731 E Avenue J	Free Wi-Fi
	Vons / none	3027 Rancho Vista Blvd	Free Wi-Fi
	JCPenney / none	1131 W. Rancho Vista Blvd.	Free Wi-Fi
	Sam's Club / none	39940 10th St W	Free Wi-Fi
	The Coffee Bean & Tea Leaf® / none	39605 10th Street West	Free Wi-Fi

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	Barnes & Noble / none	No address	Wi-Fi without password
	Hampton Inn & Suites / none	39428 Trade Center Dr	Wi-Fi without password
	Starbucks / none	280 E Palmdale Blvd	Wi-Fi without password
	IHOP / none	2200 E Palmdale Blvd	Free Wi-Fi
	AT&T / none	38003 47th St E, Ste B	Wi-Fi without password
	Mcdonalds / none	37217 47th street East	Free Wi-Fi
	McDonalds / none	8507 Pearblossom Hwy	Wi-Fi without password

The following is a list of Free Wi-Fi networks. Some of these networks require passwords which are provided to patrons. In some instances, the Wi-Fi networks are private but unsecured with a password. This list is not 100% reliable and represents a snap-shot in time.

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Other Wi-Fi networks identified and/or detected within the City of Palmdale (not confirmed)

Lucy's Laundry Mart
Laundry
Knights Inn
Knights Inn 1
Yum Yum Donuts
Cable WIFI
Target
Target Guest Wi-Fi
Staples
Staples Hotspot
The Coffee Bean & Tea Leaf®
CoffeeBeanWiFi
Target
Target Guest Wi-Fi
Del Taco
UMX$647
Dragon Garden
BWW-Wireless
Shark's Woodfired Mexican Grill
Sharks
Taco Bell - AV Mall Food Court
AV MALL WI-FI
AMPM
TWCWiFi
Walmart Supercenter
Walmartwifi
WSS
CableWiFi
AV Mall Playland
AV MALL WI-FI
belkin.10e.guests
ADAMS
Cisco31903
Amped_TAPEX2_2.4
CableWiFi
ASUS
Samsung Galaxy Grand Prime 0351
Target Guest Wi-Fi
belkin.74a.guests
StaplesHotspot
linksys
Laundry
TWCWiFi
Walmartwifi
AV MALL WI-FI
UMX$647
PSD-Guest
NETGEAR
Knights Inn 1
iAquaLink-R3F
CoffeeBeanWiFi
BWW-Wireless
Sharkys
Dennys_Guest_WIFI
NETGEAR-Guest
AVHSD-Wireless
TG1672G02
ATT7LbB6h4
Gould
santos
Mendoza2.4
RoseDove
ATT178
Familia
TG1672G12
Lopez Family
Rodriguez
telmex23
HTC Desire 626s
0242
NETGEAR12
WIFID8B2B2
Torey
ATT232
MunsonWifi-5G

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B. Determine what City-owned infrastructure could be used to target specific high traffic areas within the City, such as parks, traffic signals and other above ground appurtenances.

The City of Palmdale has the largest amount of vertical real estate of any single entity, with the one possible exception of Southern California Edison (SCE). However, the City is in negotiations with SCE for the ownership and/or the control of the street lights located throughout the City.

Examples of Vertical Real Estate or in some cases “Street Furniture” (as it applies to wireless communications):

- Street Lights
- Traffic Signal Lights
- Utility Poles
- Ball Field Light Poles
- Towers
- Buildings
- Cupolas / Gazebos
- Parking Structures / Canopies
- Water Tanks
- Bridges
- Bus Shelters

Literally every City owned/controlled street light, traffic signal and ball field light pole are suitable locations for municipal Wi-Fi WAP’s, in addition to the City’s buildings and its other above-ground facilities (noted above).

The City has vertical real estate in hundreds, if not thousands of locations. However, having control or the right to use the vertical real estate is only part of the equation in developing Wi-Fi networks. The trick is to figure out how to provide power and bandwidth connectivity to each WAP. Typically, the power issue is the easiest to address due to the fact that power is already provided to most locations in order the amenities to perform their function.

In order to provide internet bandwidth (backhaul connectivity) to a WAP the options are as follows:

- Coaxial Cable
- Ethernet cable (e.g. Cat 5, CAT6)
- Fiber Optical Cable
- Wireless (point-to-point)

- BPL (broadband over powerline)
- Copper Twisted pair - Dial-up (plain old telephone wire)

Each option above has its pros and cons especially in a one-off type of situation (e.g. one WAP connected to one Access Point (e.g. connection to the Internet Service Provider (ISP)), as with a home Wi-Fi network. In an outdoor Wi-Fi network environment, there are levels of scale involved making it cost prohibitive to have each WAP served by one separate or individual ISP connection regardless of the physical connection type.

For any given geographic area whether it's dense urban, suburban or rural environment, there are a multitude of connectivity designs that can be employed that are cost effective, reliable and sustainable for outdoor Wi-Fi networks.

Examples (simplified):

- Single WAP connected by coaxial cable or ethernet to a router (switch), which is connected to an ISP. Application: Wi-Fi hotspot, bus shelter or small park.

- Multiple WAPs connected by coaxial cable or ethernet cable (fiber or CAT5/6) to a router with access to an ISP. Application: Park / outdoor auditorium / ball fields / municipal pools or similar venues.

- Mesh Network – WAP connected to another WAP by a wireless point-to-point connection known as a "hop". Several "hops" between successive WAP's can be made to a WAP or Hub which is connected (hard wired) to the backhaul infrastructure that is connection to an ISP at the headend. Generally, each hop halves the throughput speed of the WAP, so bandwidth considerations at the headend (internet speed) need to be sufficient to provide adequate bandwidth to the last WAP in the mesh network chain. Application: City Parks, Wi-Fi Zones, high-density traffic areas, permanent and/or temporary event venues (e.g. farmers market).

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C. Present the pros and cons of the development of these different types of Wi-Fi networks including capital and reoccurring costs.

The pro's of developing municipal Wi-Fi networks

The pro's to developing a municipal Wi-Fi (Muni Wi-Fi) network are that it improves the "quality of life" for residents, workers, and visitors. Muni Wi-Fi's are the foundation of today's "Smart Cities" where ubiquitous connectivity is fundamental for internet and digital services access.

A Muni Wi-Fi network provides an amenity for its residents, students, business owners, and visitors, as well as allows the City to enhance its own operations. It is the key to bridging the digital divide.

In this day and age, cities are all in a race to not only maintain but attract businesses and residents to ensure economic development and community sustainability. When individuals and/or businesses decide to set-up shop, lay down roots, relocate or expand their operations to a new local the quality of life quotient plays a significant role in the decision-making process. So, all things considered equal a Smart City will tend to attract more favorable development.

Lastly, the fundamental mission of city governments is to support its citizens and the society in general. Broadband internet connectivity (whether wired or wireless) has become a staple of modern life. In fact, recent legislation classifies broadband more as a utility than a luxury. Therefore, it can be asserted that a Muni Wi-Fi network sits squarely in the public domain of responsibility, much like trash collection or water service.

Examples of municipal Wi-Fi network deployments, including capital and reoccurring costs are provided in the Case Study attached.

The con's associated with Muni Wi-Fi

Is it the City's responsibility for providing internet access? Or, should it remain in the hands of the private sector? As discussed above, there is a strong argument in favor of cities capitalizing on their infrastructure and resources to undertake the deployment of a Muni Wi-Fi network. Furthermore, Wi-Fi technology has made substantial progress since the early 1990's. Originally envisioned as a commercial tool connecting retail systems to the corporate networks, Wi-Fi has

transcended across all commercial, institutional and governmental sectors including to the individual citizens' homes for private use.

There are many cases where cities have attempted to provide free citywide Wi-Fi only to shutter their doors after spending millions of dollars (case studies attached below).

On the surface, the benefits may seem obvious, especially when considering equity in service delivery throughout the City. Muni Wi-Fi available for the public's use, which provides fast access to information to its residents, business, and visitors and providing a no (or low) cost option for the underprivileged who may not be able to afford it. Some cities have the infrastructure and resources to deploy services like this, and the costs could be offset by advertising and/or access fee revenues. Thus, a Muni Wi-Fi network would become a "utility", much like trash collection or water.

So, why have so many cities' Wi-Fi efforts failed? There is a myriad of factors involved leading to failures, but the main issues plaguing these types of Muni Wi-Fi deployments are: high-cost, misuse, low-speed, lack of security, and inequitable distribution in deployments.

Cost Components to Consider:

- Implementation Costs
    - Engineering & Design
    - Testing & Troubleshooting
    - Labor (Technical & General – staff and/or contractors)
    - Legal / Administrative / GIS Mapping
- OEM costs (WAP, Routers, Switches, cabling, etc.)
- On-going Operational Costs
    - IT Technical Staff
    - Trunk and WAP Servicing – (Truck-rolls)
    - Bandwidth Costs
    - Network Operational Costs (Security, electrical power)
    - Customer Service / Technical Assistance /
    - Billing / Accounting

Capital Costs

While it is difficult to provide a truly accurate cost analysis without a design, a rough estimate can be gleaned from examples of what the costs were for other municipalities to implement their networks. Using this data, a reasonable estimated cost associated with implementing a citywide municipal Wi-Fi network in Palmdale is approximately $9,000 per square mile capital costs. This broad

assumption is based on utilizing the City's existing fiber networks as the backhaul for most of the WAPs. The high cost associated for most municipal Wi-Fi networks provided in the case study are the costs associated with providing the required backhaul from the headend to the WAPs. The City of Palmdale is approximately 106 square miles, which equates to approximately $954,000.00 for the equipment and connections utilizing the City's existing and proposed fiber networks. However, the "all-in" costs can be 3 to 5 times the hard costs. Realistic estimates to deploy a city-wide Wi-Fi network, based on case studies, would range between $7.5 - $15 million.

As an example, the City of Riverside partnered with AT&T to deliver a wireless network at no cost to the City. AT&T spent an estimated $13 million in capital related expenditure implementing the City's Wi-Fi network. The network only covered 66% of the City's 83 square miles.

Reoccurring Costs
Assessing, a priori, the reoccurring costs of a municipal Wi-Fi network is difficult, at best, to determine. Several factors may come into play such as; how many WAP nodes are deployed, how much bandwidth is provisioned; how the network is set-up (e.g. managed network, public/private joint venture or city managed). The range of reoccurring costs, as exhibited in the case studies, is significant. Furthermore, reoccurring costs can be offset by fee-based subscriptions, off-set on savings to City departments, sponsorships and/or governmental grants.

Using the example above, the City of Riverside spent between $700,000 to $800,000 **per year** on maintenance, electricity and technical support of the City's Wi-Fi network. More details are in the case study below.

D. Identify any deficiencies that may exist when deploying a municipal Wi-Fi network without using City-owned infrastructure and develop a strategy necessary to fill in those coverage gaps.

The critical elements necessary for a Wi-Fi network in general are:

- WAP location
- Access to power
- Backhaul (Connections from the WAP's to the Headend)
- Internet Access (cost for bandwidth)

- Equipment (WAP's, Switches, Cabling and Server)
- Engineering & Design
- Installation & Testing
- Operations
- Marketing
- Billing / Accounting

Case 1. – No above ground utility poles or City-owned Street Furniture:

In deploying any kind of wireless network, the location of the wireless access point is key. Along with the location comes a price tag – what will it cost to place a WAP at any subject location (business establishment, residential or on undeveloped land).

Thus, in situations where no City-owned asset exists such as a shopping mall, retail center or large commercial facility, for example, suitable locations on a private-entity property must be identified and procured in order to provide seamless City-wide Wi-Fi.

In order to procure locations on a private property the City would have to get permission from property owners to place WAP nodes and/or aggregation points (hubs) on those properties. This typically involves some sort of lease or license agreement along with an access fee (e.g. rent).

Second, the City would have to provide backhaul to each WAP location via fiber, Ethernet, coaxial cable or wireless mesh-type connection. In the cases where wireless backhaul is not an option the WAP location(s) will need to be a hard-wired connection(s), which may require engineering and design drawings identifying the lease/licensed space for cables, conduits and access points.

Lastly, the City will need to identify how to power the WAP unit(s) and backhaul device(s) and the associated costs.

Strategy Approach:

1. Negotiate with property owners for a no cost or minimal annual fee for installing City-owned Wi-Fi infrastructure in and or around their property, expounding upon the benefits to the community such facilities would

provide. If this is unsuccessful the City can decide to leave a gap in coverage to these areas.

2. Use best efforts to provide Wi-Fi connectivity from adjacent public-rights-of-way.

Case 2. – Above ground utility poles and/or street lights (Southern California Edison Owned)

Access to "street furniture" in the public right-of-way, as noted above, is crucial for deploying a city-wide Wi-Fi network. In siting situations where there is no City-owned street furniture, but only streetlights or utility poles owned by Edison - the City can obtain access to these streetlight or utility pole under the California Public Utilities Commission – Joint Pole Association (CPUC's JPA) guidelines. Public Utility Code Section 767 gives the Commission the authority to require that public utilities grant each other access to their utility poles, and to set rates, terms, and conditions for this access. Access is mandatory providing the access meets certain criteria, which in the case of a WAP is minimal. Thus, the attachment fees associated with locating a WAP is a known quantity. However, backhaul from the WAP location to a Hub location (access to City fiber) may still present problems depending on the distance and the number of wireless hops required to reach a point of presence.

Strategy:

1. Identify available third-party fiber that has existing fiber close to the subject WAP location(s) and negotiate access to dark fiber that runs past a City-owned fiber access point (Hub or vault) to cross-connect. Access to third-party fiber is discussed in the Fiber Plan Study.

2. The City can expand its own fiber optical cable network to the subject WAP location(s).

F. Provide the City with a report that details ATS's finding with a feasibility analysis summarizing the implementation of a City-owned and operated Wi-Fi network or a hybrid design with other stakeholders.

Findings

This analysis and report seeks to provide a review of the City's existing infrastructure and examine how the City can potentially leverage these assets to provide a municipal Wi-Fi network. This report attempts to distill the major issues associated with implementing wireless networks and provide strategies that may effectively minimize failures down the road.

Municipal Wi-Fi networks are not a "new thing". They are numerous examples to learn from (some more successful than others). And, from these lessons learned we can synthesize a general set of "Best Practices" to employ throughout the lifecycle of a municipal Wi-Fi deployment.

Best Practices

Set Goals and Objectives – Every project, prior to its undertaking, must have established goals and objectives. We need to first ask the questions: Why are we here discussing this subject? What is the purpose and at what cost? Who will benefit, who will manage it, who will build it? How will it be implemented? And, finally when?

It is important to come to a consensus on the goals between all stakeholders because this will determine the overall function of the resulting network. It will affect the design and implementation. To understand its purpose, the following questions need to be asked: Is the purpose of this community Wi-Fi network to:

- Bridge the digital divide
- Improve public safety / Reduce crime
- Improve the quality of life
- Attract economic activity
- Retain economic activity
- Improve City operations (IoT)

Clarity of purpose will be helpful for all involved in the network development. And, input from the public including surveys, town halls, and discussions during council meetings is critical to gauge interest and desired outcomes from citizens.

Understand the Competitive Environment and New Technologies – prior to making a decision about deploying a wireless network it is important to understand first whether it is feasible. Second, obsolescence – once it's built what is its forecasted useful life? What new technologies are in the pipeline that could be disruptive? What effect will there be on the existing broadband services providers if the City rolls out a city-wide carrier class Wi-Fi network? Are their legal challenges that could be faced? We know that California Law requires municipalities to turn over their municipal broadband networks to a private entity at a reasonable cost should such an entity present itself (See California Law Section below). Alternatively, working with third-party operators in a public-private partnership should insulate the City from any potential forced transfer of ownership while reducing costs.

Serious consideration should be given to the emergence of 5G technology. Billions of dollars are being invested by the major wireless carriers on this new technology. 5G promises to deliver data rates in the range of 100 Mbit/second in metropolitan areas with up to several thousand simulations connections for wireless sensors or over 300+ simultaneous connections with induvial CPE's (e.g. Cell Phones, tablets and laptops). This technology, coupled with the ever-decreasing bandwidth costs, may affect the adoption rate and erode usage especially among advanced mobile users of a municipal Wi-Fi network.

The major wireless carriers are already starting their deployment cycles within the City of Palmdale. This is the reason for the big push to accessing the City's public-rights-of-way for "small cell" wireless deployments.

If one of the primary goals of the proposed municipal Wi-Fi network is to bridge the digital divide, it may make more financial sense to provide subsidized access to one of the existing major carrier networks. The major wireless providers all have community outreach programs to facilitate bridging the digital divide.

Gather Information on Other Municipal Wi-Fi Deployments – Polling leaders from other cities that have deployed municipal Wi-Fi networks, including network administrators, city staff and the community at large, can shed light on challenges that the City of Palmdale may face during the different phases of a municipal Wi-Fi development project. It is important to identify and glean experiences from other cities to avoid potential missteps and design networks effectively. This information would be free from the source and would be invaluable.

Utilize Existing Infrastructure – Clearly, in order to reduce costs, the City should take advantage of its existing fiber networks when designing a municipal Wi-Fi network. The City's fiber network should provide a big jump start to the deployment of Wi-Fi hot spots and/or Wi-Fi zones. Furthermore, the City can partner with existing private fiber providers to extend its reach to areas of the City

not currently near the existing and proposed fiber networks. Shared access on an ad-hoc basis or through strategic partnership can result in substantial capital cost savings and shorten the deployment life-cycle.

Start with a Pilot Project – In order to gauge capital costs and reoccurring costs it makes sense to start a municipal Wi-Fi network development in a phased roll-out. By starting with a pilot project, such as setting up municipal Wi-Fi Hot Spots or Wi-Fi Zones, the City can evaluate their approach, the equipment used, the connectivity and operational efficiencies of the Wi-Fi network. Best practices suggest launching a small part of the network as part of a pilot project in a small area of the City. Doing so may enable cities to test the network to ensure that it meets desired speeds, and to work out any kinks before the full network is launched. A phased roll-out program will allow for the evaluation of the system's components, which should increase the expected useful life of the network by minimizing costs due to equipment obsolesce, usage rates, and/or technology innovations.

Ensure Adequate Internet Backhaul – One of the most critical aspects of any wireless network is its connectivity speed from the WAP back to the Headend, which connects to the Internet. The design must ensure that the Internet backhaul bandwidth available to each individual WAP is capable of supporting the wireless network the City plans to install. If there is not enough backhaul bandwidth, the success of the network is likely to be limited because the throughput speed to the CPE will be too slow or will be limited in the number of simultaneous connections.

Understand the Limitations of Mesh Networks – While many WAP locations will be directly connected to the internet (hard-wired), there will be multiple locations where a wireless mesh network will be deployed to wirelessly link WAP (Node) locations, in series, to a hard-wired location. In general, the more wired WAP locations a system has, the stronger the Internet signal will be throughout the network. In a mesh type network design, each wireless "hop" from one WAP to the next WAP in the chain can reduce the Internet throughput by up to half. Therefore, bandwidth provisioning and management throughout the network will correlate with the networks efficiency and overall usefulness.

Leverage the Network Capabilities to Other Functions – Once the City has installed its Wi-Fi network, it should consider ways which the network can be used beyond its initial purpose. For example, some cities with successfully-implemented networks, layering on additional uses to the network can ensure that the city takes full advantage of the investment of time and money made for implementation. There are many functions within the City's operations that can be enhanced by leveraging the Wi-Fi network within different agencies such as Parks & Recreation, Water Utilities, Maintenance, Parking Enforcement, Emergency Services & Transportation. Businesses and other community entities may also add value to the network by testing equipment and innovations.

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Long Term Thinking Approach – The initial and continued investments in a municipal Wi-Fi network, both hardware and software, requires significant resources. As a result, it is important to identify technology that is proven and durable to ensure that the network will be viable for years to come. Based on experiences from other municipalities, the City should reflect on its long-term needs and ensure that the system they invest in is one that will meet the projected needs of the City for years to come. A critical element to the long-term success and viability of the City's investment in a wireless network is to set aside moneys in its annual budget to provide capital for replacement equipment, software and other network expenditures.

Adopt a Sound Business Model – Given the level of commitment of money and resources it is crucial for Palmdale to adopt a business model that is reasonable and meets the overall goals and objectives. Projections must be realistically forecasted to insure the network's sustainability over the long-term by aligning the costs with the benefits.

Work Collaboratively with Partners – Experience from other municipalities has shown that when the City takes a collaborative approach to working with its partner companies, community and other stakeholders to ensure that the engineering, design and installation of the network it is mutually beneficial for all parties involved.

If done right, and with an open and systematic approach - Palmdale has an opportunity to make its municipal Wi-Fi not only a reality but "showcase" template for other municipalities to emulate. By learning from the missteps of others, the City of Palmdale can avoid many of the pitfalls that beleaguered those that have failed to deliver the promise of high-speed internet access to their respective communities.

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Case Studies

Summary Table of Case Studies

	Geographic Area	Accessibility	Speed	Timeframe	Cost	Funding Structure
Boston, MA	• 170 access points • Largest coverage area 1.5 square miles in the Grove Hall neighborhood	• Network covers an area inhabited by 30,000 residents • Used by approximated 7,700 devices daily with an 89 percent repeat visitor rate	• Up to 1 Mbps	• Received $20.5 million grant in 2011, some of which devoted to Wi-Fi • Network launched in April 2014	• Initial capital expenses roughly $6 million • Annual operating expenses roughly $100,000	• Partial funding came from Department of Housing and Urban Development grant • Remainder from general fund
Corpus Christi, TX	• 60 hot zones with free public Wi-Fi • 144 square mile area within the city limits • 1,700 access points	• Service covers about 250,000 people • Public Wi-Fi used by approximately 2,000 devices per day	• Up to 54 Mbps • Typical users see 3 Mbps upload and download	• Began in 2002 with a focus on Automated Meter Reading (AMR) • Fully active in 2005	• Initial investment $7.1 million • Annual operating expenses less than $500,000	• Funded through the city budget
Minneapolis, MN	• Covers the entire 59 square miles of Minneapolis • Network supported by 3,000 wireless devices	• Roughly 22,000 people subscribe to the network	• Between 1 and 6 Mbps • USI Wireless is testing hardware that allows 25-40 Mbps	• RFP released in 2005 • Building began in 2006 • Network fully complete in 2009	• Estimated capital investment of $20 million by USI Wireless • Subscriptions are $19.95 per month and modems are $4.95 per month	• USI Wireless owns and operates the network • City of Minneapolis is anchor tenant

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	Geographic Area	Accessibility	Speed	Timeframe	Cost	Funding Structure
Oklahoma City, OK	• Covers 555 square miles • 1,516 nodes	• Network provisions access for city facilities as well as approximately 1,200 city employees for workforce mobility	• Average of 4 Mbps with a minimum of 512 Kbps • Aggregate 1.4 Gbps backhaul	• First pieces of the network went live in 2006 • Network fully operational for city departments in June of 2008	• $5.2 million initial capital investment • Approximately $245,000 in annual operating expenses	• Initial capital investment paid for with funds from the Public Safety Capital Tax and City Capital Improvement Fund • Operating expenses from the city's budget
Ponca City, OK	• Covers entire 25 square miles of Ponca City and extends 100 square miles into Ponca City's electrical service area • 510 radios	• Over 17,500 devices connect daily for free	• Averages between 3 and 12 Mbps with speeds up to 25 Mbps available • 300 Mbps backhaul with capacity to 1 Gbps	• Fiber installation began in 1997 • Wi-Fi network installation began in May 2008 • Wi-Fi network launched in October 2008	• Approximately $3.2 million initial capital investment from internal department fund balances • Maintenance costs are minimal • Residents may purchase a modem for $150 to strengthen indoor connection	• City originally devoted $4 million in capital investment for construction of the network • Operating expenses now funded by business subscription to fiber network • Wi-Fi is free to all

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	Geographic Area	Accessibility	Speed	Timeframe	Cost	Funding Structure
Port Angeles, WA	• Covers roughly 15 square miles • 239 nodes	• Currently over 400 subscribers	• Between 1.5 and 6.0 Mbps downstream, and 896 Kbps and 1.2 Mbps upstream, depending on subscription • Average backhaul of 100 Mbps	• American Recovery and Reinvestment Act (ARRA) funding was received in 2009 • Network launched in October 2012	• Initial capital investment of $3.7 million • Annual operating expenses total $90,000	• Initial capital investment funded by $2.6 million from ARRA and $1.4 million from the city • Operating expenses covered by city funds and subscriptions from individual consumers and businesses
Richmond, CA	• Covers a one-mile radius in the Iron Triangle neighborhood of Richmond	• Currently providing service to approximately 400 users per day	• Typical connection speeds of roughly 16 Mbps • Fed by 40 Gbps backhaul	• Two repeating towers were built in May 2013 • 20 directional antennas have since been installed	• Initial capital investment for the network was $50,000 • Operating expenses are negligible • Users may purchase directional antennas for $100-$250 each	• Initial capital investment was funded by Internet Archive

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	Geographic Area	Accessibility	Speed	Timeframe	Cost	Funding Structure
San Francisco, CA	• #SFWiFi is available along a 3.1 mile stretch of Market Street, in 32 public parks and recreation centers, at public housing developments, and at some public buildings • 770 access points	• Approximately 3,100 unique devices connect each day	• Average of 10 Mbps downstream and 5 Mbps upstream • Two 1 Gbps backhaul connections	• Between 2007 and 2010 public housing and select public buildings were connected • Additional public spaces, including Market Street and 32 park facilities, were connected between 2013 and 2015	• Capital expenses for the public spaces expansion were $1.4 million • Annual operating expenses are $120,000	• The city funded part of the cost of the network • Private firms provided cash gifts and in-kind donations
San Jose, CA	• Covers a 1.5 square mile area downtown, at the airport, and at the convention center	• Approximately 1,000 unique devices connect at the airport daily • 50,000 people have access downtown	• Up to 10 Mbps per client downtown, at the airport, and at the convention center • Backhaul is through two 10 Gbps connections	• Took 12 months to get from the announcement of the project to the go-live date for the network in 2013	• Initial capital investment for the network was $94,000 • Continued operating costs are $22,000 per year	• Network is free for all users and is funded entirely by the municipal government

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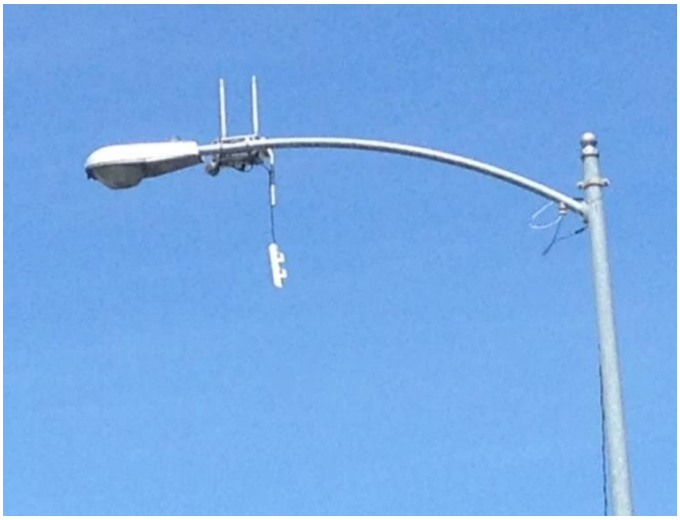
	Geographic Area	Accessibility	Speed	Timeframe	Cost	Funding Structure
Santa Clara, CA	• Available anywhere within the city limits, or 19 square miles • 600 access points	• Wi-Fi network dedicates one SSID to public access available to the entire Santa Clara population of 120,000 plus daily influx of private workforce and visitors • Separate SSIDs support institutional use by city teams and devices • Approximately 5,000 unique public users daily	• Public access capped at 3 Mbps per user • Usage by electric utility 15 Mbps with priority access • Supported by 200 Mbps backhaul	• Commercial public network was bought by the city in 2009 • Utility upgraded and expanded coverage of Wi-Fi system in 2013	• Commercial public network was purchased for $205,000. In 2013, a $2 million upgrade and expansion enabled a utility-grade Wi-Fi WAN that supports Advanced Metering Infrastructure • Annual operating cost around $200,000	• Funded through the city-owned electric utilities provider
Santa Monica, CA	• 32 hotspots within roughly 8 square miles • 320 access points • Covers 80 percent of commercial corridors	• Approximately 3,500 unique devices use the network daily	• Currently around 1.5 Mbps, but speeds are being increased to 5 Mbps up and down in the first quarter of 2015 • Backhaul being upgraded from 100 Mbps to 1 Gbps	• Project began in 2006 with a pilot • Hotspots expanded to 23 in 2010, 27 in 2011, and 32 today	• Capital expenses have been approximately $500,000 • Annual operating expenses are approximately $60,000	• Free Wi-Fi network is funded by offering subscriptions to businesses for the fiber network

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Recent Articles on Municipal Wi-Fi

Milpitas seeks upgrade to its municipal Wi-Fi network

By IAN BAUER | | Bay Area News Group May 4, 2017 at 1:22 pm



Ten years ago, Milpitas' free municipal wireless Internet system was a novel idea involving state-of-the-art technology that sought to provide greater web access to the community.

A decade later, Milpitas' citywide Wi-Fi system and its attendant equipment is still in place but now sits mostly unused.

The Milpitas City Council on April 4 received a report about its Wi-Fi network — that still works in city-owned buildings but not outside in the public like parks or in neighborhoods — and advanced an option to issue a request for proposals to see if any interested companies might jump start the system.

During a formal presentation covering the history of municipal Wi-Fi here, Mike Luu, the city's Information Services director, told the council that Milpitas began using San Jose-based Tropos Networks for such services starting in 2003, mainly for police use.

"Back then it was for public safety," Luu said.

He added by 2006 Tropos was discontinued in favor of Atlanta-based Earthlink, which took over operations with the objective to grow the network with newer

equipment and customer base. In Milpitas, Earthlink invested $1.8 million and expanded the network to 300 nodes — transponder units installed all around town, atop city-owned light poles allowing the public here to access free Wi-Fi.

With the new investment, Earthlink started the subscription-based model along with free public Wi-Fi at city sites, according to city staff reports. The subscription-based business model did not attract enough subscribers to sustain operations.

By 2008, the city took over operations and ownership of the network.

"But to keep and maintain a network of this size, in terms of equipment…it was too much for our internal staff to handle," Luu said.

He added at that time the city went out for an RFP to get somebody else to partner with the city to continue the Wi-Fi project.

Luu said Milpitas then decided to partner with Mountain View's Silicon Valley Unwired — a nonprofit organization backed by Google — to move away from the subscription-based model.

But even when the free non-subscription based model was implemented under this system, city staffers noted the adoption rate was low. At its daytime peak usage, city staff said there were about 650 users — or less than 1 percent of city's more than 70,000 population.

By 2013, Luu said Google was no longer focused on a citywide Wi-Fi model.

"Wireless wasn't working for them so they wanted to go and invest in 'Fiber Cities'," Luu said.

A year later, following the recession and lack of funding to the program, Silicon Valley Unwired and Google opted out of operating and managing the city's Wi-Fi system.
Luu said Google eventually told Milpitas "you can take over the network, own it, do whatever you like."

He added Milpitas' Wi-Fi is now largely unused.

"We still have the equipment on the light poles, but most of them are not operational," Luu said.

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This year, with regard to Wi-Fi, he said the city has been solicited by companies interested in picking up where past firms left off. To that end, city staff recommended Milpitas issue a request for proposals for possible Wi-Fi operators.

"What that would allow is to bring any companies that want to present their technologies or opportunities or solutions to the city and then staff will evaluate those options, companies and choices and make a recommendation and then bring it. Once that's approved, the development and installation would begin," Luu said.

Although city staff stated no fiscal impact for this project, Councilman Bob Nunez questioned whether or not Milpitas would suffer a cost.

In response, City Manager Tom Williams said he was "a little bit fearful of this agenda item because we were getting ahead of ourselves."

Williams clarified that if the council desired moving forward with an RFP then the city could seek a competitive bid and added as part of the "performance measures" of this document there "will be no cost to the city."

He added city staffers and the Milpitas Telecommunications Commission would return with a recommendation to the council.

"At that time, based on the proposals, we will identify a time fiscal impact to the city or not, both directly and indirectly," Williams said. "Tonight, we're really trying to provide information and seek the city council's approval to move forward with an RFP."

He added that he wanted it to be an open, competitive process.

Luu also asserted the market was there for a new firm to step in and operate the system.

"We will not be putting in any investment…and we still have those wireless access points on the light poles," Luu said, but added that there were still unknown impacts.

Councilman Garry Barbadillo said he believed this project should offer free Internet access to the community, especially allowing greater web access to low-income families and Milpitas Unified School District students.

Nunez agreed.

"It's important that we do that for our students and families," Nunez said.

Mayor Rich Tran said he was excited and looked forward to seeing an RFP.

But residents like Michael Tsai told the council during public comment that it should be cautious with regard to hidden costs a third-party Wi-Fi may inflict upon the city.

"Pretty soon the company's not managing the network, the company's managing the city," Tsai said, adding Milpitas should consult with technical experts before proceeding on any formal agreement. "I think the city should be setting the agenda…there's definitely a lot at stake here."

In the end, the council voted 3-0 to proceed with the RFP issuance.

This week, Luu confirmed the RFP had not been sent yet.

"We are still gathering input from others and our telecommunications commission," Luu said via email on Monday.

He clarified that the city still provides Wi-Fi access at most city buildings.

"The RFP will only focus on external areas throughout the city," Luu added. "The goal is to provide low cost or zero cost (lower speed Wi-Fi) access to residents with the option for higher speed connectivity for businesses and residents."

He said the RFP's completion and evaluation will likely be done within the next six months.

"The project timeline will be determined by the proposer and city through the negotiation process," Luu said. "…We will be bringing the project back to council for final approval."

Google proposes new Wi-Fi system for Mountain View

By **JASON GREEN** | Bay Area News Group | February 21, 2014 at 4:56 pm

Google Inc. is preparing to pull the plug on a free citywide Wi-Fi network it installed in Mountain View eight years ago.

But the tech giant isn't planning to leave its hometown bereft of a way to connect to the Internet outdoors.

On Tuesday, the Mountain View City Council is scheduled to consider a proposal to turn downtown into a public Wi-Fi "hotspot" for the next five years. It would serve Castro Street between El Camino Real and Evelyn Avenue.

Google is also offering a $500,000 grant to install Wi-Fi at the community center, library, senior center and Rengstorff Park.

The proposal is the result of discussions between the city and Google about the performance and reliability of the existing Wi-Fi system, which covers all but a few corners of Mountain View.

In a report released Friday, senior administrative analyst Margaret F. Mendoza noted that the network was not designed for the data demands and volume of wireless devices in service today.

“Since the system was launched eight years ago, technology has rapidly changed,” she wrote. “It is clear the system is no longer functioning effectively and Google has indicated they are not in a position to continue citywide Wi-Fi coverage.”

The proposal clears the way for Google to take down the citywide network within two months. The tech giant would also have 180 days to remove its radio transmitters from 563 light poles.

The system was one of the first of its kind in the country.

“This was an innovative partnership that enabled Google to test new technology and provided a valuable service to Mountain View residents and businesses,” Mendoza wrote. However, “It was not intended to be sole or even primary Internet access for community members.”

The new downtown hotspot and Wi-Fi systems at public facilities could potentially be replaced by a fiber network Google has proposed building in cities including Mountain View.

“This provides an exciting opportunity for the community but requires significant work by both Google and the city over the next few months to determine the feasibility,” said Mendoza.

Google gives $800,000 for downtown Wi-Fi

by Mark Noack / Mountain View Voice

Plans for a citywide fiber-optic network may be on hiatus, but Google is looking into other ways to grow internet access in Mountain View. The search-engine giant is cutting the city an $800,000 check to expand free public Wi-Fi through the downtown area.

The tech giant has a checkered history with attempting to expand internet access to its hometown. Back in 2006, the company launched its own Google Wi-Fi system, a network of about 560 light pole-mounted nodes providing free hookups to households throughout the city. Users initially found the service dazzling, but later disappointing. About five years in, complaints began mounting that the Wi-Fi was unbearably slow and unpredictable, and prone to complete service blackouts.

In 2014, Google decided to scuttle the system. The company gave Mountain View a $500,000 technology grant to fund a third-party company to take over the wireless hubs downtown. At the time, the setup was portrayed as temporary since the company was beginning talks to bring its much-faster Google Fiber service to Mountain View.

Fast forward to 2016 and not much has changed. In May, Google officials signed an agreement with Mountain View and other South Bay cities to install the fiber-optic service, but there's been no action since then. In October, the company announced it was hitting the brakes on its plans to bring Google Fiber to most cities.

Mountain View officials say the new $800,000 check from Google will be used to expand the existing downtown Wi-Fi system. Roger Jensen, Mountain View's information-technology director, said the city will work with a contractor to add about 40 new wireless hubs downtown to provide exclusive bandwidth for the city. The new expanded service area will go along Castro Street, from El Camino Real to Evelyn Avenue.

Google officials did not return calls for this story, but a spokesman noted in an email that Mountain View is the only city receiving this grant money.

The false promise of 'municipal broadband' networks

BY KATIE MCAULIFFE, OPINION CONTRIBUTOR - 06/23/17 04:42 PM EDT

America’s thirst for better and faster Internet is insatiable. Like a Kardashian seeking publicity, no matter how much we get, the quest for more never really ends.

Some local governments have been tempted to try and meet this demand themselves – by building and operating broadband networks of their own, leveraging existing public infrastructure and rights of way and hoping to generate economies of scale and bring new (government subsidized) competition to broadband.

The problem is – building and operating broadband networks is expensive and complex. They need to be rebuilt and updated almost continually to stay ahead of the breakneck pace of innovation in this space and the constantly spiraling demand for higher and higher speeds online. And cities that come into this space are generally competing with multiple commercial wired and wireless providers – this is a business totally unlike the monopoly utility water or electric systems that municipalities have historically run.

As a result, civic horror stories like the failed iProvo network that cost the city $39 million to build but was ultimately sold to Google for $1 dollar are legion. Indeed, according to new data, over half of these municipal fiber systems fail to bring in enough revenue to cover their ongoing operating costs, bleeding red ink every day they operate and falling further and further into debt. These bad investments crowd out other needs and, in the worst case, can put a city's financial solvency at risk – Burlington, Vermont's excessive borrowing to keep the municipal network afloat caused Moody's to downgrade the city's credit rating six levels to nearly junk bond status.

And even those systems that nominally turn an operating profit put the sponsoring cities under enormous economic strain. The latest data found that only 20 of the major municipal fiber systems currently operating report their financials separately from electric power. Of those 20, only two bring in enough revenue to recover construction costs before the networks become obsolete in 40 years. The rest won't be paid off for decades after they become useless – or even centuries!

This should come as no surprise. The cable and telephone companies that have built out the existing private Internet have spent over $1.5 trillion to do so. And by all reports they must keep spending to offer higher and higher speeds and support new technologies including the massive shift to mobile and wireless access that is currently underway. Communities launching networks of their own are biting off a big job and one that is never really "finished."

San Francisco - a city with more than 8 different providers offering high-speed service including fiber, cable, wireless, and satellite, plus the 4 major mobile carriers – may be about to make the municipal broadband mistake under the leadership of San Francisco Supervisor, Mark Farrell. For any kind of low-income difficulties, there are methods far more connection and cost effective to pursue than building out an entire fiber broadband network with massive future investment costs. Hopefully, they will examine this newly available data that clearly shows the costs outweigh the benefits and rethink their strategy.

We have known for some time that communities trying to decide whether broadband is a good investment face a tough decision – especially in a world of competing demands on limited civic funds where spending on broadband means NOT spending on something else that is likely just as vital. A risk that is

magnified given the scope of these projects – the upfront build out costs of these systems are so high that, when they fail, it saddles communities with debt for years, or even decades.

Critics point that this kind of nuts and bolts economic analysis doesn't account for other benefits cities might receive from running government broadband systems. Some communities have tried to leverage the "buzz" associated with this kind of high tech investment into good PR and hoped to attract new investment and jobs.

But there is little hard evidence of these purported ripple effects. Chattanooga, Tennessee – or "Gig City" as it's PR team has dubbed it – is often cited as a poster child for municipal broadband networks and has claimed that investing in municipal fiber has helped bring the unemployment rate down from over 7 percent to 4.1 percent. The problem is, unemployment in Tennessee cities that did not spend on costly fiber networks fell even further during the same time.

And ultimately, even if proponents of government run broadband can identify (or spin) rare success stories, the fact remains that the bulk of these programs have failed to deliver major new development and have put serious economic strain on the sponsoring communities.

At a time when most communities face huge unmet needs for roads, bridges, water, and electric systems, spending scarce taxpayer dollars on government Internet might be good PR, but it seems like risky economics.

Katie McAuliffe is the executive director of Digital Liberty and federal affairs manager at Americans for Tax Reform.

'Jarring' internet access survey results embolden leaders of citywide broadband

By Joshua Sabatini on June 5, 2017 1:00 am

Another sobering look at the lack of internet access for many San Francisco residents shows students' work impacted and costs as a barrier, bolstering a citywide fiber broadband initiative to connect every home and business to the internet.

Nearly 30 percent of the 1,100 San Francisco seniors, students and affordable housing residents surveyed say they do not have internet access and, of those, 60 percent said cost was the main factor. A majority said The City should play a lead role in providing internet service.

While the results are in line with what past studies have found, the recent data has inspired strong reactions from those working to create a citywide fiber service.

"The responses to a few questions in particular were even more jarring than I would have imagined," said Supervisor Mark Farrell, who is leading the initiative.

The survey was part of a community panel Farrell established with former Supervisor Eric Mar to tap the wisdom of advocates who have long worked on the issue and solicit feedback from residents most impacted by the lack of internet access.

"We have a much better picture. But it's not a pretty picture," Farrell said.

Among some of the more salient results was that of the 68 school-age youth surveyed, 61 percent answered "yes" to the question, "Has the lack of internet access ever prevented you or almost prevented you from completing a school, extracurricular, or work assignment?"

Brian Purchia, co-founder of CivicMakers, a consulting firm involved in the discussions that began holding events three years ago to raise awareness of the lack of internet access in San Francisco, called the recent survey results "eye opening!" in a text message.

"Every San Francisco student should be able to do their homework at home," he wrote. "This should be a wake-up call."

The survey also raises questions about whether eligible residents are able to benefit from existing low-income programs that offer subsidized services like Comcast's Internet Essentials program. That's because of those surveyed, 70 percent said they pay more than $40 for internet service, only 6 percent are enrolled in free internet service and 10 percent pay less than $20.

"It goes to show that the programs in place simply aren't working," Farrell said. "We need to do better."

While the survey documents the need and builds the case for San Francisco to provide internet service, discussions continue about what model to use to roll out such a program, including a funding plan.

Of those asked, "What do you think the MAIN role for The City should be with respect to broadband access?" half of respondents said The City should "install state-of-the-art network and offer services to the public," and another 15 percent said The City should install such a network and lease it "to competing private companies to offer services to the public." Just 5 percent said city government should play no role. Twenty-four percent answered "don't know."

How to create a fiber optic broadband network connecting all businesses and residences has yet to occur in a U.S. city as large as San Francisco. Different models are being

examined with the help of Maryland-based consultant CTC Technology and Energy, and reports related to the model analysis are expected to be issued in the coming months.

“The opportunities to lease out [municipal] dark fiber to various people in the private sector are large,” Farrell said. “There is a lot of variables that will go into how we finance this, the different options that we will have to choose from.”

Eric Brooks, a campaign coordinator for a group called Our City SF, said the survey supports his call “to make this public broadband internet system fully public from the start.”

Brooks said internet service should be viewed as a public utility but said The City must avoid a situation where corporations have control over it, such as the situation with PG&E and electricity. “We must not repeat that mistake by handing any part of our community internet to a large corporation.”

Farrell is not taking a position on the model at this point. “Regardless of the methods we choose, so long as we stick to the core values that I have laid forth from day one, publicly-owned asset, open access network, strictest privacy policies and now, in particular, in opposition to Donald Trump, abiding by net neutrality … So long as those criteria are met, I am open to any method to get there.”

The Department of Technology, which is involved in the citywide broadband initiative, currently manages 240 miles of fiber-optic cable connecting 387 city facilities, of which 30 were added this fiscal year. The department plans to connect all 450 city facilities by 2021 and has received funding for the effort in Mayor Ed Lee’s $10.1 billion budget proposal.

In recent years, The City has increased free wireless internet access in parks, plazas and public libraries. The mayor’s budget also includes funding for installing high-speed internet at up to 10 recreation centers and swimming pools next fiscal year.

A public hearing before the Board of Supervisors Land Use and Transportation Committee on the survey results, which will be updated with results from additional surveys, is scheduled for June 26.

Farrell has committed to having a citywide broadband plan in place before he is termed out of office at the end of next year.

The mayor remains supportive of the effort.

“The mayor continues to advocate on the national stage against the FCC rollbacks of net neutrality and whole-heartedly supports our local efforts to bring fast and affordable internet to every resident and business in San Francisco through a municipal broadband,” mayoral spokesperson Ellen Canale said in an email.

City of Riverside free Wi-Fi

From City of Riverside City Council Memorandum, dated October 28, 2014

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: OCTOBER 28, 2014

FROM: INNOVATION AND TECHNOLOGY DEPARTMENT WARDS: ALL

SUBJECT: RECEIVE AN UPDATE ON THE REMOVAL OF THE CITY'S FREE WI-FI NETWORK AND APPROVAL OF A PROFESSIONAL CONSULTANT SERVICES AGREEMENT WITH VECTOR USA FOR IMPLEMENTATION OF A WI-FI HOTSPOT PILOT PROJECT

ISSUE:
The issues for City Council consideration are to:

1) receive an update on the removal of the City's Free Citywide Wi-Fi Network; and 2) approve a Professional Consultant Services Agreement(Agreement)with Vector USA for the implementation of a Wi-Fi Hotspot Pilot Project in the amount of $95,434.34.

RECOMMENDATION:
That the City Council:

1. Receive an update on the removal of the City's Free Citywide Wi-Fi Network;

2. Authorize the City Manager or his designee to execute the Agreement and all related documents, including making any minor non-substantive changes as necessary to implement the Agreement with Vector USA in the amount of $95,434.34 for the implementation of a Wi-Fi Hotspot Pilot Project; and

3. Authorize change orders up to $9,543.43 (10%) for unforeseen costs during the implementation of the Wi-Fi Hotspot Pilot Project.

BACKGROUND:
In October 2006 the City entered into a contract with AT&T to deliver a Free Citywide Wi-Fi Network at no cost to the City; the system went live in May 2007. AT&T informed the City in early 2010 that it no longer intended to operate the Free Citywide Wi-Fi Network.

As part of the Termination and Asset Transfer Agreement (Termination Agreement), City staff negotiated the transfer of the Wi-Fi network assets from AT&T to the City at no cost. After issuing a Request for Proposals (RFP), the City selected US Internet to support and maintain the City's Wi-Fi network in May 2010.

With the rapid increases in technology and the shift in how people access the Internet, on May 6, 2014 the City Council directed staff to:

1) begin the wind down of the City's Wi-Fi network and return to the City Council with the award of a contract for removal of the Wi-Fi equipment;
2) return to the City Council with the award of an agreement for implementation of one localized hotspot Wi-Fi pilot program;
3) provide periodic updates to the City Council on the removal of the current Wi-Fi network and usage updates on the potential hotspot Wi-Fi pilot program; and
4) address the fiscal impact of the recommended actions as part of the fiscal year 2014-15 budget adoption.

Free Citywide Wi-Fi Network Removal Status and Budget Update

On June 24, 2014 the City Council approved a Professional Consultant Service Agreement with US Internet Corp for the removal of the Free Citywide Wi-Fi Network equipment. Staff estimated the project would take six months and would cost approximately $199,000, including removal costs of $157,500 and electricity charges of $41,500. At the end of the removal period US Internet Corp will have the ability to buy the equipment it took down for$40,000, bringing the net budgetary impact of the Free Citywide Wi-Fi Network removal to $159,000. This project is currently ahead of schedule and should be completed by the end of October 2014, which will result in lower than expected electricity costs. The funding for the removal of the Free Citywide Wi-Fi Network as well as other items related to the direction from the City Council was included in the FY 2014/15 Innovation and Technology Department Budget through the FY 2013/14 budget carryover process.

Wi-Fi Hotspot Pilot Project

From a statistical perspective, Internet usage is predicated on three main factors: education, income and age. According to the Pew Research Center, 86% of Americans regularly access the Internet and approximately half of the 14% percent who do not utilize the Internet are either not interested or are physically and/or mentally unable to do so. As such, this leaves approximately 7% of Americans who want to use the Internet but are unable to do so.

On May 6, 2014 staff recommend to the City Council that in order to address the City's potentially underserved Internet population, implementation of a strategically placed Wi-Fi hotspot at a park/community center should be

considered. At that time, staff estimated total costs for the Wi-Fi Hotspot Pilot Project would be approximately $50,000 with ongoing costs of$10,000 for software and license requirements. The location would be able to accommodate up to 500 users at a time, be reachable within a 200-to 400-foot radius of each location and have speeds of 600 Mbps to 1.3 Gbps.

Staff issued RFP No. 1469, Wi-Fi Hotspot Pilot Project, on August 26, 2014. In order for the RFP to obtain realistic cost estimates for a City facility, Innovation and Technology Department staff worked with staff from the City Manager's Office and the Parks and Recreation Department to identify a community center/park that would be able to service a potentially underserved population. At that time, the consensus was that the Ysmael Villegas Community Center would be an ideal location and would allow work on the Wi-Fi Hotspot Pilot Project to be completed while the Community Center is under renovation.

RFP No. 1469 responses were due on September 15, 2014 and two qualified companies — **AdvanTel Networks** and **Vector USA**—submitted bids. A panel of Innovation and Technology and Parks, Recreation and Community Services Departments staff chose Vector USA as the lowest responsible bidder at a total cost of $95,434.34. The proposed solution utilizes the City's standard for Aruba access points and includes a number of costs that would not be needed in future Wi-Fi hotspots. Specifically, part of the proposed solution for the Wi-Fi Hotspot Pilot Project location includes approximately $52,500 in costs related to a new controller, software and integration services needed at City Hall to implement Aruba's ClearPass Access Management System (ClearPass). ClearPass will allow the City to provide a secure, user friendly Wi-Fi experience to residents and visitors, while providing staff the tools to manage all future Wi-Fi hotspots with the existing staff.

The $43,000 in costs specifically relating to the Ysmael Villegas Community Center include 16 access points and related hardware (indoor and outdoor), professional installation (cabling, patch panels, etc.) and professional services related to system optimization. The result of the installation would be a secure Free Wi-Fi hotspot capable of speeds of 600 Mbps to 1.3 Gbps with a radius of 200 to 400 feet from the community center. ClearPass will allow the City to provide users information on upcoming events and allow staff to run surveys and granular reports to determine the success of the proposed Wi-Fi Hotspot Pilot Project. ClearPass will also provide staff the ability to make the Wi-Fi hotspot available during various hours (e.g. 6 a.m. to 10 p.m.) and restrict what users have the ability to access. The costs related to the Ysmael Villegas Community Center are less than staff's initial estimate of$50,000 to $60,000, as was presented to the City Council in May 2014. Additional Wi-Fi hotspot locations may range from $25,000 to $50,000 depending on the size of the location, the amount of installation materials needed and the number of indoor/outdoor access points.

The Director of Parks, Recreation and Community Services concurs with the recommendations above.

FISCAL IMPACT:
Sufficient funds have been included in the FY 2014/15 Innovation and Technology Department Budget through the FY 2013/14 budget carryover process to cover the expenditures of$95,434.34 for the implementation of a Wi-Fi Hotspot Pilot Project. Funding will be available in account 2400000-450364 (City Wi-Fi).

Wi-Fi Hotspot Pilot Project Cost Summary by Location			
Expense Category	**Ismael Villegas**	**City Hall**	**Totals**
Hardware	$14,847.49	$8,570.10	**$23,417.59**
Software/Licenses	$2,058.00	$11,873.60	**$13,931.60**
Maintenance and Support	$391.50	$5,251.32	**$5,642.82**
Professional Services (Labor, Integration, etc.)	$13,711.67	$16,895.00	**$30,606.67**
Installation Materials (Conduit, Patch Panels, etc.)	$10,536.90	$1,530.00	**$12,066.90**
Training	$ -	$6,750.00	**$6,750.00**
Tax	$1,509.38	$1,509.38	**$3,018.76**
Totals	**$43,054.94**	**$52,379.40**	**$95,434.34**
One-Time	*$42,663.44*	*$47,128.08*	*$89,791.52*
Recurring	*$391.50*	*$5,251.32*	*$5,642.82*

Prepared by: *Lea Deesing, Chief Innovation Officer*
Certified as to availability of funds: *Brent A. Mason, Finance Director/Treasurer*
Approved by: *Deanna Lorson, Assistant City Manager for Scott C. Barber, City Manager*
Approved as to form: *Cristina Talley, Interim City Attorney*
Attachment: *Professional Consultant Services Agreement*

City of Riverside discontinues free Wi-Fi
Article By **Estefania Zavala** | June 3, 2014

On May 6, [2014] the Riverside city council voted to end the 7-year-old citywide wireless network called SmartRiverside. One goal of the free Wi-Fi program was to benefit 3600 families in the local community — numbers the program failed to meet.

“The Wi-Fi system the city used was old and slow,” said city council member Mike Gardner. “It did not work well with mobile devices.” The network costs about $800,000 annually to operate and maintain and it only covers 66 percent of Riverside, falling short of the city’s initial goals of 95 percent. Gardner further suggested that when the Wi-Fi network was used at all, the majority of users who signed on were not repeat users.

Gardner also admits that there are some local residents who currently use SmartRiverside for their desktop computers because they are unable to afford commercial Internet. However, he maintained that canceling the wireless network will lessen the city's financial burden as the program costs a lot of money to maintain but only $200,000 to dismantle.

Nevertheless, Riverside plans to keep some methods of affordable Internet connections for its residents. "The city will be installing a series of hot spots at libraries, community centers and government buildings," Gardner assured. These hotspots will be found around Main Street and the downtown Riverside mall.

Clearly the case history for city-wide Wi-Fi has exhibited failure after failure. Even though the general cost of equipment has dropped, in real dollars, and the coverage areas and speeds have increased, the sheer number of AP units that would need to be deployed and the supporting backhaul will be in the millions of dollars.

Mobile internet networks are quickly becoming the primary source for internet over traditional broadband networks. According to the Washington Post, home internet access was once a luxury where the poor had less reliable access or were less likely to able to afford access and the rich had better access. Higher income brackets were more likely to have both mobile and broadband internet access and lower incomes were more likely to rely on mobile internet alone.

However, by-in-large, broadband internet is becoming less popular despite socioeconomic status in a recent study by the US Census Bureau of 53,000 Americans. Though low-income Americans still are the largest group to rely on mobile internet alone, higher income households are letting go of their wired connections at a similar or faster rate than other groups.

A ReportLinker survey added to this knowledge and revealed that nearly 40 percent of respondents use their smartphones to access the internet at home. When isolating the millennials, the statistics are much higher. 55 percent of all millennials and 60 percent of younger millennials are using the internet through their mobile devices. On the other hand, the older generations are holding on to traditional wired broadband connections. It is possible that as the Millennial group ages, they will rely more on mobile internet access at home thus contributing to the rapid reduction in wired homes.

Municipally-owned Broadband Networks in the US (Legal)

Generally, the major telephone companies have divvied-up the US where by each company provides its services with little or no competition. These veritable oligopolies have little incentive to invest, not only in customer service, but in building world-class infrastructure so our country's innovators can compete internationally.

In some parts of the US, municipalities like Chattanooga, TN, have taken charge of their own destiny and developing their own high-speed communications networks. Chattanooga currently offers a 1 Gigabit speed package for $69.99 / month. This is more than 50 times faster than current services provider offerings.

Unfortunately, 21 US States have laws on the books that hinders or makes it illegal for local governments to implement their own network development. https://motherboard.vice.com/en_us/article/qkvn4x/the-21-laws-states-use-to-crush-broadband-competition

California has no specific law against a community building its own broadband network, but it does have a statute that states that, if a city builds its own network and then a private company (an ISP, in this case) shows up "ready, willing, and able to acquire, construct, improve, maintain, and operate broadband," the city has to turn it over or lease it to that company.

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CALIFORNIA LAW

FEBRUARY 12, 2008

LEGISLATIVE COUNSEL'S DIGEST

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. Section 61100 of the Government Code is amended to read:
61100. Within its boundaries, a district may do any of the following:

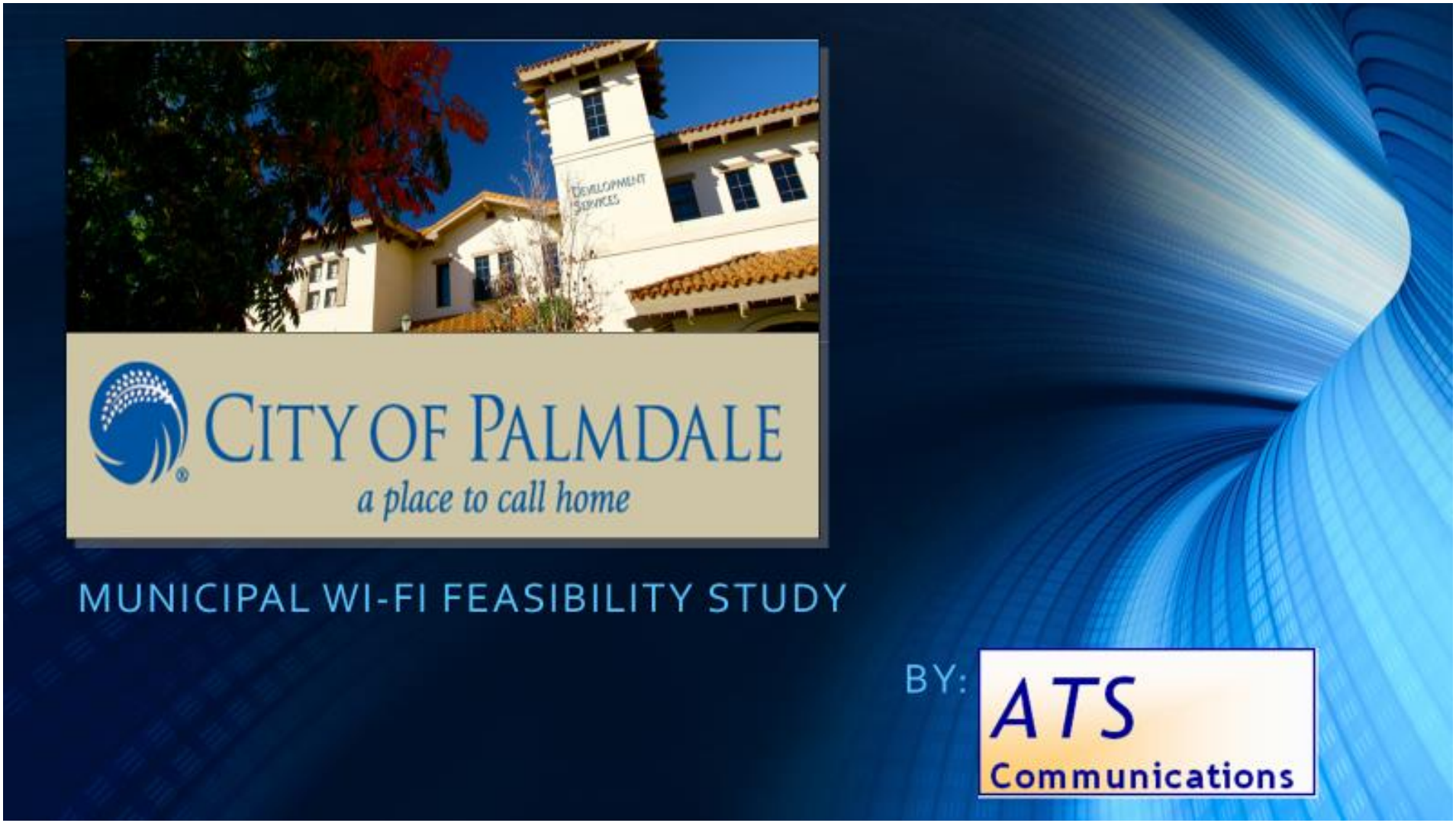
(af) If a private person or entity is unable or unwilling to deploy broadband service, construct, own, improve, maintain, and operate broadband facilities and to provide broadband services.

For purposes of this section, broadband has the same meaning as in subdivision (a) of Section 5830 of the Public Utilities Code. The district shall first make a reasonable effort to identify a private person or entity willing to deploy service. The authority granted by this subdivision shall expire when a private person or entity is ready, willing, and able to acquire, construct, improve, maintain, and operate broadband facilities and to provide broadband services, and to sell those services at a comparable cost and quality of service as provided by the district. At that time, the district shall do one of the following:

(1) Diligently transfer its title, ownership, maintenance, control and operation of those broadband facilities and services at a fair market value to that private person or entity.

(2) Lease the operation of those broadband facilities at a fair market value to that private person or entity.

POWERPOINT PRESENTATION



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Citywide Wi-Fi Feasibility Study

A. Macro View of Wi-Fi networks.

B. Determine what City-owned infrastructure could be used.

C. Present the pros and cons of the development of these different types of Wi-Fi networks including capital and reoccurring costs.

D. Identify any deficiencies that may exist.

E. Provide the City with a report that details ATS's findings.

F. Case Studies.

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A. Identify what Wi-Fi networks currently exist within the City from a macro view:

- The City of Palmdale has literally hundreds, if not thousands of Wi-Fi networks within the city-limits.
- Most of these Wi-Fi networks are private or set up as a VPN (Virtual Private Network), requiring a password in order to connect to that network.
- Many Wi-Fi networks throughout the City are unsecured and open to access by anyone who as an electronic device that is Wi-Fi enabled.

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B. Determine what City-owned infrastructure could be used to target specific high traffic areas within the City, such as parks, traffic signals and other above ground appurtenances:

The City of Palmdale controls the largest amount of vertical real estate of any single entity, with the one possible exception of Southern California Edison (SCE). However, the City is in negotiations with SCE for the ownership and/or the control of the street lights located throughout the City.

Examples of Vertical Real Estate:

- **Street Lights**
- **Traffic Signal Lights**
- Utility Poles
- **Ballfield Light Poles**
- Towers
- **Buildings**
- **Cupolas / Gazebos**
- Parking Structures / Canopies
- Water Tanks
- Bridges
- Bus Shelters

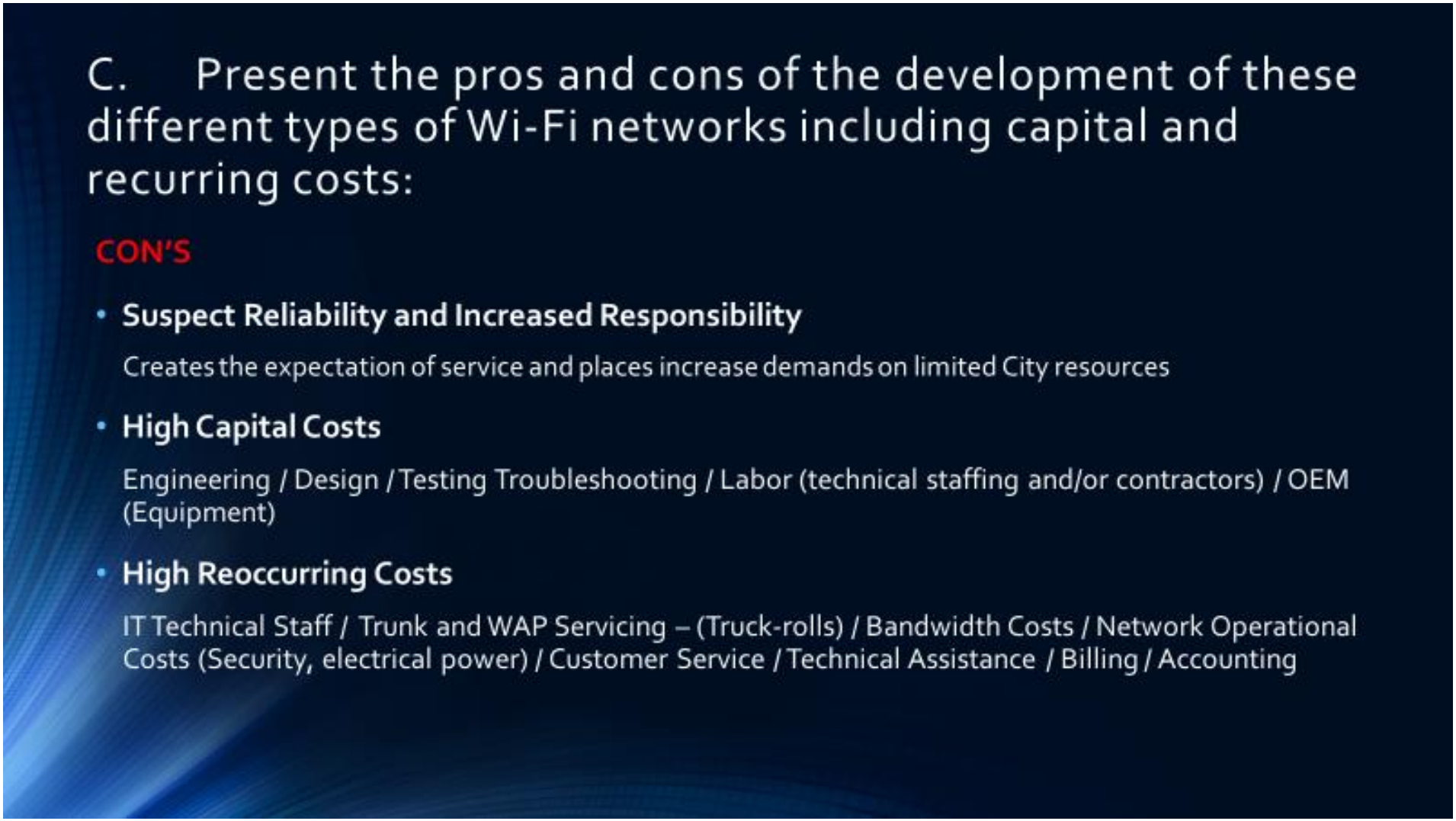
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C. Present the pros and cons of the development of these different types of Wi-Fi networks including capital and recurring costs:

PRO'S

- Improves the "quality of life" for residents, workers, visitors and can enhance City operations
- Attracts and/or retains businesses and residents to ensure economic development and community sustainability
- Considered to be the key to bridging the "digital divide"
- Considered to be a utility versus a luxury

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D. Identify any deficiencies that may exist when deploying a municipal Wi-Fi network without using City-owned infrastructure and develop a strategy necessary to fill in those coverage gaps:

CRITICAL ELEMENTS NECESSARY FOR A WI-FI NETWORK IN GENERAL ARE:

- **WAP (Wireless Access Point) Locations**
- Access to power
- Backhaul (Connections from the WAP's to the Headend)
- Internet Access (cost for bandwidth)
- Equipment (WAP's, Switches, Cabling and Servers)
- Continuous Equipment Replacement / Upgrades
- Engineering & Design
- Installation & Testing
- Operations
- Marketing
- Billing / Accounting

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D. Identify any deficiencies that may exist when deploying a municipal Wi-Fi network without using City-owned infrastructure and develop a strategy necessary to fill in those coverage gaps:

- **Approaches: Private vs. Public WAP LOCATIONS:**
  - **Private WAP Locations**: Negotiate with private property owners (*Commercial*) for a no cost or minimal annual fee for installing City-owned Wi-Fi infrastructure in and or around their property
  - Use best efforts to provide Wi-Fi connectivity from adjacent public-rights-of-way (**Public WAP Locations using Street Furniture**).

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E. Provide the City with a report that details ATS's finding with a feasibility analysis summarizing the implementation of a City-owned and operated Wi-Fi network or a hybrid design with other stakeholders:

FINDINGS

- Need to synthesize a general set of "Best Practices."
- Have an opportunity to leverage City's "street furniture" and existing fiber infrastructure.
- Consider relevance of 5G networks versus Municipal Wi-Fi network.
- A pilot project as first step to assess its effectiveness and determine cost benefit.

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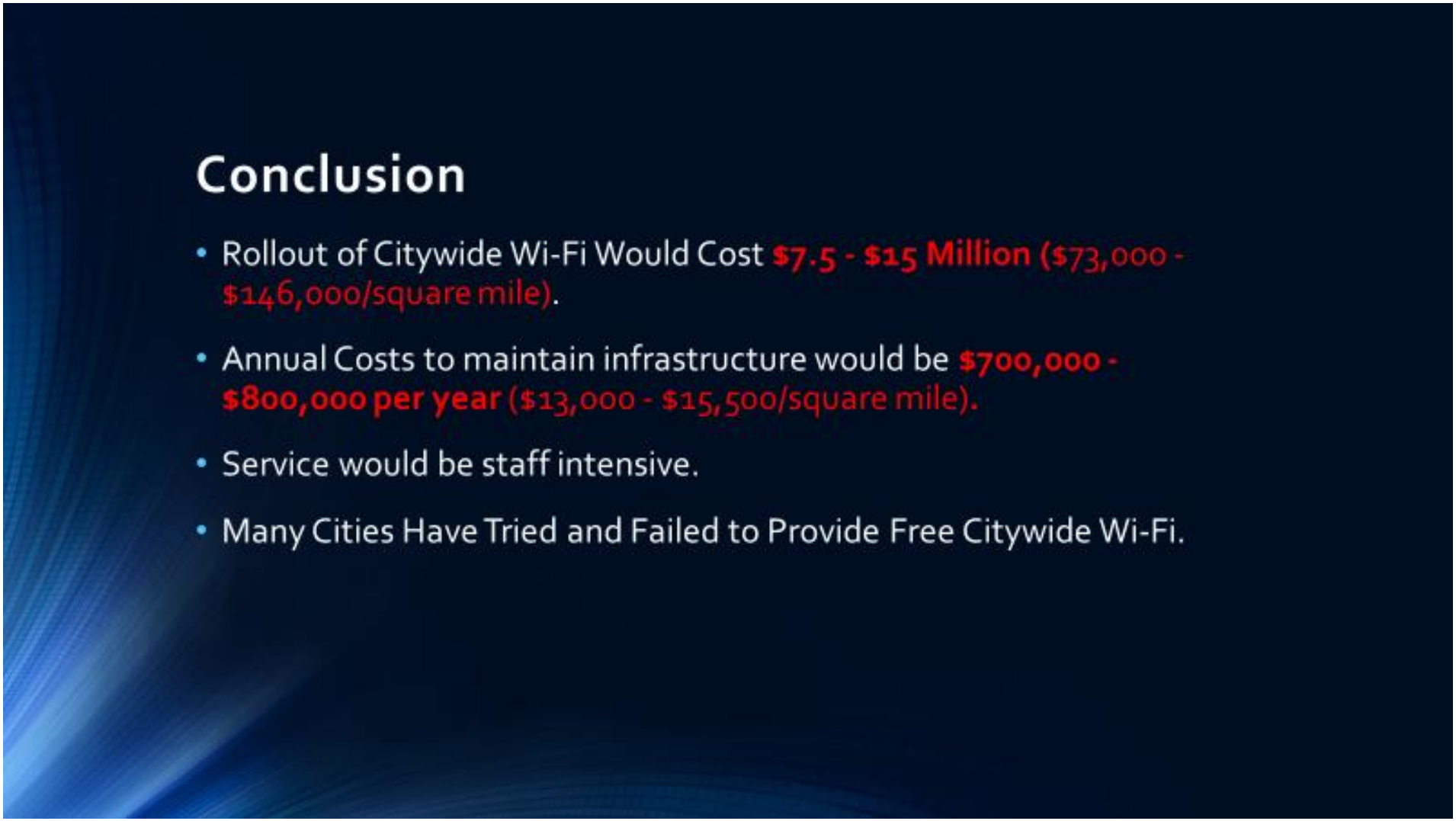


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Case Studies

- May 2017 – Silicon Valley's Milpitas citywide Wi-Fi system and its attendant equipment is still in place but now sits mostly unused. Even with the free non-subscription based model there were about 650 users — or less than 1 percent of city's more than 70,000 population.
- City of Riverside – May 6, 2004 City Council Votes to end 7 year-old citywide Wi-Fi. Initial Cost: ~ $13 Million – Covered 66% of City's 83 square miles; Annual Cost to operate and maintain: $~800,000 per year.
- Google Wi-Fi system for Mountain View (hometown) – February 2014 - Google Inc. is preparing to pull the plug on a free citywide Wi-Fi network it installed in Mountain View eight years ago. However, Google has given a $800,000 grant to the City to expand its downtown Wi-Fi system, which will add 40 nodes and bandwidth exclusive for the City's use.
- LinkNYC Wi-Fi project: Epic Fail – September, 2016 – Law of unintended consequences forces City to pull the plug on internet browsing at kiosk because of complaints ranging from accessibility to drug dealing to inappropriate web browsing.
- Many other similar case studies

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GiGstreem Providing Unhindered Internet Services in Community Housings:

New York City, Jan 23, 2020 (Issuewire.com) – GiGstreem is a fixed wireless internet service provider that offers property owners with the best internet connectivity in New York, Florida, South Caroline, Maryland, and DC/Virginia areas. Internet connection has laid the foundation of integrated networking in every sector of our functional lives. Especially in a community building, consolidated Wi-Fi for every device in the area is an important aspect of sustainability. To construct a network like so, the erection of access points around the premise that will allow everyone to make use of Wi-Fi connectivity is indispensable. GiGstreem has put forward their systematic technical scopes to provide clients with the best internet solutions out there for unrestricted progression of the respective workflow.

The contemporary modules of sustainable changes have incorporated technological efficiencies and conveniences in the daily course of our lives. The societal framework now utilizes technology and network integration as one of the most important resources of user-oriented living. Internet facilities, over the years, have surpassed other quotidian requirements in a social structure like laundry, gym, maintenance, etc. A study led by the National Multi-Family Housing Council released a report saying a greater percentage of tenants look for internet facility more than any other functional features. Connectivity, smart home permissibility, and flex living have already outcast traditional approaches of living standards and the result is a structured outlay of convenient means. GiGstreem is providing the best community internet specifications meeting the connectivity requirements of its clients.

https://themagazineplus.com/2020/01/23/gigstreem-providing-unhindered-internet-services-in-community-housings/

We currently offer services in Baltimore, NYC, DC, SC, Tysons VA, and Orlando.

https://gigstreem.com/about-us/

Why developers should consider Community Wifi included in their buildings:

Location is at the top spot for hottest MDU features but you need to stand out from your competitors. But what makes one place stand out from another are the amenities. Residents love fitness centers, spa's and attractive common areas, providing the ability to enjoy views from a rooftop terrace, garden or lounge.

However, the number 1, most important amenity residents require internet everywhere. This means your building needs Community Wifi.

Residents want to have access to Wifi while they are taking in those views, working from home, streaming their favorite game or series, and they want to have it ready the day they move in.

GiGstreem offers users their own dedicated network ID that they are able to use and access throughout the property whether they're in their unit, common areas, or amenities spaces. This means that residents can operate smart home technology regardless of their location in the community.

https://gigstreem.com/developers/

Solutions: Wireless Internet Service Provider (WISP):

Wireless Internet Service Providers (WISP) provide broadband wireless internet connections wherever traditional ADSL, cable or satellite services are either

unavailable or uncompetitive.
WISP networks demand low-cost but highly-reliable equipment to provide "xDSL equivalence" of service with upgrade path for modern services demanding Quality of Service (QoS) such as VOIP, VOD and IPTV.

WISP networks typically use licensed 3.5GHz or unlicensed 2.4 or 5.3/5.8GHz frequencies to provide connectivity both to end-users and for the back-haul network. Additionally, FSO links may be used in the network for short-range, high capacity links.

https://www.cablefree.net/solutions/wireless-internet-service-provider-wisp/

The Origin and Need for Wireless Internet Service Providers (WISPs):

One solution in providing Internet connectivity in rural areas is Wireless Internet Service Providers (WISPs), which serve an estimated four million people. A WISP is a fixed wireless access (FWA) or broadband wireless access (BWA) "last mile" service, meaning it serves fixed locations rather than mobile devices, typically using a bidirectional point-to-multipoint approach. That is, a single location transmits to and receives from multiple locations.

To understand this arcane industry, a little history is necessary. In the late 1990s, "high-speed" Internet access was provided by DSL (if the customer was near enough to a central office switch) and to a lesser degree by cable. For everyone else it was dial-up or nothing, which was almost always the case in rural areas. To remedy this, some technically-savvy people decided to take the matter into their own hands using Wi-Fi to provide Internet access to their homes and sometimes those of their neighbors.

To achieve this, they found a high point in town or some other high structure where a T1 was available, on which they mounted a Wi-Fi transceiver and high-gain directional antenna pointed toward their homes. The output from the antenna pointed at this Wi-Fi "base station" was connected to a computer inside the home. This DIY approach delivered download speeds of perhaps 1.5Mbs.

As the good news spread, more people in the area wanted in, and the pioneers found they were providing a service to the community rather than simply convenience for themselves. And so the WISP industry began. LARIAT, a non-profit rural telecommunications cooperative founded in 1992 in Laramie, WY, is often cited as the first WISP in the US, "going live" in 2003. LARIAT originally used WaveLAN equipment made by NCR Corporation, which operated in the unlicensed 900MHz Industrial Scientific and Medical (ISM) band. WaveLAN was conceived by Lucent Technologies to take advantage of the new IEEE 802.11 standard, and could deliver downlink speeds of about 1.1Mbs over a distance of about 21m. Other products from Nortel, Cabletron, and Aironet offered similar performance.

LARIAT remains in operation today as LARIAT.NET, a "locally-owned, locally-operated, locally-managed, non-franchise operation" and still serves Laramie. The company offers a basic package including VoIP phone service for $30 a month for which subscribers get potential downlink speeds up to 54Mbs (actual speed may vary). The company says it can achieve much higher speeds that are offered in more expensive packages.

In the ensuing years since the industry emerged, WISPs have made dramatic advances in both their sophistication and their use of advanced technology. Multiple Input Multiple Output (MIMO) capability, spectrally-efficient access methods, and advanced encoding streams are increasingly used by radio manufacturers that let WISPs serve more customers at higher and higher data rates. As a result, some systems claim speeds of 1Gbps. Transmission schemes range from meshed Wi-Fi networks (Ubiquiti Networks) to Time Division Multiple Access (TDMA) and several proprietary protocols such as Motorola's Canopy used by Cambium Networks.

Even though broadband solutions are most commonly used in dense populations, WISPs fill gaps in coverage in those areas as well. And as other solutions like mesh networks and hi-altitude balloon connectivity advance enough to become more widely used, WISPs will continue to have a place in providing connectivity in rural locations. For more information about WISPs, visit "WISPs Bring High-Speed Internet Access to the Hinterlands," on Mouser's RF Wireless site.

https://www.mouser.com/blog/standards-fight-holds-back-wireless-charging

MOULTON NIGUEL WATER DISTRICT
CELL SITES ON DISTRICT PROPERTY

MNWD SITE NAME	NAME OF LESSEE	CARRIER SITE NUMBER / NAME	SITE ADDRESS	APN	MNWD Co	Lease/License - Start Date	Lease/License - End of 10 Year Term	Lease/License - End of 5 Year Option Period(s)	Initial Rent (Contract Start)	Paid Monthly / Annually	License Fee Equivalent (As of 1/1/2026)	Annual Totals Due - 2026	REMARKS
Bear Brand Reservoir	DISH Wireless L.L.C., a Colorado limited liability company	LSSNA01209A		120-192-20	C #11xx	10/1/2023	9/30/2033	9/30/2038	$ 47,373.54	Annually	$ 4,440.73	$ **53,288.80**	
Moulton Peak Reservoir	DISH Wireless L.L.C., a Colorado limited liability company	LSSNA011257B	22322 Pacific Park, Aliso Viejo, CA 92656	629-011-06	C #1105	10/1/2023	9/30/2033	9/30/2038	$ 47,373.54	Annually	$ 4,440.73	$ **53,288.80**	
Rancho Reservoir	DISH Wireless L.L.C., a Colorado limited liability company	LSSNA01181A	29828 Golden Lantern Laguna Niguel, CA 92677	637-461-22 / 637-461-26 / 637-461-27 / 637-461-	C #1102	1/1/2023	12/31/2032	12/31/2037	$ 53,288.80	Annually	$ 4,440.73	$ **53,288.80**	
Bear Brand Reservoir	Los Angeles SMSA Limited Partnership, d/b/a Verizon Wireless	CROIX / NG304893	24939 Beacon Hill Way, Laguna Niguel, CA 92677	120-192-20	C #1011	1/1/2020	12/31/2029	12/31/2034	$ 42,114.90	Annually	$ 4,440.73	$ **53,288.80**	
Crown Point P.S.	Los Angeles SMSA Limited Partnership, d/b/a Verizon Wireless	LA PAZ / NG60333-01	29043 Crown Valley Parkway, Laguna Niguel, CA 92677	654-373-005	C #1051	1/1/2019	12/31/2028	12/31/2033	$ 40,495.10	Annually	$ 4,440.73	$ **53,288.80**	
Crown Valley Reservoir	Los Angeles SMSA Limited Partnership, d/b/a Verizon Wireless	ABERLE / NG34360-01	25547 Rancho Niguel Road, Laguna Niguel, CA 92677	636-431-04 / 636-431-10	C #1096	1/1/2016	12/31/2025	12/31/2030	$ 36,000.00	Annually	$ 4,440.73	$ **53,288.80**	
East Aliso Creek Reservoir	Los Angeles SMSA Limited Partnership, d/b/a Verizon Wireless	MOULTON / NG34965-01	27393 Aliso Niguel Road, Laguna Niguel, CA 92677	636-622-62 / 636-622-64 / 636-622-66	C #1095	1/1/2016	12/31/2025	12/31/2030	$ 36,000.00	Annually	$ 4,440.73	$ **53,288.80**	
Golden Lantern P.S.	Los Angeles SMSA Limited Partnership, d/b/a Verizon Wireless	SARDINIA / NG60822	31564 Golden Lantern, Laguna Niguel, CA 92691	649-631-02	C #1053	1/1/2020	12/31/2029	12/31/2034	$ 42,114.90	Annually	$ 4,440.73	$ **53,288.80**	
PID#3, RES#2	Los Angeles SMSA Limited Partnership, d/b/a Verizon Wireless	PACIFIC ISLAND / NG103335	31250 Pacific Island Drive, Laguna Niguel, CA 92677	658-060-01	C #1099	2/1/2011	1/31/2021	1/31/2026	$ 2,218.00	Monthly	$ 3,454.45	$ **41,453.42**	
Rancho Reservoir	Los Angeles SMSA Limited Partnership, d/b/a Verizon Wireless	GOLDEN LANTERN / NG34702-01	29828 Golden Lantern Laguna Niguel, CA 92677	637-461-22 / 637-461-26 / 637-461-27 / 637-461-	C #1097	1/1/2016	12/31/2025	12/31/2030	$ 36,000.00	Annually	$ 4,440.73	$ **53,288.80**	
Seville Reservoir	Los Angeles SMSA Limited Partnership, d/b/a Verizon Wireless	BAHIA / NG78745	23393.5 Via Bahia, Mission Viejo, CA 92656	808-251-02	C #1055	1/1/2024	12/31/2023	12/31/2038	$ 41,855.88	Annually	$ 3,487.99	$ **41,855.88**	
Sheep Hills Reservoir	Los Angeles SMSA Limited Partnership, d/b/a Verizon Wireless	ALISO / NG34377-01	25293 Westwing, Aliso Viejo, CA 92656	623-511-42 / 623-511-43 / 623-511-46 / 623-511-	C #1098	1/1/2016	12/31/2025	12/31/2030	$ 36,000.00	Annually	$ 4,440.73	$ **53,288.80**	
Bear Brand Reservoir	New Cingular PCS, LLC, d/b/a AT&T Wireless	LA3071 / FA#10094563	24939 Beacon Hill Way, Laguna Niguel, CA 92677	120-192-20	C#1009 C#1009A	9/15/2009	9/14/2019	9/14/2024	$ 2,153.00	Monthly	$ 3,766.52	$ **45,198.30**	
Crown Valley Reservoir	New Cingular PCS, LLC, d/b/a AT&T Wireless	LA3139 / FA#10094537	25545 Rancho Niguel Road, Laguna Niguel, CA 92677	636-431-04 / 636-431-10	C #1003	**1/1/2021**	1/1/2031	1/1/2036	$ 3,649.96	Annually	$ 4,440.73	$ **53,288.80**	
East Aliso Creek Reservoir	New Cingular PCS, LLC, d/b/a AT&T Wireless	LAC738 / FA#10087062	27393 Aliso Niguel, Laguna Niguel, CA 92677	636-622-62 / 636-622-64 / 636-622-66	C #1075	1/1/2016	12/31/2025	12/31/2030	$ 3,000.00	Annually	$ 4,440.73	$ **53,288.80**	
Galivan Reservoir	New Cingular PCS, LLC, d/b/a AT&T Wireless	LAC637 / FA#10087055	26724 Camino Capistrano, Mission Viejo, CA 92691	636-012-14	C #1076	1/1/2016	12/31/2025	12/31/2030	$ 3,000.00	Annually	$ 4,788.70	$ **57,464.35**	
Moulton Peak Reservoir	New Cingular PCS, LLC, d/b/a AT&T Wireless	OC0050 / FA#10082267	22322 Pacific Park Drive, Aliso Viejo, CA 92656	629-011-06	C #1005	1/1/2020	12/31/2029	12/31/2034	$ 3,211.97	Annually	$ 4,440.73	$ **53,288.80**	
Nellie Gail / Mathis Reservoir	New Cingular PCS, LLC, d/b/a AT&T Wireless	LAC017 / FA#10087115	25655 Nellie Gail Road, Laguna Hills, CA 92653	627-331-12 / 627-331-13 / 627-331-14	C #1077	1/1/2016	12/31/2025	12/31/2030	$ 3,000.00	Annually	$ 4,802.61	$ **57,631.36**	
PID#3, RES#2	New Cingular PCS, LLC, d/b/a AT&T Wireless	LA3131 / FA#10086987	31250 Pacific Island Drive, Laguna Niguel, CA 92677	658-060-01	C #1007	1/1/2016	12/31/2025	12/31/2030	$ 3,000.00	Annually	$ 4,440.73	$ **53,288.80**	
Rancho Reservoir	New Cingular PCS, LLC, d/b/a AT&T Wireless	LAC994 / FA#10087041	29828 Golden Lantern, Laguna Niguel, CA 92677	637-461-22/ 637-461-27 / 637-461-28	C#1078 C#1078A	1/1/2016	12/31/2025	12/31/2030	$ 3,000.00	Annually	$ 4,440.73	$ **53,288.80**	
Sheep Hills Reservoir	New Cingular PCS, LLC, d/b/a AT&T Wireless	LAC399 / FA#10087091	25293 Westwing, Aliso Viejo, California 92656	623-511-42 / 623-511-43 / 623-511-46 / 623-511-	C #1079	1/1/2016	12/31/2025	12/31/2030	$ 3,000.00	Annually	$ 4,802.61	$ 57,631.36	
Moulton Peak Reservoir	SDG&E	6605	22322 Pacific Park Drive, Aliso Viejo, CA 92656	629-011-06	C #1017	1/1/2005	12/31/2014	12/31/2024	$ 300.00	Monthly	$ 4,440.73	$ **53,288.79**	
Nellie Gail / Mathis Reservoir	SDG&E	6561	25655 Nellie Gail Road, Laguna Hills, CA 92653	627-331-12 / 627-331-13 / 627-331-14	C #1018	3/1/2003	2/28/2018	2/28/2023	$ 1,803.00	Monthly	$ 4,030.54	$ **48,366.47**	
Bear Brand Reservoir	T-Mobile (fka SPRINT PCS ASSETS, L.L.C.)	OG03XC130 / SALT CREEK	24939 Beacon Hill Way Laguna Niguel, CA 92677	120-192-20	C #1087	1/1/2016	12/31/2025	12/31/2030	$ 3,000.00	Annually	$ -	$ -	**Decommissioned**
East Aliso Creek Reservoir	T-Mobile (fka SPRINT PCS ASSETS, L.L.C.)	OG03XC143 / EAST ALISO CREEK	27393 Aliso Niguel, Laguna Niguel, CA 92691	636-622-62 / 636-622-64 / 636-622-66	C #1092	1/1/2016	12/31/2025	12/31/2030	$ 3,000.00	Annually	$ -	$ -	**Decommissioned**
Golden Lantern P.S.	T-Mobile (fka SPRINT PCS ASSETS, L.L.C.)	OG54XC546 / PUMP STATION	31564 Golden Lantern, Laguna Niguel, CA 92677	649-631-02	C #1029	1/1/2016	12/31/2025	12/31/2030	$ 3,000.00	Annually	$ -	$ -	**Decommissioned**
La Paz Reservoir	T-Mobile (fka SPRINT PCS ASSETS, L.L.C.)	OG03XC122 / OSO VIEJO	26852 Preciados Drive, Mission Viejo, CA 92691	784-426-18	C #1093	1/1/2016	12/31/2025	12/31/2030	$ 3,000.00	Annually	$ -	$ -	**Decommissioned**
Moulton Peak Reservoir	T-Mobile (fka SPRINT PCS ASSETS, L.L.C.)	OG72CX005 / PACFIC PARK	22322 Pacific Park Drive, Aliso Viejo, CA 92656	629-011-06	C#1083 C#1083A	1/1/2016	12/31/2025	12/31/2030	$ 3,000.00	Annually	$ -	$ -	**Decommissioned**
Nellie Gail / Mathis Reservoir	T-Mobile (fka SPRINT PCS ASSETS, L.L.C.)	OG03XC121 / LAG HILL	26555 Nellie Gail Road, Laguna Hills, CA 92653	627-331-12 / 627-331-13 / 627-331-14	C #1088	1/1/2016	12/31/2025	12/31/2030	$ 3,000.00	Annually	$ -	$ -	**Decommissioned**
PID#3, RES#2	T-Mobile (fka SPRINT PCS ASSETS, L.L.C.)	OG54XC554 / STARVIEW LANE	31250 Pacific Island Drive, Laguna Niguel, CA 92677	658-060-01	C #1101	1/1/2016	12/31/2025	12/31/2030	$ 3,000.00	Annually	$ -	$ -	**Decommissioned**
Rancho Reservoir	T-Mobile (fka SPRINT PCS ASSETS, L.L.C.)	OG54XC552 / HIDDEN HILLS	29828 Golden Lantern, Laguna Niguel, CA 92677	637-461-22 / 637-461-27/ 637-461-28	C #1090 C#1090A	1/1/2016	12/31/2025	12/31/2030	$ 3,000.00	Annually	$ -	$ -	**Decommissioned**
Seville Reservoir	T-Mobile (fka SPRINT PCS ASSETS, L.L.C.)	OG03XC118 / MISSION V	23391 Via Bahia Mission Viejo, CA 92691	808-251-02	C #1091	1/1/2016	12/31/2025	12/31/2030	$ 3,000.00	Annually	$ -	$ -	**Decommissioned**
Sheep Hills Reservoir	T-Mobile (fka SPRINT PCS ASSETS, L.L.C.)	OG03XC111 / ALISO VIEJO	25293 Westwing, Aliso Viejo, CA 92656	623-511-42 / 623-511-43 / 623-511-46 / 623-511-	C #1094	1/1/2016	12/31/2025	12/31/2030	$ 3,000.00	Annually	$ -	$ -	**Decommissioned**
El Dorado Reservoir	T-Mobile USA, Inc.	LA02967B / SC508 / EL DORADO RESERVOIR	26451 Lope De Vega Drive, Mission Viejo, CA 92691	809-275-08	C #1039	1/1/2008	1/1/2023	12/31/2022	$ 4,440.74	Annually	$ 4,440.74	$ **53,288.85**	
Bear Brand Reservoir	T-Mobile West LLC	LA02164A / CM164 / BEAR BRAND RESERVOIR	24943 Beacon Hill Way, Laguna Niguel, CA 92677	120-192-20	C #1065	1/1/2016	12/31/2025	12/31/2030	$ 3,000.00	Annually	$ 4,440.73	$ **53,288.80**	
Crown Valley Reservoir	T-Mobile West LLC	LA02228A / CM228 / CROWN VALLEY RESERVOIR	25441 Rancho Niguel Road, Laguna Niguel, CA 92677	636-431-04 / 636-431-10	C #1067	1/1/2016	12/31/2025	12/31/2030	$ 3,000.00	Annually	$ 4,440.73	$ **53,288.80**	
East Aliso Creek Reservoir	T-Mobile West LLC	LA02165A / CM165 / EAST ALISO CREEK RESERVOIR	27393 Aliso Niguel Road, Laguna Niguel, CA 92677	636-622-62 / 636-622-64 / 636-622-66	C #1066	1/1/2016	12/31/2025	12/31/2030	$ 3,000.00	Annually	$ 4,440.73	$ **53,288.80**	
La Paz Reservoir	T-Mobile West LLC	LA02412A / CM412 / LA PAZ RESERVOIR	26852 Preciados Drive, Mission Viejo, CA 92691	784-426-18	C #1068	1/1/2016	12/31/2025	12/31/2030	$ 3,000.00	Annually	$ 4,440.73	$ **53,288.80**	
Marguerite Reservoir	T-Mobile West LLC	LA02325A / CM325 / MOULTON WATER TANK	27169 Delemos, Mission Viejo, CA 92692	728-221-01	C #1069	1/1/2016	12/31/2025	12/31/2030	$ 3,000.00	Annually	$ 4,440.73	$ **53,288.80**	
Moulton Lift Station	T-Mobile West LLC	LA33537A / MOULTON LIFT STATION	26112 Moulton Parkway, Laguna Hills, CA 92653	625-391-28	C #1060	2/17/2010	2/16/2020	2/16/2025	$ 2,153.00	Monthly	$ 4,440.73	$ **53,288.79**	
Moulton Peak Reservoir	T-Mobile West LLC	LA02109A / SC109 / MOULTON PEAK	22322 Pacific Park Drive, Aliso Viejo, CA 92656	629-011-06	C #1042	1/1/2018	12/31/2027	12/31/2032	$ 3,244.80	Annually	$ 4,440.73	$ **53,288.80**	
Nellie Gail / Mathis Reservoir IE94335A (fka MetroPCS) (TMO 2)	T-Mobile West LLC	IE94335A	25655 Nellie Gail Road Laguna Hills, CA 92653	627-331-12 / 627-331-13 / 627-331-14	C #1014	1/1/2018	12/31/2027	12/31/2032	$ 3,244.80	Monthly	$ -	$ -	**Decommissioned**
Nellie Gail / Mathis Reservoir LA02123A (TMO 1) (C#1043)	T-Mobile West LLC	LA02123A / SC123 / NELLIE GAIL WATER TANK	26555 Nellie Gail Road, Laguna Hills, CA 92653	627-331-12 / 627-331-13 / 627-331-14	C #1043	1/1/2023	12/31/2032	12/31/2037	$ 4,440.73	Annually	$ 4,440.73	$ **53,288.80**	
PID#3, RES#2	T-Mobile West LLC	LA03627D / SC627 / PACIFIC ISLAND 2	31250 Pacific Island Drive Laguna Niguel, CA 92677	658-060-01	C #1044	1/1/2023	12/31/2032	12/31/2037	$ 4,440.73	**Annually**	$ 4,440.73	$ **53,288.80**	
Rancho Reservoir	T-Mobile West LLC	LA02488A / CM488 / RANCHO RESERVOIR	29828 Golden Lantern Laguna Niguel, CA 92677	637-461-22 / 637-461-26 / 637-461-28	C #1070	1/1/2016	12/31/2025	12/31/2030	$ 3,000.00	Annually	$ 4,440.73	$ **53,288.80**	
San Joaquin Hills L.S.	T-Mobile West LLC	LA02241A / CM241 / DIAMONDGATE PUMP STATION	25641 Diamond Gate Aliso Viejo, CA 92656	623-571-01	C #1071	1/1/2016	12/31/2025	12/31/2030	$ 3,000.00	Annually	$ 4,762.44	$ **57,149.33**	
Seville Reservoir	T-Mobile West LLC	LA02413A / CM413 / SEVILLE RESERVOIR	23391 Via Bahia Mission Viejo, CA 92691	808-251-02	C #1072	1/1/2016	12/31/2025	12/31/2030	$ 3,000.00	Annually	$ 4,440.73	$ **53,288.80**	
Sheep Hills Reservoir	T-Mobile West LLC	LA02227A / CM227 / SHEEP HILLS RESERVOIR	25293 Westwing, Aliso Viejo, CA 92656	623-511-42 / 623-511-43 / 623-511-46 / 623-511-	C #1073 C#1073A	1/1/2016	12/31/2025	12/31/2030	$ 3,000.00	Annually	$ 4,440.73	$ **53,288.80**	
Treatment Plant 3A	T-Mobile West LLC	LA02275A / CM275 / WATER TEATMENT PLANT	26724 Camino Capistrano Mission Viejo, CA 92691	636-012-04 / 636-012-05	C #1074	1/1/2016	12/31/2025	12/31/2030	$ 3,000.00	Annually	$ 4,440.73	$ **53,288.80**	Shea Homes so $0 until complete

$ **2,005,414.48** **Total Annual Rent Due 2024**

ATS COMMUNICATIONS RESPONSE MATERIALS TO REQUEST FOR PROPOSALS

City of Palmdale

RFP 27-001-3100

Wireless Communication Facilities Consulting Services

December 16, 2021

COST PROPOSAL

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COST PROPOSAL 1

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POLICY AND PROCEDURES DEVELOPMENT AND IMPLEMENTATION 2
HOURLY COST PROPOSAL FOR ATS PERSONNEL: 2

4195 Chino Hills Parkway #605,
Chino Hills, CA 91709
(949) 922-2859 * tony@atscomm.com

Cost Proposal

Observing our services over the last five years of providing wireless consulting to the City of Palmdale, what we notice is the work ebbs and flows. The reason being for the following circumstances, new wireless provider coming into the market such as Metro PCS and Dish, mergers and acquisitions such as T-Mobile acquiring Metro PCS and Sprint, new technology as the carriers moved from 4G to 5G and soon to 6G, new services such as streaming which requires faster speeds and more bandwidth and the development of a first responder network – just to name a few.

Our billing went from about $50K in 2022, down 10% to $45K in 2023, and then down another 11% in 2024. In 2025 the billing jumped to double the previous year in 2025 and now is on par to drop another 15% for 2026. ATS has bandwidth for more additional services based on the cost effective method we use to distribute our workload among our various skill sets.

Providing service for other local government agencies – Las Virgenes Municipal Water District, Antelope Valley Union High School District and Quartz Hill Water District allows ATS to be in the area at all times and interact with the wireless carriers' local personnel for the area. Working the Antelope Valley for several clients enables ATS services to be cost effective and diversified. The following is our proposal:

Not To Exceed Pricing And What It Includes

Fiscal Year 2026 – 2027	$ 50,000	
Fiscal Year 2027 – 2028	$ 90,000	
Fiscal Year 2028 – 2029	$ 90,000	3 Year Total
Fiscal Year 2029 – 2030	$100,000	$240,000
Fiscal Year 2030 – 2031	$100,000	

This pricing takes into account all of the services detailed in the City of Palmdale's RFP 27-001-3100 of which ATS has handled these services previously and for other local clients. Recently, the Planning department has determined that they are sufficiently experienced to handle cell site reviews. We stand ready to provide our input and have the bandwidth to perform the tasks.

Also, ATS has previously submitted all of the City's properties with all of the existing wireless carriers. We were asked to not market City properties for Park locations which are the primary site for wireless carriers. We have also marketed DryTown, the City Yard

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and City Hall. We will continue to do so and stand ready to include park sites and have the bandwidth to do so.

For these sites, our pricing considers the work specified for these tasks. Our actual billing could be less if these services or others are not needed. Last, the Policy and Procedure program could reduce the actual cost to the City for ATS's services by a conservative amount of fifty percent (50%). ATS has implemented this process for many government agencies.

Policy and Procedures Development and Implementation

ATS has successfully created and implemented this process with many of our clients. The detailed document covers the specific protocols the wireless carriers and their subcontractors must adhere to while operating the wireless facilities on client property. Most important, there is a fee schedule involved to recover most, if not all, of the costs associated with ATS's services.

The cost to complete the draft Policy and Procedures is minimal now since most of the work has been completed; any additional cost will be covered in the Not To Exceed pricing of our Cost Proposal. On a very conservative cost savings to the City, the fees paid by the wireless carriers under this process would cover 50% to 60% of ATS's proposed cost once implemented. This is based on current findings with more than ten agencies.

Hourly Cost Proposal for ATS Personnel:

Tony Ingegneri – Executive - $220/hr

Rick Paniagua – Program Technical Director - $140/hr

Adam Trainor – Project Manager - $125/hr

Megan Favreau – Financial Administrator - $120/hr

Jacob Christman – Logistics Manager - $105/hr

Jayne Clark – Contract Administrator - $105/hr

Sarah Ingegneri – Office Manager - $ 80/hr

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City Council Staff Report

DATE: **OCTOBER 6, 2026**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **PUBLIC WORKS DEPARTMENT**
CAPITAL IMPROVEMENT PROGRAM DIVISION

DISTRICT: **1**

SUBJECT: **APPROVE AGREEMENT WITH PARSONS TRANSPORTATION GROUP, INC., FOR ENVIRONMENTAL SERVICES FOR RANCHO VISTA BOULEVARD GRADE SEPARATION PROJECT, PN 914, FOR A TOTAL NOT TO EXCEED AMOUNT OF $219,894, FOR A TERM OF ONE YEAR FROM THE DATE OF THE NOTICE TO PROCEED**

RECOMMENDATION

Staff recommend that the City Council:

1. Approve Agreement No. A-10092 with Parsons Transportation Group, Inc., for Environmental Services for Rancho Vista Blvd. Grade Separation Project, PN 914 (Project), for a total not to exceed amount of $219,894, which includes a contract amount of $199,904, plus a 10% contingency amount of $19,990, for a term of one year from the date of the Notice to Proceed;

2. Authorize the City Manager or his designee to execute Agreement No. A-10092 with Parsons Transportation Group, Inc. (Parsons), including minimal and/or non-substantial changes; and,

3. Authorize the City Manager or his designee to approve change orders for additional or changed scopes of work up to the 10% contingency amount approved by the Council.

BACKGROUND

The Project proposes infrastructure upgrades to enhance safety, reduce traffic congestion, and improve multi-modal flow for vehicles, pedestrians, and bicyclists. Key improvements include:

Grade Separation: Construct a bridge along Rancho Vista Blvd. over Sierra Highway and the Metrolink/Union Pacific Railroad (UPRR) tracks.

Multi-modal and Infrastructure Improvements: Widen Rancho Vista Blvd. from four to six lanes between Fairway Drive and 10th Street East, add a dedicated and buffered bike facility, construct Americans with Disabilities Act compliant curb ramps and sidewalks, install raised concrete medians, upgrade drainage, lighting, and landscaping improvements.

Utility Improvements: Relocate existing Southern California Edison (SCE) utility poles and install new street lighting.

The Project's final design is about 95% complete, but the Project was paused due to a lack of funding. With the recent award of Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant Funding and Federal Earmark, the Project was reinitiated and is moving forward with SCE utility pole relocation, final plan reviews by Metrolink and UPRR, and right-of-way engineering for necessary parcel acquisitions and temporary construction easements.

A Final Environmental Assessment (EA) with Findings of No Significant Impacts (FONSI) for this Project was approved in September 2011; however, because of recent changes in federal and state environmental laws and because the environmental document is more than three years old, a National Environmental Policy Act (NEPA)/California Environmental Quality Act (CEQA) Revalidation is required before the Project can move forward with 100% final design and receive right-of-way certification from Caltrans.

DISCUSSION

On July 2, 2026, a Request for Qualifications (RFQ) for environmental services for NEPA/CEQA Revalidation was publicly advertised via the PlanetBids electronic platform. The services requested include, but are not limited to, completing NEPA/CEQA Revalidation; updating the Community Impact Assessment; conducting an Initial Site Assessment; conducting technical studies necessary to complete the Natural Environmental Study and Jurisdictional Delineation updates; and updating the Air Quality Conformity Analysis. In addition, the requested scope of services includes conducting three (3) public outreach meetings and attending one (1) City Council meeting.

On July 30, 2026, the City received seven (7) Statement of Qualifications (SOQs). Consistent with the RFQ procurement process, the evaluations prioritized the proposer's project team experience and qualifications, project understanding, technical approach, and public outreach experience. The table below summarizes the weighted evaluation criteria used in this process:

Criteria	Available Points
Expertise, Experience, and Training Plus Prior Contracting History	30
Project Approach	30
Public Understanding	20
Public Engagement	15
Compliance with RFQ	5
Total	**100**

Each evaluator scored the SOQs independently, and the firms were ranked as follows:

Rank	Vendor	Location
1	Parsons Transportation Group, Inc.	Pasadena, CA
2	Circlepoint	Orange, CA
3	GPA Consulting	El Segundo, CA
4	UltraSystems Environmental, Inc.	Irvine, CA
5	Sapphos Environmental, Inc.	Pasadena, CA
6	BKF Engineers	Riverside, CA
7	Lilburn Corporation	San Bernardino, CA

The top three (3) environmental consulting firms were invited for interviews. The interviews were evaluated based on their presentations, understanding of project goals and objectives, approach to project-specific challenges, and response to questions from the interview panel.

Parsons was ranked No. 1. Their team has a proven track record in preparing environmental documents and completing NEPA/CEQA Revalidation on similar grade separation and freeway interchange projects. Their expertise includes preparing technical studies, performing biological and environmental surveys, coordinating with federal and state environmental agencies, and conducting public outreach.

Parsons provided the most comprehensive scope of services. Their approach to providing the requested environmental services is clear, logical, and well-organized. Parsons outlined a very organized and strategic public outreach plan aimed at proactively engaging communities, businesses, and stakeholders, building awareness of the Project's positive impacts, and maintaining positive relations between the City and the affected communities.

Staff requested the top-ranked firm to submit a fee proposal based on the scope of services identified in the RFQ. Parsons Transportation Group, Inc. originally submitted a total fee proposal of $199,904 for the NEPA/CEQA Revalidation.

Based on interviews, qualifications, and relevant experience, the staff recommend that the City Council approve a professional services agreement with Parsons for environmental services for NEPA/CEQA Revalidation.

FISCAL IMPACT

$219,894; Sufficient funds are budgeted and available for Fiscal Year 2026-27, utilizing Measure R Local Return Fund.

STRATEGIC PLAN

Goal III: Invest in infrastructure to improve community livability.

C. Plan and maintain safe and attractive neighborhoods, streets, facilities, and public spaces with exciting programming that promotes active fun for everyone.

Prepared by:	Leonardo Torres, P.E. Director of Public Works
Certified as to availability of Funds:	Janelle Samson, Deputy City Manager
Approved by:	Salvador Mendez, City Manager
Approved as to form:	Alexandra Severino, City Attorney

ATTACHMENTS

Agrmt No. A-10092 with Parsons Transportation Group, Inc.
Proposal
Fee Schedule

AGREEMENT No. A-10092
CONTRACT FOR SERVICES
BETWEEN THE CITY OF PALMDALE AND PARSONS TRANSPORTATION GROUP, INC.

THIS CONTRACT FOR SERVICES ("Contract" herein) is made and entered into by and between the City of Palmdale, a municipal corporation (hereinafter referred to as "CITY"), and PARSONS TRANSPORTATION GROUP, INC., a CORPORATION (hereinafter called "CONTRACTOR"). This Contract shall become effective on the date of the last signatory.

R E C I T A L S

WHEREAS, CONTRACTOR represents that CONTRACTOR has the expertise and is qualified to perform the services described in this Contract.

NOW THEREFORE, CITY and CONTRACTOR, in consideration of the mutual covenants hereinafter set forth, agree as follows:

1 City Project Manager.

To provide the services required by this Contract, CONTRACTOR shall act under the authority and approval of the department Public Works Director/designee, who shall oversee this Contract, the work performed by CONTRACTOR, assist CONTRACTOR with any necessary information, audit billings, and approve payments. The CONTRACTOR shall channel all contacts and requests through the City project manager.

2 Description Of Work.

2.1 CONTRACTOR shall provide all work as set forth in the details below:

For City Project No. PN 914 Rancho Vista Boulevard Grade Separation Project (Project), environmental services, including but not limited to:

a) Review the approved Final Environmental Assessment (EA)/Findings of No Significant Impact (FONSI);

b) Perform technical studies to revalidate National Environmental Policy Act (NEPA) and California Environmental Quality Act (CEQA) clearances; and,

c) Facilitate community outreach meetings and attend City Council Meetings to present findings and respond to public inquiries as required to achieve a fully executed Caltrans NEPA/CEQA Re-Validation document.

TASK 1 - NEPA/CEQA Re-Validation

Final NEPA/CEQA Re-Validation Form approved and executed by the applicable Caltrans environmental approval authority, including all continuation sheets, attachments, technical study references, environmental commitments, and supporting

documentation necessary to establish that the previously approved EA/FONSI remains valid. CONTRACTOR shall respond to and resolve all CITY and Caltrans comments through final approval. The two review cycles identified in the proposal are for estimating assumptions and shall not limit the CONTRACTOR's responsibility to obtain final approval.

Confirm and document the existing CEQA environmental determination/document and administrative record applicable to Project; evaluate the current project under applicable CEQA subsequent/supplemental/addendum requirements; recommend the legally appropriate CEQA pathway; and, if an Addendum remains appropriate, prepare the complete Addendum and supporting administrative record through CITY approval/adoption.

TASK 2 - Required technical studies

CONTRACTOR shall review all environmental resource areas addressed by the approved EA/FONSI and determine, in consultation with Caltrans District 7 Local Assistance, whether each remains valid. CONTRACTOR shall prepare or update additional technical memoranda, analyses, consultation documentation, or supporting environmental documentation determined necessary by Caltrans to complete and approve the Re-Validation.

TASK 3 – Environmental Commitments Record

Prepare/update the Environmental Commitments Record (ECR), identifying all existing, modified, superseded, and new avoidance, minimization, mitigation, permit, monitoring, and construction requirements. CONTRACTOR shall reconcile the ECR against the final PS&E and identify the plan sheet, specification, special provision, permit, or construction requirement implementing each commitment.

TASK 4 – Air Quality (AQ) Conformity Analysis

FHWA Project-Level Conformity Determination obtained and documented, including preparation/revision of all supporting materials, responses to Caltrans/FHWA comments, and incorporation of the final determination into the Re-Validation administrative record.

TASK 5 – Environmental Clearance and Approval

Project environmental services are complete only upon receipt by the CITY of the executed Caltrans NEPA/CEQA Re-Validation Form establishing the status of the existing EA/FONSI; completion and acceptance of all supporting environmental studies and required federal/state determinations; completion of the applicable CEQA action; reconciliation of environmental commitments with the final design; and delivery of the complete environmental administrative record necessary to advance the Project to the next federal approval and Ready-to-List/PS&E phase.

CONTRACTOR's Proposal attached as Exhibit "A".

CONTRACTOR shall perform and complete all such work and services in a manner satisfactory to CITY.

2.2 CONTRACTOR shall have no claim for compensation for any services or work, which has not been authorized by CITY's Authorization to Proceed.

2.3 CONTRACTOR shall not accept any change of scope, or change in contract provisions, to this Contract unless issued in writing, as a contract change order or amendment and signed by CITY. Any extensions of time must be mutually agreed upon in writing and executed by both parties.

2.4 CONTRACTOR shall maintain in current status all Federal, State and local licenses and permits required for the operation of the business conducted by the CONTRACTOR as applicable to this contract.

2.5 CITY shall provide to CONTRACTOR, without charge, all data, program information, including reports, records, maps and other information, now in CITY's possession, which may facilitate the timely performance of the work.

3 Contractor's Key Personnel.

3.1 **Key Staff.** CITY reserves the right to review and approve CONTRACTOR'S staff including all subcontractors to be assigned to any project by CONTRACTOR during the term of this Contract.

This Contract has been awarded to CONTRACTOR based partially on the key personnel proposed to perform the services required herein. CONTRACTOR shall not change nor substitute any of these key staff for work on this Contract without prior written approval by CITY.

CONTRACTOR's Team and Key Personnel are set forth below:

Nicole DePuy, PE, Principal-In-Charge
Anne Kochaon, QA/QC
Angela Schnapp, LEED AP, ENV SVP, Project Manager

This Services Contract has been awarded to CONTRACTOR based on its representation that those personnel and subcontractors submitted as part of its bid and listed above will perform the portions of the work listed herein. CONTRACTOR shall not deviate nor substitute any of these team members without prior written approval by CITY.

3.2 **Subcontractors.** During the performance of the Agreement, CONTRACTOR may engage such additional SUBCONTRACTORS as may be required for the timely completion of this Agreement. In the event of subcontracting, the sole responsibility for fulfillment of all terms and conditions of this Agreement rests with CONTRACTOR. CONTRACTOR shall not enter into any Subcontract under this Contract for the performance of this Contract without the advance written approval of CITY. The subcontract shall incorporate by reference the terms and conditions of this Contract.

3.3 **Direct Responsibility.** All services required under this Contract shall be performed by CONTRACTOR, or under CONTRACTOR's direct supervision, and all personnel shall possess the qualifications, permits and licenses required by State and local law to perform such services.

3.3.1 CONTRACTOR shall be solely responsible for the satisfactory work performance of all personnel engaged in performing services required by this Contract, and compliance with all reasonable performance standards established by CITY.

3.3.2 CONTRACTOR shall be responsible for payment of all CONTRACTOR's employees' and subcontractor's wages and benefits, and shall comply with all requirements pertaining to the employer's liability, workers' compensation, unemployment insurance, and Social Security.

3.3.3 CONTRACTOR shall indemnify and hold harmless CITY, and its respective officers, agents and employees from and against all claims, demands, damages or costs arising from CONTRACTOR's acts or omissions with respect to any liability, damages, claims, costs and expenses of any nature arising from alleged violations of personnel practices.

4 Acceptance And Documentation. Each task shall be reviewed and approved by the Contract Project Manager to determine acceptable completion.

4.1 **Records.** The CONTRACTOR shall retain and shall contractually require each SUBCONTRACTOR to retain all data and other "records" relating to the acquisition and performance of the Contract for a period of five years after the completion of the Contract.

4.2 **Property of City.** All materials, including reports, computer programs and other deliverables, supplied or created under this Contract are the sole property of CITY. CONTRACTOR is not entitled to a patent or copyright on those materials and may not transfer the patent or copyright to anyone else. CONTRACTOR shall not use or release these materials without the prior written consent of CITY.

5 Price. CITY shall pay to CONTRACTOR an amount not to exceed ONE HUNDRED and NINETY-NINE THOUSAND, NINE HUNDRED and FOURDollars ($199,904) for the completion of all the work and services described herein, which sum shall include all costs or expenses incurred by CONTRACTOR, payable as set forth in the following Fee Schedule:

Coordination and Project Management ..... $ 18,130
NEPA EA Re-Validation ..... $ 137,270
CEQA MND Addendum ..... $ 15,786
Public Outreach ..... $ 20,298
Other Direct Costs .....$ 8,420

Total not to exceed contract amount .....$ 199,904

CONTRACTOR's Fee Schedule attached as Exhibit "B".

5.1 An application for payment form must be submitted to CITY which shall include the following: a clear, detailed invoice reflecting work being billed for, a summary sheet showing percentage of work completed to date, amount/percent billed to date and current status of all tasks within a project; any/all backup documentation supporting the above items. Work schedule updates must also be included with the payment requests.

5.2 CONTRACTOR shall maintain adequate records and shall permit inspection and audit by CITY of CONTRACTOR's charges under this Contract. CONTRACTOR shall make such records available to CITY during normal business hours upon reasonable notice. Nothing herein shall convert such records into public records, and they will be available only to CITY and any specified public agencies. Such records shall be maintained by CONTRACTOR for one (1) year following completion of the work under this Contract unless a longer period of time is required by state or federal law, in which event CONTRACTOR shall retain its records for the time required by such laws.

5.3 **Payment.** A separate invoice shall be issued for each shipment of material or service performed, and no payment will be issued prior to receipt of material and/or completion of specified services and receipt of a correct invoice.

5.4 **Funding Contingency; Suspension or Termination.** Notwithstanding any other provision of this Agreement, the parties acknowledge that performance under this Agreement is contingent upon the availability and continued appropriation of sufficient funding. In the event that anticipated, allocated, or appropriated funding is reduced, delayed, or not received in whole or in part ("Funding Shortfall"), the affected party may, upon written notice to the other party, suspend performance of its obligations under this Agreement to the extent reasonably necessary.

If the Funding Shortfall continues for a period of 30 days following such notice, the affected party may terminate this Agreement, in whole or in part, without penalty or further liability, upon additional written notice. Any suspension or termination pursuant to this section shall not constitute a breach of this Agreement.

In the event of suspension or termination due to a Funding Shortfall, the parties shall equitably adjust compensation to reflect services properly performed and authorized expenses incurred prior to the effective date of suspension or termination. The affected party shall use reasonable efforts to provide prompt notice of any Funding Shortfall and to mitigate any adverse impact on the other party.

6 Contract Term.

6.1 The term of Contract is ONE (1) years, commencing on the date the Contract is executed by the last party to sign, with CITY reserving the option to extend the agreement for additional terms of one year each. The maximum total term of Contract shall be five (5) years.

7 Taxes.

7.1 CONTRACTOR shall pay all sales, consumer, use, and other similar taxes required to be paid by CONTRACTOR in accordance with state and local laws.

7.2 CONTRACTOR is an independent contractor and shall have no power or authority to incur any debt, obligation or liability on behalf of CITY. No person employed by CONTRACTOR or acting on its behalf, in connection with this Contract shall be considered the Agent or employee of CITY.

7.3 CONTRACTOR shall be required to obtain a current City of Palmdale business license, as required by the Palmdale Municipal Code, before an Authorization to Proceed is issued.

7.4 When equipment, materials or supplies generally taxable to CONTRACTOR are eligible for a tax exemption due to the nature of the work, CONTRACTOR shall assist the City in applying for and obtaining such tax credits and exemptions, which shall be paid or credited to the City.

8 Patent Fees And Royalties.

CONTRACTOR shall pay all license fees and royalties and assume all costs incident to the use, in the performance of the work or the incorporation in the work of any invention, design, process, program, product or device which is the subject of patent rights or copyrights held by others. If a particular invention, design, process, program, product or device is specified in the contract documents for use in the performance of the work and if, to the actual knowledge of CITY, its use is subject to patent rights or copyrights calling for the payment of any license fee or royalty to others, the existence of such rights shall be disclosed by CITY in the contract documents. CONTRACTOR shall indemnify and hold harmless CITY and anyone directly or indirectly employed by CITY from and against all claims, damages, losses and expenses (including attorneys' fees) arising out of any infringement of patent rights or copyrights incident to the use in the performance of the work, or resulting from the incorporation in the work of any invention, design, process, program, product or device not specified in the contract documents, and shall defend all such claims in connection with any alleged infringement of such rights.

9 Indemnification.

CONTRACTOR agrees to indemnify, defend and hold harmless CITY, its officers, agents and employees, from and against all claims, losses, obligations, or liability which arise out of, or are in any way related to, the CONTRACTOR’s acts, errors or omissions, or those of its employees or agents under this Agreement.

10 Insurance.

10.1 CONTRACTOR, at its expense, shall maintain in effect at all times during the performance of work under this Contract not less than the following coverage and limits of insurance, which shall be maintained with insurers listed “A” or better in the Best’s Insurance Guide and authorized to do business in the State of California. **Proof of Insurance, as identified in Section 10.8, must be reviewed and accepted by the City Attorney**.

10.1.1 Workers’ Compensation and Employer’s Liability
Workers’ Compensation -- coverage as required by the State of California
Employer’s Liability
$1,000,000.00 each accident

$1,000,000.00 policy limit bodily injury
$1,000,000.00 each employee bodily injury by disease

10.1.2 Professional Liability (Errors & Omissions) Insurance*
$2,000,000 limit on a per occurrence basis

10.1.3 Commercial General Liability
$1,000,000.00 limit on per occurrence basis
$2,000,000.00 general aggregate limit

10.1.4 Commercial Automobile Liability
$1,000,000.00 combined single limit including owned, non-owned and hired automobile coverage

10.2 All of CONTRACTOR's policies shall contain an endorsement providing that written notice shall be given to CITY at least thirty - (30) calendar days prior to termination, cancellation or reduction of coverage in the policy.

10.3 Policies providing for bodily injury and property damage coverage shall contain the following:

A. An endorsement extending coverage to the City as an additional insured, as respects liability arising out of the performance of any work under the Contract. Such insurance shall be primary insurance, as respects the interest of the City, and any other insurance maintained by the City shall be considered excess coverage and not contributing insurance with the insurance required hereunder. The Certificate and endorsements shall state that: "The City of Palmdale, Successor Agency to the Community Redevelopment Agency of the City of Palmdale, Palmdale Civic Authority, Housing Authority, Industrial Development Authority, Airport Authority, their officers, agents, employees and volunteers are named as additional insured".

B. "Severability of Interest" clause.
The insurance shall apply separately to each insured against whom a claim is made or suit is brought, except with respect to the limits of the insurer's liability.
The inclusion of the City and its officers, employees, agents, and volunteers as
additional insureds shall not affect any rights the Contractor has under the policy, nor shall it limit the insurer's ability to deny coverage to any insured based on that insured's own acts or omissions.

10.4 Promptly on execution of this Contract, and prior to commencement of any work, CONTRACTOR shall deliver to CITY certificates of insurance and endorsements to all required policies demonstrating that CONTRACTOR has the required coverage and showing the required named insureds. Within five (5) days of written requests from CITY, CONTRACTOR shall deliver to CITY full and complete copies of all insurance policies required by this Contract.

10.5 The requirements as to the types and limits of insurance to be maintained by CONTRACTOR are not intended to and shall not in any manner limit or qualify CONTRACTOR's liabilities and obligations under this Contract.

10.6 Any policy or policies of insurance that CONTRACTOR elects to carry as insurance against loss or damage to its equipment and tools or other personal property used in the performance of this Contract shall include a provision waiving the insurer's right of subrogation against CITY.

10.7 All insurance coverages must be maintained throughout the duration of this Contract.

10.8 Acceptable Proof of Insurance:

10.8.1 ACORD Certificate of Insurance listing all coverages, limits, deductibles and insureds; and endorsements for all applicable coverages if agent has authority to issue it; additional insured form CG20100704 and CG20370704 or equivalent must be provided for general liability coverage. Additional insured form CA0001 must be provided for automobile liability coverage.

10.8.2 Agents must confirm that policy endorsements have been ordered from the respective insurance companies. Upon issuance, policy endorsements listing all insurers must be submitted to the City Attorney.

10.8.3 *When professional (E&O) liability coverage and pollution liability coverage is provided on a "claims made basis", CONTRACTOR will continue to renew the insurance for a period of five (5) years after this Agreement expires or is terminated. Such insurance will have the same coverage and limits as the policy that was in effect during the term of this Agreement, and will cover CONTRACTOR, or its officers, employees, or agents during the time this Agreement was in effect.

10.9 Notwithstanding any other provision of this Contract, CITY may immediately terminate this Contract if, at any time CONTRACTOR fails to maintain the required insurance for any period of time or fails to comply with any of the insurance requirements listed above.

10.10 CONTRACTOR shall require any and all subcontractor's working on its behalf to provide insurance coverages and limits that are based on the scope of work and nature of risk being performed by the subcontractor. Any and all subcontractors working on behalf of CONTRACTOR shall be subject to all other insurance requirements that are stated herein.

Any deviation in this requirement will be CONTRACTOR's sole risk. CONTRACTOR's insurance requirements in Section 10 will not be impacted and/or limited by such deviation.

11 Termination Without Cause.

CITY reserves the right to terminate this Contract or any part thereof for its sole convenience with fifteen (15) days written notice. In the event of such termination, CONTRACTOR shall immediately stop all work hereunder, and shall immediately cause any of its suppliers and subcontractors to cease such work. CONTRACTOR

shall also surrender to CITY all finished or unfinished documents, processes, programs and other supplies and materials, which shall be City's property. As compensation in full for services performed to the date of such termination, the CONTRACTOR shall receive an amount equal to the value of the work completed as of the termination date in accordance with the fee schedule or as negotiated between the parties. In no event shall the amount payable upon termination exceed the total maximum compensation provided for in this Contract.

12 Termination For Cause.

If CITY determines that CONTRACTOR has failed to supply an adequate working force, or to provide services of proper quality, or has failed in any other respect to satisfactorily perform the services specified in this Contract, CITY shall give written notice to CONTRACTOR specifying all defaults to be remedied within thirty - (30) days. Such notice shall set forth the basis for CITY's dissatisfaction and suggest corrective measures. If, after thirty days, CONTRACTOR has failed to implement appropriate corrective measures, CITY may elect to terminate this Contract in whole or in part.

12.1 In the event CITY terminates this Contract, in whole or in part, for cause, CITY may procure, upon such terms and in such manner, as it may deem appropriate, services similar to those terminated.

12.2 CONTRACTOR shall provide all finished or unfinished documents, data, studies, software, drawings, programs, processes, maps, photographs, reports, etc., prepared by CONTRACTOR within fifteen (15) working days after notice of termination. Upon such termination, CONTRACTOR shall be paid an amount equal to the value of the services provided and work performed as of the date of termination, taking into consideration the costs associated with hiring another CONTRACTOR to complete the services. In ascertaining the value of the work performed up to the date of termination, consideration shall be given to both completed work and work in progress, to complete and incomplete documents when such are delivered to CITY, and to authorized reimbursement expenses. The above is in addition to any other remedies available by law or equity to CITY.

12.3 If, after notice of termination of the Contract under the provisions of this Section 12, it is determined, for any reason, that CONTRACTOR was not in default, or that the default was excusable, then the rights and obligations of the parties shall be the same as if the notice of termination had been issued pursuant to Section 11.

13 Dispute Resolution.

All claims, disputes and other matters in question between CITY and CONTRACTOR arising out of, or relating to this Contract or the breach thereof shall, to the extent reasonably feasible, be resolved through good faith negotiations between the parties.

14 Ownership And Delivery Of Work Product.

All documents, data, reports, studies, analyses, field notes, investigations, plans, specifications, software, programs, manuals, instructions, and other materials of any nature, whether complete or incomplete, that are prepared, developed, or produced

by CONTRACTOR or Contractor's subcontractors in the performance of this Agreement (collectively, "Work Product") shall be the exclusive property of the CITY.

All Work Product shall be delivered to or left with the CITY upon completion, expiration, or termination of this Agreement. Upon request, CONTRACTOR shall provide the CITY with originals and reproducible and electronic copies of all Work Product. Electronic copies shall be provided in an unprotected format that allows the CITY to copy, reproduce, modify, and use the Work Product without restriction.

15 Ownership Of Intellectual Property.

The Work Product and all intellectual property rights therein shall be deemed "works made for hire" under the United States Copyright Act (17 U.S.C. § 101 et seq.), and the CITY shall be deemed the author and exclusive owner thereof, in perpetuity and worldwide.

To the extent any Work Product does not qualify as a work made for hire, CONTRACTOR hereby irrevocably assigns, transfers, and conveys to the CITY all right, title, and interest in and to such Work Product, including all copyrights, trademarks, patents, and other proprietary rights. CONTRACTOR consents to the use of CONTRACTOR's name in conjunction with the sale, use, performance, and distribution of Work Product, for any purpose and in any medium.

CONTRACTOR agrees to execute any documents and take any actions reasonably requested by the CITY to confirm or perfect the CITY'S ownership of such rights.

CONTRACTOR waives any and all moral rights or similar rights under California Civil Code section 980 or any other applicable law to the extent permitted by law.

16 Delegation And Assignment.

16.1 CONTRACTOR shall not delegate or assign its duties or rights hereunder, either in whole or in part, without the prior written consent of CITY; provided, however, that claims for money due or to become due to CONTRACTOR from CITY under this Contract may be assigned to a bank, trust company or other financial institution without such approval.

16.2 Any assignment, delegation or subcontract shall be made in the name of CONTRACTOR and shall not bind or purport to bind CITY and shall not release CONTRACTOR from any obligations under this Contract including, but not limited to, the duty to properly supervise and coordinate the work of employees, assignees, delegates and subcontractors. No such assignment, delegation or subcontract shall result in any increase in the amount of total compensation payable to CONTRACTOR under this Contract.

17 Non-Discrimination And Equal Employment Opportunity.

17.1 In performance of this Contract, CONTRACTOR shall not discriminate against any employee, subcontractor or applicant for employment because of sex, color, race, religion, ancestry, national origin, disability, medical condition, marital status, sexual orientation or age. CONTRACTOR will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without

regard to their sex, color, race, religion, ancestry, national origin, disability, medical condition, marital status, sexual orientation or age. Affirmative action relating to employment shall include, but not be limited to the following: employment, upgrading, demotion or transfer; recruitment; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

17.2 The provisions of subsection 16.1 above shall be included in all solicitations or advertisements placed by or on behalf of CONTRACTOR for personnel to perform any services under this Contract. CITY shall have access to all documents, data and records of CONTRACTOR and its subcontractors for purposes of determining compliance with the equal employment opportunity and non-discrimination provisions of this Section, and all applicable provisions of Executive Order No. 11246 which is incorporated herein by this reference. A copy of Executive Order No. 11246 is available for inspection at, and on file with, the Palmdale City Clerk's Office.

18 SB 1383 Compliance.

CONTRACTOR shall comply with all applicable requirements of California Senate Bill 1383 (SB 1383) and related regulations concerning the reduction of organic waste, diversion from landfills, and edible food recovery.

19 WCAG 2.1AA Compliance

Information and communication technology means information technology and other equipment, systems, technologies, or processes, for which the principal function is the creation, manipulation, storage, display, receipt, or transmission of electronic data and information, as well as any associated content. Examples include computers and peripheral equipment; information kiosks and transaction machines; telecommunications equipment; customer premises equipment; multifunction office machines; software; applications; Web sites; videos; and electronic documents.

Each information and communication technology (hereinafter referred to as "ICT") product or service furnished to the City under this Contract shall be accessible to and usable by individuals with disabilities in accordance with the Americans with Disabilities Act, as amended, (hereinafter referred to as the "ADA") and other applicable Federal laws, including Section 508 of the Rehabilitation Act, as amended, and State laws and implementing regulations. For purposes of this clause, Contractor shall be considered in compliance with the ADA and other Federal and State laws if it satisfies the requirements (including exceptions) specified in the regulations 36 CFR Part 1194 implementing Section 508 of the Rehabilitation Act, including the Web Content Accessibility Guidelines (WCAG) 2.1 Level A and Level AA Success Criteria and Conformance Requirements (2008), which are incorporated by reference, and the functional performance criteria.

Contractor shall maintain and retain, subject to review by the City, full documentation of the measures taken to ensure compliance with the applicable requirements and functional performance criteria, including records of any testing or simulations conducted. For each ICT subject to the Contract, the documentation shall include a description of conformance with applicable federal and state laws by means of either a Voluntary Product Accessibility Template (VPAT) or other comparable document, upon request.

If Contractor claims its products or services satisfy the applicable requirements and standards specified above and it is later determined by the City that any furnished product or service is not in compliance with such requirements and standards, the City will promptly inform the Contractor in writing of the noncompliance. The Contractor shall, at no cost to the City, repair or replace the non-compliant products or services within the period specified by the City. If the repair or replacement is not completed within the specified time, the City may cancel the Contract or have any necessary changes made or repairs performed by employees of the City or by another contractor, and Contractor shall reimburse the City for any expenses incurred thereby. Contractor shall indemnify and hold the City harmless in the event of claims arising from inaccessibility.

20 Financial Interest Certification.

20.1 CONTRACTOR warrants that no person has been employed or retained to solicit or secure this Contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee; and that no officer or employee of the CITY has any interest, financially or otherwise, in CONTRACTOR's firm.

20.2 For breach or violation of this warranty, CITY shall have the right to annul this Contract without liability, or at its discretion to deduct from the Contract Price or consideration, the full amount of such commission, percentage, brokerage or contingent fee.

21 Conflict Of Interest.

21.1 CONTRACTOR stipulates that its officers and employees do not now have a conflict of interest and it further agrees for itself, its officers and its employees that it will not contract for or accept employment for the performance of any work or services with any individual business, corporation or government unit that would create a conflict of interest in the performance of its obligations pursuant to this Contract or which would cause CONTRACTOR to be "financial interested" (as provided in California Government Code Section 1090 et seq. or 87100 et seq.) in any contract or decision made by CITY on any matter.

21.2 CONTRACTOR shall not employ any City official or employee to perform any work required pursuant to this Contract.

21.3 To the extent required by the City Manager or his designee, CONTRACTOR shall complete and file with the City Clerk a Form 700 Statement of Economic Interests disclosing any reportable property interests, income, gifts, investments or business positions.

22 Compliance With Law

22.1 CONTRACTOR shall comply with all state and federal laws, including but not limited to, the requirement to hire only those persons authorized by federal law to work in the United States. If CONTRACTOR uses any subcontractors to complete this Contract, this same requirement shall be included in all subcontracts and strictly enforced by CONTRACTOR.

22.2 The law of the state of California shall govern this Contract. The venue of any legal action, either formal or informal, shall be the County of Los Angeles.

22.3 If applicable, CONTRACTOR acknowledges and understands it must comply with the prevailing wage requirements as set forth in Exhibit “A” attached hereto and incorporated herein by reference, as well as the execution of a Worker’s Compensation Certificate attached hereto as Exhibit “B” and incorporated herein by reference.

23 Health And Safety Provisions.

A. CONTRACTOR and all subcontractors shall abide by all health and safety mandates issued by federal, state, county, City of Palmdale, and/or public health officers, and worksite-specific mandates. If multiple mandates exist, the CONTRACTOR and subcontractors shall abide by the most restrictive mandate.

B. Costs associated with adhering to health and safety mandates are the responsibility of the CONTRACTOR. CONTRACTOR is responsible for the tracking and compliance of health and safety mandates and may be audited upon request.

24 Notification And Access Revocation.

The CONTRACTOR shall notify the CITY in writing prior to or no later than twenty-four (24) hours after, the termination, expiration, suspension, reassignment, or removal of any Contractor Personnel with access to the Project or Owner Resources. For Contractor Personnel with Information Technology access, notification must be immediate, or the CITY may consider the CONTRACTOR to be in breach of contract. Notice shall include the individual’s name, role, effective date and time of termination or removal, and systems or resources accessed.

The CITY reserves the right, in its sole discretion, to immediately suspend or revoke access for any Contractor Personnel upon receipt of notice or upon CITY'S determination that such access is no longer required or appropriate.

25 Force Majeure.

Neither Party shall be liable for any failure or delay in performing its obligations under this Agreement (other than payment obligations) if such failure or delay is caused by an event or circumstance beyond the reasonable control of the affected Party (“Force Majeure Event”). Force Majeure Events include, but are not limited to, acts of God; flood; fire; earthquake; explosion; war; terrorism; civil disturbance; epidemic or pandemic; quarantine; governmental actions or orders; or other similar events beyond the control of the affected Party.

The affected Party shall provide written notice to the other Party within ten (10) calendar days of the occurrence of the Force Majeure Event, describing the nature, expected duration, and anticipated impact on performance. The Party shall use all diligent efforts to mitigate the effects of the event and resume performance as soon as practicable.

26 Notices.

Any notice required under this Contract shall be in writing, addressed to the appropriate party at its address on the signature page and given personally or by registered or certified mail postage prepaid, or by a commercial courier service. All notices shall be effective upon the date of receipt.

27 Entire Agreement And Amendments.

27.1 This Contract is the complete Agreement between the parties and supersedes all prior proposals, agreements, and understandings between the parties and may not be modified or terminated orally.

27.2 No attempted waiver of any of the provisions hereof, nor any modification in the nature, extent or duration of the work to be performed by CONTRACTOR hereunder, shall be binding unless in writing and signed by the party against whom the same is sought to be enforced.

27.3 The failure of any party to enforce against another party any provision of this Contract shall not constitute a waiver of that party's right to enforce such a provision at a later time, and shall not serve to vary the terms of this Contract.

28 Attorney's Fees

If any action at law or in equity is brought to enforce or interpret any provisions of this Contract, the prevailing party in such action shall be entitled to reasonable attorney's fees, costs and necessary disbursements, in addition to such other relief as may be sought and awarded.

In Witness Whereof, the parties hereto have caused this Contract to be executed and attested by their respective officers thereunto duly authorized.

CITY OF PALMDALE

Salvador Mendez
City Manager

Michael C. Livingston
Sep 29, 2026, 10:48 AM PDT

ADDRESS FOR NOTICE:
CITY OF PALMDALE
38250 Sierra Highway
Palmdale, CA 93550

APPROVE AS TO FORM:

Alexandra Severino
City Attorney

ATTEST:

Rochelle Scott
City Clerk

PARSONS TRANSPORTATION GROUP, INC.

Nicole DePuy
Sep 29, 2026, 12:08 PM PDT

Nicole DePuy, PE
Vice President, So. Calif. Regional Mgr.

ADDRESS FOR NOTICE:
PARSONS TRANSPORTATION GROUP, INC.
525 B Street, Suite 1600
San Diego, CA 92101

---------- INTERNAL USE ONLY ----------

■Certificate(s) and Endorsement(s) attached
■Confirmed business name on contract with certificate(s)
■Attached Agreement Checklist and met all requirements

Record of Signing

For	City of Palmdale	For	nicole.depuy@parsons.com
Name	Michael C. Livingston	Name	Nicole DePuy
Title	Deputy Director Pubilc Works	Title	



Signed on Sep 29, 2026 10:48 AM PDT

Secured by Concord™
DocumentID: 034XLgooFkZoNl5j59Lz2t
SigningID: 034XLgoceXfKVKO2Xhf5O4
UTC Signing time: 2026-09-29 17:48:01 UTC
IP Address: 45.62.177.244
Email: mlivingston@cityofpalmdaleca.gov



Signed on Sep 29, 2026 12:08 PM PDT

Secured by Concord™
DocumentID: 034XLgooFkZoNl5j59Lz2t
SigningID: 034XNfsCBPLIPukL2InrRT
UTC Signing time: 2026-09-29 19:08:54 UTC
IP Address: 12.154.235.91
Email: nicole.depuy@parsons.com

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Signed with https://www.concord.app/

PARSONS

RANCHO VISTA BOULEVARD GRADE SEPARATION

Environmental Services for NEPA/CEQA Revalidation

July 30, 2026

City of Palmdale



SECTION A

COVER LETTER

July 30, 2026

Lee Torres, PE – Director of Public Works
City of Palmdale
Department of Public Works
38250 Sierra Highway
Palmdale, CA 93550

Subject: Project No. 914: Request For Qualifications (RFQ): Environmental Services for NEPA/CEQA Revalidation for Rancho Vista Boulevard Grade Separation

WHY PARSONS?

- The Parsons Team consistently prioritizes the needs of the City, as demonstrated by our proven track record for the past 10 years and commitment to doing so in the future.
- Exceptional leadership with impeccable record of project delivery.
- Proven Palmdale partner with a strong record delivering roadway widening and grade separation projects for the City, giving us deep familiarity with Palmdale's standards, processes, and expectations.

Dear Mr. Torres,

As we reflect on the work we have done with the City of Palmdale (City) over the past 10 years, we are proud and appreciative of our partnership. It has been our pleasure to work on a wide range of services for the City.

Angela Schnapp, LEED AP, ENV SP, will serve as our Project Manager, and brings over 20 years of experience in environmental document preparation, including NEPA/CEQA revalidations and their supporting technical analyses.

Angela leads a unified team of experts and support staff to deliver the Rancho Vista Boulevard Grade Separation Project's NEPA/CEQA Revalidation efforts. Our team is enthusiastic about the chance to continue working with the City. In this Statement of Qualifications (SOQ), we showcase our expertise in preparing NEPA/CEQA Revalidations and completing Community Impact Assessments, Natural Environment Studies along with Jurisdictional Delineations, Initial Site Assessments, Air Quality Conformity analyses, along with associated Public Outreach.

Required Statement

Parsons Transportation Group Inc. has no history of debarment. Like any other global engineering and consulting organization, Parsons may become involved in litigation from time to time. Parsons carries insurance coverage in amounts sufficient to satisfy the requirements of its contractual obligations and to address claims that may be brought against Parsons. Parsons consistently works with its clients to address concerns related to any given project and, thus, attempts to avoid litigation whenever possible. Although Parsons may be included in legal proceedings from time to time, there are currently no proceedings pending against the company that would be considered to have a material adverse effect upon its financial position or operations.

I have read, understood, and agreed to all statements in this RFQ and acknowledge receipt of all addendums/amendments, as well as to the terms, conditions, and attachments referenced.

Sincerely,

Nicole DePuy, PE
Parsons Vice President/Authorized Signatory
619.200.4755 | nicole.depuy@parsons.com
525 B Street, Suite 1600, San Diego, CA 92101

Angela Schnapp, LEED AP, ENV SP
Parsons Project Manager
626.460.9816 | angela.schnapp@parsons.com
385 E. Colorado Boulevard, Suite 300, Pasadena, CA 91101

PALMDALE

a place to call home

CITY OF PALMDALE

REQUEST FOR STATEMENT OF QUALIFICATIONS (SOQ)
ENVIRONMENTAL SERVICES FOR NEPA/CEQA REVALIDATION

FOR

RANCHO VISTA BOULEVARD GRADE SEPARATION

PROJECT NO. 914

ADDENDUM No.1

Issued: July 23, 2026

Dear Bidders:

The following addendum is hereby made as part of the Request for Qualifications for Environmental Services. This Addendum No. 1 includes Responses to Questions Pages 3 through 4 and its attachment.

1. Replace Section 5 SOQ FORMS, See Attachment 1.

PALMDALE

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Sincerely,

Lee Torres, P.E.
Director of Public Works

I/we Parsons Transportation Group Inc., acknowledge receipt of this "Responses to Questions."

Company Name

Parsons Transportation Group Inc.

Proposer's Legal Name

Proposer's Legal Signature

Nicole DePuy, PE

Title Vice President

385 E, Colorado Blvd., Suite 300

Pasadena, CA 91101

Street Address

July 29, 2026

Date

PALMDALE

a place to call home

RESPONSES TO QUESTIONS

Issued: July 23, 2026

The following "Responses to Questions" is hereby made a part of the Request for Qualifications (RFQ) for Environmental Services for NEPA/CEQA Revalidation.

1. Question: Planet Bids submission portal lists two required files for submission to be completed; Response File and SOQ File. Assuming our SOQs are to be uploaded to the SOQ File section, what should we upload to the Response File section?

   Response: The Statement of Qualifications (SOQ) should be uploaded to the SOQ File section. There shouldn't be any files uploaded to the Response File Section.

2. Question: The Evaluation Criteria on Page 12 of the RFQ states that firms' contract history (certifications to false claims, debarment, and civil litigation) will be a factor in evaluating the overall score. However, this information is not requested in the submission requirements or in the forms. Where should we put contract history information?

   Response: Please include a statement in the Cover Letter of the SOQ attesting to the firm's contract history including certifications relating to false claims, debarment and civil litigation.

3. Question: There are two sections in the RFQ that list the required SOQ sections and they are different. Section 3 – Statement of Qualification Requirements starting on Page 11, lists the required sections as: Qualifications and Experience of Consultant's Personnel; Project Approach; Project Understanding; Proposed Personnel; Quality Assurance/ Quality Control (QA/QC) Procedures; and Schedule Control. The Checklist for Respondents on Page 16 lists the SOQ sections as: Firm Qualifications; Firm References; Project Organization and Staffing; and Project Management. Which section list should we respond to—Page 11 or Page 16? Also, do we need to include the Checklist in our SOQs with the forms?

   Response: The Checklist for Respondents shall be included in the SOQ. The see revised Checklist.

4. Question: The RFQ states we are to include a minimum of three references, but references are not included in the submission requirements starting on Page 11. Where should we put our references in the SOQ? Would it be acceptable to include them in the Qualifications and Experience section?

Response: Please include a minimum of three references in Section 3-1b) "Qualifications and Experience of Consultant's Personnel."

5. Question: Do subconsultants need to complete the Insurance and Non-Collusion forms?

   Response: Only the prime consultant is required to complete the Respondent's Acknowledgment of Liability Insurance Requirements and Non-Collusion Declaration Form. Subconsultants are not required to complete these forms.

6. Question: The RFQ states, "The Consultant shall prepare and conduct three (3) community outreach meetings…". Will the City identify the internal and external stakeholders that shall participate in these community outreach meetings?

   Response: City staff will work with the selected consultant in identifying the internal and external stakeholders that will participate in the community outreach meetings.

7. Question: We understand there is an existing EA-FONSI for the project. Is there a companion CEQA document?

   Response: City staff is verifying available records if a CEQA document has been prepared for this project. Such document, if found, shall be provided to the selected consultant.

8. Question: RFP Section 4-12, Signatures requires "the Respondent [to] execute all documents requiring signatures and shall cause to be notarized all documents that indicate such a requirement." Should all required forms (Certification of Statement of Qualification, Respondent's Acknowledgement of Liability Insurance Requirements, and Non-Collusion Declaration Form) be notarized prior to inclusion in the SOQ?

   Response: The Certification of Proposal, Respondent's Acknowledgement of Liability Insurance Requirements and Non-Collusion Declaration Form shall be signed by the prime consultant. These forms need not be notarized.

9. Question: RFP Section 3-1, Statement of Qualifications Content (pages 11 and 12) outlines SOQ Sections a through g. However, Section 5 SOQ Forms requires the SOQ to be completed with the following sections: Firm Qualifications, Firm References, Project Organization and Staffing, and Project Management. Can the City confirm how they would like the SOQ to be formatted?

   Response: See response to Question No. 3.

PALMDALE

a place to call home

ATTACHEMENT 1

5 SOQ FORMS (Revised)

CHECKLIST FOR RESPONDENTS

The following information is required of all Respondents at the time of SOQ submission:

- ☐ Cover Letter, signed by an authorized principal
- ☐ Statement of Qualification, with the following sections
  - ~~Firm Qualifications~~
  - ~~Firm References~~
  - ~~Project Organization and Staffing~~
  - ~~Project Management~~
  - Qualifications and Experience of Consultant's Personnel (including References)
  - Project Approach
  - Project Understanding
  - Proposed Personnel
  - Quality Assurance/Quality Control Procedures
  - Schedule Control
- ☐ Certification of SOQ
- ☐ Respondent's Acknowledgement of Liability Insurance Requirements
- ☐ Non-Collusion Declaration Form

The Respondent's failure to provide all required information in a complete and accurate manner renders the SOQ non-responsive.

SECTION B

QUALIFICATIONS AND EXPERIENCE OF CONSULTANT'S PERSONNEL

Relevant experience, work history, training, education, and special certifications of the Consultant's personnel

EFFICIENCY IN PROJECT DELIVERY

Utilizing the same environmental team that has been delivering the SR-138 (Palmdale Boulevard) project and numerous other NEPA/CEQA revalidation efforts, we can ensure smooth and successful project delivery. Our team works efficiently together, knows the City's processes, and has established working relationships with project stakeholders.

The core of Parsons' staff proposed for this project have worked together for more than 10 years and have exceptional knowledge of the local environment, including stakeholders, other public agencies, and private entities. The following projects in **Figure B.1** demonstrate Parsons' capabilities in preparing the NEPA/CEQA revalidation along with the supporting technical analyses and public outreach.

FIGURE B.1: MATRIX OF RELEVANT SERVICES PROVIDED WITH PAST PROJECT EXPERIENCE

Project Name	NEPA/CEQA Revalidation	Community Impacts (CIA)	Initial Study Assessment (ISA)	Biological Impacts (NES/JD)	Air Quality Conformity (AQCA)	Public Outreach
SR-138 Widening Phase 1	✓		✓	✓	✓	
91 Corridor Operations Project	✓		✓	✓		
I-15/SR-91 Express Lanes Connector	✓		✓	✓	✓	
SR-71/SR-91 Interchange Improvements	✓	✓	✓	✓	✓	
SR-91 Segment 1	✓			✓		
SR-60 Moreno Beach Drive Phase 2	✓		✓	✓	✓	✓
SR-57/Orangewood to Katella Avenue	✓		✓	✓	✓	
I-40 Median Regrade	✓		✓	✓		
91 Eastbound Corridor Operations	✓		✓	✓		
SR-57 Lambert Road Interchange	✓		✓	✓		
I-15/French Valley Parkway	✓	✓	✓	✓	✓	✓
I-10/Monroe Interchange					✓	
Menifee Widening Project		✓	✓	✓		✓
SR-91 Eastbound 2.0		✓	✓	✓	✓	

Proposed team member's qualifications and experience with projects of a similar magnitude and nature

The following projects demonstrate Parsons' capabilities in performing similar scopes of work:

SR-138 PHASE 1 IMPROVEMENTS (RAILROAD SAFETY IMPROVEMENT (PROJECT NO. 653B)

PALMDALE, CALIFORNIA



Angela Schnapp, LEED AP, ENV

Parsons is providing environmental and engineering services to the City of Palmdale for improvements to SR-138.

- Leslie Provenzano

Due to funding constraints with the SR-138 Improvements Project between 5th and 10th Street East, the Parsons team in cooperation with Caltrans and the City developed a plan to phase this project. The Phase 1 improvements focus on the railroad safety improvements between 6th Street East and Sierra Highway. Phase 2 will construct the remaining improvements, including the widening of SR-138 from 2 to 3 lanes and the widening of Sierra Highway. Parsons has completed one NEPA/CEQA revalidation for Phase 1 and is preparing a second NEPA/CEQA revalidation for Phase 1. Parsons completed biological, cultural, and air quality conformity analyses in support of the first revalidation. Parsons is preparing biological, cultural, hazardous materials (ISA), and air quality conformity analyses in support of the second revalidation for Phase 1.

SR-91 EASTBOUND CORRIDOR OPERATIONS PROJECT (91 ECOP)

RIVERSIDE COUNTY, CALIFORNIA



Angela Schnapp, LEED AP, ENV

Parsons is currently providing PA/ED and PCM support on the 91 ECOP project. 91 ECOP proposes to add a sixth general purpose (GP) lane from the 241/91 eastbound GP connector to the Green River Road off-ramp to achieve operational and safety improvements by alleviating traffic congestion experienced, especially during the afternoon/evening (PM) peak period. This project is a component of the Ultimate SR-91 CIP, which was split into initial and ultimate phases due to funding constraints.

- Arianne Preite

Parsons is currently preparing a NEPA/CEQA Revalidation of the SR-91 Corridor Improvement Project (91 CIP), of which the 91 ECOP is a component of the Ultimate Project. In support of the NEPA/CEQA Revalidation, cultural and biological resources technical memoranda have been prepared along with an Initial Site Assessment, Community Impacts, Climate Change, noise, and Section 4(f)/6(f) documentation.

I-15/SR-91 EXPRESS LANES CONNECTOR

RIVERSIDE COUNTY, CALIFORNIA



Parsons was the overall program manager for delivering this express lanes connector project, which opened to traffic in 2024. Parsons developed and obtained approval for the PA/ED phase in parallel with the design-build procurement. As part of the PA/ED approval, Parsons prepared a NEPA/CEQA Environmental Revalidation to the 91 CIP EIR/EIS. Technical reports prepared in support of the revalidation included air quality conformity analysis, initial site assessment, biological report (NES-MI), and visual impacts. Additionally, Parsons worked closely with Caltrans District 8 to perform supplemental noise monitoring and prepare a Supplemental Noise Study Report and Supplemental Noise Abatement Decision Report.

SR-71/SR-91 INTERCHANGE IMPROVEMENT PROJECT

RIVERSIDE COUNTY, CALIFORNIA



Parsons provided PA/ED and PS&E services for the SR-71/SR-91 Interchange Improvement Project, located in the City of Corona in Riverside County. The project includes a 3,000-foot-long, two-lane direct connector from eastbound SR-91 to northbound SR-71, reconfigures the Green River Road On-Ramp, including a new bridge over BNSF ROW and Prado Road, and ancillary improvements along SR-71 to accommodate the new connector. Parsons prepared and obtained approval on the Project Report and Environmental Document and was then selected by RCTC to complete the final design.

Arianne Preite

Parsons prepared a NEPA/CEQA environmental revalidation which included an updated Investigation Site Assessment (ISA) Memorandum, Jurisdictional Delineation Memorandum, Cultural Memorandum, Air Quality Conformity Memorandum, Paleo Mitigation Plan, Supplemental Natural Environmental Study, and Climate Memorandum. Parsons also prepared supplemental traffic analysis for the noise study, performed supplemental noise measurements, prepared a SNSR and Supplemental NADR, resulting in the design and approval of four (4) soundwalls on private properties.

SR-91 SEGEMENT 1

ANAHEIM, CALIFORNIA



Parsons prepared the Final PS&E for the SR-91 Improvement Project (Segment 1) from Lakeview Avenue to SR-55 to improve operations. Improvements include construction of a new drop ramp directly from Lakeview Avenue to the SR-55 Connector and relocating the SR-91/SR-55 bifurcation east of Lakeview. Additionally, the project combined the Lakeview Avenue westbound (WB) loop and WB slip on-ramps as a single tight diamond on-ramp to SR-91. Lakeview Avenue between Santa Ana Canyon Road and Riverdale Avenue will also be reconstructed, along with replacement of the overcrossing structure.

- Katherine Ryan

The PS&E Phase included a NEPA/CEQA environmental revalidation to the previously approved Mitigation Negative Declaration/Finding of No Significant Impact (MND/FONSI) to document changes to the proposed design and ROW requirements. Environmental analysis for the revalidation includes cultural resources, paleontology, air quality, noise and vibration, biological resources, and hazardous materials and waste.

SR-60 MORENO BEACH DRIVE PHASE 2 INTERCHANGE IMPROVEMENTS

MORENO VALLEY, CALIFORNIA



Parsons prepared the plans, specifications, and estimates design package for SR 60/Moreno Beach Drive Phase 2 interchange improvements in the City of Moreno Valley, which included a NEPA/CEQA Environmental Revalidation and Supplemental Project Report Improvements included replacing existing Moreno Beach Drive Overcrossing, constructing the WB SR 60 ramps, reconstructing a portion of the eastbound (EB) SR 60 ramps, widening Moreno Beach Drive from Eucalyptus Avenue to Hemlock Avenue, and completing the Line K-1 master plan drainage improvements along Ironwood Avenue within delineated waterways of the State.

- Brian Upchurch

As part of the Environmental Revalidation process, Parsons prepared, Air Quality Report, Hazardous Waste Investigation Site Assessment (ISA) Memorandum, Cultural Resource Technical Study Memorandum, Paleontology Identification Memorandum, NEPA/CEQA Environmental Revalidation, and coordinated with the United States Army Corps of Engineers, Regional Water Quality Control Board and California Department of Fish and Wildlife in obtaining the necessary permits.

I-15/FRENCH VALLEY PARKWAY

TEMECULA, CALIFORNIA



The City of Temecula proposes improvements on a portion of Interstate 15 (I-15) between the existing Winchester Road (State Route [SR] 79)/I-15 interchange and Murrieta Hot Springs Road in the vicinity of the I-15/Interstate 215 (I-215) junction (including related improvements to the related portion of I-215 from the I-15/I-215 juncture to just south of the Murrieta Hot Springs Road/I-215 interchange), within the cities of Temecula and Murrieta in Riverside County, California.

- Emile Fiesler, PhD

Parsons completed a NEPA/CEQA environmental revalidation of the January 2010 Final I-15/French Valley Parkway Improvement project's initial study with mitigated negative declaration and an environmental assessment with a "Finding of No Significant Impacts." Multiple technical studies were prepared in support of the revalidation including air quality conformity, community impact assessment, cultural, initial site assessment, noise, paleo, biological including a JD, and a visual impact assessment.

SR-57/ORANGEWOOD TO KATELLA AVENUE

ANAHEIM, CALIFORNIA



Parsons is providing design and construction support services for the SR 57 Northbound Improvement Project between Orangewood Avenue and Katella Avenue. The scope includes preparing plans, specifications, and estimates to widen 1 mile of the northbound side of the freeway from south of the Orangewood Avenue undercrossing north to the Katella Avenue undercrossing and includes constructing a fifth northbound general-purpose lane, upgrading medians and sight distances, and reconfiguring existing ramps.

- Arianne Preite

Parsons completed three NEPA/CEQA environmental revalidations of the March 2019 State Route 57 Northbound Improvement Project's initial study with mitigated negative declaration and an environmental assessment with a "Finding of No Significant Impacts." Multiple technical studies were prepared in support of the revalidation including cultural resources, initial site assessment, biological resources including a JD, and coordinated with the United States Army Corps of Engineers, Regional Water Quality Control Board and California Department of Fish and Wildlife in obtaining the necessary permits.

SR-91 CORRIDOR OPERATIONS PROJECT

ANAHEIM, CORONA, YORBA LINDA, CALIFORNIA



Parsons provided PA/ED and Plans, Specifications and Estimates (PS&E) services for the SR-91 COP, located along WB SR-91 from Green River Road to SR-241 in Orange and Riverside counties. SR-91 COP is a component of the SR-91 CIP Ultimate Project. Improvements include adding a sixth general purpose lane approximately 2 miles in length by widening the outside of SR-91, widening the County Line Creek Bridge, constructing 3,200 feet of new retaining walls, utility relocations, reconstructing Green River Road, replacing overhead (OH) signs, and installing high mast lighting.

Parsons prepared and obtained approval on the Supplemental Project Report (SPR) and NEPA/CEQA Environmental Revalidation of the 91 CIP EIR/EIS. The project is located adjacent to the Santa Ana River and multiple wildlife corridors within a highly environmentally sensitive area. In addition to the revalidation, Parsons prepared the following technical studies in support of the revalidation: supplemental NES, supplemental ISA, Supplemental NSR, supplemental NADR, paleo mitigation plan, and air quality memorandum to meet conformity requirements.

MENIFEE ROAD WIDENING

MENIFEE, CALIFORNIA



The project proposes to widen 1.0 mile of Menifee Road from Scott Road to Garbani Road to provide two lanes in each direction, **traffic signal modifications**, bike lanes, a median, and sidewalk. Parsons prepared preliminary engineering for this project evaluating alignments and cross section alternatives to achieve the project objective while minimizing environmental and right-of-way impacts.

A preferred alternative was selected, and Parsons prepared an environmental analysis for community impacts, noise, air quality, biological, and cultural and hazardous materials. The project includes two areas containing sensitive species that will be impacted by the project, and resource agency permits will be required by the U.S. Army Corps of Engineers (USACE), Regional Water Quality Control Boards (RWQCB), and California Department of Fish and Wildlife (CDFW). The environmental document includes an Initial Study with Mitigated Negative Declaration (IS/MND) and is currently being finalized for circulation of the environmental document.

- Arianne Preite

Parsons' Key Personnel

For this project, we've assembled a team that includes local southern California staff supported by one specialty subconsultant. Our **project manager, Angela Schnapp,** recently delivered multiple similar projects and will use that experience to successfully deliver the environmental clearance of this project. **All key staff identified in Table B-1 are 100 percent committed to delivery of this project for the City and located in Pasadena, except for Joseph Legaspi, who is located in Los Angeles.** **Table B.1** provides an overview of key personnel, their role on this project, and the key experience they bring.

Table B.1: NEPA/CEQA Revalidation Team

	**Project Manager – Angela Schnapp, LEED AP,** will manage all stages of the project. Angela has experience managing similar projects for Caltrans District 9 and other public agencies, and she has proven time and again to be responsive, technically proficient, and motivated to deliver. Education: Bachelor of Science, Nuclear Engineering, Master of Science University of Illinois Urbana-Champaign, IL
	**NEPA/CEQA Revalidation - Robert Malone** brings over 20 years of experience and will serve as the NEPA/CEQA Revalidation lead. Rob has delivered similar services for the City on the SR-138 Widening Phase 1, 91 COP, 91 ECOP, and SR-71/SR-91 Interchange Improvements projects. Education: Master of Science, Regional Planning, University of Massachusetts, MA
	**Community Impact Assessment – Brynna McNulty** brings over 15 years of experience, with specific strengths in community impact analysis. She has most recently supported community impact assessment on the Menifee Widening project. Education: Bachelor of Science, Environmental Science and Bachelor of Science, Anthropology, University of California, Santa Cruz, CA
	**Initial Site Assessment – Brian Upchurch** brings over 10 years of experience and will be responsible for preparing the Initial Site Assessment. He has extensive experience in preparation of ISAs on the 91 ECOP, SR-138 Widening Project Phase 1, SR-76, and Metro's Rail to River projects. Education: Bachelor of Science, Geography, California State Polytechnic State, Pomona, CA
	**Biological Resources – Emile Fiesler, PhD** brings over 20 years of experience and will lead the Natural Environmental Study and Jurisdictional Delineation efforts. Emile has prepared these analyses on the SR-138 Widening Phase 1, SR-57/Orangewood to Katella Avenue, and I-15/French Valley Parkway. Education: Master of Science, Computer Information Science, Amsterdam, Ph.D in Commercial Science, University of Alabama
	**Public Outreach - Joseph Legaspi** will serve as Outreach Lead, bringing nearly 20 years of experience developing and executing successful public engagement campaigns, with a strong focus on transportation, infrastructure, and housing projects. Education: Master in Communication Management, University of Southern California, Bachelor of Science in Business Administration, California State University, Los Angeles

Subconsultant Team

Angela Schnapp, LEED AP, ENV SP, has selected Lee Andrews Group to provide the City with a dedicated, high-quality public outreach team. Lee Andrews Group has recent and relevant experience delivering projects for the City and have a long history of partnering with Parsons to deliver projects.

Lee Andrews Group has 30+ years of expertise in public relations, marketing, branding, and community engagement, and specializes in executing complex, multifaceted outreach campaigns for infrastructure projects in southern California. They have a proven track record in public engagement for environmental document releases, driving meaningful community participation.

Firm References

This Parsons team has been delivering projects for the City for more than a decade. We encourage you to speak with City staff, including Cody Hicks, to get a better understanding of this team's commitment to the City, our responsiveness, and our ability to deliver on schedule and within budget. Below are three additional California references:

Reference 1	Reference 2	Reference 3
Sri Srirajan Project Manager Riverside County Transportation Commission 951-206-3831 SSrirajan@RCTC.org	Jeannie Lee Senior Project Manager Orange County Transportation Authority 714-560-5735 jlee@OCTA.net	Hailey Herrington Contract Manager California Department of Transportation District 9 760-920-3194 hailey.herrington@dot.ca.gov

Key Personnel Locations

Name	Role	Firm	Location
Angela Schnapp	Project Manager/AQCA	Parsons	Pasadena, CA
Robert Malone	NEPA/CEQA Revalidation	Parsons	Pasadena, CA
Brynna McNulty	Community Impacts	Parsons	Pasadena, CA
Brian Upchurch	Initial Site Assessment	Parsons	Pasadena, CA
Emile Fiesler	Natural Environment/JD	Parsons	Pasadena, CA
Joseph Legaspi	Public Outreach	Lee Andrews Group	Los Angeles, CA

SECTION C

PROJECT APPROACH

This section outlines the approach for project management and technical studies to complete the anticipated environmental documentation for this proposed project. Parsons is very familiar with the City's procedures and will coordinate closely with each member of the environmental team to complete the project in a timely manner. World-class project management procedures established by Parsons will be strictly followed by the project team members to ensure the highest quality of all project deliverables.

PROJECT MANAGEMENT APPROACH

The following elements will be central to project management for this project:

- Effective communication with the City and Caltrans accomplished through regular meetings, proper documentation, quality control measures, and task management
- Control of project scope, schedule, and budget
- Early identification and resolution of any project issues
- Proactive management of critical path items and regular updates of the schedule
- Monthly progress reports that clearly identify project progress and any problems to be resolved
- Coordination with the community
- A clear and logical filing system, with information readily available to the City
- A dedicated SharePoint site to exchange information, project deliverables, and comments between the City and the consultant team

PROJECT WORK PLAN

A project work plan is prepared for all projects executed by Parsons. The project work plan will define staffing, cost and schedule, selection of subcontractors, site visits planned, data collection, identification of data needs, communications, work assignments for the team, and assigned hours for each staff member. Task management procedures will be reiterated, including mandatory internal quality assurance/quality control (QA/QC) review of all administrative drafts, and draft and final deliverables prior to submittal to the City and Caltrans.

QUALITY ASSURANCE AND QUALITY CONTROL PLAN

Parsons' quality management system comprises two major functions: QA and QC. Our implementation of quality is at every level of the organization, so it permeates throughout the project team, resulting in a superior deliverable for our clients.

Parsons' QA program comprises all planned and systematic activities necessary to provide confidence to the City and internally to Parsons' senior management that we will fulfill all requirements as stated in our contract. Our QC program institutes tests, measurements, and examinations that ensure accuracy and validity of the work so that it complies with contractual agreements and obligations and eliminates the causes of unsatisfactory performance.

Please see Section F of this SOQ for more details on our Quality Assurance and Quality Control Plan.

TRACKING AND CONTROLLING COSTS FOR BUDGET CONTROL

Staying on budget is one of the things we do best. Over the years, we have learned that there is a science and an art to budget management. The science is in understanding all factors that go into not only establishing an accurate, acceptable, and realistic budget but also keeping the budget in focus at all times through constant monitoring. The art is in working with the City and Caltrans to achieve the project needs while maintaining strict control over budgets. Here is where we place our focus:

- **Initial budget** – We have learned how important it is that the initial budget be consistent with the intended scope, uncertainties, and realities and timing of the available funds. We will sit down with the City and verify any current assumptions and estimates for the executed work authorizations. By gaining an understanding of these assumptions, Parsons will quickly begin to manage our project budget for the City, identify any needed course corrections, and avoid budget overruns.
- **Continuous cost management** – Cost management during project implementation is not a series of estimating events, but it is a process of continual review and consultation with our client. We carefully document the initial budget and scope discussions. Then we identify problems, including areas where the project has extended beyond the initial assumptions for the budget and will communicate this to our client on a monthly basis or more often, if necessary.
- **Change order tracking and forecasting** – Parsons uses the Parsons Resource and Information System Manager (PRISM) Status Tool to track current project costs on a monthly basis or more often as needed, and to estimate the cost at completion for each task. Our monthly reporting process forces us to forecast and recommend action based on the forecasts. This process ensures there will be no surprises.

ENVIRONMENTAL PROCESS

While the 3-year timeframe only applies to Environmental Impact Statement (23 CFR 771.129(a) and (b), Parsons agrees that it would be prudent to complete a reevaluation of the previously conducted environmental analyses with the passing of 15 years since the project was last reviewed for environmental impacts. Parsons, in coordination with Caltrans District 7 Local Assistance environmental staff, will prepare a National Environmental Policy Act (NEPA) Revalidation to confirm project impacts are the same or less than impacts analyzed in the Environmental Assessment with Finding of No Significant Impact (EA/FONSI) prepared for the Project and approved in September 2011. Given that additional design for the project has progressed since the EA/FONSI was prepared (the City is at 95% completion of the final design), Parsons will work with the City to identify what design changes have been incorporated since the completion of the EA/FONSI and determine which, if any, need to be analyzed in the NEPA revalidation. Parsons will utilize the latest NEPA/CEQA Revalidation form available on Caltrans' Standard Environmental Reference website to complete the appropriate analysis.



FIGURE C.1: PARSONS PREPARE A NEPA/CEQA REVALIDATION FOR PHASE 1 OF THE SR-138 WIDENING PROJECT

After reviewing the EA/FONSI and changes to the project design incorporated since the EA/FONSI was approved, Parsons will determine, in coordination with Caltrans District 7 Local Assistance environmental staff, which environmental resources should be updated. Based on our initial review of the EA/FONSI, Parsons agrees that updates to the Community Impact Assessment (CIA), Initial Site Assessment (ISA), Natural Environment Study and Jurisdictional Delineation (NES, JD), and update to the Air Quality Conformity Analysis would be required.

Our team recently completed a NEPA/CEQA Revalidation of the SR-138 Widening Project for Phase 1 as shown in Figure C.1.

PREPARATION OF TECHNICAL STUDY/MEMORANDUM UPDATES

Parsons is familiar with the preparation of the technical studies in support of NEAP/CEQA documents for transportation projects. Parsons will utilize key technical specialists who are familiar with Caltrans Standard Environmental Reference (SER) and City of Palmdale's CEQA Guidelines to perform the necessary environmental studies updates. Close coordination with Caltrans District 7 functional specialists will occur early to ensure the scope of each technical study/memorandum update is mutually agreed upon by the City, Caltrans, and the Parsons Team.

PUBLIC OUTREACH APPROACH PLAN



FIGURE C.2: STAKEHOLDER MAP

Lee Andrews Group and Parsons are well versed in, and prepared to develop and execute, a strategic public outreach plan for the Rancho Vista Boulevard Grade Separation Project. Our approach will be centered on proactively engaging the communities, businesses, and other stakeholders surrounding the project to build awareness of its positive impacts and maintain positive relations between the City and affected communities. The project area falls within several layers of elected representation, schools, transit, parks, residential communities, and a range of service organizations and businesses, as shown in Figure C.2.

To accomplish this, Lee Andrews Group developed the following Public Outreach Plan that will serve as the blueprint for public engagement. Throughout this engagement, Lee Andrews will work hand-in-hand with **City Communications Manager, Stella Divine**. The Plan includes strategy, messaging, and tactics. From a tactical perspective we propose the following:

- **Comment Collection –** An online form for attendees to submit feedback during or after the meeting.
- **Notification Mailer –** Draft, design, and mail to property owners and businesses within the project limits, in English and Spanish, to inform them about the project and direct them to the virtual community meeting. The mailer will include information on how to submit feedback, similar to the example the Parsons team prepared shown in Figure C.3.
- **Social Media Content –** Develop graphics for the City to post organically on its own channels, including Facebook/Instagram, LinkedIn, and Nextdoor, announcing the virtual community meeting and sharing the fact sheet and exhibits.
- **Fact Sheet & Technical Exhibits –** Develop a fact sheet that defines the project and technical exhibits that break down more detailed technical information in an accessible way. Both will include information on how to submit feedback.
- **Virtual Community Meeting –** Host one online meeting via Zoom at the 80% design milestone to share project information and gather feedback. The meeting will be recorded and made available on the project webpage afterward.


STATE ROUTE 138 Improvements Project
5th St East to 10th St East (Palmdale Boulevard)
PROJECT DESCRIPTION
ALTERNATIVES
PURPOSE
RIGHT-OF-WAY IMPACTS
PROJECT SCHEDULE
COMMUNITY INVOLVEMENT

FIGURE C.3: PROJECT FLYER FOR THE SR-138 (PALMDALE BOULEVARD) IMPROVEMENTS PROJECT

- **Meeting Summary Report** – A memo compiling all feedback received, synthesized by theme and frequency, for the project record.

All dates in **Table C.1** below are relative to the public outreach meeting, anchored after the 95% design milestone. The meeting is anticipated for early 2027, pending the City's confirmed award date.

TABLE C.1: PUBLIC OUTREACH SCHEDULE

Schedule	Activity
At project kickoff	• Project Webpage: goes live with general project information
6 weeks before Meeting #1	• Notification Mailer: draft
5 weeks before Meeting #1	• Notification Mailer: finalize
4 weeks before Meeting #1	• Notification Mailer: translate
3 weeks before Meeting #1	• Notification Mailer: mail (drop date) • Fact Sheet & Technical Exhibits: finalize
2 weeks before Meeting #1	• Notification Mailer: lands in mailboxes • Fact Sheet & Technical Exhibits: posted to website • Project Webpage: updated with meeting details • Social Media Content: Round 1 posted (Facebook/Instagram, LinkedIn, Nextdoor) • City Calendar Listing: posted • Comment Collection Form: opens
1 week before Meeting #1	• Social Media Content: Round 2 posted (Facebook/Instagram, LinkedIn, Nextdoor)
Meeting Date #1	• Community Meeting: hosted at the City
2 Weeks after Meeting #1	• Meeting #1 Summary Report: finalize
2 weeks before Meeting #2	• Finalize notifications and mailers
Meeting #2	• Community Meeting: hosted at the City
2 weeks after Meeting #2	• Meeting #2 Summary Report: finalize
Meeting #3	• Community Meeting: hosted at the City
2 weeks before Meeting #3	• Finalize notifications and mailers
2 weeks after Meeting #3	• Meeting #2 Summary Report: finalize
July 2027	• City Council Meeting: Present Revalidation Completing and Outreach Summary

As noted previously, Parsons is familiar with the preparation of the technical studies in support of NEPA/CEQA documents for transportation projects. Parsons will utilize key technical specialists who are familiar with Caltrans, Standard Environmental Reference (SER) and City of Palmdale's CEQA Guidelines to perform the necessary environmental studies updates. Close coordination with Caltrans District 7 functional specialists will occur early to ensure the scope of each technical study/memorandum update is mutually agreed upon by the City, Caltrans, and the Parsons Team.

Task 1 - NEPA/CEQA Revalidation

Parsons will work with the City to identify what design changes have been incorporated since the completion of the EA/FONSI and determine which, if any, need to be analyzed in the NEPA revalidation. Parsons will utilize the latest NEPA/CEQA Revalidation form available on Caltrans' Standard Environmental Reference website to complete the appropriate analysis. Parsons, in cooperation with Caltrans District 7 Local Assistance environmental staff, will prepare a National Environmental Policy Act (NEPA) Revalidation to confirm project impacts are the same or less than impacts analyzed in the Environmental Assessment with Finding of No Significant Impact prepared for the Project and approved in September 2011. The Revalidation will be prepared using the most up to date NEPA/CEQA Re-Validation Form on Caltrans Standard Environmental Reference (SER) website. Analysis will be prepared using information from associated supplemental/updated technical studies prepared for the Project. A Draft Revalidation will be prepared. Two rounds of comments from the City and Caltrans will be addressed and a Final Revalidation will be prepared.

Task 2 - Community Impact Assessment

Upon review of the EA/FONSI, it was noted that the original Community Impact Assessment was approved in September 2010. Census data was from the year 2000. Many changes to Community Character and Cohesion most likely have occurred. Parsons will work with Caltrans District 7 Local Assistance environmental staff on the extent of analysis needed for the Community Impact Assessment. Parsons will obtain new Census data to determine changes in ethnicity, age, household size, housing tenure, and transit-dependent populations. Updates to the analysis will be summarized in the Revalidation.

Deliverables:

- Draft Supplemental CIA or Update Memorandum
- Final Supplemental CIA or Update Memorandum

Task 3 - Initial Site Assessment

The original Initial Site Assessment (ISA) was completed in 2010. Since that time, several updates to the ASTM Standard governing ISA preparation have been released. Parsons will work with Caltrans District 7 Local Assistance environmental staff to determine the extent of analysis needed for the Initial Site Assessment. Parsons anticipates that the original ISA will simply need to be updated. This update would include obtaining a new Environmental Data Resources (EDR) report for hazards and hazardous materials within the proposed project site and associated search radii to evaluate if past or current site activities have resulted in recognized environmental conditions (RECs). Since the ASTM guidance and with EPA Standards and Practices for All Appropriate Inquiries has been updated several times since the original ISA was prepared, Parsons' updated ISA memorandum would also include any new requirements identified in the latest ASTM guidance (ASTM E1527-21).

Following a review of the information, a site visit to the project location and adjacent properties will be conducted to visually inspect current land uses and existing operations to the extent they can be viewed. Field observation of possible evidence of petroleum products, vehicle maintenance areas, dump sites, discolored soils, transformers, and unidentified containers, and other hazardous materials will be noted. Site access will be coordinated with the City.

The findings and conclusions of the original ISA, including the results of the database and literature review and field reconnaissance, will be reviewed and updated as appropriate based on the new EDR report and site visit observations. A Supplemental ISA or Update Memorandum will be prepared.

Deliverables:

- Draft Supplemental ISA or update Memorandum
- Final Supplemental ISA or update Memorandum

Task 4 - Natural Environment Study and Jurisdictional Delineation

The original Natural Environment Study (NES) was completed in 2010. Since then, several changes in the status of species have occurred. Parsons will work with Caltrans District 7 Local Assistance environmental staff to determine the extent of analysis needed for a Supplemental NES or NES Update Memorandum. Parsons will complete a thorough review of previously completed studies as well as complete a review of the California Natural Diversity Database and California Native Plant Society Online Inventory, as well as the IPac and NOAA databases. Parsons will include a determination as to whether the proposed project would affect any federally or State-listed species. Parsons will also review City plans and codes pertaining to biological resources.

Following the records search, field surveys will be conducted by a qualified biologist to provide an update on vegetation communities, habitat types, and plant and wildlife species in the study area. The findings of the desktop database and literature review and site survey will be compiled into either a Supplemental NES or a Biological Resources technical memorandum, as agreed upon by Caltrans Local Assistance staff. Information from this document will be summarized in the Revalidation. Previously identified mitigation measures will be reviewed to determine whether any changes to those measures might be warranted and whether any new measures would be required to reduce potential impacts to the level of significance identified in the EA/FONSI or less.

The previous Jurisdictional Delineation (JD) was prepared in 2010. Typically, these analyses are considered sufficient or five (5) or so years. Therefore, Parsons agrees that an update to the JD is warranted. A wetlands delineation survey will be completed by a qualified biologist, and a JD will be prepared. The JD will identify any United States Army Corps of Engineers (USACE) jurisdictional areas and any California Department of Fish and Wildlife (CDFW) jurisdictional areas. The JD will be submitted to the USACE to request a Preliminary Jurisdictional Determination be made for the project. The CDFW jurisdictional areas will be evaluated to determine whether or not there are any waters within the project footprint that may be subject to Regional Water Quality Control Board (RWQCB) jurisdiction that would subject to the Porter-Cologne Water Quality Act. Results of the JD will be summarized in the Revalidation.

Deliverables:

- Draft Supplemental NES and JD or Update Memorandum
- Final Supplemental NES and JD or Update Memorandum

Task 5 - Air Quality Conformity Analysis

With the last Air Quality Conformity determination being determined based on guidelines and standards from 2010, Parsons anticipates the Air Quality Conformity Analysis will be required to be updated. Caltrans typically requires air quality conformity to be updated every three (3) years. In 1993, EPA promulgated regulations to implement Section 176(c) of the CAA. These regulations established the criteria and procedures for determining whether federal plans, programs, and projects conform with State Implementation Plans (SIPs) for attaining the NAAQS. The purpose of the Transportation Conformity rule is to ensure that federal activities or funding do not cause or contribute to new violations of NAAQS, worsen existing violations of the NAAQS, or delay attainment of the NAAQS. Because the proposed project would include federal funding in an area designated as nonattainment of the NAAQS for ozone (O_3), conformity requirements apply to the project.

Parsons will prepare an updated AQCA for the proposed project in accordance with Caltrans procedures, using the latest template from Caltrans SER website. As part of updating the AQCA, the completion of this analysis must be advertised for a duration as long as the original environmental document (EA/FONSI) was advertised, which was 30 days. It is anticipated that the advertisement will run in the publication of the Antelope Valley Press Newspaper. Upon completion of the public review period for the Conformity Analysis, the AQCA document will be finalized along with completion of the Transportation Air Quality Conformity Findings Checklist.

Parsons will also prepare the Federal Highway Administration Submittal Package which is the formal submittal for FHWA to issue an FHWA Project-Level Conformity Determination. Caltrans Headquarters will submit the package to FHWA for the final Determination, which will close out the Conformity process.

Deliverables:

- Draft Updated AQCA
- Final Updated AQCA
- FHWA Submittal Package to Request FHWA Project-Level Conformity Determination
- Newspaper Advertisement

SECTION D

PROJECT UNDERSTANDING

Proposed Project

The City of Palmdale (City) is proposing to construct railroad grade separation of Rancho Vista Boulevard at Sierra Highway and the existing at-grade crossing of Metrolink and UPRR and proposed CHSRA tracks. This is considered to be one of the high priority projects in the City's Capital Improvement Program (CIP). The grade separation will consist of a bridge over Sierra Highway and existing and future tracks, two connector ramps in the northwest and southwest quadrants of the Rancho Vista Boulevard and Sierra Highway intersection, and a westbound Rancho Vista Boulevard to northbound Sierra Highway slip ramp.

The project also involves the widening of Rancho Vista Boulevard from Fairway Drive to 10th Street East from four to six lanes; construct auxiliary lanes; install raised concrete medians, curb and gutter and sidewalks where missing; construct Americans with Disabilities Act (ADA) compliant curb access ramps; install street lighting; install landscaping and irrigation improvements; construct drainage improvements; relocate utilities; signing and striping; and construct a Class 2 bike facility along this corridor.

Additionally, the project will also widen Sierra Highway from four to six lanes from approximately 400 feet north of Avenue O-8 to Technology Drive; construct auxiliary lanes and raised concrete medians; construct curb and gutter and sidewalks along the west side; construct ADA-compliant curb access ramps; install street lighting; install landscaping and irrigation improvements; construct drainage facilities; signing and striping. This will allow construction of the section of the multi-use trail across Rancho Vista Boulevard that will connect both ends of the existing trail making it continuous from Technology Drive to Columbia Way.

Other improvements include widening of Avenue P-8 approximately 300 feet west of Division Street to Sierra Highway, widening of 3rd Street East from Rancho Vista Boulevard to 300 feet south of Avenue P-8 and construction of a new section of 4th Street East from 3rd Street East to the east then curving south toward Technology Drive.

Parsons understands these improvements will enhance safety, reduce traffic congestion, and improve circulation and operations of vehicles, bicycles, pedestrians, and train traffic. Parsons also understands that project design has moved forward from the design analyzed in the EA/FONSI and is currently at the 95% completion level.

Efficiency Through Proven Experience and Familiarity with Rancho Vista

For the past 10 years, Parsons has partnered with the City of Palmdale on key transportation improvement projects, including the Rancho Vista Grade Separation Final Design, Rancho Vista Boulevard Widening from 3rd Street to 10th Street, and Rancho Vista Boulevard Section 130 Railroad-Highway Improvements. Through this long-standing relationship, our team has developed a strong understanding of the City's transportation goals, corridor needs, and project delivery priorities. Furthermore, this Parsons team, supported by Daniel Kachi, has worked together for many years, demonstrating strong continuity, collaboration, and rapport.

Our corridor-level experience along Rancho Vista Boulevard gives us a comprehensive understanding of how individual improvements interact and positions us to provide consistency across related City projects. Our familiarity is further strengthened by our understanding of adjacent ongoing efforts, including the Division Street/Rancho Vista Boulevard Traffic Signal Improvements Project and the 3rd Street/Technology Drive Traffic Signal Improvements Project.

Angela Schnapp brings extensive corridor-specific environmental experience through her work on key transportation improvements in the City of Palmdale, including the Rancho Vista Boulevard Widening Project and the Rancho Vista Boulevard Section 130 Railroad-Highway Improvements, both of which she successfully helped environmentally clear. As seen in the figure below, the Parsons team thoroughly understands the existing environment, delineating existing vegetation at Rancho Vista Boulevard and Sierra Highway.

She has led environmental documentation efforts, coordinated technical studies, and supported agency consultation to help move complex transportation projects from planning through approval. Angela's experience navigating environmental requirements for improvements along the Rancho Vista Boulevard corridor has given her a strong understanding of the regulatory context, project constraints, and coordination needs necessary to maintain schedule and project momentum. Throughout these efforts, she has worked closely with agencies and project teams to ensure environmental commitments are clearly integrated into project development and delivery.

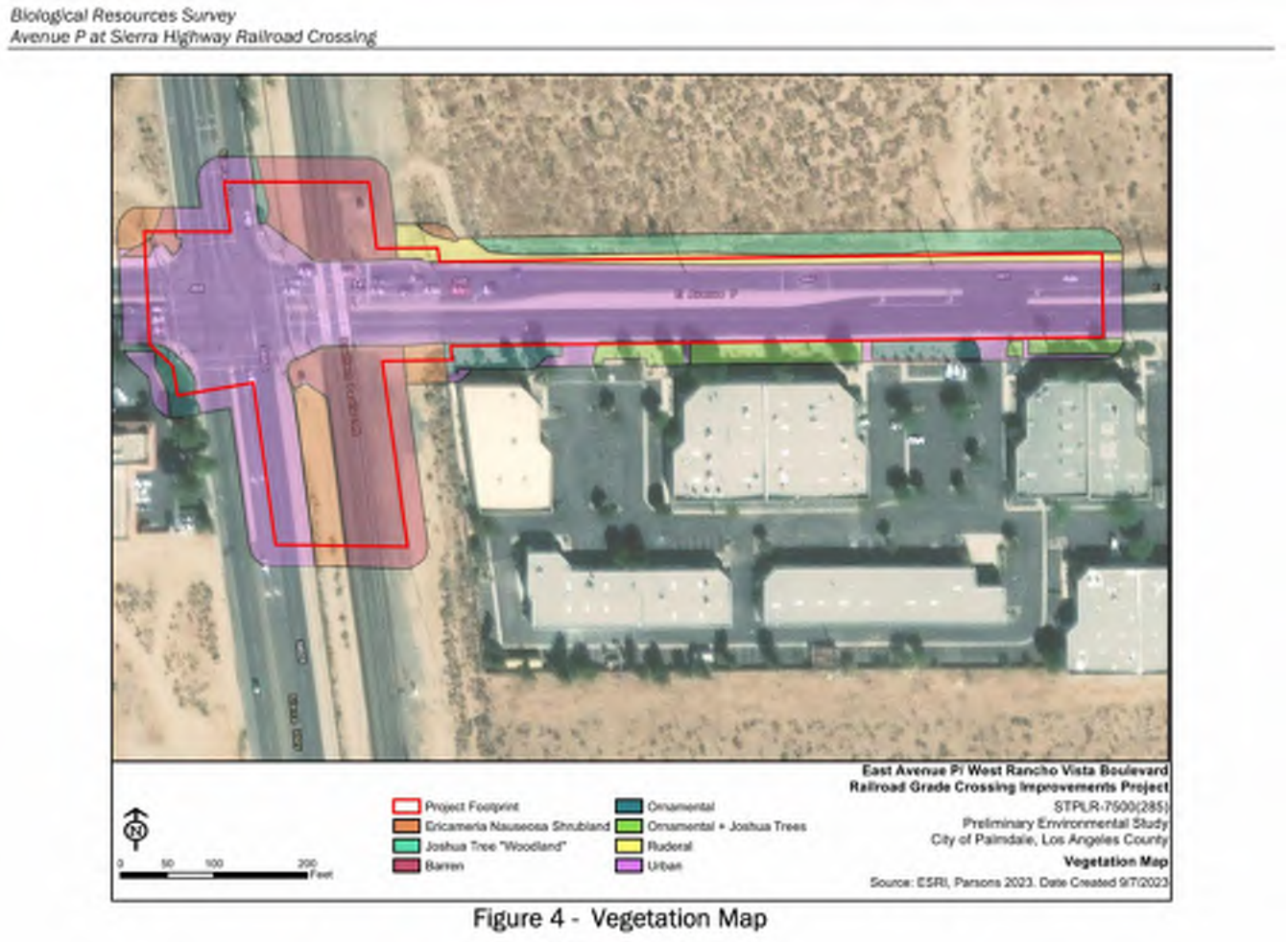


Figure 4 - Vegetation Map

Type of Environmental Document

The project will use a variety of funding sources, some of which will come from federal funding. This triggers a requirement for environmental review under the National Environmental Policy Act (NEPA). Caltrans will act as the federal lead agency. The appropriate NEPA document at this stage in project development is a NEPA Revalidation of the EA/FONSI completed in 2011. This proposal assumes that a NEPA revalidation with supporting technical studies will be prepared, following Caltrans guidelines, to satisfy NEPA requirements. Parsons will use the latest NEPA/CEQA Revalidation form from Caltrans' SER website to prepare the Revalidation. The following technical studies are anticipated to be updated and supplemental studies or update memoranda will be prepared and submitted for Caltrans review and approval.

- Air Quality Conformity Analysis (AQCA)
- Phase I Initial Site Assessment
- Natural Environment Study and Jurisdictional Delineation
- Community Impact Assessment

Parsons will use the results from technical studies and memoranda prepared in support of the Revalidation.

While community outreach meetings are not a requirement of the NEPA/CEQA Revalidation, the Parsons Team will conduct three (3) community outreach meetings and will attend one (1) City Council Meeting.

Potential Project Issues of Concern

Biological Resources – Joshua Trees are now listed as a protected species under California Endangered Species Act (CESA). Joshua Trees are located within the project footprint, so there may be an expectation that those trees will need to be translocated and/or a 2081 Incidental Take Permit may be required. Additional surveys may be required as a result. This will be discussed in the Supplemental NES.

Hazardous Materials – Previously, several sites using or storing hazardous materials were identified in the original ISA completed in 2010. There is the potential for additional sites to be identified within the project footprint that may require a Phase II Site Investigation or additional avoidance, minimization, and/or mitigation measures. The updated ISA will discuss these potential sites.

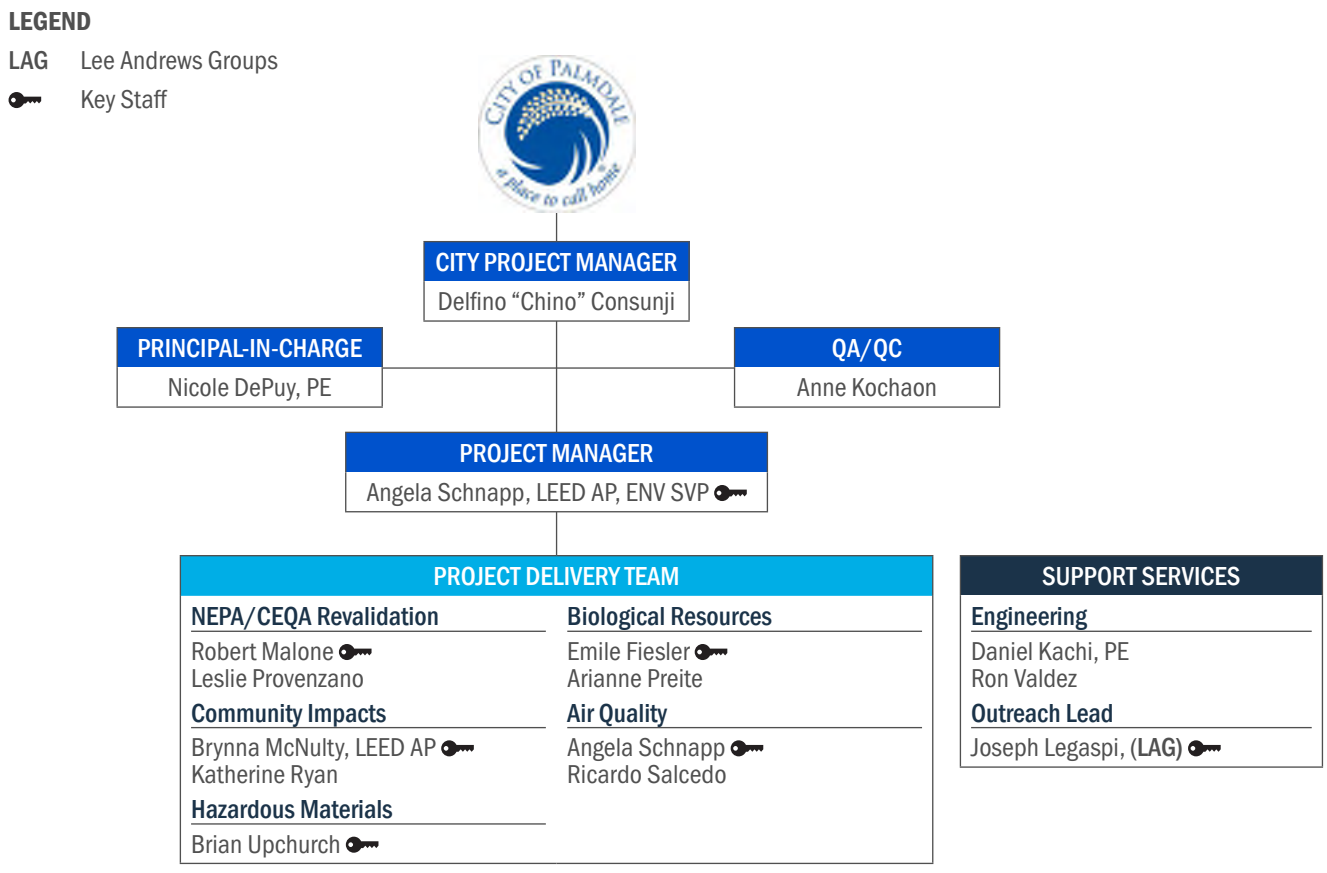
SECTION E

PROPOSED PERSONNEL

Team Overview

A Team History of Delivering Together. The City is getting the same team that has the experience of previously delivering for Palmdale. Our team has successfully delivered similar City projects over the past 10 years, supporting the City with a combination of technical expertise, nuanced and comprehensive knowledge of City standards and procedures, and familiarity with the City itself, including established relationships with City staff and stakeholders. Our Project Manager, Angela Schnapp, LEED AP, ENV SP, has delivered projects with all key staff and the Lee Andrews Group on the Parsons team. Under her leadership, we will leverage our history with the City and established network of technical experts to collaborate toward the successful delivery of this project. A detailed organizational chart identifying our team members and reporting structure is provided below in **Figure E.1.** Brief resumes for our proposed key personnel are provided on the following pages.

FIGURE E.1: ORGANIZATIONAL CHART



ANGELA K. SCHNAPP, LEED AP, ENV SP

PROJECT MANAGER

Angela Schnapp is a Parsons-certified project manager with extensive experience preparing environmental documents and supporting technical studies. She has comprehensive knowledge of both the California Environmental Quality Act of 1970 and the National Environmental Policy Act of 1969. Angela's background includes extensive transportation-related projects for various clients, including California Department of Transportation Districts 6, 7, 8, 9, and 12; the Ports of Los Angeles and Long Beach; and the Cities of Los Angeles, Bakersfield, Ontario, and Menifee.

Work Experience

Environmental Lead. Riverside County Transportation Commission, SR 91 Corridor Improvements, Riverside County, California, United States.
The tolled express lanes project to extend the existing SR 91 tolled express lanes in Orange County, 8 miles into Riverside County, including 3 miles of construction on I-15. The project includes a fourth-level flyover connecting SR 91 to I-15 South. Angela is responsible for developing the scope of work, providing a cost estimate, assisting with the project schedule development, attending project meetings, coordinating with California Department of Transportation District 8 environmental and engineering staff, and overseeing all environmental documentation, including a revalidation of the SR 91 capital improvement project final environmental impact report/environmental impact statement and associated technical studies for biological, Section 4(f), noise, hazardous materials, and air quality. Work also includes preparing a new record of decision for the project.

Environmental Lead. Riverside County Transportation Commission, SR 91 Eastbound Corridor Operations, Corona, California, United States.
Parsons is completing the project approval/environmental document phase by obtaining approval on a revalidation of the environmental impact report/environmental impact statement. The project involves adding a sixth general-purpose lane along eastbound SR 91 from the SR 241 Toll Road connector in Orange County to the Green River Road off-ramp in Corona to help improve traffic operations on eastbound SR 91, especially during peak hours. Angela is responsible for providing technical oversight and direction to senior environmental staff, coordinating with subconsultants, performing quality control reviews of technical deliverables, and overseeing the preparation of the revalidation of the environmental impact report/environmental impact statement).

Environmental Lead. City of Palmdale, SR 138 Widening, Palmdale, California, United States.
The Phase 1 scope of work includes the project approval and environmental document through plans, specifications, and estimates. Angela is responsible for coordinating environmental staff; reviewing environmental deliverables, including technical memoranda for cultural resources, biological resources, and air quality; and coordinating the preparation of the revalidation for the project.

Environmental Lead. Orange County Transportation Authority, SR 57 Northbound Improvements, Orange County, California, United States.
The scope includes preparing plans, specifications, and estimates to widen 1 mile of the northbound side of the freeway from south of the Orangewood Avenue undercrossing north to the Katella Avenue undercrossing and includes constructing a fifth northbound general-purpose lane, upgrading medians and sight distances, and

YEARS OF EXPERIENCE

Total: 28
With Parsons: 22

EDUCATION

- Master of Science, Environmental Engineering, University of Illinois at Urbana-Champaign, Illinois, 2000
- Bachelor of Science, Nuclear Engineering, University of Illinois at Urbana-Champaign, Illinois, 1992

REGISTRATIONS

- Professional Engineer Intern, 061023839, Illinois

CERTIFICATIONS

- LEED Accredited Professional (LEED AP), Green Business Certification, Inc.
- Project Manager Certification, Parsons
- Envision Sustainability Professional (ENV SP), Institute for Sustainable Infrastructure

reconfiguring existing ramps. Angela was responsible for coordinating with engineering and environmental staff to complete permit applications for geotechnical borings in the Santa Ana River, completing a revalidation of the previously approved mitigated negative declaration/finding of no significant impact, and preparing permit applications for the entire project, including a California Department of Fish and Wildlife 1602 permit, a Regional Water Quality Control Board 401 permit, and US Army Corps of Engineers 404 and 408 permits.

Environmental Lead. City of Moreno Valley, SR 60/Moreno Beach Drive Interchange Phase 2 Improvements, Moreno Valley, California, United States.
Parsons prepared the design plans, specifications, and estimates for SR 60/Moreno Beach Drive Interchange Phase 2 Improvements. Angela's responsibilities included coordinating with California Department of Transportation District 8 environmental and engineering staff, and overseeing all environmental documentation, including a revalidation of the original CEQA and NEPA documents (IS/MND and CE) and associated technical studies for biological, water quality, hazardous materials, cultural resources, paleontology, and air quality.

Environmental Lead. Orange County Transportation Authority, SR 91 Segment 1 Design, Anaheim, Fullerton, Orange, and Placentia, California, United States.
Parsons is providing professional and technical consultant services for developing plans, specifications, and estimates for Segment 1 improvements. The scope of work includes designing a revised freeway interchange, express lane access, and multiple bridges, retaining walls, and sound walls. Improvements include construction of one 12-foot-wide general-purpose lane and one 10-foot-wide outside shoulder between SR 57 and SR 55, restoration of auxiliary lanes, and widening of eastbound SR 91 over the Santa Ana River (south side of the bridge). Angela was responsible for coordinating with environmental and engineering staff during completion of the revalidation of the previously approved mitigated negative declaration/finding of no significant impact and closely coordinating with Caltrans District 12 environmental staff.

Environmental Lead. Riverside County Transportation Commission, SR 71/SR 91 Interchange Improvement Plans, Specifications, and Cost Estimates, Corona, California, United States.
The project scope involves preparing plans, specifications, and estimates and coordinating rights-of-way and utilities with the US Army Corps of Engineers (USACE), Chino Hills State Park, multiple resource agencies, the California Department of Transportation, and other local stakeholders. Parsons is coordinating with USACE regarding the required "Section 408 Outgrant" process and preparing updated environmental studies pursuant to the expansion of freeway facilities on land owned by USACE. Angela's responsibilities included directing planners during the completion of technical studies in support of a revalidation of the initial study/mitigated negative declaration originally completed for the project, reviewing all work products, and coordinating with California Department of Transportation District 8 environmental and engineering staff.

ROBERT L. MALONE

PLANNER, SENIOR PROJECT

Robert Malone has extensive experience working with local, state, and federal agencies within the framework of the National Environmental Policy Act and the California Environmental Quality Act, primarily on transportation-related projects, including highway, express lane implementation, rail, transit, and aviation.

Work Experience

Environmental Support. Riverside County Transportation Commission, SR 91 Corridor Improvements, Riverside County, California, United States.
Parsons is responsible for developing and managing the tolled express lanes project to extend the existing SR 91 tolled express lanes in Orange County, California, 8 miles into Riverside County, including 3 miles of construction on I-15. Robert is responsible for providing environmental support for work associated with roadway repairs and long-term habitat restoration efforts. Work includes reviewing monitoring reports and documents and preparing environmental clearance documentation for repair activities.

Environmental Planner. City of Palmdale, SR 138 Widening, Palmdale, California, United States.
Parsons is providing professional engineering services for widening SR 138. The Phase 1 scope of work includes the project approval and environmental document through plans, specifications, and estimates. Robert was responsible for preparation of the revalidation for the project.

Environmental Lead. Riverside County Transportation Commission, SR 71/SR 91 Interchange Improvement Plans, Specifications, and Cost Estimates, Corona, California, United States.
Parsons is providing design services for improving the SR 71/SR 91 connector ramps for a system interchange. Robert was responsible for the preparation of the environmental revalidation to the previously prepared initial study/mitigated negative declaration and supplemental environmental assessment for the US Army Corps of Engineers and for supporting technical report updates. Also oversaw updates to the environmental commitment record, preparation of the environmental components of the standard special provisions, and preparation of the required regulatory permit applications.

Environmental Compliance Manager. Riverside County Transportation Commission, I-15 Express Lanes Program Management, San Bernardino and Riverside Counties, California, United States.
Parsons is providing project and construction management services for the I-15 Express Lanes project for the Riverside County Transportation Commission. Robert was responsible for managing the project's environmental requirements for the client, including preparing environmental revalidations and obtaining environmental resource permits. Reviewed contractor-prepared deliverables, including resource monitoring and management plans for implementation during construction, design submittals, and construction quality plans. In addition, coordinated with the contractor and with California Department of Transportation representatives to ensure that environmental commitments were met as part of the final design and during construction.

YEARS OF EXPERIENCE

Total: 27
With Parsons: 7

EDUCATION

- Master, Regional Planning, University of Massachusetts Amherst, 1997
- Bachelor of Science, Management, Clemson University, 1990

BRYNNA A. MCNULTY, LEED AP

PROJECT PLANNER

Eleven years of experience in environmental assessment, planning and resource management. Expertise in management of environmental documents for major infrastructure projects prepared pursuant to the National Environmental Policy Act (NEPA) and California Environmental Quality Act (CEQA). Specializing in the following areas of analysis: land use, socio-economics/ environmental justice, cultural resources, biological resources, visual resources, hazardous materials and hydrology/water quality.

Work Experience

Deputy Project Manager. City of Oxnard, US 101/Del Norte Boulevard Interchange, Oxnard, California, United States.
The project involved selecting and studying design alternatives, evaluating environmental impacts and traffic operations, identifying utility relocations, coordinating with utility companies, and preparing a preliminary drainage design and cost estimates. The project work included reconstructing ramps, adding a loop on-ramp, and replacing an existing bridge overcrossing. Preliminary studies were completed with oversight from state and local agencies. Brynna served as lead author of a preliminary environmental analysis report and hazardous materials initial site assessment and for the community impact and environmental assessments, as well as an environmental impact report, which will address the loss of agricultural land and complicated land use jurisdiction issues involving the City of Oxnard and County of Ventura.

Environmental Planner. City of Bakersfield Public Works Department, Bakersfield On-Call Services, Bakersfield, California, United States.
Parsons augmented City of Bakersfield construction inspection staff to perform contract administration for the City's capital improvement projects. Brynna was responsible for the preparation of land use, visual resources, and community impact analyses in support of a preliminary environmental analysis report and subsequent California Environmental Quality Act and National Environmental Policy Act documentation for this highway widening project.

Environmental Planner. City of Moorpark, North Hills Parkway, Moorpark, California, United States.
Parsons provided engineering and design services for a proposed four-lane parkway from Spring Street to New Los Angeles Avenue, crossing under a proposal railroad bridge structure approximately 24 feet above the parkway. Brynna was responsible for the preparation of land use, visual resource, and community impact analyses in support of a preliminary environmental analysis report and subsequent California Environmental Quality Act and National Environmental Policy Act documentation for this roadway project. Her other responsibilities include the preparation of a visual impact study and community impact assessment.

YEARS OF EXPERIENCE

Total: 2
With Parsons: 2

EDUCATION

- Bachelor, Environmental Science, University of California, Santa Cruz, California, 2000
- Bachelor, Anthropology, University of California, Santa Cruz, California, 2000

CERTIFICATIONS

- LEED Accredited Professional (LEED AP), Green Business Certification, Inc.

PROFESSIONAL AFFILIATIONS

- Parsons Young Employees Society (YES), Vice Chairman, 2003-2005
- Parsons Emergency Response Team, Member, 2003

BRIAN J. UPCHURCH

PLANNER

Brian Upchurch has experience as an environmental planner, including involvement in general environmental planning, analysis, and compliance for various types of roadway and rail projects. He is responsible for supporting National Environmental Policy Act and California Environmental Quality Act environmental documents, jurisdictional permits, mitigation plans, and geographic information system exhibits.

Initial Site Assessments

Brian has provided technical writing services for initial site assessment reports/memos on projects such as the SR 91 Eastbound Corridor Operations, Avenue R Railroad-Highway Grade Crossing, and Slauson Bridge Widening Project. This required researching environmental data resources reports to locate any potential recognized environmental concerns that could cause hazardous effects from project construction activities. Brian has also worked through various initial study/mitigated negative declaration checklist items on the Menifee Road Widening and the Valley Boulevard projects.

Work Experience

Planner. Riverside County Transportation Commission, SR 91 Eastbound Corridor Operations, Corona, California, United States.
Parsons is completing the project approval/environmental document phase by obtaining approval on a revalidation of the SR 91 Corridor Improvement Project's environmental impact report/environmental impact statement. Brian is responsible for providing planning and GIS services for the project, including writing the initial site assessment technical memo, researching and mapping census tract information for the community impact assessment, and mapping geotechnical borings.

Planner. City of Los Angeles Bureau of Engineering, Valley Boulevard Multimodal Transportation Improvements Phase 1, Los Angeles, California, United States.
Parsons completed Phase I of the project approval and environmental document for a 2.4-mile-long section of Valley Boulevard located east of Downtown Los Angeles. Brian is responsible for providing writing and mapping services for the initial site assessment report.

Planning. City of Palmdale, Avenue R Railroad-Highway Grade Crossing, Palmdale, California, United States.
Parsons is preparing engineering studies and construction documents with plans, specifications, and estimates for a competitively bid, federal-aid construction project for a railway-highway crossing safety project. Brian is responsible for providing writing, research, and surveying services for the Avenue R initial site assessment report.

YEARS OF EXPERIENCE

Total: 11
With Parsons: 11

EDUCATION

- Bachelor of Science, Geography, California State Polytechnic University, Pomona, California, 2015

EMILE FIESLER, PhD

PROJECT SCIENTIST

Emile Fiesler is a highly qualified biologist with extensive experience performing biological assessments, surveys, inventories, and monitoring. He performs habitat evaluations and analyzes impacts to species of concern and their habitats and the jurisdictional delimitation of wetlands and waters of the United States and the State of California.

Work Experience

Principal Biologist. City of Palmdale, SR 138 Widening, Palmdale, California, United States.
Parsons is providing professional engineering services for widening SR 138. The Phase 1 scope of work includes the project approval and environmental document through plans, specifications, and estimates. Emile was responsible for performing a natural environment study revalidation.

Principal Biologist. Riverside County Transportation Commission, I-15 Express Lanes Program Management, San Bernardino and Riverside Counties, California, United States.
Parsons is providing project and construction management services for the I-15 Express Lanes project for the Riverside County Transportation Commission. Emile was responsible for performing three biological surveys, including burrowing owl surveys, covering 17 project subareas.

Project Biologist. City of Temecula, French Valley Parkway/I-15 Overcrossing and Interchange Improvements Phase II (Environmental), Riverside County, California, United States.
Parsons performed an environmental reevaluation of the January 2010 Final French Valley Parkway/I-15 Improvement project's initial study with mitigated negative declaration and an environmental assessment with a "Finding of No Significant Impacts." Emile was responsible for completing biological surveys and updating the jurisdictional delineation.

Principal Biologist. San Bernardino County Transportation Authority, West Valley Connector Bus Rapid Transit, Pomona, Montclair, Ontario, Rancho Cucamonga, and Fontana, California, United States. 1
The 35-mile-long West Valley Connector project involves a 100 percent zero-emissions bus rapid transit system to provide enhanced transit service in the most heavily traveled bus corridor in the area and improved connectivity with local bus and commuter rail services. Emile performed a survey (location, identity, health, etc.) of 600 urban trees and performed a jurisdictional delineation of the West Cucamonga Creek channel at East Holt Boulevard.

YEARS OF EXPERIENCE

Total: 23
With Parsons: 13

EDUCATION

- Doctorate/PhD, Commercial Science, University of Alabama in Huntsville, Alabama, 1991
- Master (Equivalent), Computer Information Science, University of Amsterdam, Netherlands, 1986

JOSEPH LEGASPI

OUTREACH LEAD

Professional Background: Joseph Legaspi has nearly twenty years of developing and executing successful public outreach campaigns across Southern California. He has a proven track record of managing cross-functional teams and successfully implementing complex public engagement campaigns with an expertise in transportation, infrastructure, workforce development, water, and housing. He is well adept at navigating projects that require coordination across multiple public agencies.

Work Experience

Project Manager. 2020 – 2024. Los Angeles County Metropolitan Transit Authority (Metro), 110 Adams Terminus Improvement Project, Los Angeles, CA: Metro in coordination with The California Department of Transportation (Caltrans), initiated the I-110 Adams Terminus Improvement Project in the City of Los Angeles, which aimed to improve mobility on the I-110/Adams Blvd. off-ramps, Adams Blvd., and nearby intersections. As Strategic Advisor, Joseph coordinated with Metro's project team on drafting the scoping report used to examine the proposed project's early Environmental Impact Report (EIR) analysis/review process. He led the efforts to inform the public the Environmental Impact Report/Environmental Assessment (EIR/EA) period through in-person outreach, mailing of meeting notices, and coordinating the project's scoping meetings.

Project Manager. June 2021–Ongoing. 100 Acre Partnership, Paseo del Rio at Taylor Yard , Los Angeles, CA: Joseph is leading the community engagement on a project that will revitalize a former railyard into the largest, continuous open space along the Los Angeles River. As Project Manager, Joseph drafted the project's community engagement plan, leads the cross-functional outreach team, organizes and facilitates community update meetings, oversees the development of project collateral and social media content, and represents the project with key stakeholders including elected officials.

Strategic Advisor. March 2022 - Ongoing. Metro, K Line Northern Extension, Los Angeles, CA: As Strategic Advisor for the Metro K Line Northern Extension Project, Joseph manages the Lee Andrews Group project team and provides strategic advice to the Metro Community Relations and Technical Project Team to ensure that stakeholders along the project alignment are informed and engaged. This includes design of the project's communications plan, planning and execution of community meetings, engaging stakeholders at local events, and the oversight of the creation of the project's newsletter and collateral.

FIRM
LEE ANDREWS GROUP

YEARS OF EXPERIENCE
Total: 19
With Lee Andrews: 6

EDUCATION
- BS, Business Administration
- MA, Communication Management

Key Personnel Billing Rates

Name	Classification	Billing Rate
Angela Schnapp	Principal Project Manager	$259.00
Robert Malone	Senior Project Planner	$223.00
Emile Fiesler	Project Scientist/Biologist	$171.00
Brynna McNulty	Project Planner	$172.00
Brian Upchurch	Environmental Planner	$104.00
Joseph Legaspi	Strategic Advisor	$175.00

SECTION F

QUALITY ASSURANCE/QUALITY CONTROL (QA/QC) PROCEDURES

Quality Assurance/Control (QA/QC)

Parsons is committed to providing quality services and products. Parsons has policies and procedures in place that ensure we deliver a quality product the first time. Our detailed schedules consider time for quality and recovery from quality checks before submittals. Figure F.1 summarizes our quality process for submittals.

Our Project Manager, Angela Schnapp, LEED AP, ENV SP, believes that quality begins with communication. Angela will ensure that the task is defined properly with consensus on deliverables and that risks are properly mitigated. During the execution of each task, she will proactively address all project issues between the City and the Parsons team to ensure the work product is developed in a coordinated manner, eliminating any surprises.

Our Quality Manager, Anne Kochaon, has "stop work" authority and will certify that work products are constructible and cost effective. She will ensure that deliverables meet City standards and requirements and are also approved for construction. Anne will implement Parsons' QA program, which is subject to an audit that maintains the company's ISO 9000 certification.

FIGURE F.1: PARSONS WILL PERFORM CONTINUOUS QC AND ROBUST QA TO ENSURE HIGH-QUALITY DELIVERABLES



Environmental Document Reviews. These reviews will reduce iterations of major deliverables. Parsons will hold focus meetings or over-the-shoulder reviews prior to submitting the overall draft package to ensure early feedback is gathered.

Comment Resolution Reviews. Comment resolution meetings will be scheduled to discuss and reach an agreement on any comments identified during QC reviews.

SECTION G

SCHEDULE CONTROL

Table G.1 provides the keys to success for ensuring schedule certainty.

TABLE G.1: KEYS TO SCHEDULE CERTAINTY

Progress Reporting: Parsons will prepare monthly progress reports that contain a narrative of work progress achieved by task during the reporting period, work planned for the next period, problems encountered, solutions achieved, outstanding issues, and financial reporting on budget.
Critical Path Method (CPM) Schedule: We start with a realistic and thorough CPM schedule. This includes all elements with logical ties based on reality. It's key that the team understands how their work affects other schedule activities to include appropriate review time for the City and Caltrans, in the schedule. An example of a CPM Schedule is shown in Figure G.1.
Accountability: Project Manager, Angela Schnapp, LEED AP, ENV SP works integrally with the City's project manager and the team implementing a culture of on-time delivery and schedule accountability. She'll ensure the team fully understands where the critical path lies on this project and that the team observes the critical path items to avoid changes to the schedule.
Deliverables Status Matrix: The CPM schedule will be simplified into a Deliverable Status Matrix that allows our team to easily track progress, milestones, and review times. The matrix allows for easy monitoring of the progress of deliverables for a project with varying tasks. The matrix is shared with the team, including our subconsultant, and it allows the team to be aligned on the status of the project. An example of this Deliverables Status Matrix is shown in **Figure G.2** from the SR-138 Widening Project (Phase 1).

FIGURE G.1: EXAMPLE 91 ECOP CPM SCHEDULE SHOWING ENVIRONMENTAL ITEMS AS CRITICAL PATH.

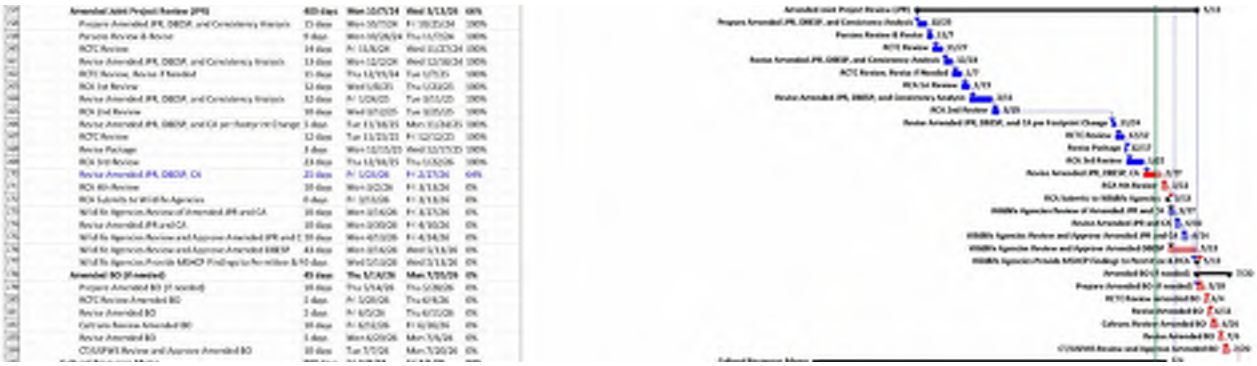


FIGURE G.2: DELIVERABLES MATRIX FOR EASE OF TRACKING MILESTONES, PROGRESS, AND REVIEWS

SR-138 (Palmdale Blvd) Widening Project (Phase 1)

Deliverables Matrix

Task No.	DESCRIPTION	DRAFT SUBMITTAL				FINAL SUBMITTAL				APPROVAL/ CONCURRENCE DATE	REMARKS/STATUS
		TARGET DATE	DATE SUBMITTED	AGENCY COMMENTS DUE	AGENCY COMMENTS RECEIVED	TARGET DATE	DATE SUBMITTED	AGENCY COMMENTS DUE	AGENCY COMMENTS RECEIVED		
ENVIRONMENTAL											
10	Noise Technical Memorandum (NO LONGER NEEDED)	-	-	-	-	-	-	-	-	-	
11	Air Quality Conformity Analysis Addendum	02/06/26									
12	Natural Resources Memorandum Addendum	10/17/25	10/17/25	11/20/25	11/21/25	12/10/25	12/10/25	01/07/26			
13	Cultural Resources Addendum	12/19/25	11/07/25	12/05/25	-	-	-	-	-	12/12/25	
14	Hazardous Waste and Aerially Deposited Lead Report Memorandum	02/13/26	-	-	-	-	-	-	-	-	
15	Relocations Impact Memorandum Addendum (NO LONGER NEEDED)	-	-	-	-	-	-	-	-	-	
16	Environmental Revalidation	06/14/26									

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ATTACHEMENT 1

5 SOQ FORMS (Revised)

CHECKLIST FOR RESPONDENTS

The following information is required of all Respondents at the time of SOQ submission:

[X] Cover Letter, signed by an authorized principal

[X] Statement of Qualification, with the following sections

- ~~Firm Qualifications~~
- ~~Firm References~~
- ~~Project Organization and Staffing~~
- ~~Project Management~~
- Qualifications and Experience of Consultant's Personnel (including References)
- Project Approach
- Project Understanding
- Proposed Personnel
- Quality Assurance/Quality Control Procedures
- Schedule Control

[X] Certification of SOQ

[X] Respondent's Acknowledgement of Liability Insurance Requirements

[X] Non-Collusion Declaration Form

The Respondent's failure to provide all required information in a complete and accurate manner renders the SOQ non-responsive.

CERTIFICATION OF STATEMENT OF QUALIFICATION

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF PALMDALE:

The undersigned, as Consultant, declares that: (1) this SOQ is made without collusion with any other person and that the only persons or parties interested as principals are those named herein; (2) the undersigned has carefully examined the Contract Documents (including all Addenda) and the Project site; and (3) the undersigned has investigated and is satisfied as to the conditions to be encountered, the character, quality and quantities of Work to be performed, and the materials to be furnished. Furthermore, the undersigned agrees that submission of this SOQ shall be conclusive evidence that such examination and investigation have been made and agrees, in the event the Contract be awarded to it, to execute the Contract with the City of Palmdale to perform the Project in accordance with the Contract Documents in the time and manner therein prescribed, and to furnish or provide all materials, labor, tools, equipment, apparatus and other means necessary so to do, except as may otherwise be furnished or provided under the terms of the Contract Documents.

Consultant acknowledges receipt of all addenda, as follows:

Addendum No. 1 Date: July 23, 2026
Addendum No. _____ Date: _____
Addendum No. _____ Date: _____
Addendum No. _____ Date: _____

Additionally, the undersigned, as Consultant, declares that: (1) Consultant has a full-time service office in Southern California; (2) Consultant has five or more years of experience performing similar work; (3) Consultant will self-perform the majority of the work; and (4) Consultant has three or more excellent references.

Consultant's Name: Parsons Transportation Group Inc.

Signature: Nicole DePuy Title: Vice President Date: July 29, 0226
Signature: _____ Title: _____ Date: _____

RESPONDENT'S ACKNOWLEDGMENT OF LIABILITY INSURANCE REQUIREMENTS

THE CONSULTANT ACKNOWLEDGES THAT HE/SHE HAS READ LIABILITY INSURANCE REQUIREMENTS OF SECTION 11 OF THE SAMPLE AGREEMENT AND AGREES TO COMPLY WITH ALL THE LIABILITY INSURANCE PROVISIONS AND REQUIREMENTS. FAILURE OF THE RESPONDENT TO OBTAIN THE REQUIRED LIABILITY INSURANCE AFTER THE AWARD OF CONTRACT MAY CONSTITUTE A FAILURE TO EXECUTE THE CONTRACT AND SHALL RESULT IN THE FORFEITURE OF THE SECURITY OF THE RESPONDENT.

As the Consultant's representative, I understand and agree to comply with all provisions of the Liability Insurance as required under the Sample Agreement.

Signature: Nicole DePuy Title: Vice President Date: July 29, 2026

Signature: _____ Title: _____ Date: _____

NONCOLLUSION DECLARATION FORM

The undersigned declares:

I am the Vice President (*Title*) of Parsons Transportation Group Inc. (*Firm*), the party making the foregoing Proposal.

The SOQ is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The SOQ is genuine and not collusive or sham. The Respondent has not directly or indirectly induced or solicited any other Respondent to put in a false or sham Proposal. The Respondent has not directly or indirectly colluded, conspired, connived, or agreed with any Respondent or anyone else to submit a sham SOQ or to refrain from proposing. The Respondent has not, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the SOQ price of the Respondent or any other Respondent or to fix any overhead, profit, or cost element of the SOQ price, or of that of any other Respondent. All statements contained in the SOQ are true. The Respondent has not, directly or indirectly, submitted or disclosed its Statement of Qualifications (SOQ), any portion thereof, or any information relating thereto, to any corporation, partnership, company, association, organization, SOQ depository, or to any member or agent thereof for the purpose of creating a collusive or sham response. The Respondent has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a Respondent that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the Respondent.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on 07/21/26 (*Date*), at Pasadena, CA (*City, State*)

Signature: Nicole DePuy

Printed Name: Nicole DePuy, PE - Vice President

Date: July 29, 2026



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PARSONS

RANCHO VISTA BOULEVARD GRADE SEPARATION

Environmental Services for NEPA/CEQA Revalidation

July 30, 2026

City of Palmdale



SECTION A

COVER LETTER

July 30, 2026

Lee Torres, PE – Director of Public Works
City of Palmdale
Department of Public Works
38250 Sierra Highway
Palmdale, CA 93550

Subject: Project No. 914: Request For Qualifications (RFQ): Environmental Services for NEPA/CEQA Revalidation for Rancho Vista Boulevard Grade Separation

WHY PARSONS?

- The Parsons Team consistently prioritizes the needs of the City, as demonstrated by our proven track record for the past 10 years and commitment to doing so in the future.
- Exceptional leadership with impeccable record of project delivery.
- Proven Palmdale partner with a strong record delivering roadway widening and grade separation projects for the City, giving us deep familiarity with Palmdale's standards, processes, and expectations.

Dear Mr. Torres,

As we reflect on the work we have done with the City of Palmdale (City) over the past 10 years, we are proud and appreciative of our partnership. It has been our pleasure to work on a wide range of services for the City.

Angela Schnapp, LEED AP, ENV SP, will serve as our Project Manager, and brings over 20 years of experience in environmental document preparation, including NEPA/CEQA revalidations and their supporting technical analyses.

Angela leads a unified team of experts and support staff to deliver the Rancho Vista Boulevard Grade Separation Project's NEPA/CEQA Revalidation efforts. Our team is enthusiastic about the chance to continue working with the City. In this Statement of Qualifications (SOQ), we showcase our expertise in preparing NEPA/CEQA Revalidations and completing Community Impact Assessments, Natural Environment Studies along with Jurisdictional Delineations, Initial Site Assessments, Air Quality Conformity analyses, along with associated Public Outreach.

Required Statement

Parsons Transportation Group Inc. has no history of debarment. Like any other global engineering and consulting organization, Parsons may become involved in litigation from time to time. Parsons carries insurance coverage in amounts sufficient to satisfy the requirements of its contractual obligations and to address claims that may be brought against Parsons. Parsons consistently works with its clients to address concerns related to any given project and, thus, attempts to avoid litigation whenever possible. Although Parsons may be included in legal proceedings from time to time, there are currently no proceedings pending against the company that would be considered to have a material adverse effect upon its financial position or operations.

I have read, understood, and agreed to all statements in this RFQ and acknowledge receipt of all addendums/amendments, as well as to the terms, conditions, and attachments referenced.

Sincerely,

Nicole DePuy, PE
Parsons Vice President/Authorized Signatory
619.200.4755 | nicole.depuy@parsons.com
525 B Street, Suite 1600, San Diego, CA 92101

Angela Schnapp, LEED AP, ENV SP
Parsons Project Manager
626.460.9816 | angela.schnapp@parsons.com
385 E. Colorado Boulevard, Suite 300, Pasadena, CA 91101

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CITY OF PALMDALE

REQUEST FOR STATEMENT OF QUALIFICATIONS (SOQ)
ENVIRONMENTAL SERVICES FOR NEPA/CEQA REVALIDATION

FOR

RANCHO VISTA BOULEVARD GRADE SEPARATION

PROJECT NO. 914

ADDENDUM No.1

Issued: July 23, 2026

Dear Bidders:

The following addendum is hereby made as part of the Request for Qualifications for Environmental Services. This Addendum No. 1 includes Responses to Questions Pages 3 through 4 and its attachment.

1. Replace Section 5 SOQ FORMS, See Attachment 1.

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Sincerely,

Lee Torres, P.E.
Director of Public Works

I/we Parsons Transportation Group Inc., acknowledge receipt of this "Responses to Questions."

Company Name

Parsons Transportation Group Inc.

Proposer's Legal Name

Proposer's Legal Signature

Nicole DePuy, PE

Title Vice President

385 E, Colorado Blvd., Suite 300

Pasadena, CA 91101

Street Address

July 29, 2026

Date

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RESPONSES TO QUESTIONS

Issued: July 23, 2026

The following "Responses to Questions" is hereby made a part of the Request for Qualifications (RFQ) for Environmental Services for NEPA/CEQA Revalidation.

1. Question: Planet Bids submission portal lists two required files for submission to be completed; Response File and SOQ File. Assuming our SOQs are to be uploaded to the SOQ File section, what should we upload to the Response File section?

   Response: The Statement of Qualifications (SOQ) should be uploaded to the SOQ File section. There shouldn't be any files uploaded to the Response File Section.

2. Question: The Evaluation Criteria on Page 12 of the RFQ states that firms' contract history (certifications to false claims, debarment, and civil litigation) will be a factor in evaluating the overall score. However, this information is not requested in the submission requirements or in the forms. Where should we put contract history information?

   Response: Please include a statement in the Cover Letter of the SOQ attesting to the firm's contract history including certifications relating to false claims, debarment and civil litigation.

3. Question: There are two sections in the RFQ that list the required SOQ sections and they are different. Section 3 – Statement of Qualification Requirements starting on Page 11, lists the required sections as: Qualifications and Experience of Consultant's Personnel; Project Approach; Project Understanding; Proposed Personnel; Quality Assurance/ Quality Control (QA/QC) Procedures; and Schedule Control. The Checklist for Respondents on Page 16 lists the SOQ sections as: Firm Qualifications; Firm References; Project Organization and Staffing; and Project Management. Which section list should we respond to—Page 11 or Page 16? Also, do we need to include the Checklist in our SOQs with the forms?

   Response: The Checklist for Respondents shall be included in the SOQ. The see revised Checklist.

4. Question: The RFQ states we are to include a minimum of three references, but references are not included in the submission requirements starting on Page 11. Where should we put our references in the SOQ? Would it be acceptable to include them in the Qualifications and Experience section?

Response: Please include a minimum of three references in Section 3-1b) "Qualifications and Experience of Consultant's Personnel."

5. Question: Do subconsultants need to complete the Insurance and Non-Collusion forms?

   Response: Only the prime consultant is required to complete the Respondent's Acknowledgment of Liability Insurance Requirements and Non-Collusion Declaration Form. Subconsultants are not required to complete these forms.

6. Question: The RFQ states, "The Consultant shall prepare and conduct three (3) community outreach meetings…". Will the City identify the internal and external stakeholders that shall participate in these community outreach meetings?

   Response: City staff will work with the selected consultant in identifying the internal and external stakeholders that will participate in the community outreach meetings.

7. Question: We understand there is an existing EA-FONSI for the project. Is there a companion CEQA document?

   Response: City staff is verifying available records if a CEQA document has been prepared for this project. Such document, if found, shall be provided to the selected consultant.

8. Question: RFP Section 4-12, Signatures requires "the Respondent [to] execute all documents requiring signatures and shall cause to be notarized all documents that indicate such a requirement." Should all required forms (Certification of Statement of Qualification, Respondent's Acknowledgement of Liability Insurance Requirements, and Non-Collusion Declaration Form) be notarized prior to inclusion in the SOQ?

   Response: The Certification of Proposal, Respondent's Acknowledgement of Liability Insurance Requirements and Non-Collusion Declaration Form shall be signed by the prime consultant. These forms need not be notarized.

9. Question: RFP Section 3-1, Statement of Qualifications Content (pages 11 and 12) outlines SOQ Sections a through g. However, Section 5 SOQ Forms requires the SOQ to be completed with the following sections: Firm Qualifications, Firm References, Project Organization and Staffing, and Project Management. Can the City confirm how they would like the SOQ to be formatted?

   Response: See response to Question No. 3.

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ATTACHEMENT 1

5 SOQ FORMS (Revised)

CHECKLIST FOR RESPONDENTS

The following information is required of all Respondents at the time of SOQ submission:

- ☐ Cover Letter, signed by an authorized principal
- ☐ Statement of Qualification, with the following sections
  - ~~Firm Qualifications~~
  - ~~Firm References~~
  - ~~Project Organization and Staffing~~
  - ~~Project Management~~
  - Qualifications and Experience of Consultant's Personnel (including References)
  - Project Approach
  - Project Understanding
  - Proposed Personnel
  - Quality Assurance/Quality Control Procedures
  - Schedule Control
- ☐ Certification of SOQ
- ☐ Respondent's Acknowledgement of Liability Insurance Requirements
- ☐ Non-Collusion Declaration Form

The Respondent's failure to provide all required information in a complete and accurate manner renders the SOQ non-responsive.

SECTION B

QUALIFICATIONS AND EXPERIENCE OF CONSULTANT'S PERSONNEL

Relevant experience, work history, training, education, and special certifications of the Consultant's personnel

EFFICIENCY IN PROJECT DELIVERY

Utilizing the same environmental team that has been delivering the SR-138 (Palmdale Boulevard) project and numerous other NEPA/CEQA revalidation efforts, we can ensure smooth and successful project delivery. Our team works efficiently together, knows the City's processes, and has established working relationships with project stakeholders.

The core of Parsons' staff proposed for this project have worked together for more than 10 years and have exceptional knowledge of the local environment, including stakeholders, other public agencies, and private entities. The following projects in **Figure B.1** demonstrate Parsons' capabilities in preparing the NEPA/CEQA revalidation along with the supporting technical analyses and public outreach.

FIGURE B.1: MATRIX OF RELEVANT SERVICES PROVIDED WITH PAST PROJECT EXPERIENCE

Project Name	NEPA/CEQA Revalidation	Community Impacts (CIA)	Initial Study Assessment (ISA)	Biological Impacts (NES/JD)	Air Quality Conformity (AQCA)	Public Outreach
SR-138 Widening Phase 1	✓		✓	✓	✓	
91 Corridor Operations Project	✓		✓	✓		
I-15/SR-91 Express Lanes Connector	✓		✓	✓	✓	
SR-71/SR-91 Interchange Improvements	✓	✓	✓	✓	✓	
SR-91 Segment 1	✓			✓		
SR-60 Moreno Beach Drive Phase 2	✓		✓	✓	✓	✓
SR-57/Orangewood to Katella Avenue	✓		✓	✓	✓	
I-40 Median Regrade	✓		✓	✓		
91 Eastbound Corridor Operations	✓		✓	✓		
SR-57 Lambert Road Interchange	✓		✓	✓		
I-15/French Valley Parkway	✓	✓	✓	✓	✓	✓
I-10/Monroe Interchange					✓	
Menifee Widening Project		✓	✓	✓		✓
SR-91 Eastbound 2.0		✓	✓	✓	✓	

Proposed team member's qualifications and experience with projects of a similar magnitude and nature

The following projects demonstrate Parsons' capabilities in performing similar scopes of work:

SR-138 PHASE 1 IMPROVEMENTS (RAILROAD SAFETY IMPROVEMENT (PROJECT NO. 653B)

PALMDALE, CALIFORNIA



Angela Schnapp, LEED AP, ENV

Parsons is providing environmental and engineering services to the City of Palmdale for improvements to SR-138.

- Leslie Provenzano

Due to funding constraints with the SR-138 Improvements Project between 5th and 10th Street East, the Parsons team in cooperation with Caltrans and the City developed a plan to phase this project. The Phase 1 improvements focus on the railroad safety improvements between 6th Street East and Sierra Highway. Phase 2 will construct the remaining improvements, including the widening of SR-138 from 2 to 3 lanes and the widening of Sierra Highway. Parsons has completed one NEPA/CEQA revalidation for Phase 1 and is preparing a second NEPA/CEQA revalidation for Phase 1. Parsons completed biological, cultural, and air quality conformity analyses in support of the first revalidation. Parsons is preparing biological, cultural, hazardous materials (ISA), and air quality conformity analyses in support of the second revalidation for Phase 1.

SR-91 EASTBOUND CORRIDOR OPERATIONS PROJECT (91 ECOP)

RIVERSIDE COUNTY, CALIFORNIA



Angela Schnapp, LEED AP, ENV

Parsons is currently providing PA/ED and PCM support on the 91 ECOP project. 91 ECOP proposes to add a sixth general purpose (GP) lane from the 241/91 eastbound GP connector to the Green River Road off-ramp to achieve operational and safety improvements by alleviating traffic congestion experienced, especially during the afternoon/evening (PM) peak period. This project is a component of the Ultimate SR-91 CIP, which was split into initial and ultimate phases due to funding constraints.

- Arianne Preite

Parsons is currently preparing a NEPA/CEQA Revalidation of the SR-91 Corridor Improvement Project (91 CIP), of which the 91 ECOP is a component of the Ultimate Project. In support of the NEPA/CEQA Revalidation, cultural and biological resources technical memoranda have been prepared along with an Initial Site Assessment, Community Impacts, Climate Change, noise, and Section 4(f)/6(f) documentation.

I-15/SR-91 EXPRESS LANES CONNECTOR

RIVERSIDE COUNTY, CALIFORNIA



Parsons was the overall program manager for delivering this express lanes connector project, which opened to traffic in 2024. Parsons developed and obtained approval for the PA/ED phase in parallel with the design-build procurement. As part of the PA/ED approval, Parsons prepared a NEPA/CEQA Environmental Revalidation to the 91 CIP EIR/EIS. Technical reports prepared in support of the revalidation included air quality conformity analysis, initial site assessment, biological report (NES-MI), and visual impacts. Additionally, Parsons worked closely with Caltrans District 8 to perform supplemental noise monitoring and prepare a Supplemental Noise Study Report and Supplemental Noise Abatement Decision Report.

SR-71/SR-91 INTERCHANGE IMPROVEMENT PROJECT

RIVERSIDE COUNTY, CALIFORNIA



Parsons provided PA/ED and PS&E services for the SR-71/SR-91 Interchange Improvement Project, located in the City of Corona in Riverside County. The project includes a 3,000-foot-long, two-lane direct connector from eastbound SR-91 to northbound SR-71, reconfigures the Green River Road On-Ramp, including a new bridge over BNSF ROW and Prado Road, and ancillary improvements along SR-71 to accommodate the new connector. Parsons prepared and obtained approval on the Project Report and Environmental Document and was then selected by RCTC to complete the final design.

Arianne Preite

Parsons prepared a NEPA/CEQA environmental revalidation which included an updated Investigation Site Assessment (ISA) Memorandum, Jurisdictional Delineation Memorandum, Cultural Memorandum, Air Quality Conformity Memorandum, Paleo Mitigation Plan, Supplemental Natural Environmental Study, and Climate Memorandum. Parsons also prepared supplemental traffic analysis for the noise study, performed supplemental noise measurements, prepared a SNSR and Supplemental NADR, resulting in the design and approval of four (4) soundwalls on private properties.

SR-91 SEGEMENT 1

ANAHEIM, CALIFORNIA



Parsons prepared the Final PS&E for the SR-91 Improvement Project (Segment 1) from Lakeview Avenue to SR-55 to improve operations. Improvements include construction of a new drop ramp directly from Lakeview Avenue to the SR-55 Connector and relocating the SR-91/SR-55 bifurcation east of Lakeview. Additionally, the project combined the Lakeview Avenue westbound (WB) loop and WB slip on-ramps as a single tight diamond on-ramp to SR-91. Lakeview Avenue between Santa Ana Canyon Road and Riverdale Avenue will also be reconstructed, along with replacement of the overcrossing structure.

- Katherine Ryan

The PS&E Phase included a NEPA/CEQA environmental revalidation to the previously approved Mitigation Negative Declaration/Finding of No Significant Impact (MND/FONSI) to document changes to the proposed design and ROW requirements. Environmental analysis for the revalidation includes cultural resources, paleontology, air quality, noise and vibration, biological resources, and hazardous materials and waste.

SR-60 MORENO BEACH DRIVE PHASE 2 INTERCHANGE IMPROVEMENTS

MORENO VALLEY, CALIFORNIA



Parsons prepared the plans, specifications, and estimates design package for SR 60/Moreno Beach Drive Phase 2 interchange improvements in the City of Moreno Valley, which included a NEPA/CEQA Environmental Revalidation and Supplemental Project Report Improvements included replacing existing Moreno Beach Drive Overcrossing, constructing the WB SR 60 ramps, reconstructing a portion of the eastbound (EB) SR 60 ramps, widening Moreno Beach Drive from Eucalyptus Avenue to Hemlock Avenue, and completing the Line K-1 master plan drainage improvements along Ironwood Avenue within delineated waterways of the State.

- Brian Upchurch

As part of the Environmental Revalidation process, Parsons prepared, Air Quality Report, Hazardous Waste Investigation Site Assessment (ISA) Memorandum, Cultural Resource Technical Study Memorandum, Paleontology Identification Memorandum, NEPA/CEQA Environmental Revalidation, and coordinated with the United States Army Corps of Engineers, Regional Water Quality Control Board and California Department of Fish and Wildlife in obtaining the necessary permits.

I-15/FRENCH VALLEY PARKWAY

TEMECULA, CALIFORNIA



The City of Temecula proposes improvements on a portion of Interstate 15 (I-15) between the existing Winchester Road (State Route [SR] 79)/I-15 interchange and Murrieta Hot Springs Road in the vicinity of the I-15/Interstate 215 (I-215) junction (including related improvements to the related portion of I-215 from the I-15/I-215 juncture to just south of the Murrieta Hot Springs Road/I-215 interchange), within the cities of Temecula and Murrieta in Riverside County, California.

- Emile Fiesler, PhD

Parsons completed a NEPA/CEQA environmental revalidation of the January 2010 Final I-15/French Valley Parkway Improvement project's initial study with mitigated negative declaration and an environmental assessment with a "Finding of No Significant Impacts." Multiple technical studies were prepared in support of the revalidation including air quality conformity, community impact assessment, cultural, initial site assessment, noise, paleo, biological including a JD, and a visual impact assessment.

SR-57/ORANGEWOOD TO KATELLA AVENUE

ANAHEIM, CALIFORNIA



Parsons is providing design and construction support services for the SR 57 Northbound Improvement Project between Orangewood Avenue and Katella Avenue. The scope includes preparing plans, specifications, and estimates to widen 1 mile of the northbound side of the freeway from south of the Orangewood Avenue undercrossing north to the Katella Avenue undercrossing and includes constructing a fifth northbound general-purpose lane, upgrading medians and sight distances, and reconfiguring existing ramps.

- Arianne Preite

Parsons completed three NEPA/CEQA environmental revalidations of the March 2019 State Route 57 Northbound Improvement Project's initial study with mitigated negative declaration and an environmental assessment with a "Finding of No Significant Impacts." Multiple technical studies were prepared in support of the revalidation including cultural resources, initial site assessment, biological resources including a JD, and coordinated with the United States Army Corps of Engineers, Regional Water Quality Control Board and California Department of Fish and Wildlife in obtaining the necessary permits.

SR-91 CORRIDOR OPERATIONS PROJECT

ANAHEIM, CORONA, YORBA LINDA, CALIFORNIA



Parsons provided PA/ED and Plans, Specifications and Estimates (PS&E) services for the SR-91 COP, located along WB SR-91 from Green River Road to SR-241 in Orange and Riverside counties. SR-91 COP is a component of the SR-91 CIP Ultimate Project. Improvements include adding a sixth general purpose lane approximately 2 miles in length by widening the outside of SR-91, widening the County Line Creek Bridge, constructing 3,200 feet of new retaining walls, utility relocations, reconstructing Green River Road, replacing overhead (OH) signs, and installing high mast lighting.

Parsons prepared and obtained approval on the Supplemental Project Report (SPR) and NEPA/CEQA Environmental Revalidation of the 91 CIP EIR/EIS. The project is located adjacent to the Santa Ana River and multiple wildlife corridors within a highly environmentally sensitive area. In addition to the revalidation, Parsons prepared the following technical studies in support of the revalidation: supplemental NES, supplemental ISA, Supplemental NSR, supplemental NADR, paleo mitigation plan, and air quality memorandum to meet conformity requirements.

MENIFEE ROAD WIDENING

MENIFEE, CALIFORNIA



The project proposes to widen 1.0 mile of Menifee Road from Scott Road to Garbani Road to provide two lanes in each direction, **traffic signal modifications**, bike lanes, a median, and sidewalk. Parsons prepared preliminary engineering for this project evaluating alignments and cross section alternatives to achieve the project objective while minimizing environmental and right-of-way impacts.

A preferred alternative was selected, and Parsons prepared an environmental analysis for community impacts, noise, air quality, biological, and cultural and hazardous materials. The project includes two areas containing sensitive species that will be impacted by the project, and resource agency permits will be required by the U.S. Army Corps of Engineers (USACE), Regional Water Quality Control Boards (RWQCB), and California Department of Fish and Wildlife (CDFW). The environmental document includes an Initial Study with Mitigated Negative Declaration (IS/MND) and is currently being finalized for circulation of the environmental document.

- Arianne Preite

Parsons' Key Personnel

For this project, we've assembled a team that includes local southern California staff supported by one specialty subconsultant. Our **project manager, Angela Schnapp,** recently delivered multiple similar projects and will use that experience to successfully deliver the environmental clearance of this project. **All key staff identified in Table B-1 are 100 percent committed to delivery of this project for the City and located in Pasadena, except for Joseph Legaspi, who is located in Los Angeles.** **Table B.1** provides an overview of key personnel, their role on this project, and the key experience they bring.

Table B.1: NEPA/CEQA Revalidation Team

	**Project Manager – Angela Schnapp, LEED AP,** will manage all stages of the project. Angela has experience managing similar projects for Caltrans District 9 and other public agencies, and she has proven time and again to be responsive, technically proficient, and motivated to deliver. Education: Bachelor of Science, Nuclear Engineering, Master of Science University of Illinois Urbana-Champaign, IL
	**NEPA/CEQA Revalidation - Robert Malone** brings over 20 years of experience and will serve as the NEPA/CEQA Revalidation lead. Rob has delivered similar services for the City on the SR-138 Widening Phase 1, 91 COP, 91 ECOP, and SR-71/SR-91 Interchange Improvements projects. Education: Master of Science, Regional Planning, University of Massachusetts, MA
	**Community Impact Assessment – Brynna McNulty** brings over 15 years of experience, with specific strengths in community impact analysis. She has most recently supported community impact assessment on the Menifee Widening project. Education: Bachelor of Science, Environmental Science and Bachelor of Science, Anthropology, University of California, Santa Cruz, CA
	**Initial Site Assessment – Brian Upchurch** brings over 10 years of experience and will be responsible for preparing the Initial Site Assessment. He has extensive experience in preparation of ISAs on the 91 ECOP, SR-138 Widening Project Phase 1, SR-76, and Metro's Rail to River projects. Education: Bachelor of Science, Geography, California State Polytechnic State, Pomona, CA
	**Biological Resources – Emile Fiesler, PhD** brings over 20 years of experience and will lead the Natural Environmental Study and Jurisdictional Delineation efforts. Emile has prepared these analyses on the SR-138 Widening Phase 1, SR-57/Orangewood to Katella Avenue, and I-15/French Valley Parkway. Education: Master of Science, Computer Information Science, Amsterdam, Ph.D in Commercial Science, University of Alabama
	**Public Outreach - Joseph Legaspi** will serve as Outreach Lead, bringing nearly 20 years of experience developing and executing successful public engagement campaigns, with a strong focus on transportation, infrastructure, and housing projects. Education: Master in Communication Management, University of Southern California, Bachelor of Science in Business Administration, California State University, Los Angeles

Subconsultant Team

Angela Schnapp, LEED AP, ENV SP, has selected Lee Andrews Group to provide the City with a dedicated, high-quality public outreach team. Lee Andrews Group has recent and relevant experience delivering projects for the City and have a long history of partnering with Parsons to deliver projects.

Lee Andrews Group has 30+ years of expertise in public relations, marketing, branding, and community engagement, and specializes in executing complex, multifaceted outreach campaigns for infrastructure projects in southern California. They have a proven track record in public engagement for environmental document releases, driving meaningful community participation.

Firm References

This Parsons team has been delivering projects for the City for more than a decade. We encourage you to speak with City staff, including Cody Hicks, to get a better understanding of this team's commitment to the City, our responsiveness, and our ability to deliver on schedule and within budget. Below are three additional California references:

Reference 1	Reference 2	Reference 3
Sri Srirajan Project Manager Riverside County Transportation Commission 951-206-3831 SSrirajan@RCTC.org	Jeannie Lee Senior Project Manager Orange County Transportation Authority 714-560-5735 jlee@OCTA.net	Hailey Herrington Contract Manager California Department of Transportation District 9 760-920-3194 hailey.herrington@dot.ca.gov

Key Personnel Locations

Name	Role	Firm	Location
Angela Schnapp	Project Manager/AQCA	Parsons	Pasadena, CA
Robert Malone	NEPA/CEQA Revalidation	Parsons	Pasadena, CA
Brynna McNulty	Community Impacts	Parsons	Pasadena, CA
Brian Upchurch	Initial Site Assessment	Parsons	Pasadena, CA
Emile Fiesler	Natural Environment/JD	Parsons	Pasadena, CA
Joseph Legaspi	Public Outreach	Lee Andrews Group	Los Angeles, CA

SECTION C

PROJECT APPROACH

This section outlines the approach for project management and technical studies to complete the anticipated environmental documentation for this proposed project. Parsons is very familiar with the City's procedures and will coordinate closely with each member of the environmental team to complete the project in a timely manner. World-class project management procedures established by Parsons will be strictly followed by the project team members to ensure the highest quality of all project deliverables.

PROJECT MANAGEMENT APPROACH

The following elements will be central to project management for this project:

- Effective communication with the City and Caltrans accomplished through regular meetings, proper documentation, quality control measures, and task management
- Control of project scope, schedule, and budget
- Early identification and resolution of any project issues
- Proactive management of critical path items and regular updates of the schedule
- Monthly progress reports that clearly identify project progress and any problems to be resolved
- Coordination with the community
- A clear and logical filing system, with information readily available to the City
- A dedicated SharePoint site to exchange information, project deliverables, and comments between the City and the consultant team

PROJECT WORK PLAN

A project work plan is prepared for all projects executed by Parsons. The project work plan will define staffing, cost and schedule, selection of subcontractors, site visits planned, data collection, identification of data needs, communications, work assignments for the team, and assigned hours for each staff member. Task management procedures will be reiterated, including mandatory internal quality assurance/quality control (QA/QC) review of all administrative drafts, and draft and final deliverables prior to submittal to the City and Caltrans.

QUALITY ASSURANCE AND QUALITY CONTROL PLAN

Parsons' quality management system comprises two major functions: QA and QC. Our implementation of quality is at every level of the organization, so it permeates throughout the project team, resulting in a superior deliverable for our clients.

Parsons' QA program comprises all planned and systematic activities necessary to provide confidence to the City and internally to Parsons' senior management that we will fulfill all requirements as stated in our contract. Our QC program institutes tests, measurements, and examinations that ensure accuracy and validity of the work so that it complies with contractual agreements and obligations and eliminates the causes of unsatisfactory performance.

Please see Section F of this SOQ for more details on our Quality Assurance and Quality Control Plan.

TRACKING AND CONTROLLING COSTS FOR BUDGET CONTROL

Staying on budget is one of the things we do best. Over the years, we have learned that there is a science and an art to budget management. The science is in understanding all factors that go into not only establishing an accurate, acceptable, and realistic budget but also keeping the budget in focus at all times through constant monitoring. The art is in working with the City and Caltrans to achieve the project needs while maintaining strict control over budgets. Here is where we place our focus:

- **Initial budget** – We have learned how important it is that the initial budget be consistent with the intended scope, uncertainties, and realities and timing of the available funds. We will sit down with the City and verify any current assumptions and estimates for the executed work authorizations. By gaining an understanding of these assumptions, Parsons will quickly begin to manage our project budget for the City, identify any needed course corrections, and avoid budget overruns.
- **Continuous cost management** – Cost management during project implementation is not a series of estimating events, but it is a process of continual review and consultation with our client. We carefully document the initial budget and scope discussions. Then we identify problems, including areas where the project has extended beyond the initial assumptions for the budget and will communicate this to our client on a monthly basis or more often, if necessary.
- **Change order tracking and forecasting** – Parsons uses the Parsons Resource and Information System Manager (PRISM) Status Tool to track current project costs on a monthly basis or more often as needed, and to estimate the cost at completion for each task. Our monthly reporting process forces us to forecast and recommend action based on the forecasts. This process ensures there will be no surprises.

ENVIRONMENTAL PROCESS

While the 3-year timeframe only applies to Environmental Impact Statement (23 CFR 771.129(a) and (b), Parsons agrees that it would be prudent to complete a reevaluation of the previously conducted environmental analyses with the passing of 15 years since the project was last reviewed for environmental impacts. Parsons, in coordination with Caltrans District 7 Local Assistance environmental staff, will prepare a National Environmental Policy Act (NEPA) Revalidation to confirm project impacts are the same or less than impacts analyzed in the Environmental Assessment with Finding of No Significant Impact (EA/FONSI) prepared for the Project and approved in September 2011. Given that additional design for the project has progressed since the EA/FONSI was prepared (the City is at 95% completion of the final design), Parsons will work with the City to identify what design changes have been incorporated since the completion of the EA/FONSI and determine which, if any, need to be analyzed in the NEPA revalidation. Parsons will utilize the latest NEPA/CEQA Revalidation form available on Caltrans' Standard Environmental Reference website to complete the appropriate analysis.



FIGURE C.1: PARSONS PREPARE A NEPA/CEQA REVALIDATION FOR PHASE 1 OF THE SR-138 WIDENING PROJECT

After reviewing the EA/FONSI and changes to the project design incorporated since the EA/FONSI was approved, Parsons will determine, in coordination with Caltrans District 7 Local Assistance environmental staff, which environmental resources should be updated. Based on our initial review of the EA/FONSI, Parsons agrees that updates to the Community Impact Assessment (CIA), Initial Site Assessment (ISA), Natural Environment Study and Jurisdictional Delineation (NES, JD), and update to the Air Quality Conformity Analysis would be required.

Our team recently completed a NEPA/CEQA Revalidation of the SR-138 Widening Project for Phase 1 as shown in Figure C.1.

PREPARATION OF TECHNICAL STUDY/MEMORANDUM UPDATES

Parsons is familiar with the preparation of the technical studies in support of NEAP/CEQA documents for transportation projects. Parsons will utilize key technical specialists who are familiar with Caltrans Standard Environmental Reference (SER) and City of Palmdale's CEQA Guidelines to perform the necessary environmental studies updates. Close coordination with Caltrans District 7 functional specialists will occur early to ensure the scope of each technical study/memorandum update is mutually agreed upon by the City, Caltrans, and the Parsons Team.

PUBLIC OUTREACH APPROACH PLAN



FIGURE C.2: STAKEHOLDER MAP

Lee Andrews Group and Parsons are well versed in, and prepared to develop and execute, a strategic public outreach plan for the Rancho Vista Boulevard Grade Separation Project. Our approach will be centered on proactively engaging the communities, businesses, and other stakeholders surrounding the project to build awareness of its positive impacts and maintain positive relations between the City and affected communities. The project area falls within several layers of elected representation, schools, transit, parks, residential communities, and a range of service organizations and businesses, as shown in Figure C.2.

To accomplish this, Lee Andrews Group developed the following Public Outreach Plan that will serve as the blueprint for public engagement. Throughout this engagement, Lee Andrews will work hand-in-hand with **City Communications Manager, Stella Divine**. The Plan includes strategy, messaging, and tactics. From a tactical perspective we propose the following:

- **Comment Collection –** An online form for attendees to submit feedback during or after the meeting.
- **Notification Mailer –** Draft, design, and mail to property owners and businesses within the project limits, in English and Spanish, to inform them about the project and direct them to the virtual community meeting. The mailer will include information on how to submit feedback, similar to the example the Parsons team prepared shown in Figure C.3.
- **Social Media Content –** Develop graphics for the City to post organically on its own channels, including Facebook/Instagram, LinkedIn, and Nextdoor, announcing the virtual community meeting and sharing the fact sheet and exhibits.
- **Fact Sheet & Technical Exhibits –** Develop a fact sheet that defines the project and technical exhibits that break down more detailed technical information in an accessible way. Both will include information on how to submit feedback.
- **Virtual Community Meeting –** Host one online meeting via Zoom at the 80% design milestone to share project information and gather feedback. The meeting will be recorded and made available on the project webpage afterward.


STATE ROUTE 138 Improvements Project
5th St East to 10th St East (Palmdale Boulevard)
PROJECT DESCRIPTION
ALTERNATIVES
PURPOSE
RIGHT-OF-WAY IMPACTS
PROJECT SCHEDULE
COMMUNITY INVOLVEMENT

FIGURE C.3: PROJECT FLYER FOR THE SR-138 (PALMDALE BOULEVARD) IMPROVEMENTS PROJECT

- **Meeting Summary Report** – A memo compiling all feedback received, synthesized by theme and frequency, for the project record.

All dates in **Table C.1** below are relative to the public outreach meeting, anchored after the 95% design milestone. The meeting is anticipated for early 2027, pending the City's confirmed award date.

TABLE C.1: PUBLIC OUTREACH SCHEDULE

Schedule	Activity
At project kickoff	• Project Webpage: goes live with general project information
6 weeks before Meeting #1	• Notification Mailer: draft
5 weeks before Meeting #1	• Notification Mailer: finalize
4 weeks before Meeting #1	• Notification Mailer: translate
3 weeks before Meeting #1	• Notification Mailer: mail (drop date) • Fact Sheet & Technical Exhibits: finalize
2 weeks before Meeting #1	• Notification Mailer: lands in mailboxes • Fact Sheet & Technical Exhibits: posted to website • Project Webpage: updated with meeting details • Social Media Content: Round 1 posted (Facebook/Instagram, LinkedIn, Nextdoor) • City Calendar Listing: posted • Comment Collection Form: opens
1 week before Meeting #1	• Social Media Content: Round 2 posted (Facebook/Instagram, LinkedIn, Nextdoor)
Meeting Date #1	• Community Meeting: hosted at the City
2 Weeks after Meeting #1	• Meeting #1 Summary Report: finalize
2 weeks before Meeting #2	• Finalize notifications and mailers
Meeting #2	• Community Meeting: hosted at the City
2 weeks after Meeting #2	• Meeting #2 Summary Report: finalize
Meeting #3	• Community Meeting: hosted at the City
2 weeks before Meeting #3	• Finalize notifications and mailers
2 weeks after Meeting #3	• Meeting #2 Summary Report: finalize
July 2027	• City Council Meeting: Present Revalidation Completing and Outreach Summary

As noted previously, Parsons is familiar with the preparation of the technical studies in support of NEPA/CEQA documents for transportation projects. Parsons will utilize key technical specialists who are familiar with Caltrans, Standard Environmental Reference (SER) and City of Palmdale's CEQA Guidelines to perform the necessary environmental studies updates. Close coordination with Caltrans District 7 functional specialists will occur early to ensure the scope of each technical study/memorandum update is mutually agreed upon by the City, Caltrans, and the Parsons Team.

Task 1 - NEPA/CEQA Revalidation

Parsons will work with the City to identify what design changes have been incorporated since the completion of the EA/FONSI and determine which, if any, need to be analyzed in the NEPA revalidation. Parsons will utilize the latest NEPA/CEQA Revalidation form available on Caltrans' Standard Environmental Reference website to complete the appropriate analysis. Parsons, in cooperation with Caltrans District 7 Local Assistance environmental staff, will prepare a National Environmental Policy Act (NEPA) Revalidation to confirm project impacts are the same or less than impacts analyzed in the Environmental Assessment with Finding of No Significant Impact prepared for the Project and approved in September 2011. The Revalidation will be prepared using the most up to date NEPA/CEQA Re-Validation Form on Caltrans Standard Environmental Reference (SER) website. Analysis will be prepared using information from associated supplemental/updated technical studies prepared for the Project. A Draft Revalidation will be prepared. Two rounds of comments from the City and Caltrans will be addressed and a Final Revalidation will be prepared.

Task 2 - Community Impact Assessment

Upon review of the EA/FONSI, it was noted that the original Community Impact Assessment was approved in September 2010. Census data was from the year 2000. Many changes to Community Character and Cohesion most likely have occurred. Parsons will work with Caltrans District 7 Local Assistance environmental staff on the extent of analysis needed for the Community Impact Assessment. Parsons will obtain new Census data to determine changes in ethnicity, age, household size, housing tenure, and transit-dependent populations. Updates to the analysis will be summarized in the Revalidation.

Deliverables:

- Draft Supplemental CIA or Update Memorandum
- Final Supplemental CIA or Update Memorandum

Task 3 - Initial Site Assessment

The original Initial Site Assessment (ISA) was completed in 2010. Since that time, several updates to the ASTM Standard governing ISA preparation have been released. Parsons will work with Caltrans District 7 Local Assistance environmental staff to determine the extent of analysis needed for the Initial Site Assessment. Parsons anticipates that the original ISA will simply need to be updated. This update would include obtaining a new Environmental Data Resources (EDR) report for hazards and hazardous materials within the proposed project site and associated search radii to evaluate if past or current site activities have resulted in recognized environmental conditions (RECs). Since the ASTM guidance and with EPA Standards and Practices for All Appropriate Inquiries has been updated several times since the original ISA was prepared, Parsons' updated ISA memorandum would also include any new requirements identified in the latest ASTM guidance (ASTM E1527-21).

Following a review of the information, a site visit to the project location and adjacent properties will be conducted to visually inspect current land uses and existing operations to the extent they can be viewed. Field observation of possible evidence of petroleum products, vehicle maintenance areas, dump sites, discolored soils, transformers, and unidentified containers, and other hazardous materials will be noted. Site access will be coordinated with the City.

The findings and conclusions of the original ISA, including the results of the database and literature review and field reconnaissance, will be reviewed and updated as appropriate based on the new EDR report and site visit observations. A Supplemental ISA or Update Memorandum will be prepared.

Deliverables:

- Draft Supplemental ISA or update Memorandum
- Final Supplemental ISA or update Memorandum

Task 4 - Natural Environment Study and Jurisdictional Delineation

The original Natural Environment Study (NES) was completed in 2010. Since then, several changes in the status of species have occurred. Parsons will work with Caltrans District 7 Local Assistance environmental staff to determine the extent of analysis needed for a Supplemental NES or NES Update Memorandum. Parsons will complete a thorough review of previously completed studies as well as complete a review of the California Natural Diversity Database and California Native Plant Society Online Inventory, as well as the IPac and NOAA databases. Parsons will include a determination as to whether the proposed project would affect any federally or State-listed species. Parsons will also review City plans and codes pertaining to biological resources.

Following the records search, field surveys will be conducted by a qualified biologist to provide an update on vegetation communities, habitat types, and plant and wildlife species in the study area. The findings of the desktop database and literature review and site survey will be compiled into either a Supplemental NES or a Biological Resources technical memorandum, as agreed upon by Caltrans Local Assistance staff. Information from this document will be summarized in the Revalidation. Previously identified mitigation measures will be reviewed to determine whether any changes to those measures might be warranted and whether any new measures would be required to reduce potential impacts to the level of significance identified in the EA/FONSI or less.

The previous Jurisdictional Delineation (JD) was prepared in 2010. Typically, these analyses are considered sufficient or five (5) or so years. Therefore, Parsons agrees that an update to the JD is warranted. A wetlands delineation survey will be completed by a qualified biologist, and a JD will be prepared. The JD will identify any United States Army Corps of Engineers (USACE) jurisdictional areas and any California Department of Fish and Wildlife (CDFW) jurisdictional areas. The JD will be submitted to the USACE to request a Preliminary Jurisdictional Determination be made for the project. The CDFW jurisdictional areas will be evaluated to determine whether or not there are any waters within the project footprint that may be subject to Regional Water Quality Control Board (RWQCB) jurisdiction that would subject to the Porter-Cologne Water Quality Act. Results of the JD will be summarized in the Revalidation.

Deliverables:

- Draft Supplemental NES and JD or Update Memorandum
- Final Supplemental NES and JD or Update Memorandum

Task 5 - Air Quality Conformity Analysis

With the last Air Quality Conformity determination being determined based on guidelines and standards from 2010, Parsons anticipates the Air Quality Conformity Analysis will be required to be updated. Caltrans typically requires air quality conformity to be updated every three (3) years. In 1993, EPA promulgated regulations to implement Section 176(c) of the CAA. These regulations established the criteria and procedures for determining whether federal plans, programs, and projects conform with State Implementation Plans (SIPs) for attaining the NAAQS. The purpose of the Transportation Conformity rule is to ensure that federal activities or funding do not cause or contribute to new violations of NAAQS, worsen existing violations of the NAAQS, or delay attainment of the NAAQS. Because the proposed project would include federal funding in an area designated as nonattainment of the NAAQS for ozone (O_3), conformity requirements apply to the project.

Parsons will prepare an updated AQCA for the proposed project in accordance with Caltrans procedures, using the latest template from Caltrans SER website. As part of updating the AQCA, the completion of this analysis must be advertised for a duration as long as the original environmental document (EA/FONSI) was advertised, which was 30 days. It is anticipated that the advertisement will run in the publication of the Antelope Valley Press Newspaper. Upon completion of the public review period for the Conformity Analysis, the AQCA document will be finalized along with completion of the Transportation Air Quality Conformity Findings Checklist.

Parsons will also prepare the Federal Highway Administration Submittal Package which is the formal submittal for FHWA to issue an FHWA Project-Level Conformity Determination. Caltrans Headquarters will submit the package to FHWA for the final Determination, which will close out the Conformity process.

Deliverables:

- Draft Updated AQCA
- Final Updated AQCA
- FHWA Submittal Package to Request FHWA Project-Level Conformity Determination
- Newspaper Advertisement

SECTION D

PROJECT UNDERSTANDING

Proposed Project

The City of Palmdale (City) is proposing to construct railroad grade separation of Rancho Vista Boulevard at Sierra Highway and the existing at-grade crossing of Metrolink and UPRR and proposed CHSRA tracks. This is considered to be one of the high priority projects in the City's Capital Improvement Program (CIP). The grade separation will consist of a bridge over Sierra Highway and existing and future tracks, two connector ramps in the northwest and southwest quadrants of the Rancho Vista Boulevard and Sierra Highway intersection, and a westbound Rancho Vista Boulevard to northbound Sierra Highway slip ramp.

The project also involves the widening of Rancho Vista Boulevard from Fairway Drive to 10th Street East from four to six lanes; construct auxiliary lanes; install raised concrete medians, curb and gutter and sidewalks where missing; construct Americans with Disabilities Act (ADA) compliant curb access ramps; install street lighting; install landscaping and irrigation improvements; construct drainage improvements; relocate utilities; signing and striping; and construct a Class 2 bike facility along this corridor.

Additionally, the project will also widen Sierra Highway from four to six lanes from approximately 400 feet north of Avenue O-8 to Technology Drive; construct auxiliary lanes and raised concrete medians; construct curb and gutter and sidewalks along the west side; construct ADA-compliant curb access ramps; install street lighting; install landscaping and irrigation improvements; construct drainage facilities; signing and striping. This will allow construction of the section of the multi-use trail across Rancho Vista Boulevard that will connect both ends of the existing trail making it continuous from Technology Drive to Columbia Way.

Other improvements include widening of Avenue P-8 approximately 300 feet west of Division Street to Sierra Highway, widening of 3rd Street East from Rancho Vista Boulevard to 300 feet south of Avenue P-8 and construction of a new section of 4th Street East from 3rd Street East to the east then curving south toward Technology Drive.

Parsons understands these improvements will enhance safety, reduce traffic congestion, and improve circulation and operations of vehicles, bicycles, pedestrians, and train traffic. Parsons also understands that project design has moved forward from the design analyzed in the EA/FONSI and is currently at the 95% completion level.

Efficiency Through Proven Experience and Familiarity with Rancho Vista

For the past 10 years, Parsons has partnered with the City of Palmdale on key transportation improvement projects, including the Rancho Vista Grade Separation Final Design, Rancho Vista Boulevard Widening from 3rd Street to 10th Street, and Rancho Vista Boulevard Section 130 Railroad-Highway Improvements. Through this long-standing relationship, our team has developed a strong understanding of the City's transportation goals, corridor needs, and project delivery priorities. Furthermore, this Parsons team, supported by Daniel Kachi, has worked together for many years, demonstrating strong continuity, collaboration, and rapport.

Our corridor-level experience along Rancho Vista Boulevard gives us a comprehensive understanding of how individual improvements interact and positions us to provide consistency across related City projects. Our familiarity is further strengthened by our understanding of adjacent ongoing efforts, including the Division Street/Rancho Vista Boulevard Traffic Signal Improvements Project and the 3rd Street/Technology Drive Traffic Signal Improvements Project.

Angela Schnapp brings extensive corridor-specific environmental experience through her work on key transportation improvements in the City of Palmdale, including the Rancho Vista Boulevard Widening Project and the Rancho Vista Boulevard Section 130 Railroad-Highway Improvements, both of which she successfully helped environmentally clear. As seen in the figure below, the Parsons team thoroughly understands the existing environment, delineating existing vegetation at Rancho Vista Boulevard and Sierra Highway.

She has led environmental documentation efforts, coordinated technical studies, and supported agency consultation to help move complex transportation projects from planning through approval. Angela's experience navigating environmental requirements for improvements along the Rancho Vista Boulevard corridor has given her a strong understanding of the regulatory context, project constraints, and coordination needs necessary to maintain schedule and project momentum. Throughout these efforts, she has worked closely with agencies and project teams to ensure environmental commitments are clearly integrated into project development and delivery.

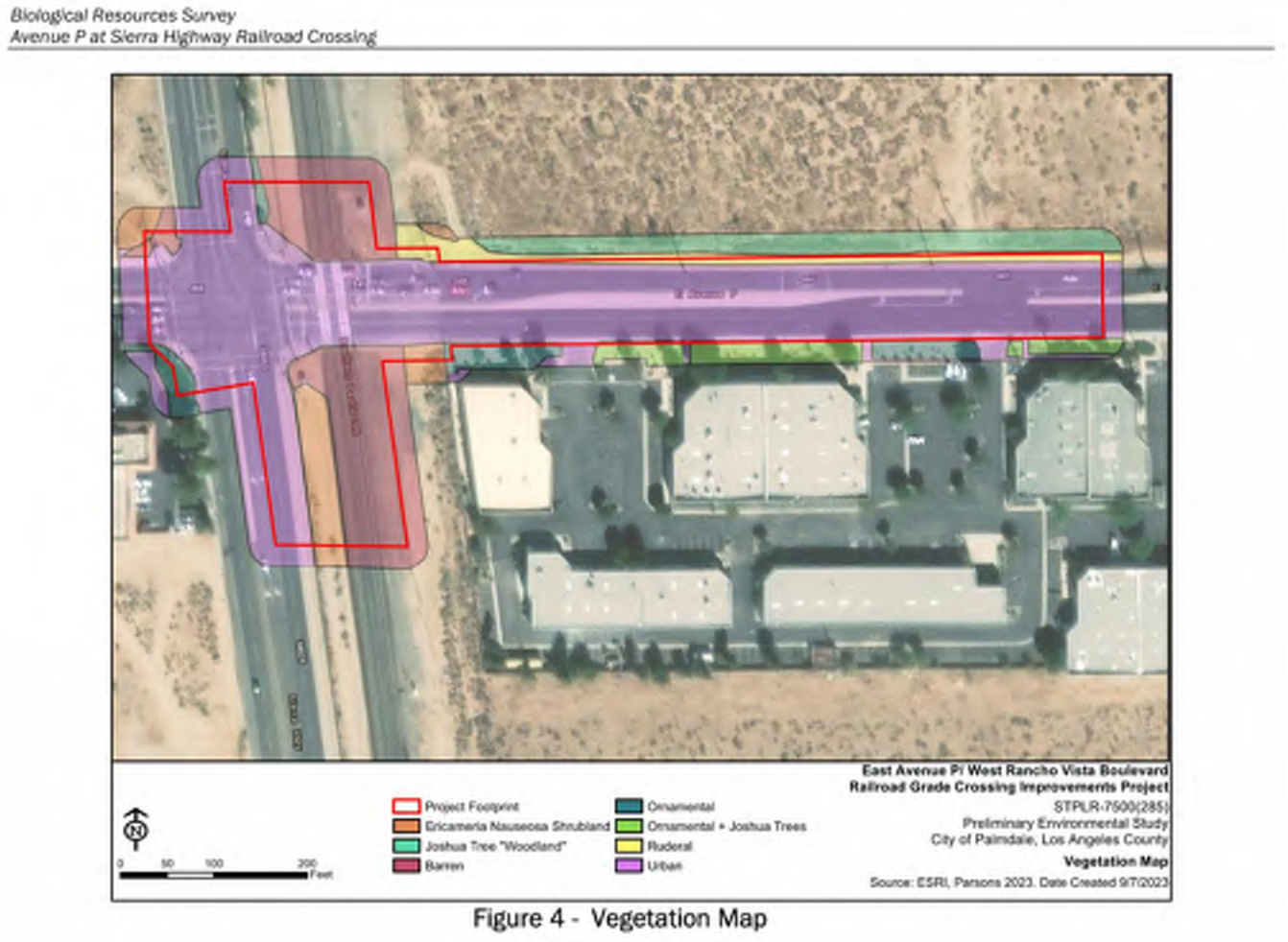


Figure 4 - Vegetation Map

Type of Environmental Document

The project will use a variety of funding sources, some of which will come from federal funding. This triggers a requirement for environmental review under the National Environmental Policy Act (NEPA). Caltrans will act as the federal lead agency. The appropriate NEPA document at this stage in project development is a NEPA Revalidation of the EA/FONSI completed in 2011. This proposal assumes that a NEPA revalidation with supporting technical studies will be prepared, following Caltrans guidelines, to satisfy NEPA requirements. Parsons will use the latest NEPA/CEQA Revalidation form from Caltrans' SER website to prepare the Revalidation. The following technical studies are anticipated to be updated and supplemental studies or update memoranda will be prepared and submitted for Caltrans review and approval.

- Air Quality Conformity Analysis (AQCA)
- Phase I Initial Site Assessment
- Natural Environment Study and Jurisdictional Delineation
- Community Impact Assessment

Parsons will use the results from technical studies and memoranda prepared in support of the Revalidation.

While community outreach meetings are not a requirement of the NEPA/CEQA Revalidation, the Parsons Team will conduct three (3) community outreach meetings and will attend one (1) City Council Meeting.

Potential Project Issues of Concern

Biological Resources – Joshua Trees are now listed as a protected species under California Endangered Species Act (CESA). Joshua Trees are located within the project footprint, so there may be an expectation that those trees will need to be translocated and/or a 2081 Incidental Take Permit may be required. Additional surveys may be required as a result. This will be discussed in the Supplemental NES.

Hazardous Materials – Previously, several sites using or storing hazardous materials were identified in the original ISA completed in 2010. There is the potential for additional sites to be identified within the project footprint that may require a Phase II Site Investigation or additional avoidance, minimization, and/or mitigation measures. The updated ISA will discuss these potential sites.

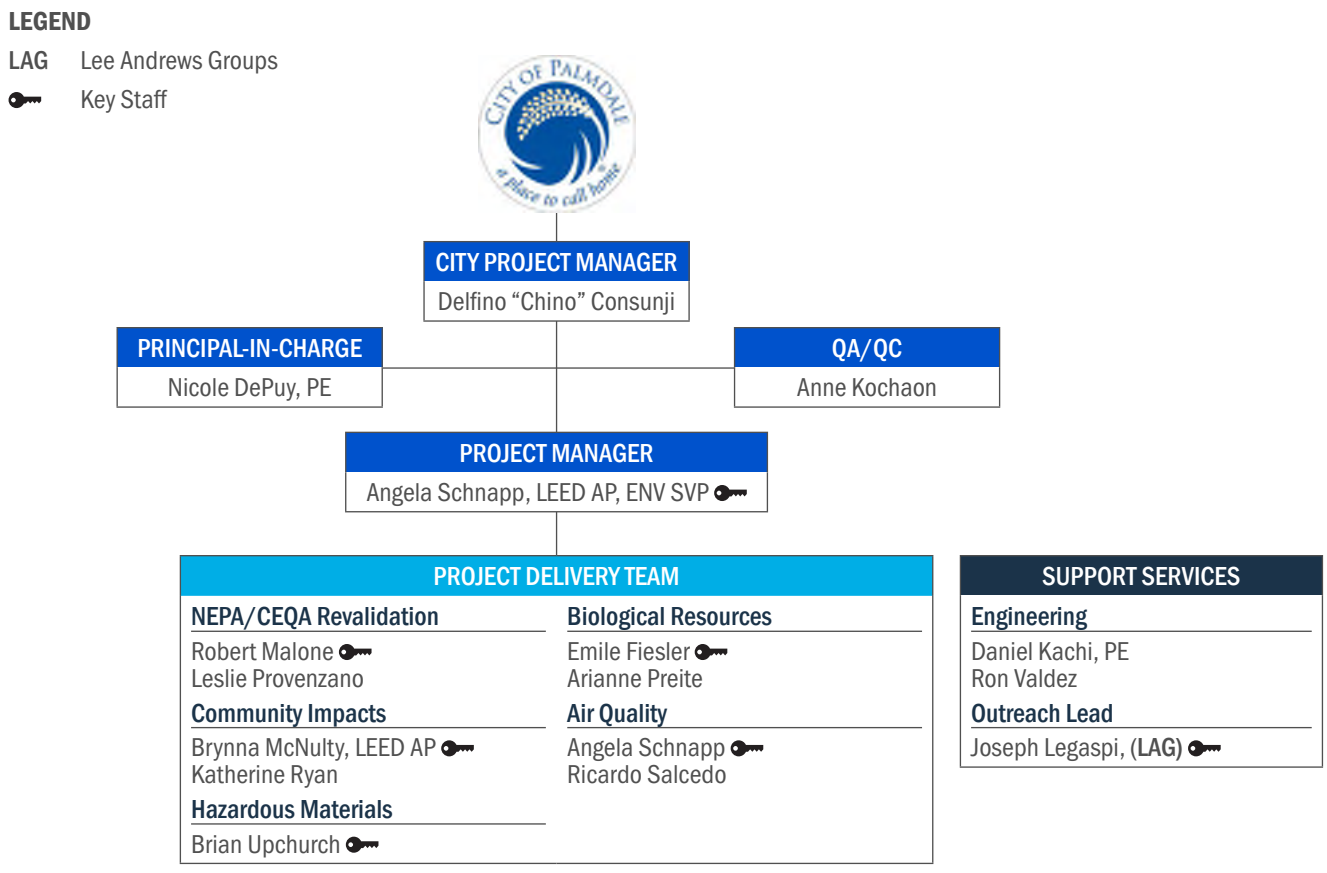
SECTION E

PROPOSED PERSONNEL

Team Overview

A Team History of Delivering Together. The City is getting the same team that has the experience of previously delivering for Palmdale. Our team has successfully delivered similar City projects over the past 10 years, supporting the City with a combination of technical expertise, nuanced and comprehensive knowledge of City standards and procedures, and familiarity with the City itself, including established relationships with City staff and stakeholders. Our Project Manager, Angela Schnapp, LEED AP, ENV SP, has delivered projects with all key staff and the Lee Andrews Group on the Parsons team. Under her leadership, we will leverage our history with the City and established network of technical experts to collaborate toward the successful delivery of this project. A detailed organizational chart identifying our team members and reporting structure is provided below in **Figure E.1.** Brief resumes for our proposed key personnel are provided on the following pages.

FIGURE E.1: ORGANIZATIONAL CHART



ANGELA K. SCHNAPP, LEED AP, ENV SP

PROJECT MANAGER

Angela Schnapp is a Parsons-certified project manager with extensive experience preparing environmental documents and supporting technical studies. She has comprehensive knowledge of both the California Environmental Quality Act of 1970 and the National Environmental Policy Act of 1969. Angela's background includes extensive transportation-related projects for various clients, including California Department of Transportation Districts 6, 7, 8, 9, and 12; the Ports of Los Angeles and Long Beach; and the Cities of Los Angeles, Bakersfield, Ontario, and Menifee.

Work Experience

Environmental Lead. Riverside County Transportation Commission, SR 91 Corridor Improvements, Riverside County, California, United States.
The tolled express lanes project to extend the existing SR 91 tolled express lanes in Orange County, 8 miles into Riverside County, including 3 miles of construction on I-15. The project includes a fourth-level flyover connecting SR 91 to I-15 South. Angela is responsible for developing the scope of work, providing a cost estimate, assisting with the project schedule development, attending project meetings, coordinating with California Department of Transportation District 8 environmental and engineering staff, and overseeing all environmental documentation, including a revalidation of the SR 91 capital improvement project final environmental impact report/environmental impact statement and associated technical studies for biological, Section 4(f), noise, hazardous materials, and air quality. Work also includes preparing a new record of decision for the project.

Environmental Lead. Riverside County Transportation Commission, SR 91 Eastbound Corridor Operations, Corona, California, United States.
Parsons is completing the project approval/environmental document phase by obtaining approval on a revalidation of the environmental impact report/environmental impact statement. The project involves adding a sixth general-purpose lane along eastbound SR 91 from the SR 241 Toll Road connector in Orange County to the Green River Road off-ramp in Corona to help improve traffic operations on eastbound SR 91, especially during peak hours. Angela is responsible for providing technical oversight and direction to senior environmental staff, coordinating with subconsultants, performing quality control reviews of technical deliverables, and overseeing the preparation of the revalidation of the environmental impact report/environmental impact statement).

Environmental Lead. City of Palmdale, SR 138 Widening, Palmdale, California, United States.
The Phase 1 scope of work includes the project approval and environmental document through plans, specifications, and estimates. Angela is responsible for coordinating environmental staff; reviewing environmental deliverables, including technical memoranda for cultural resources, biological resources, and air quality; and coordinating the preparation of the revalidation for the project.

Environmental Lead. Orange County Transportation Authority, SR 57 Northbound Improvements, Orange County, California, United States.
The scope includes preparing plans, specifications, and estimates to widen 1 mile of the northbound side of the freeway from south of the Orangewood Avenue undercrossing north to the Katella Avenue undercrossing and includes constructing a fifth northbound general-purpose lane, upgrading medians and sight distances, and

YEARS OF EXPERIENCE

Total: 28
With Parsons: 22

EDUCATION

- Master of Science, Environmental Engineering, University of Illinois at Urbana-Champaign, Illinois, 2000
- Bachelor of Science, Nuclear Engineering, University of Illinois at Urbana-Champaign, Illinois, 1992

REGISTRATIONS

- Professional Engineer Intern, 061023839, Illinois

CERTIFICATIONS

- LEED Accredited Professional (LEED AP), Green Business Certification, Inc.
- Project Manager Certification, Parsons
- Envision Sustainability Professional (ENV SP), Institute for Sustainable Infrastructure

reconfiguring existing ramps. Angela was responsible for coordinating with engineering and environmental staff to complete permit applications for geotechnical borings in the Santa Ana River, completing a revalidation of the previously approved mitigated negative declaration/finding of no significant impact, and preparing permit applications for the entire project, including a California Department of Fish and Wildlife 1602 permit, a Regional Water Quality Control Board 401 permit, and US Army Corps of Engineers 404 and 408 permits.

Environmental Lead. City of Moreno Valley, SR 60/Moreno Beach Drive Interchange Phase 2 Improvements, Moreno Valley, California, United States.
Parsons prepared the design plans, specifications, and estimates for SR 60/Moreno Beach Drive Interchange Phase 2 Improvements. Angela's responsibilities included coordinating with California Department of Transportation District 8 environmental and engineering staff, and overseeing all environmental documentation, including a revalidation of the original CEQA and NEPA documents (IS/MND and CE) and associated technical studies for biological, water quality, hazardous materials, cultural resources, paleontology, and air quality.

Environmental Lead. Orange County Transportation Authority, SR 91 Segment 1 Design, Anaheim, Fullerton, Orange, and Placentia, California, United States.
Parsons is providing professional and technical consultant services for developing plans, specifications, and estimates for Segment 1 improvements. The scope of work includes designing a revised freeway interchange, express lane access, and multiple bridges, retaining walls, and sound walls. Improvements include construction of one 12-foot-wide general-purpose lane and one 10-foot-wide outside shoulder between SR 57 and SR 55, restoration of auxiliary lanes, and widening of eastbound SR 91 over the Santa Ana River (south side of the bridge). Angela was responsible for coordinating with environmental and engineering staff during completion of the revalidation of the previously approved mitigated negative declaration/finding of no significant impact and closely coordinating with Caltrans District 12 environmental staff.

Environmental Lead. Riverside County Transportation Commission, SR 71/SR 91 Interchange Improvement Plans, Specifications, and Cost Estimates, Corona, California, United States.
The project scope involves preparing plans, specifications, and estimates and coordinating rights-of-way and utilities with the US Army Corps of Engineers (USACE), Chino Hills State Park, multiple resource agencies, the California Department of Transportation, and other local stakeholders. Parsons is coordinating with USACE regarding the required "Section 408 Outgrant" process and preparing updated environmental studies pursuant to the expansion of freeway facilities on land owned by USACE. Angela's responsibilities included directing planners during the completion of technical studies in support of a revalidation of the initial study/mitigated negative declaration originally completed for the project, reviewing all work products, and coordinating with California Department of Transportation District 8 environmental and engineering staff.

ROBERT L. MALONE

PLANNER, SENIOR PROJECT

Robert Malone has extensive experience working with local, state, and federal agencies within the framework of the National Environmental Policy Act and the California Environmental Quality Act, primarily on transportation-related projects, including highway, express lane implementation, rail, transit, and aviation.

Work Experience

Environmental Support. Riverside County Transportation Commission, SR 91 Corridor Improvements, Riverside County, California, United States.
Parsons is responsible for developing and managing the tolled express lanes project to extend the existing SR 91 tolled express lanes in Orange County, California, 8 miles into Riverside County, including 3 miles of construction on I-15. Robert is responsible for providing environmental support for work associated with roadway repairs and long-term habitat restoration efforts. Work includes reviewing monitoring reports and documents and preparing environmental clearance documentation for repair activities.

Environmental Planner. City of Palmdale, SR 138 Widening, Palmdale, California, United States.
Parsons is providing professional engineering services for widening SR 138. The Phase 1 scope of work includes the project approval and environmental document through plans, specifications, and estimates. Robert was responsible for preparation of the revalidation for the project.

Environmental Lead. Riverside County Transportation Commission, SR 71/SR 91 Interchange Improvement Plans, Specifications, and Cost Estimates, Corona, California, United States.
Parsons is providing design services for improving the SR 71/SR 91 connector ramps for a system interchange. Robert was responsible for the preparation of the environmental revalidation to the previously prepared initial study/mitigated negative declaration and supplemental environmental assessment for the US Army Corps of Engineers and for supporting technical report updates. Also oversaw updates to the environmental commitment record, preparation of the environmental components of the standard special provisions, and preparation of the required regulatory permit applications.

Environmental Compliance Manager. Riverside County Transportation Commission, I-15 Express Lanes Program Management, San Bernardino and Riverside Counties, California, United States.
Parsons is providing project and construction management services for the I-15 Express Lanes project for the Riverside County Transportation Commission. Robert was responsible for managing the project's environmental requirements for the client, including preparing environmental revalidations and obtaining environmental resource permits. Reviewed contractor-prepared deliverables, including resource monitoring and management plans for implementation during construction, design submittals, and construction quality plans. In addition, coordinated with the contractor and with California Department of Transportation representatives to ensure that environmental commitments were met as part of the final design and during construction.

YEARS OF EXPERIENCE

Total: 27
With Parsons: 7

EDUCATION

- Master, Regional Planning, University of Massachusetts Amherst, 1997
- Bachelor of Science, Management, Clemson University, 1990

BRYNNA A. MCNULTY, LEED AP

PROJECT PLANNER

Eleven years of experience in environmental assessment, planning and resource management. Expertise in management of environmental documents for major infrastructure projects prepared pursuant to the National Environmental Policy Act (NEPA) and California Environmental Quality Act (CEQA). Specializing in the following areas of analysis: land use, socio-economics/ environmental justice, cultural resources, biological resources, visual resources, hazardous materials and hydrology/water quality.

Work Experience

Deputy Project Manager. City of Oxnard, US 101/Del Norte Boulevard Interchange, Oxnard, California, United States.
The project involved selecting and studying design alternatives, evaluating environmental impacts and traffic operations, identifying utility relocations, coordinating with utility companies, and preparing a preliminary drainage design and cost estimates. The project work included reconstructing ramps, adding a loop on-ramp, and replacing an existing bridge overcrossing. Preliminary studies were completed with oversight from state and local agencies. Brynna served as lead author of a preliminary environmental analysis report and hazardous materials initial site assessment and for the community impact and environmental assessments, as well as an environmental impact report, which will address the loss of agricultural land and complicated land use jurisdiction issues involving the City of Oxnard and County of Ventura.

Environmental Planner. City of Bakersfield Public Works Department, Bakersfield On-Call Services, Bakersfield, California, United States.
Parsons augmented City of Bakersfield construction inspection staff to perform contract administration for the City's capital improvement projects. Brynna was responsible for the preparation of land use, visual resources, and community impact analyses in support of a preliminary environmental analysis report and subsequent California Environmental Quality Act and National Environmental Policy Act documentation for this highway widening project.

Environmental Planner. City of Moorpark, North Hills Parkway, Moorpark, California, United States.
Parsons provided engineering and design services for a proposed four-lane parkway from Spring Street to New Los Angeles Avenue, crossing under a proposal railroad bridge structure approximately 24 feet above the parkway. Brynna was responsible for the preparation of land use, visual resource, and community impact analyses in support of a preliminary environmental analysis report and subsequent California Environmental Quality Act and National Environmental Policy Act documentation for this roadway project. Her other responsibilities include the preparation of a visual impact study and community impact assessment.

YEARS OF EXPERIENCE

Total: 2
With Parsons: 2

EDUCATION

- Bachelor, Environmental Science, University of California, Santa Cruz, California, 2000
- Bachelor, Anthropology, University of California, Santa Cruz, California, 2000

CERTIFICATIONS

- LEED Accredited Professional (LEED AP), Green Business Certification, Inc.

PROFESSIONAL AFFILIATIONS

- Parsons Young Employees Society (YES), Vice Chairman, 2003-2005
- Parsons Emergency Response Team, Member, 2003

BRIAN J. UPCHURCH

PLANNER

Brian Upchurch has experience as an environmental planner, including involvement in general environmental planning, analysis, and compliance for various types of roadway and rail projects. He is responsible for supporting National Environmental Policy Act and California Environmental Quality Act environmental documents, jurisdictional permits, mitigation plans, and geographic information system exhibits.

Initial Site Assessments

Brian has provided technical writing services for initial site assessment reports/memos on projects such as the SR 91 Eastbound Corridor Operations, Avenue R Railroad-Highway Grade Crossing, and Slauson Bridge Widening Project. This required researching environmental data resources reports to locate any potential recognized environmental concerns that could cause hazardous effects from project construction activities. Brian has also worked through various initial study/mitigated negative declaration checklist items on the Menifee Road Widening and the Valley Boulevard projects.

Work Experience

Planner. Riverside County Transportation Commission, SR 91 Eastbound Corridor Operations, Corona, California, United States.
Parsons is completing the project approval/environmental document phase by obtaining approval on a revalidation of the SR 91 Corridor Improvement Project's environmental impact report/environmental impact statement. Brian is responsible for providing planning and GIS services for the project, including writing the initial site assessment technical memo, researching and mapping census tract information for the community impact assessment, and mapping geotechnical borings.

Planner. City of Los Angeles Bureau of Engineering, Valley Boulevard Multimodal Transportation Improvements Phase 1, Los Angeles, California, United States.
Parsons completed Phase I of the project approval and environmental document for a 2.4-mile-long section of Valley Boulevard located east of Downtown Los Angeles. Brian is responsible for providing writing and mapping services for the initial site assessment report.

Planning. City of Palmdale, Avenue R Railroad-Highway Grade Crossing, Palmdale, California, United States.
Parsons is preparing engineering studies and construction documents with plans, specifications, and estimates for a competitively bid, federal-aid construction project for a railway-highway crossing safety project. Brian is responsible for providing writing, research, and surveying services for the Avenue R initial site assessment report.

YEARS OF EXPERIENCE

Total: 11
With Parsons: 11

EDUCATION

- Bachelor of Science, Geography, California State Polytechnic University, Pomona, California, 2015

EMILE FIESLER, PhD

PROJECT SCIENTIST

Emile Fiesler is a highly qualified biologist with extensive experience performing biological assessments, surveys, inventories, and monitoring. He performs habitat evaluations and analyzes impacts to species of concern and their habitats and the jurisdictional delimitation of wetlands and waters of the United States and the State of California.

Work Experience

Principal Biologist. City of Palmdale, SR 138 Widening, Palmdale, California, United States.
Parsons is providing professional engineering services for widening SR 138. The Phase 1 scope of work includes the project approval and environmental document through plans, specifications, and estimates. Emile was responsible for performing a natural environment study revalidation.

Principal Biologist. Riverside County Transportation Commission, I-15 Express Lanes Program Management, San Bernardino and Riverside Counties, California, United States.
Parsons is providing project and construction management services for the I-15 Express Lanes project for the Riverside County Transportation Commission. Emile was responsible for performing three biological surveys, including burrowing owl surveys, covering 17 project subareas.

Project Biologist. City of Temecula, French Valley Parkway/I-15 Overcrossing and Interchange Improvements Phase II (Environmental), Riverside County, California, United States.
Parsons performed an environmental reevaluation of the January 2010 Final French Valley Parkway/I-15 Improvement project's initial study with mitigated negative declaration and an environmental assessment with a "Finding of No Significant Impacts." Emile was responsible for completing biological surveys and updating the jurisdictional delineation.

Principal Biologist. San Bernardino County Transportation Authority, West Valley Connector Bus Rapid Transit, Pomona, Montclair, Ontario, Rancho Cucamonga, and Fontana, California, United States. 1
The 35-mile-long West Valley Connector project involves a 100 percent zero-emissions bus rapid transit system to provide enhanced transit service in the most heavily traveled bus corridor in the area and improved connectivity with local bus and commuter rail services. Emile performed a survey (location, identity, health, etc.) of 600 urban trees and performed a jurisdictional delineation of the West Cucamonga Creek channel at East Holt Boulevard.

YEARS OF EXPERIENCE

Total: 23
With Parsons: 13

EDUCATION

- Doctorate/PhD, Commercial Science, University of Alabama in Huntsville, Alabama, 1991
- Master (Equivalent), Computer Information Science, University of Amsterdam, Netherlands, 1986

JOSEPH LEGASPI

OUTREACH LEAD

Professional Background: Joseph Legaspi has nearly twenty years of developing and executing successful public outreach campaigns across Southern California. He has a proven track record of managing cross-functional teams and successfully implementing complex public engagement campaigns with an expertise in transportation, infrastructure, workforce development, water, and housing. He is well adept at navigating projects that require coordination across multiple public agencies.

Work Experience

Project Manager. 2020 – 2024. Los Angeles County Metropolitan Transit Authority (Metro), 110 Adams Terminus Improvement Project, Los Angeles, CA: Metro in coordination with The California Department of Transportation (Caltrans), initiated the I-110 Adams Terminus Improvement Project in the City of Los Angeles, which aimed to improve mobility on the I-110/Adams Blvd. off-ramps, Adams Blvd., and nearby intersections. As Strategic Advisor, Joseph coordinated with Metro's project team on drafting the scoping report used to examine the proposed project's early Environmental Impact Report (EIR) analysis/review process. He led the efforts to inform the public the Environmental Impact Report/Environmental Assessment (EIR/EA) period through in-person outreach, mailing of meeting notices, and coordinating the project's scoping meetings.

Project Manager. June 2021–Ongoing. 100 Acre Partnership, Paseo del Rio at Taylor Yard , Los Angeles, CA: Joseph is leading the community engagement on a project that will revitalize a former railyard into the largest, continuous open space along the Los Angeles River. As Project Manager, Joseph drafted the project's community engagement plan, leads the cross-functional outreach team, organizes and facilitates community update meetings, oversees the development of project collateral and social media content, and represents the project with key stakeholders including elected officials.

Strategic Advisor. March 2022 - Ongoing. Metro, K Line Northern Extension, Los Angeles, CA: As Strategic Advisor for the Metro K Line Northern Extension Project, Joseph manages the Lee Andrews Group project team and provides strategic advice to the Metro Community Relations and Technical Project Team to ensure that stakeholders along the project alignment are informed and engaged. This includes design of the project's communications plan, planning and execution of community meetings, engaging stakeholders at local events, and the oversight of the creation of the project's newsletter and collateral.

FIRM
LEE ANDREWS GROUP

YEARS OF EXPERIENCE
Total: 19
With Lee Andrews: 6

EDUCATION
- BS, Business Administration
- MA, Communication Management

Key Personnel Billing Rates

Name	Classification	Billing Rate
Angela Schnapp	Principal Project Manager	$259.00
Robert Malone	Senior Project Planner	$223.00
Emile Fiesler	Project Scientist/Biologist	$171.00
Brynna McNulty	Project Planner	$172.00
Brian Upchurch	Environmental Planner	$104.00
Joseph Legaspi	Strategic Advisor	$175.00

SECTION F

QUALITY ASSURANCE/QUALITY CONTROL (QA/QC) PROCEDURES

Quality Assurance/Control (QA/QC)

Parsons is committed to providing quality services and products. Parsons has policies and procedures in place that ensure we deliver a quality product the first time. Our detailed schedules consider time for quality and recovery from quality checks before submittals. Figure F.1 summarizes our quality process for submittals.

Our Project Manager, Angela Schnapp, LEED AP, ENV SP, believes that quality begins with communication. Angela will ensure that the task is defined properly with consensus on deliverables and that risks are properly mitigated. During the execution of each task, she will proactively address all project issues between the City and the Parsons team to ensure the work product is developed in a coordinated manner, eliminating any surprises.

Our Quality Manager, Anne Kochaon, has "stop work" authority and will certify that work products are constructible and cost effective. She will ensure that deliverables meet City standards and requirements and are also approved for construction. Anne will implement Parsons' QA program, which is subject to an audit that maintains the company's ISO 9000 certification.

FIGURE F.1: PARSONS WILL PERFORM CONTINUOUS QC AND ROBUST QA TO ENSURE HIGH-QUALITY DELIVERABLES



Environmental Document Reviews. These reviews will reduce iterations of major deliverables. Parsons will hold focus meetings or over-the-shoulder reviews prior to submitting the overall draft package to ensure early feedback is gathered.

Comment Resolution Reviews. Comment resolution meetings will be scheduled to discuss and reach an agreement on any comments identified during QC reviews.

SECTION G

SCHEDULE CONTROL

Table G.1 provides the keys to success for ensuring schedule certainty.

TABLE G.1: KEYS TO SCHEDULE CERTAINTY

Progress Reporting: Parsons will prepare monthly progress reports that contain a narrative of work progress achieved by task during the reporting period, work planned for the next period, problems encountered, solutions achieved, outstanding issues, and financial reporting on budget.
Critical Path Method (CPM) Schedule: We start with a realistic and thorough CPM schedule. This includes all elements with logical ties based on reality. It's key that the team understands how their work affects other schedule activities to include appropriate review time for the City and Caltrans, in the schedule. An example of a CPM Schedule is shown in Figure G.1.
Accountability: Project Manager, Angela Schnapp, LEED AP, ENV SP works integrally with the City's project manager and the team implementing a culture of on-time delivery and schedule accountability. She'll ensure the team fully understands where the critical path lies on this project and that the team observes the critical path items to avoid changes to the schedule.
Deliverables Status Matrix: The CPM schedule will be simplified into a Deliverable Status Matrix that allows our team to easily track progress, milestones, and review times. The matrix allows for easy monitoring of the progress of deliverables for a project with varying tasks. The matrix is shared with the team, including our subconsultant, and it allows the team to be aligned on the status of the project. An example of this Deliverables Status Matrix is shown in **Figure G.2** from the SR-138 Widening Project (Phase 1).

FIGURE G.1: EXAMPLE 91 ECOP CPM SCHEDULE SHOWING ENVIRONMENTAL ITEMS AS CRITICAL PATH.

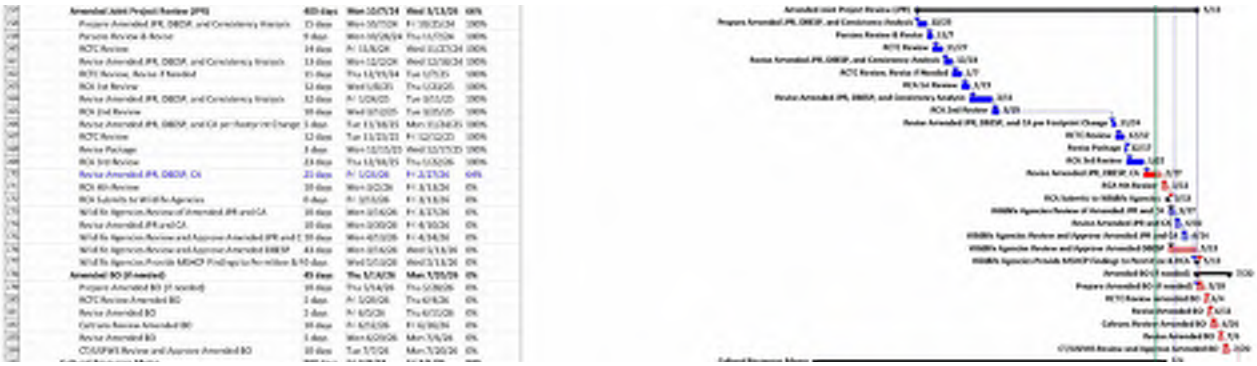


FIGURE G.2: DELIVERABLES MATRIX FOR EASE OF TRACKING MILESTONES, PROGRESS, AND REVIEWS

SR-138 (Palmdale Blvd) Widening Project (Phase 1)

Deliverables Matrix

Task No.	DESCRIPTION	DRAFT SUBMITTAL				FINAL SUBMITTAL				APPROVAL/ CONCURRENCE DATE	REMARKS/STATUS
		TARGET DATE	DATE SUBMITTED	AGENCY COMMENTS DUE	AGENCY COMMENTS RECEIVED	TARGET DATE	DATE SUBMITTED	AGENCY COMMENTS DUE	AGENCY COMMENTS RECEIVED		
ENVIRONMENTAL											
10	Noise Technical Memorandum (NO LONGER NEEDED)	-	-	-	-	-	-	-	-	-	
11	Air Quality Conformity Analysis Addendum	02/06/26									
12	Natural Resources Memorandum Addendum	10/17/25	10/17/25	11/20/25	11/21/25	12/10/25	12/10/25	01/07/26			
13	Cultural Resources Addendum	12/19/25	11/07/25	12/05/25	-	-	-	-	-	12/12/25	
14	Hazardous Waste and Aerially Deposited Lead Report Memorandum	02/13/26	-	-	-	-	-	-	-	-	
15	Relocations Impact Memorandum Addendum (NO LONGER NEEDED)	-	-	-	-	-	-	-	-	-	
16	Environmental Revalidation	06/14/26									

PALMDALE

a place to call home

ATTACHEMENT 1

5 SOQ FORMS (Revised)

CHECKLIST FOR RESPONDENTS

The following information is required of all Respondents at the time of SOQ submission:

[X] Cover Letter, signed by an authorized principal

[X] Statement of Qualification, with the following sections

- ~~Firm Qualifications~~
- ~~Firm References~~
- ~~Project Organization and Staffing~~
- ~~Project Management~~
- Qualifications and Experience of Consultant's Personnel (including References)
- Project Approach
- Project Understanding
- Proposed Personnel
- Quality Assurance/Quality Control Procedures
- Schedule Control

[X] Certification of SOQ

[X] Respondent's Acknowledgement of Liability Insurance Requirements

[X] Non-Collusion Declaration Form

The Respondent's failure to provide all required information in a complete and accurate manner renders the SOQ non-responsive.

CERTIFICATION OF STATEMENT OF QUALIFICATION

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF PALMDALE:

The undersigned, as Consultant, declares that: (1) this SOQ is made without collusion with any other person and that the only persons or parties interested as principals are those named herein; (2) the undersigned has carefully examined the Contract Documents (including all Addenda) and the Project site; and (3) the undersigned has investigated and is satisfied as to the conditions to be encountered, the character, quality and quantities of Work to be performed, and the materials to be furnished. Furthermore, the undersigned agrees that submission of this SOQ shall be conclusive evidence that such examination and investigation have been made and agrees, in the event the Contract be awarded to it, to execute the Contract with the City of Palmdale to perform the Project in accordance with the Contract Documents in the time and manner therein prescribed, and to furnish or provide all materials, labor, tools, equipment, apparatus and other means necessary so to do, except as may otherwise be furnished or provided under the terms of the Contract Documents.

Consultant acknowledges receipt of all addenda, as follows:

Addendum No. 1 Date: July 23, 2026
Addendum No. _____ Date: _____
Addendum No. _____ Date: _____
Addendum No. _____ Date: _____

Additionally, the undersigned, as Consultant, declares that: (1) Consultant has a full-time service office in Southern California; (2) Consultant has five or more years of experience performing similar work; (3) Consultant will self-perform the majority of the work; and (4) Consultant has three or more excellent references.

Consultant's Name: Parsons Transportation Group Inc.

Signature: Nicole DePuy Title: Vice President Date: July 29, 0226
Signature: _____ Title: _____ Date: _____

RESPONDENT'S ACKNOWLEDGMENT OF LIABILITY INSURANCE REQUIREMENTS

THE CONSULTANT ACKNOWLEDGES THAT HE/SHE HAS READ LIABILITY INSURANCE REQUIREMENTS OF SECTION 11 OF THE SAMPLE AGREEMENT AND AGREES TO COMPLY WITH ALL THE LIABILITY INSURANCE PROVISIONS AND REQUIREMENTS. FAILURE OF THE RESPONDENT TO OBTAIN THE REQUIRED LIABILITY INSURANCE AFTER THE AWARD OF CONTRACT MAY CONSTITUTE A FAILURE TO EXECUTE THE CONTRACT AND SHALL RESULT IN THE FORFEITURE OF THE SECURITY OF THE RESPONDENT.

As the Consultant's representative, I understand and agree to comply with all provisions of the Liability Insurance as required under the Sample Agreement.

Signature: Nicole DePuy Title: Vice President Date: July 29, 2026

Signature: _____ Title: _____ Date: _____

NONCOLLUSION DECLARATION FORM

The undersigned declares:

I am the Vice President (*Title*) of Parsons Transportation Group Inc. (*Firm*), the party making the foregoing Proposal.

The SOQ is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The SOQ is genuine and not collusive or sham. The Respondent has not directly or indirectly induced or solicited any other Respondent to put in a false or sham Proposal. The Respondent has not directly or indirectly colluded, conspired, connived, or agreed with any Respondent or anyone else to submit a sham SOQ or to refrain from proposing. The Respondent has not, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the SOQ price of the Respondent or any other Respondent or to fix any overhead, profit, or cost element of the SOQ price, or of that of any other Respondent. All statements contained in the SOQ are true. The Respondent has not, directly or indirectly, submitted or disclosed its Statement of Qualifications (SOQ), any portion thereof, or any information relating thereto, to any corporation, partnership, company, association, organization, SOQ depository, or to any member or agent thereof for the purpose of creating a collusive or sham response. The Respondent has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a Respondent that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the Respondent.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on 07/21/26 (*Date*), at Pasadena, CA (*City, State*)

Signature: Nicole DePuy

Printed Name: Nicole DePuy, PE - Vice President

Date: July 29, 2026



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City Council Staff Report

DATE: **OCTOBER 6, 2026**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **PUBLIC WORKS DEPARTMENT**
CAPITAL IMPROVEMENT PROGRAM DIVISION

DISTRICT: **1**

SUBJECT: **APPROVE REQUISITION WITH US AIR CONDITIONING DISTRIBUTORS, LLC, FOR PROCUREMENT OF OWNER-FURNISHED CONTRACTOR INSTALLED (OFCI-4) ROOFTOP MECHANICAL EQUIPMENT AND (OFCI-5) VARIABLE AIR VOLUME EQUIPMENT FOR CHIMBOLE CENTER RENOVATION PHASE I PROJECT, PN 878, FOR A TOTAL NOT TO EXCEED AMOUNT OF $576,528**

RECOMMENDATION

Staff recommend that the City Council:

1. Approve Requisition No. 270412 with US Air Conditioning Distributors, LLC, for procurement of Owner-Furnished Contractor Installed (OFCI-4) Rooftop Mechanical Equipment and (OFCI-5) Variable Air Volume (VAV) Equipment for Chimbole Center Renovation Phase I Project, PN 878 (Project), which includes the purchase of equipment, sales tax, in the amount of $501,328, plus a 15% contingency amount of $75,200, for a total not to exceed amount of $576,528, and;

2. Authorize the City Manager or designee to approve the requisition and resulting purchase order/agreement, including minimal and/or non-substantial changes, subject to completion of the final technical and commercial coordination identified by the project team before equipment release for production.

BACKGROUND

Phase I of the Chimbole Center/Library Renovation Project, PN 878, includes owner-furnished, contractor-installed mechanical equipment. The Project includes multiple owner-furnished, contractor-installed (OFCI) equipment packages. The OFCI Manual identifies OFCI-4 as rooftop mechanical equipment and OFCI-5 as VAV equipment. The City is responsible for purchasing the designated owner-furnished equipment, while the General Contractor and applicable subcontractors are responsible for coordinated

transfer to the project site and installation/assembly as required by the Contract Documents.

DISCUSSION

US Air Conditioning Distributors, LLC (USACD) submitted a combined owner-direct equipment proposal dated August 31, 2026. The package includes five YORK packaged rooftop units, five Samsung split-system pairs, and 29 Johnson Controls VAV terminal units.

On September 11, 2026, AlfaTech, the Mechanical Engineer of Record, reviewed the supplier quote and VAV submittal. The review identified standard coordination items to be incorporated into the final supplier submittal before production release. These items do not affect the recommendation to proceed.

The procurement record also documents the supplier/distributor basis for the specified equipment. Final purchase-order execution should confirm pricing validity, taxes, delivery/lead times, startup and commissioning responsibilities, warranty requirements, and coordination with ICON West and the controls contractor.

FISCAL IMPACT

$576,528; Sufficient funds are budgeted and available in Fiscal Year 2026-27. The project is funded using ARPA (American Rescue Plan Act) Fund.

STRATEGIC PLAN

Goal III. Invest in infrastructure to improve community livability.

A. Seek innovative, cost effective, customer focused methods of service delivery.

Prepared by:	Leonardo Torres, P.E., Director of Public Works
Certified as to availability of Funds:	Janelle Samson, Deputy City Manager
Approved by:	Salvador Mendez, City Manager
Approved as to form:	Alexandra Severino, City Attorney

ATTACHMENTS

OFCI-4 Rooftop Mechanical Equipment Booklet
OFCI-5 VAV Equipment Booklet
Appendix A: US Air Conditioning Distributors Equipment Proposal
Appendix B: Technical Submittal
Appendix C: Supply Agreement Documentation
Appendix D: MEOR Review-Equipment
Appendix E: MEOR Review-VAV

Bill To	Requisition 00270412-00 FY 2027
FINANCE DEPARTMENT	
38300 SIERRA HWY	Acct No:
STE D	F0161158-724525
PALMDALE, CA	Review:
93550	Buyer: cmantell
	Status: Allocated Page 1

Vendor	Ship To
BOSCH HOME COMFORT US HOLDING CORPORATI	PUBLIC WORKS DEPARTMENT
16900 CHESTNUT STREET	38250 SIERRA HWY
	PALMDALE, CA 93550
CITY OF INDUSTRY, CA 91748	HHOWELL@CITYOFPALMDALECA.GOV
	Delivery Reference
	HARRIET HOWELL

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
09/17/26	014439				CAPITAL IMPROVEMENT PROJEC

LN	Description / Account	Qty	Unit Price	Net Price
	General Notes --- ITEM IS PENDING CITY COUNCIL APPROVAL ON OCTOBER 6, 2026			
001	OWNER FURNISHED CONTRACTOR INSTALLED (OFCI-4) ROOFTOP MECHANICAL EQUIPMENT AND (OFCI-5) VARIABLE AIR VOLUME EQUIPMENT FOR PN 878 CHIMBOLE CENTER RENOVATION PHASE I TOTAL NTE $576,528	1.00	576528.00000	576528.00
1	F0161158-724525	576528.00		

Requisition Link

Requisition Total 576528.00

***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
F0161158-724525	576528.00	3463572.82
CHIMBOLE/LIBRARY/CITY HALL IMP	CAPITAL PROJECT PROF SERVICES	

SVA Architects
6 Hutton Centre Drive, Suite 1150
Santa Ana, CA 92707
T: (949) 809-3380 F: (949) 809-3381
www.sva-architects.com

Transmittal

To:	**OF - 4** YORK / Samsung via US Air Conditioning	**Date:**	7/01/2026
Project:	**City of Palmdale - Phase 1** **Chimbole Center and Library Expansion** **38350 Sierra Highway** **Palmdale, CA. 93550**	**Job No.:**	PN 878
Re:	**OF - 4** **ROOFTOP MECHANIAL EQUIPMENT**	**Via:** To:	e-mail

From: **City of Palmdale – Purchasing Department**

Included in this package is all of the information necessary to procure equipment and/or furnishings as identified in this document. This includes:

- Product cut sheet technical information (as appropriate)
- Technical specifications (as relevant to the specified product)

ITEM: OF-1 DIESEL GENERATOR EQUIPMENT

1. **Manufacturer:** refer to ***Submittal Data from US Air Conditioning***
2. **Model No.:** refer to ***Submittal Data from US Air Conditioning***
3. **Quantity:** refer to ***Submittal Data from US Air Conditioning***
4. **Anticipated cost:** (material only)
5. **Anticipated lead time:**
6. **Purchase date:**
7. **Purchase Method by City of Palmdale**: Via check / ETF
8. **Anticipated delivery date:**
9. **Anticipated Delivery site**: (project site) or
   (City owned storage area)
10. **Warranty commencement date:**

CITY OF PALMDALE PROCUREMENT ITEMS

NOTE: *All of the items identified below will be purchased by the City of Palmdale from a separate funding source. Arrangements for storing these items will be coordinated by the City of Palmdale. The General Contractor will be responsible for sharing regular updates of their construction schedule with the City, Construction Manager and Architect/Engineering team so that delivery of all furnishings and equipment can be arranged in a timely manner. Installation of all infrastructure required to be tied in to the specified equipment and/or furnishings will be the responsibility of the General Contractor. All warranty periods for specified equipment and/or furnishings will need to be coordinated between Owner and Contractor. THE ITEMS LISTED BELOW WILL BE OWNER-FURNISHED CONTRACTOR-NSTALLED (OFCI).* ***The highlighted item represents the product cut sheets that follow***

OF-1 Diesel Generator Equipment (10 pages)

OF-2 ChargePoint Express 250 CPE250 EV Charging Equipment (1 page)

OF-3 Landscape Site Furnishings (1 page listed items)

OF-4 Rooftop Mechanical Equipment (55 pages)

OF-5 Variable Air Volume (VAV) Equipment (1 page)

OF-6 Food Service Equipment (195 pages)

OF-7 High Low Drinking Fountains (2 pages)

OF-8 Restroom Accessories (15 pages)

OF-9 Audio Visual / IT equipment (15 pages)

NEW ROOFTOP PACKAGE GAS FIRED UNIT SCHEDULES

SYMBOL	SERVING	STATUS	MANUFACTURER		TONS	COOLING CAPACITY			EVAP COIL.				GAS HEATING PERFORMANCE					SUPPLY FAN			MIN OSA CFM	SOUND POWER dB(a)	ECONOMIZER/MODULATING POWER EXHAUST				RTU UNIT			RTU WEIGHT (LBS.)	CURB WEIGHT (LBS.)	PWREXH/ ECON WEIGHT (LBS.)	TOTAL WEIGHT (LBS.)	MOUNTING DETAIL	CONTROL DETAIL	REMARKS
			MAKE	MODEL		TOTAL (MBH)	SENSIBLE (MBH)	IEER / EER	EDB (°F)	EWB (°F)	LDB (°F)	LWB (°F)	INPUT (MBH)	OUTPUT (MBH)	EDB (°F)	LDB (°F)	SSE	CFM	TOTAL ESP	BHP			MAKE& MODEL	TYPE	HP	FLA	V/PH/HZ	MCA	MOCP	V/PH/Hz						
RTU-1-1	SEE PLAN	NEW	YORK	KV30N1DG4K1CQA12A1	30.0	315.50	301.60	14.6 / 10.5	82.10	57.00	56.50	46.30	359.60	291.30	40.00	64.70	81%	12000	1.75	8.55	3100	89	-	MOD	-	2.4	460/3/60	87.5	110.0	460/3/60	4105	475	314	4894	M5.02	M7.21	ALL
RTU-1-2	SEE PLAN	NEW	YORK	KV25N1DH4L1CWA84A1	25.0	290.30	240.70	14 / 10	83.00	65.20	59.90	56.00	197.80	160.20	40.00	55.40	81%	10600	1.54	8.21	3100	84	-	-	-	-	-	65.5	80.0	460/3/60	2090	230	165	2485	M5.02	M7.21	ALL
RTU-2-1	SEE PLAN	NEW	YORK	KV40N1CG4R1CQA14A1	40.0	422.20	404.30	16.4 / 10.4	83.30	65.20	57.60	56.30	359.60	291.30	40.00	58.50	81%	16000	1.50	11.81	4850	89	-	MOD	-	4.1	460/3/60	96.9	110.0	460/3/60	5742	520	390	6652	M5.02	M7.21	ALL
RTU-2-2	SEE PLAN	NEW	YORK	KV40N1CG4R1CQA14A1	40.0	423.70	404.80	16.4 / 10.4	83.50	65.80	57.70	57.10	359.60	291.30	40.00	58.50	81%	16000	1.50	11.81	4950	89	-	MOD	-	4.1	460/3/60	96.9	110.0	460/3/60	5742	520	390	6652	M5.02	M7.21	ALL
RTU-2-3	SEE PLAN	NEW	YORK	KV30N1CG4K1CQA12A1	30.0	322.80	260.80	14.6 / 10.5	79.60	64.70	57.50	55.60	359.60	291.30	40.00	64.70	81%	12000	1.50	7.92	2000	89	-	MOD	-	2.4	460/3/60	80.5	100.0	460/3/60	4105	475	314	4894	M5.02	M7.21	ALL

NOTES :

1. PROVIDE SMOKE DETECTOR ON SA DUCT PER FIRE ALARM DRAWINGS WITH CO MONITOR AS PER 2022 CBC 915. SEE FIRE ALARM SHEETS FOR FURTHER.
2. PROVIDE WITH TITLE 24 APPROVED VENSTAR T8950 THERMOSTAT
3. INSTALLATION AND WIRING SHALL BE PER MANUFACTURERS RECOMMENDATIONS.
4. UNIT WEIGHTS, MOUNTING, ANCHORAGE, VIBRATION ISOLATION (SIZED FOR 2" STATIC DEFLECTION) AND ROOF OPENINGS MUST BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER.
5. VERTICAL SUPPLY AND RETURN DUCT DISCHRGE.
6. THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE FOLLOWING WITH THE GENERAL CONTRACTOR: FRAMING OPENING SIZES, EQUIPMENT LEVELING PLATFORM SIZES, UNIT ANCHORAGE BLOCKS, INSTALLATION OF VIBRATION ISOLATION CURBS, UNIT POSITIONING, COORDINATION AND SUPERVISION DURING CRANING, WEATHER-PROOFING OF ROOF CURBS, PLUMBING CONDENSATE REQUIREMENTS, ELECTRICAL REQUIREMENTS, DDC CONTROLS REQUIREMENTS AND FIRE LIFE SAFETY INTEGRATION REQUIREMENTS.
7. PROVIDE FILTER RACK WITH 2" MERV 13 FILTERS.
8. PROVIDE OSA HOOD.
9. PROVIDE 0-100% FULLY MODULATING ECONOMIZER AND INTEGRAL POWER EXHAUST WITH DRY-BULB, FIXED INTEGRATED CONTROL. PROVIDE DUAL, SEPARATE POWER TO UNIT AND POWER EXHAUST. PROVIDE CARBON DIOXIDE (CO2) SENSOR FOR DCV CONTROL.

SPLIT SYSTEM SCHEDULE

CONDENSER UNIT												INDOOR FAN COIL UNIT											
TAG	MANUFACTURER & MODEL NO.	SYSTEM	LOCATION	POWER			OPER. WEIGHT (LBS)	EER2	SEER2	HSPF2	SOUND PRESSURE DBA	NOTES	TAG	MANUFACTURER & MODEL NO.	TYPE	SUPPLY CFM (L/M/H/TURBO)	SERVICE	ROOM COND. (°F)	COOLING (BTUH)	HEATING (BTUH)	POWER		24/7 OPERATION	OPER. WEIGHT (LBS)	SOUND PRESSURE (DBA)	NOTES
				V/PH/HZ	MCA	MOCP															WATT	V/PH/HZ				
CU-2	SAMSUMG & AR09DXFAMWKXCV	SPLIT	CHIMBOLE- ROOF	208-230/1/60	12	20	69.2	15.0	25.0	9.0	45	2,3,4,5,6	AC-2	SAMSUMG & AR09DXFAMWKNCV	WALL MOUNTED	297 / 328 / 346 / 364	ELEC.ROOM	72	9,000	11,000	27	POWERED BY OUTDOOR UNIT	YES	20.3	38	1,4,6,7
CU-3	SAMSUMG & AR09DXFAMWKXCV	SPLIT	CHIMBOLE- ROOF	208-230/1/60	12	20	69.2	15.0	25.0	9.0	45	2,3,4,5,6	AC-3	SAMSUMG & AR09DXFAMWKNCV	WALL MOUNTED	297 / 328 / 346 / 364	ELEV. MACHINE RM	72	9,000	11,000	27	POWERED BY OUTDOOR UNIT	YES	20.3	38	1,4,6,7
CU-4	SAMSUMG & AR09DXFAMWKXCV	SPLIT	CHIMBOLE- ROOF	208-230/1/60	12	20	69.2	15.0	25.0	9.0	45	2,3,4,5,6	AC-4	SAMSUMG & AR09DXFAMWKNCV	WALL MOUNTED	297 / 328 / 346 / 364	ELEV.EQUP.	72	9,000	11,000	27	POWERED BY OUTDOOR UNIT	YES	20.3	38	1,4,6,7
CU-5	SAMSUMG & AR36DXFUMGMXCV	SPLIT	CHIMBOLE- ROOF	208-230/1/60	35.8	40	211.6	12.0	20.0	9.0	60	2,3,4,5,6	AC-5	SAMSUMG & AR36DXFUMGMNCV	WALL MOUNTED	699 / 752 / 830 / -	211 INVERTER	72	33,000	40,000	58	POWERED BY OUTDOOR UNIT	YES	40.8	51	1,4,6,7

NOTES:
1. PROVIDE WITH
   a. CONDENSATE PUMP, 115V/1 PH/60 "HARTEL" OR EQUAL CONDENSATE PUMP. CONDENSATE PUMP SHALL BE INSTALLED ON OR ADJACENT TO THE UNIT.
   b. PROVIDE WITH S.S. DRAIN PAN AND SECONDARY DRAIN PAN WITH SPOT LEAK DETECTOR. UPON LEAK DETECTION UNIT WILL SHUTDOWN.
2. VIBRATION ISOLATION AND SEISMIC RESTRAINT , M.W. SAUSSE RMUAB-EQ-SH OR EQUAL, 2" STATIC DEFLECTION.
3. SEE STRUCTURAL DRAWINGS FOR ATTACHMENT DETAIL.
4. WIRING, INSTALLATION, AND PIPING PER MANUFACTURER'S RECOMMENDATION.
5. INSTALL CONDENSING UNIT ON THE ROOF, COORDINATE FINAL LOCATION WITH ENGINEER, ARCHITECT AND LANDLORD FOR APPROVAL.
6. PROVIDE LOCAL ELECTRICAL DISCONNECTS. INDOOR UNIT IS POWERED BY OUTDOOR UNIT.
7. PROVIDE T24 COMPLIANT THERMOSTAT

ITEMS INCLUDED IN OF-4 MECHANICAL EQUIPMENT BOOKLET

EXHAUST FAN SCHEDULE

UNIT NO.	MANUFACTURER & MODEL NO.	SERVICE	LOCATION	FAN TYPE	DRIVE	CFM	ESP (IN. WG.)	FAN RPM	MAX. SOUND (SONES)	BACKDRAFT DAMPER (Y/N)	SOUND POWER LEVELS			INTERLOCK	STARTING MEANS	MOTOR DATA					ELECTRICAL DATA			OPER. WEIGHT (LBS)	NOTES
											INLET(LwA) / OUTLET(LwA)	INLET(dBA) / OUTLET(dBA)	INLET(SONES) / OUTLET(SONES)			BHP	W	FLA	MCA	MOP	VOLT	PH	HZ		
EF-01	GREENHECK & USF-13-B7	MENS RR + WOMENS RR + STAFF RR + SINGAL RR	CHIMBOLE - ROOF	BLOWER	DIRECT	1450	1.00	1,550	13.6	Y	75 / 76	64 / 64	12.5 / 13.6	TIME CLOCK	ECM	0.56	-	1.6	2.0	15.0	460	3	60	150	1,2,3,4,5
EF-02	GREENHECK & USF-04-B6	KITCHENETTE 122	CHIMBOLE - ROOF	BLOWER	DIRECT	350	1.00	2,177	25.0	Y	80 / 85	68 / 73	17.3 / 25	TIME CLOCK	ECM	0.83	-	2.1	2.6	15.0	460	3	60	136	1,2,3,5
EF-03	GREENHECK & USF-12-B7	WARMING KITCHENETTE & BAR	CHIMBOLE - ROOF	BLOWER	DIRECT	975	0.75	1,688	14.3	Y	72 / 75	61 / 64	9.9 / 13.1	TIME CLOCK	ECM	0.24	-	1.1	1.4	15.0	460	3	60	148	1,2,3,5
EF-04	GREENHECK & USF-15-B7	MENS RR +WOMENS RR	CHIMBOLE - ROOF	BLOWER	DIRECT	1500	0.75	1,133	10.4	Y	71 / 71	59 / 59	9.7 / 10.4	TIME CLOCK	ECM	0.30	-	1.1	1.4	15.0	460	3	60	160	1,2,3,4,5
EF-05	GREENHECK & USF-12-B7	BAR, KITCHENETTE& STORAGE	CHIMBOLE - ROOF	BLOWER	DIRECT	1100	0.75	1,800	16.4	Y	74 / 78	63 / 66	11.4 / 15.1	TIME CLOCK	ECM	0.25	-	1.1	1.4	15.0	460	3	60	148	1,2,3,5

NOTES :

1. PROVIDE WITH:
   VARI-GREEN MOTOR AND CONTROL,
   BACKDRAFT DAMPER
2. PROVIDE WITH MOUNTING SUPPORTS/FRAMES, PRE-MANUFACTURED FASTENRS.
3. WIRING AND INSTALLATION SHALL BE PER MANUFACTURER'S RECOMMENDATION.
4. PROVIDE WITH VIBRATION ISOLATION AND SEISMIC RESTRAINT, M.W. SAUSSE RMXA OR EQUAL, 1" STATIC DEFLECTION. SEE STRUCTURAL DRAWINGS FOR ATTACHMENT DETAIL.
5. PROVIDE 7-DAY PROGRAMMABLE TIME CLOCK. FINAL LOCATION OF TIME CLOCK SHALL BE BY TENANT WITH ARCHITECT'S APPROVAL. INFROM MEOR.

ITEMS TO BE INCLUDED IN GENERAL CONTRACTOR BID

PIPE INSULATION REQUIREMENTS
(PER T-24 2022, TABLE 120.3-A PIPE INSULATION THICKNESS)

FUILD TEMPERATURE RANGE (°F)	CONDUCTIVITY RANGE (BTU-INCH PER HOUR PER SQ.FT. PER (°F)	INSULATION MEAN RATING TEMPERATURE (°F)	NOMINAL PIPE DIAMETER (INCHES)				
			1 & LESS	1 TO < 1.5	1.5 TO < 4	4 TO < 8	8 & LARGER
			INSULATION THICKNESS REQUIRED (IN INCHES)				
SPACE HEATING SYSTEMS (STEAM, STEAM CONDENSATE AND HOT WATER) AND SERVICE WATER HEATING SYSTEMS.							
ABOVE 350	0.32 - 0.34	250	4.5	5.0	5.0	5.0	5.0
251 - 350	0.29 - 0.32	200	3.0	4.0	4.5	4.5	4.5
201 - 250	0.27 - 0.30	150	2.5	2.5	2.5	3.0	3.0
141 - 200	0.25 - 0.29	125	1.5	1.5	2.0	2.0	2.0
105 - 140	0.22 - 0.28	100	1.0	1.5	1.5	1.5	1.5
SPACE COOLING SYSTEM (CHILLED WATER, REFRIGERANT AND BRINE)							
40 - 60	0.21 - 0.27	75	NONRES 0.5 / RES 0.75	NONRES 0.5 / RES 0.75	1.0	1.0	1.0
BELOW 40	0.20 - 0.26	50	1.0	1.5	1.5	1.5	1.5

DUCT INSULATION REQUIREMENTS
(PER T-24 2022, BUILDING ENERGY EFFICIENCY STANDARDS §120.4(a))

DUCT LOCATION	INSULATION R-VALUE	INSTALLED INSULATION THICKNESS
• OUTDOORS • SPACE BETWEEN ROOF & INSULATED CEILING. • IN VENTED ATTIC SPACES. • IN UNCONDITIONED SPACES.	R-8	2"
• IN RETURN AIR PLENUM. • ALL OTHER SPACES	R-4.2	1"
• ENCLOSED IN DIRECTLY CONDITIONED SPACE	NOT REQUIRED	NOT REQUIRED

NOTES:
1. INSULATION THICKNESS VALUES BASED ON JOHNS MANVILLE INSULATION.
2. THE INSTALLED INSULATION THICKNESS OF DUCT LINING FOR PURPOSE OF COMPLIANCE IS EQUIVALENT TO ITS NOMINAL THICKNESS.
3. THE INSTALLED INSULATION THICKNESS OF DUCT WRAP FOR PURPOSE OF COMPLIANCE IS 75% OF ITS NOMINAL THICKNESS.
4. ALL DUCTWORK SHALL BE PROVIDED WITH 1" ACOUSTICAL LINING IN EXPOSED CEILING AREAS UNLESS NOTED OTHERWISE.

ACOUSTICAL NOISE CONTROL FOR DUCTWORK AIRFLOW VELOCITIES

MAXIMUM IN-DUCT AIRFLOW VELOCITIES (FPM)		NOISE CRITERIA (NC)				
		45	40	35	30	25
RISER		2000	2000	2000	2000	-
MAIN BRANCH ABOVE SUSPENDED CEILING		2000	1800	1500	1300	-
MAIN BRANCH IN EXPOSED CONFIGURATION		1600	1500	1200	1100	-
DUCT WITHIN 10 TO 20 FEET OF SUPPLY DIFFUSER/RETURN GRILLE	SUPPLY	900	850	800	700	550
	RETURN	1000	950	900	800	650
DUCT WITHIN 0 TO 10 FEET OF SUPPLY DIFFUSER/RETURN GRILLE	SUPPLY	700	650	600	500	450
	RETURN	800	750	700	600	500
SUPPLY DIFFUSER - 'FREE' VELOCITY		550	500	450	400	300
RETURN GRILLE - 'FREE' VELOCITY		650	600	550	500	400
OPEN RETURN DUCT ABOVE CEILING		850	750	650	-	-
OPEN RETURN DUCT EXPOSED		800	700	600	-	-

VAV BOX SCHEDULE

TAG	MANUFACTURER & MODEL NUMBER	INLET SIZE (IN)	COOLING AIRFLOW (CFM)		MIN OSA CFM	HW REHEAT COIL								MAX NC LEVEL	ELECTRICAL			REMARKS
		COLD	MAX	MIN		HEATING MAX (CFM)	EAT (°F)	LAT (°F)	EWT (°F)	LWT (°F)	HEATING BVAV	GPM	MIN BRANCH PIPE SIZE (INCH)		MAIN ELEC. - V/Ph/Hz	CONTROL VOLTAGE	CONTROL POWER	
VAV 1-1.1	PRICE SDV	14"Ø	2000	600	360	1000	55	89.9	180	160	37,692	3.8	1	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 1-1.2	PRICE SDV	16"Ø	2800	840	392	1400	55	93.8	180	160	58,666	5.9	1	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 1-1.3	PRICE SDV	14"Ø	1800	540	76	900	55	82.3	180	160	26,536	2.7	1	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 1-1.4	PRICE SDV	14"Ø	1800	540	315	900	55	90.9	180	160	34,895	3.5	1	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 1-1.5	PRICE SDV	16"Ø	2800	1035	1035	1400	55	95.7	180	160	61,538	6.2	1	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 1-1.6	PRICE SDV	10"Ø	800	240	89	400	55	83.3	180	160	12,226	1.2	1	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 1-2.1	PRICE SDV	12"Ø	1600	480	291	800	55	89.6	180	160	29,894	3.0	1	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 1-2.2	PRICE SDV	12"Ø	1200	360	164	-	-	-	-	-	-	-	-	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 1-2.3	PRICE SDV	12"Ø	1200	360	153	650	55	87	180	160	22,464	2.2	1	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 1-2.4	PRICE SDV	12"Ø	1600	480	180	800	55	83.5	180	160	24,624	2.5	1	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 1-2.5	PRICE SDV	12"Ø	1400	420	300	-	-	-	-	-	-	-	-	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 1-2.6	PRICE SDV	12"Ø	1200	360	360	-	-	-	-	-	-	-	-	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 1-2.7	PRICE SDV	8"Ø	600	180	130	-	-	-	-	-	-	-	-	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 1-2.8	PRICE SDV	8"Ø	600	180	160	-	-	-	-	-	-	-	-	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 1-2.9	PRICE SDV	12"Ø	1200	360	191	-	-	-	-	-	-	-	-	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 2-1.1	PRICE SDV	16"Ø	2400	720	323	1920	55	95.9	180	160	84,810	8.5	1	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 2-1.2	PRICE SDV	16"Ø	2800	840	390	2240	55	94.9	180	160	96,526	9.7	1	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 2-1.3	PRICE SDV	24"X16"	4400	1830	1830	3520	55	94.4	180	160	1,49,783	15.0	1	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 2-1.4	PRICE SDV	16"Ø	2700	810	600	2160	55	84.7	180	160	69,284	6.9	1	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 2-1.5	PRICE SDV	16"Ø	2700	1200	1200	2700	55	95.8	180	160	1,18,973	11.9	1	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 2-1.6	PRICE SDV	10"Ø	1000	300	136	1000	55	95	180	160	43,200	4.3	1	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 2-2.1	PRICE SDV	16"Ø	2800	840	177	2800	55	95	180	160	1,20,960	12.1	1	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 2-2.2	PRICE SDV	24"X16"	5000	1500	1155	3500	55	95.5	180	160	1,53,090	15.3	1	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 2-2.3	PRICE SDV	24"X16"	4100	1230	1110	2870	55	86.7	180	160	98,257	9.8	1	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 2-2.4	PRICE SDV	24"X16"	4100	1230	305	2870	55	87.4	180	160	1,00,427	10.0	1	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 2-3.1	PRICE SDV	16"Ø	2800	1043	1043	2240	55	94.5	180	160	95,558	9.6	1	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 2-3.2	PRICE SDV	24"X16"	3600	1080	137	2880	55	89.9	180	160	1,08,553	10.9	1	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 2-3.3	PRICE SDV	24"X16"	4200	1260	164	3360	55	95.2	180	160	1,45,878	14.6	1	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 2-3.4	PRICE SDV	12"Ø	1400	420	75	1120	55	90.3	180	160	42,699	4.3	1	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9

REFER TO OF-5 VAV EQUIPMENT BOOKLET

NOTES:
1. MFGR TO PROVIDE A TRANSFORMER 120/24 VAC FOR EACH BOX.
2. PROVIDE DDC CONTROLLED VAV UNITS.
3. PROVIDE NEW THERMOSTAT AND CONTROLS SYSTEM TO INTEGRATE WITH BASE BUILDING BMS. COORDINATE WITH BUILDING ENGINEER FOR THERMOSTAT TYPE. THERMOSTAT SHALL BE TITLE 24 COMPLIANT.
4. PROVIDE WITH MANUFACTURER'S 5'-0" LONG PLEMUM BOX. WHERE SPACE CONSTRAINTS DO NOT PERMIT 5'-0" LENGTH, PROVIDE MAXIMUM POSSIBLE LENGTH, BUT NOT LESS THAN 3'-0"
5. VAV SHALL BE PROVIDED WITH CONTROL ENCLOSURE.
6. VAV SHALL BE PRESSURE INDEPENDENT TYPE.
7. VAV BOX SHALL BE PROVIDED WITH DAMPER OPERATOR, SENSOR, CONTROLLERS AND ACTUATORS PER BASE BUILDING STANDARDS.
8. COORDINATE WITH ARCHITECT AND ENGINEER FOR FINAL THERMOSTAT LOCATION.
9. INSTALLATION AND WIRING SHALL BE PER MANUFACTURER'S RECOMMENDATION.

ALFATECH
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OWNER: CITY OF PALMDALE

PROJECT NAME: PHASE 1 - CHIMBOLE CENTER AND LIBRARY EXPANSION - PN 878

CLIENT ADDRESS: 38350 SIERRA HWY PALMDALE, CA 93550

REVISIONS:

	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PROJECT NO: 240599LA

DATE ISSUED: (CD100) 2026 JUNE 1

SCALE:

SHEET NUMBER: M1-6.01

SHEET TITLE:

MECHANICAL SCHEDULES

SVA ARCHITECTS

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USAirconditioning DISTRIBUTORS
The world's largest privately owned HVAC distributor

SUBMITTAL DATA

Order #: **Date:** 12/19/2025

Project: City of Palmdale - AlfaTech

Project #:

Submitter: Eliana Klein
US AIRCONDITIONING DIST - CITY OF INDUSTRY
16900 CHESTNUT STREET,
CITY OF INDUSTRY , California 91749
6268544500

Date
12/19/2025
Project Name
City of Palmdale - AlfaTech
Project Number
Client / Purchaser

Submittal Summary Page

Qty	Tag #	Model # / Material #	Description
1	RTU-1-2	KV25N1DH4L1CWA84A1	25 Ton, York SunChoice Single Packaged R-454B Air Conditioner, Four Stage Compressor Operation, Standard Efficiency, Bottom Duct, Natural Gas, Staged Heat, Low Heat, 220 MBH Input, 460-3-60, 10 HP High Static Belt Drive Blower • VAV Controller with VFD • Single Enthalpy Economizer w/Barometric Relief with Economizer Fault Detection & Diagnostic (Meets ASHRAE 90.1-2013, IECC 2015, California Title 24, AMCA 511) • 2" Pleated Filters (MERV 13) • Smart Equipment Controller including Discharge Air, Return Air, and Outdoor Air Temperature Sensors. BACNet MS/TP, Modbus and N2 Communication Card with Bluetooth. • Air Proving Switch • Supply Air Smoke Detector • Microchannel condenser coils • Copper tube/Aluminum fin evaporator coils • Refrigerant Detection System • Co2 Sensor • Standard Cabinet • Polyester SMC Drain Pan
1	RTU-1-1	KV30N1DG4K1CQA12A1	30 Ton, York Single Packaged R-454B Air Conditioner, Refrigerant Detection System (RDS) is factory installed, Standard Efficiency / Bottom Supply / Bottom Return, Natural Gas, Staged Heat, Low Heat, 400 MBH Input, 460-3-60, 15 HP High Static Belt Drive Blower • Four Stages of Cooling • VAV Controller with VFD • Single Enthalpy Economizer w/ Modulating Power Exhaust and Economizer Fault Detection & Diagnostic (Meets ASHRAE 90.1-2013, IECC 2015, California Title 24, AMCA 511) • 2" Pleated Filters (MERV 8) • Smart Equipment Controller including Discharge Air, Return Air, and Outdoor Air Temperature Sensors. BACNet MS/TP, Modbus and N2 Communication Card with Bluetooth. • Supply Air Smoke Detector • Microchannel condenser coils • Copper tube/Aluminum fin evaporator coils • Co2 Sensor • Standard Cabinet • Galvanized Steel Drain Pan
1	RTU-2-3	KV30N1CG4K1CQA12A1	30 Ton, York Single Packaged R-454B Air Conditioner, Refrigerant Detection System (RDS) is factory installed, Standard Efficiency /

Qty	Tag #	Model # / Material #	Description
			Bottom Supply / Bottom Return, Natural Gas, Staged Heat, Low Heat, 400 MBH Input, 460-3-60, 10 HP Medium Static Belt Drive Blower • Four Stages of Cooling • VAV Controller with VFD • Single Enthalpy Economizer w/ Modulating Power Exhaust and Economizer Fault Detection & Diagnostic (Meets ASHRAE 90.1-2013, IECC 2015, California Title 24, AMCA 511) • 2" Pleated Filters (MERV 8) • Smart Equipment Controller including Discharge Air, Return Air, and Outdoor Air Temperature Sensors. BACNet MS/TP, Modbus and N2 Communication Card with Bluetooth. • Supply Air Smoke Detector • Microchannel condenser coils • Copper tube/Aluminum fin evaporator coils • Co2 Sensor • Standard Cabinet • Galvanized Steel Drain Pan
1	RTU-2-1	KV40N1CG4R1CQA14A1	40 Ton, York Single Packaged R-454B Air Conditioner, Refrigerant Detection System (RDS) is factory installed, Standard Efficiency / Bottom Supply / Bottom Return, Natural Gas, Staged Heat, Low Heat, 400 MBH Input, 460-3-60, 15 HP Medium Static Belt Drive Blower • Four Stages of Cooling • VAV Controller with VFD • Dual Enthalpy Economizer w/ Modulating Power Exhaust and Economizer Fault Detection & Diagnostic (Meets ASHRAE 90.1-2013, IECC 2015, California Title 24, AMCA 511) • 4" Pleated Filters (MERV 13) • Smart Equipment Controller including Discharge Air, Return Air, and Outdoor Air Temperature Sensors. BACNet MS/TP, Modbus and N2 Communication Card with Bluetooth. • Supply Air Smoke Detector • Microchannel condenser coils • Copper tube/Aluminum fin evaporator coils • Co2 Sensor • Standard Cabinet • Galvanized Steel Drain Pan
1	RTU-2-2	KV40N1CG4R1CQA14A1	40 Ton, York Single Packaged R-454B Air Conditioner, Refrigerant Detection System (RDS) is factory installed, Standard Efficiency / Bottom Supply / Bottom Return, Natural Gas, Staged Heat, Low Heat, 400 MBH Input, 460-3-60, 15 HP Medium Static Belt Drive Blower • Four Stages of Cooling • VAV Controller with VFD • Dual Enthalpy Economizer w/ Modulating Power Exhaust and Economizer Fault Detection & Diagnostic (Meets ASHRAE 90.1-2013, IECC 2015, California Title 24, AMCA 511) • 4" Pleated Filters (MERV 13) • Smart Equipment Controller including Discharge Air, Return Air, and Outdoor Air Temperature Sensors. BACNet MS/TP, Modbus and

Qty	Tag #	Model # / Material #	Description
			N2 Communication Card with Bluetooth. • Supply Air Smoke Detector • Microchannel condenser coils • Copper tube/Aluminum fin evaporator coils • Co2 Sensor • Standard Cabinet • Galvanized Steel Drain Pan

Equipment start-up and commissioning by a factory trained technician is recommended.
Contact your supplying distributor or sales representative for additional information & guidance.


WARNING: Cancer and Reproductive Harm - www.P65Warnings.ca.gov

YORK® 15 - 27.5 Ton Sun Cho

Project Name: **City of Palmdale - AlfaTech**
Unit Model #: **KV25N1DH4L1CWA84A1**
Quantity: **1** Tag #: **RTU-1-2**
System: **KV25N1DH4L1CWA84A1**

Cooling Performance		
Total gross capacity	290.3	MBH
Sensible gross capacity	240.7	MBH
Total net capacity	264.2	MBH
Sensible net capacity	214.6	MBH
Efficiency (at ARI)	10.00	EER
Integrated eff. (at ARI)	14.00	IEER
Ambient DB temp.	102.4	°F
Entering DB temp.	83.0	°F
Entering WB temp.	65.2	°F
Evap Coil Leaving DB temp.	59.9	°F
Evap Coil Leaving WB temp.	56.0	°F
Unit Leaving DB temp.	62.4	°F
Unit Leaving WB temp.	56.9	°F
Leaving air temp dew point	53.6	°F
Sound power	84	dB(a)

Refrigerant		
Refrigerant type	R-454B	
Sys1	13 lb	3 oz
Sys2	14 lb	6 oz

Gas Heating Performance		
Entering DB temp.	40	°F
Heating output capacity (Max)	160.2	MBH
Supply air	10600	cfm
Heating input capacity (Max)	197.8	MBH
Leaving DB temp.	55.4	°F
Air temp. rise	15.4	°F
SSE	81.0	%
Stages	2	

Supply Air Blower Performance		
Supply air	10600	cfm
Ext. static pressure	1.54	IWG
Addl. Unit Losses (Options/Accessories)	0.28	IWG
Blower speed	1437	rpm
Max BHP of Motor (including service factor)	11.50	HP
Duct location	Bottom	
Motor rating	10.00	HP
Actual required BHP	8.21	HP
Power input	7.65	kW
Elevation	2524	ft
Drive type	BELT	
Requires field-supplied drive	true	

Outside/Mixed Air		
Outside Air cfm	3100	cfm
Outside Air DB temp.	102.4	°F
Outsided Air WB temp.	79	°F
Outside Air RH	36.1	%
Return Air cfm	7500	cfm
Return Air DB temp.	75	°F
Return Air WB temp.	58	°F
Return Air RH	34.7	%

Electrical Data		
Power supply	460-3-60	
Unit min circuit ampacity	65.5	A
Unit max over-current protection	80	A

Dimensions & Weight		
Hgt 57 in	Len 144 in	Wth 89 in
Refer to drawings for equipment weight		

Clearances					
Right	42 in	Front	80 in	Rear	36 in
Top	120 in	Bottom	0 in	Left	96 in

Note: Please refer to the tech guide for listed maximum static pressures



25 Ton

- Manufactured at an ISO 9001 Registered Facility and Each Rooftop is Completely Computer-Run Tested Prior to Shipment.

Unit Features

- Refrigerant Detection System (RDS) is Factory Installed
- Four Stage Compressor Operation
- Two independent refrigerant circuits
- Full Perimeter Base Rails with Built in Rigging Capabilities
- Single Enthalpy Economizer w/Barometric Relief with Economizer Fault Detection & Diagnostic (Meets ASHRAE 90.1-2013, IECC 2015, California Title 24, AMCA 511)
- 10 HP High Static Belt Drive Blower
- 2" Pleated Filters (MERV 13)
- Replacement Filters: 9 (16" x 25" x 2" or 4"). Unit accepts 2" or 4" wide filters.
- Units are provided with the selected 2-inch or 4-inch filter and can easily be converted in the field to accept either size in the standard filter rack
- Utility Connections - Gas and electrical utility locations are supplied in the unit underside as well as the side of the unit. Utility connections can be made quickly and with a minimum amount of field labor
- Copper tube/Aluminum fin evaporator coils
- Microchannel condenser coils

BAS Controller

- Smart Equipment Controller including Discharge Air, Return Air, and Outdoor Air Temperature Sensors. BACNet MS/TP, Modbus and N2 Communication Card with Bluetooth.

Standard Unit Controller: Smart Equipment Control Board

- An Integrated Low-Ambient Control, Anti-Short Cycle Protection, Lead-Lag, Fan On and Fan off Delays, Low Voltage Protection, On-Board Diagnostic and Fault Code Display. Allows all units to operate in the cooling mode down to 0 °F outdoor ambient without additional components or intervention.
- Safety Monitoring - Monitors the High and Low-Pressure Switches, the Freezestats, the Gas Valve, if Applicable, and the Temperature Limit Switch on Gas and Electric Heat Units. The Unit Control Board will Alarm on Ignition Failures, Safety Lockouts and Repeated Limit Switch Trips.

Warranty

- One (1) Year Limited Warranty on the Complete Unit
- Five (5) Year Warranty - Compressors and Electric Heater Elements
- Ten (10) Year Warranty - Aluminized Steel Tubular Heat Exchangers
- All Factory installed VFDs come with a 5-year manufacturer warranty

YORK®

15 - 27.5 Ton Sun Cho

Project Name: **City of Palmdale - AlfaTech** Unit Model #: **KV25N1DH4L1CWA84A1**

Quantity: **1** Tag #: **RTU-1-2** System: **KV25N1DH4L1CWA84A1**

Additional Electrical Data		
Power supply	460-3-60	
Unit min circuit ampacity	65.5	A
Unit max over-current protection	80	A
Min Voltage	416	V
Max Voltage	508	V
Comp #1 RLA	8.8	
Comp #1 LRA	74.6	
Comp #2 RLA	19.2	
Comp #2 LRA	147	
Comp #3 RLA	8.8	
Comp #3 LRA	74.6	
Indoor Mtr Voltage	460-3-60	
Indoor Mtr FLA	18.7	
Outdoor Mtr Qty	4	
Outdoor Fan Voltage	460-1-60	
OD Fan Mtr FLA (ea.)	1.3	
Power Ex Mtr Qty (if applicable)	2	
Powered Ex Voltage(if applicable)	460-1-60	
Power Ex Mtr FLA (ea) (if applicable)	2.2	
Combustion Mtr Qty	1	
Combustion Motor Voltage	208/230-1-60	
Combustion Mtr FLA (ea)	0.8	

15 - 27.5 Ton Sun Cho

Project Name: **City of Palmdale - AlfaTech** Unit Model #: **KV25N1DH4L1CWA84A1**

Quantity: **1** Tag #: **RTU-1-2** System: **KV25N1DH4L1CWA84A1**

RDS SUMMARY (Lowest Elevation Floor Being Served)

Refrigerant Detection System (RDS) Not Required.

Room with the Lowest Discharge Height	0	ft
Smallest RDS Required Room Area on the Lowest Floor	N/A	ft²
Min. Allowed Smallest Room Area without an RDS	N/A	ft²
Total Applied Area	0	ft²
Min. Allowed Total Applied Area	N/A	ft²
Min. CFM when RDS is enabled	N/A	cfm
Min. System Exhaust (External to Unit)	N/A	cfm
Total Largest Circuit Refrigerant Charge	0	lb
Altitude	2524	ft

JOBSITE INPUTS

R454B is a mildly flammable refrigerant. Unit installation must be in compliance with UL 60335-2-40 and installation and operations manual available on Solution Navigator, DS Solutions app and shipped with the unit.

YORK®

15 - 27.5 Ton Sun Cho

Project Name: **City of Palmdale - AlfaTech** Unit Model #: **KV25N1DH4L1CWA84A1**

Quantity: **1** Tag #: **RTU-1-2** System: **KV25N1DH4L1CWA84A1**

Factory Installed Options

KV25N1DH4L1CWA84A1

Equipment Options		Option(s) Selected
Product Category :	**K**	York SunChoice Single Packaged R-454B Air Conditioner
Efficiency :	**V**	Standard Efficiency, Bottom Duct
Nominal Cooling Capacity :	**25**	25 Ton
Heat Type :	**N**	Natural Gas, Staged Heat
Heat Size :	**1**	Low Heat, 220 MBH Input
Blower Option :	**D**	10 HP High Static Belt Drive Blower
Air Volume :	**H**	Four Stage Compressor Operation VAV Controller with VFD
Voltage :	**4**	460-3-60
Outside Air Option :	**L**	Single Enthalpy Economizer w/Barometric Relief with Economizer Fault Detection & Diagnostic (Meets ASHRAE 90.1-2013, IECC 2015, California Title 24, AMCA 511)
Coil Options :	**1**	Microchannel condenser coils Copper tube/Aluminum fin evaporator coils
Controls :	**C**	Smart Equipment Controller including Discharge Air, Return Air, and Outdoor Air Temperature Sensors. BACNet MS/TP, Modbus and N2 Communication Card with Bluetooth.
Sensor Options :	**W**	Air Proving Switch Supply Air Smoke Detector Refrigerant Detection System Co2 Sensor
Service Options :	**A**	
Refrigeration :	**8**	
Additional Options :	**4**	2" Pleated Filters (MERV 13)
Cabinet Options :	**A**	Standard Cabinet Polyester SMC Drain Pan
Product Generation :	**1**	

Field Installed Accessories

- ○ 1BD0411 - Burglar Bars (85.0 lbs)
- ○ 1CV0408 - Concentric Diffuser,Flush Mount,24X54
- ○ 1CV0409 - Concentric Diffuser,Flush Mount,28X60
- ○ 1CV0417 - Concentric Diffuser,Side Discharge,24X54
- ○ 1CV0418 - Concentric Diffuser,Side Discharge,28X60
- ○ 1CV0424 - Concentric Diffuser,Specialty,42X42

Project Name: **City of Palmdale - AlfaTech**

Unit Model #: **KV25N1DH4L1CWA84A1**

Quantity: **1** Tag #: **RTU-1-2**

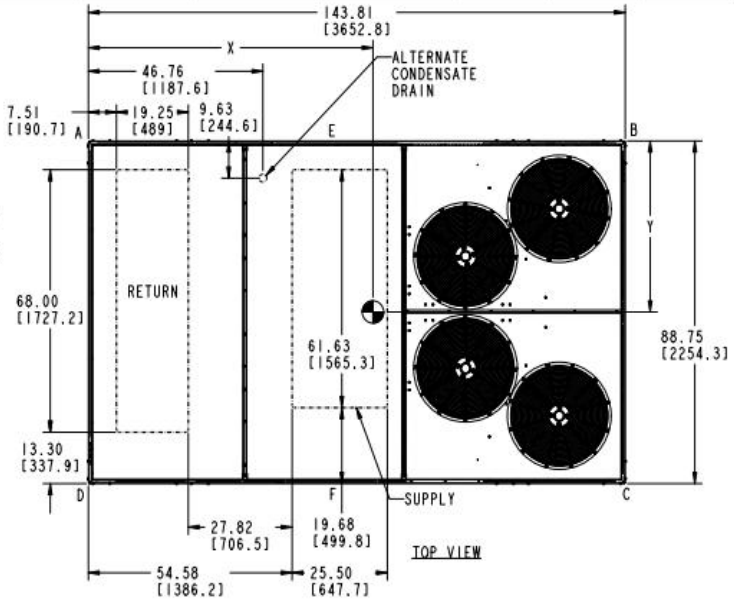
KV 25T Submittal

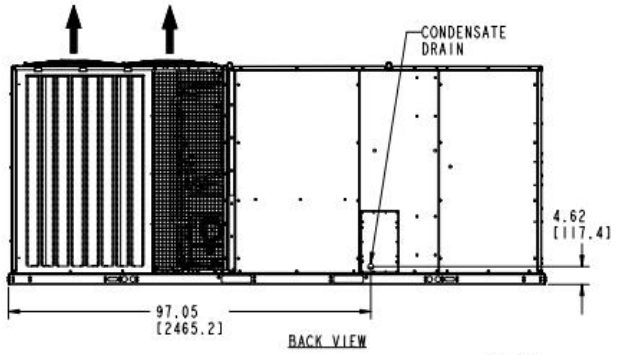
NOTES:
1. FOR OUTDOOR USE ONLY.
2. WEIGHTS SHOWN ARE FOR COOLING ONLY UNITS.
3. SERVICE (S) AND MINIMUM (M) CLEARANCE TO COMBUSTIBLE MATERIAL:

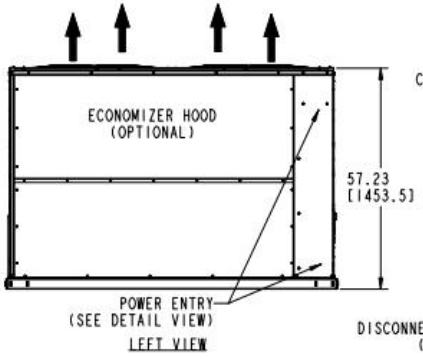
UNIT SIDE	INCHES	[MM]
RIGHT (S)	42	[1067]
LEFT, NO ECON OR PE (S)	18	[457]
LEFT, W/ ECON OR PE (S)	96	[2438]
FRONT/HEAT ACCESS (S)	80	[2032]
REAR (S)	36	[914]
TOP (S)	120	[3048]
UNIT-TO-UNIT (S)	120	[3048]
DUCT (M)	0	[0]
FLOOR (M)	0	[0]
FRONT/FLUE (M)	42	[1067]

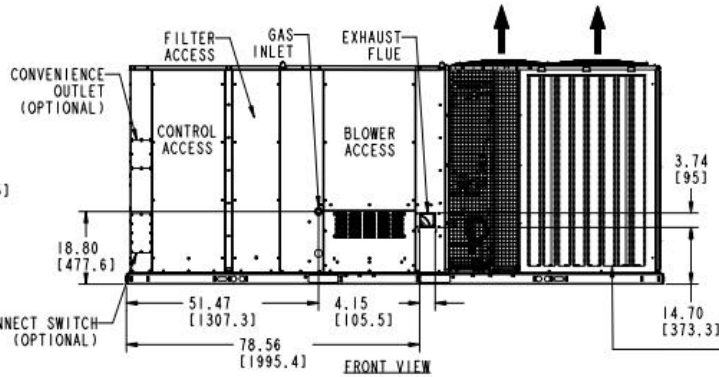
4. FOR SMALLER SERVICE AND OPERATIONAL CLEARANCES CONTACT YOUR APPLICATION ENGINEERING DEPARTMENT.
5. DOWNFLOW DUCTS DESIGNED TO BE ATTACHED TO ACCESSORY ROOF CURB ONLY.
6. MINIMUM CONDENSATION TRAP HEIGHT SHALL BE 1.5 TIMES THE LOWEST NEGATIVE STATIC.
7. DIMENSIONS IN [ ] ARE IN MILLIMETERS OR KILOGRAMS.
8. OPTIONAL COIL GAURDS, GAS HEAT, DISCONNECT SWITCH SHOWN.
9. HEAT EXCHANGER IS TYPICAL OF HIGH GAS HEAT OPTION.

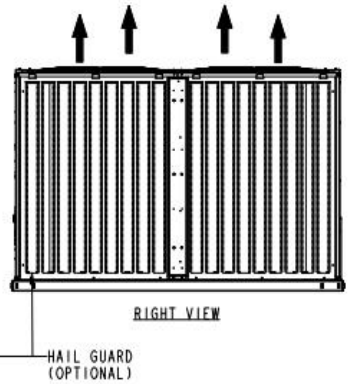
TONNAGE	OPERATING WEIGHT (LBS) (BASE UNIT)	CENTER OF GRAVITY LOCATION (BASE UNIT)		4 POINT CORNER LOADS (LBS) (BASE UNIT)				6 POINT CORNER LOADS (LBS) (BASE UNIT)					
		X	Y	A	B	C	D	A	B	C	D	E	F
25	2090 [948]	70.6 [1793.2]	48.7 [1236.9]	481 [218]	464 [210]	562 [255]	583 [264]	322 [146]	307 [139]	373 [169]	391 [177]	315 [143]	382 [173]

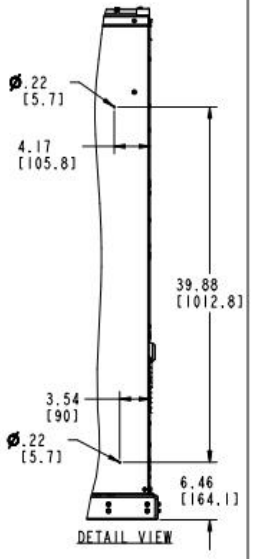












= DIRECTION OF AIRFLOW

= CENTER OF GRAVITY

REV LEV	DATE	REVISION RECORD	EC NO	DR	CK	ENG
1	01-16-24	NEW DRAWING	XXXXX	HG	YK	AJR

THIRD ANGLE PROJECTION

DRN R. GRAJALES 05-29-19
CHK C. TRAMMELL 05-29-19
ENG A. REARDON 05-29-19
MFG
SCALE 0.065

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DRAWING PER ASME Y14.5-2009
TOLERANCES UNLESS OTHERWISE SPECIFIED:
ONE PLACE DECIMAL = ± .1
TWO PLACE DECIMAL = ± .03
THREE PLACE DECIMAL = ± .010
ANGLES = ± 2°
DIMENSIONS ARE IN INCHES
DO NOT SCALE PRINT

SUBMITTAL DWG, CHOICE
4 ODF, 57.2" CAB

JOHNSON CONTROLS
UNITARY PRODUCTS GROUP
NORMAN, OK 73069

SAFETY AND KEY CHARACTERISTICS PER BE-PDP-STD-01
MATERIAL
TYPE
ENG SPEC
SIZE
DWG NO. UST-CHOICE-40DFMT REV 1
PART NO.
SHT NO 1 OF 1

Project Name: **City of Palmdale - AlfaTech**

Unit Model #: **KV25N1DH4L1CWA84A1**

Quantity: **1** Tag #: **RTU-1-2**

Typical Installation

Typical installation

The following figures show the typical installations for the unit.

Figure 14: Roof jack installation

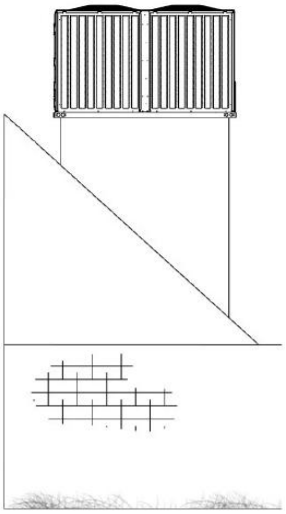
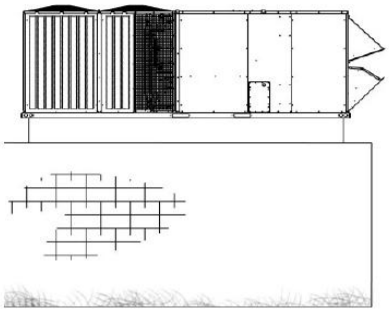


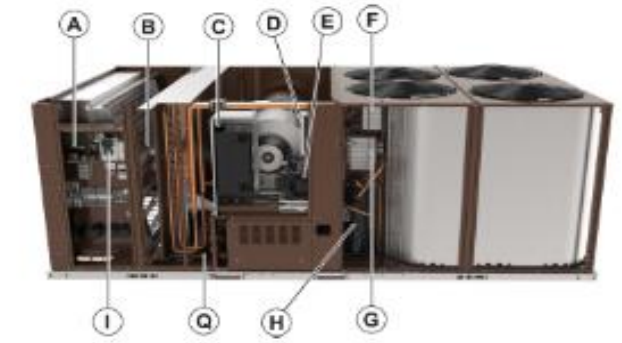
Figure 15: Roof curb installation

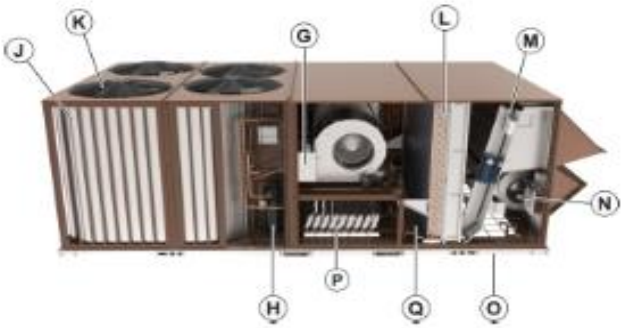


Component Location

Unit components

Figure 1: Component location





The previous figure shows the KWXX model. The following table lists the components of the unit.

Table 1: Component location table

Item	Description	Item	Description
A	Smart Equipment controls.	J	Micro channel condenser coil
B	Filter access, 2 in. or 4 in. filter options.	K	Condenser fans with ECM motors
C	Compressor variable frequency drive	L	Copper tube/aluminum fin evaporator coil
D	Blower motor variable frequency drive	M	Optional economizer. Optional manual or motorized outside air dampers not shown.
E	Belt drive blower motor with dual centrifugal fan design	N	Optional powered exhaust. Optional barometric relief not shown
F	ECM controller for OD motor	O	Full perimeter base rails with holes for overhead rigging
G	ECM Controller Transformer (for 575 V unit only)	P	Optional staged or modulating gas heat with aluminized or stainless-steel heat exchanger. Optional electric heat not shown.
H	Combination of ultra-high efficiency, fixed-speed scroll compressor and variable speed scroll compressor	Q	Refrigerant detection sensor (RDS)
I	LCP for compressor and Blower VFD		

Project Name: **City of Palmdale - AlfaTech**

Unit Model #: **KV25N1DH4L1CWA84A1**

Quantity: **1** Tag #: **RTU-1-2**

Base Unit & Accessory Weights

	Choice Vertical				
	15 ton	**17.5 ton**	**20 ton**	**25 ton**	**27.5 ton**
Base Unit Weight (LBS)	1750	1830	1930	2090	2170

	Accessory Weights (LBS)			
	15/17.5 ton	**20 ton**	**25 ton**	**27.5 ton**
Economizer	145	145	165	165
Motorized Damper	65	65	75	75
Power Exhaust (Cv, Std CFM)	170	170	170	170
Power Exhaust (Mod, Std CFM)	212	212	212	212
Power Exhaust (Cv/Mod, Hi CFM)	450	450	450	450
Barometric Damper	50	50	50	50
Electric Heat, 75 KW	75	75	75	75
Gas Heat, Largest	155	155	155	155
Hail Guards	80	86	107	132
Roof Curb	215	230	230	250

Supply Fan VFD Weight (LBS)	**208/230V**	**460 V**	**575 V**
2.9 HP	10	10	10
3.7 HP	10	10	10
5.3 HP	10	10	10
7.5 HP	15	15	15
10 HP	20	15	15

Add 5LB to Supply Fan VFD weights if there is a bypass.

Project Name: **City of Palmdale - AlfaTech**

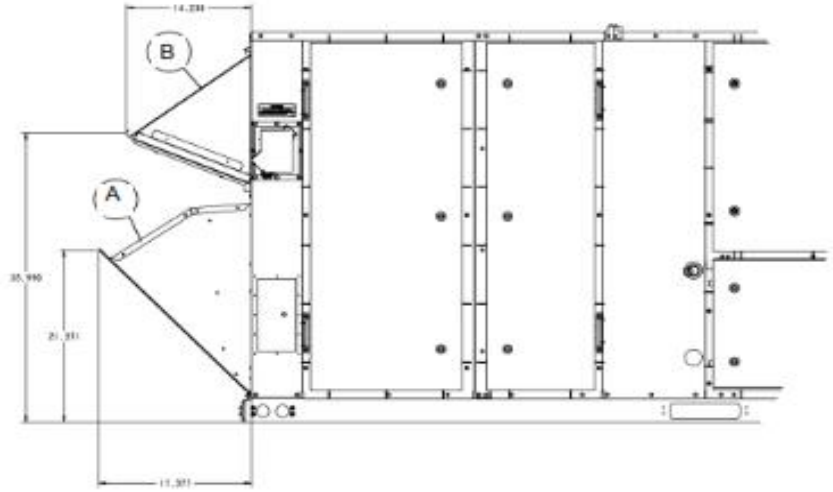
Unit Model #: **KV25N1DH4L1CWA84A1**

Quantity: **1** Tag #: **RTU-1-2**

Rain Hood Dimensions

Rain hood dimensions

Figure 8: Rain hood dimensions



Item	Description
A	Economizer, manual damper, and motorized damper rain hood
B	Power exhaust rain hood

Project Name: **City of Palmdale - AlfaTech**

Unit Model #: **KV25N1DH4L1CWA84A1**

Quantity: **1** Tag #: **RTU-1-2**

Economizer Drawing

Economizer options

Figure 13: Economizer options

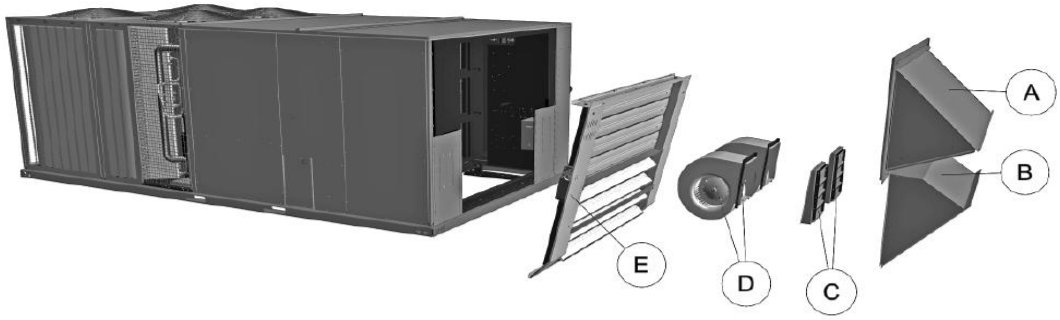


Table 38: Economizer components

Item	Description
A	Fresh air hood
B	Power exhaust hood
C	Power exhaust damper
D	Power exhaust
E	Low leak economizer

YORK® 27.5 – 50 Ton Sun™ Se

Project Name: **City of Palmdale - AlfaTech** Unit Model #: **KV30N1DG4K1CQA12A1**

Quantity: **1** Tag #: **RTU-1-1** System: **KV30N1DG4K1CQA12A1**

Cooling Performance		
Total gross capacity	315.5	MBH
Sensible gross capacity	301.6	MBH
Total net capacity	288.3	MBH
Sensible net capacity	274.4	MBH
Efficiency (at ARI)	10.50	EER
Integrated eff. (at ARI)	14.60	IEER
Ambient DB temp.	102.4	°F
Entering DB temp.	82.1	°F
Entering WB temp.	57.0	°F
Evap Coil Leaving DB temp.	56.5	°F
Evap Coil Leaving WB temp.	46.3	°F
Unit Leaving DB temp.	58.8	°F
Unit Leaving WB temp.	47.4	°F
Leaving air temp dew point	36.4	°F
Power input (w/o blower)	34.55	kW
Sound power	89	dB(a)

Refrigerant		
Refrigerant type	R-454B	
Sys1	13 lb	8 oz
Sys2	13 lb	

Gas Heating Performance		
Entering DB temp.	40	°F
Heating output capacity (Max)	291.3	MBH
Supply air	12000	cfm
Heating input capacity (Max)	359.6	MBH
Leaving DB temp.	64.7	°F
Air temp. rise	24.7	°F
SSE	81.0	%
Stages	2	

Supply Air Blower Performance		
Supply air	12000	cfm
Ext. static pressure	1.75	IWG
Addl. Unit Losses (Options/Accessories)	0.19	IWG
Blower speed	1021	rpm
Max BHP of Motor (including service factor)	16.13	HP
Duct location	Bottom	
Motor rating	15.00	HP
Actual required BHP	8.55	HP
Power input	7.97	kW
Elevation	2524	ft
Drive type	BELT	

Exhaust Air Blower Performance		
Supply Air	2000	cfm
Ext. static pressure	0.10	IWG
Blower speed	641	rpm
Motor rating	1	HP
Power input	.36	kW
Drive type	Direct Modulating	
Unit static resistance	0.19	IWG
Duct location	Bottom	

Outside/Mixed Air		
Outside Air cfm	3100	cfm
Outside Air DB temp.	102.4	°F
Outsided Air WB temp.	63.2	°F
Outside Air RH	8	%
Return Air cfm	8900	cfm
Return Air DB temp.	75	°F
Return Air WB temp.	53.3	°F
Return Air RH	20.4	%

Electrical Data		
Power supply	460-3-60	
Unit min circuit ampacity	87.5	A
Unit max over-current protection	110	A

Dimensions & Weight		
Hgt 76 in	Len 218 in	Wth 90 in
Refer to drawings for equipment weight		

Clearances					
Right	96 in	Front	90 in	Rear	96 in
Top	120 in	Bottom	0 in	Left	72 in



30 Ton

- Manufactured at an ISO 9001 Registered Facility and Each Rooftop is Completely Computer-Run Tested Prior to Shipment.

Product Features

- ASHRAE 90.1 Energy Efficiency compliant
- Refrigerant Detection System (RDS) is factory installed
- Two independent refrigerant circuits
- Airflow options for each tonnage available with IntelliSpeed, or VAV
- Up to four stages of cooling (VAV) to meet advanced building code requirements
- Footprint design allows for direct replacement of a competitive model family (Trane) without a transition curb
- Reliability designed into all products and tested at the component and system level at the Advanced Technology Lab in Norman, Oklahoma
- Single shaft, dual blower design for improved efficiency
- AMCA 511 certified low leak dampers

Standard Unit Controller: Smart Equipment Control Board

- Smart Equipment™ Controls: streamlines commissioning, integration, and service
- Smart Equipment Controller including Discharge Air, Return Air, and Outdoor Air Temperature Sensors.

Warranty

- One (1) Year Limited Warranty on the Complete Unit
- Five (5) Year Warranty - Compressors and Electric Heater Elements
- Ten (10) Year Warranty - Aluminized Steel Tubular Heat Exchangers
- All Factory installed VFDs come with a 5-year drive manufacturer warranty

27.5 – 50 Ton Sun™ Se

Project Name: **City of Palmdale - AlfaTech** Unit Model #: **KV30N1DG4K1CQA12A1**

Quantity: **1** Tag #: **RTU-1-1** System: **KV30N1DG4K1CQA12A1**

Note: Please refer to the tech guide for listed maximum static pressures

YORK®

27.5 – 50 Ton Sun™ Se

Project Name: **City of Palmdale - AlfaTech** Unit Model #: **KV30N1DG4K1CQA12A1**

Quantity: **1** Tag #: **RTU-1-1** System: **KV30N1DG4K1CQA12A1**

Additional Electrical Data		
Power supply	460-3-60	
Unit min circuit ampacity	87.5	A
Unit max over-current protection	110	A
Min Voltage	416	V
Max Voltage	508	V
Comp #1 RLA	23.6	
Comp #1 LRA	158	
Comp #2 RLA	11.9	
Comp #2 LRA	103	
Comp #3 RLA	11.9	
Comp #3 LRA	103	
Indoor Mtr Voltage	460-3-60	
Indoor Mtr FLA	21	
Outdoor Mtr Qty	4	
Outdoor Fan Voltage	460-3-60	
OD Fan Mtr FLA (ea.)	2.1	
Power Ex Mtr Qty (if applicable)	2	
Powered Ex Voltage(if applicable)	460-3-60	
Power Ex Mtr FLA (ea) (if applicable)	2.4	
Combustion Mtr Qty	1	
Combustion Motor Voltage	208/230-1-60	
Combustion Mtr FLA (ea)	1.6	

YORK®

27.5 – 50 Ton Sun™ Se

Project Name: **City of Palmdale - AlfaTech** Unit Model #: **KV30N1DG4K1CQA12A1**

Quantity: **1** Tag #: **RTU-1-1** System: **KV30N1DG4K1CQA12A1**

RDS SUMMARY (Lowest Elevation Floor Being Served)

Refrigerant Detection System (RDS) Not Required.

Room with the Lowest Discharge Height	0	ft
Smallest RDS Required Room Area on the Lowest Floor	N/A	ft²
Min. Allowed Smallest Room Area without an RDS	N/A	ft²
Total Applied Area	0	ft²
Min. Allowed Total Applied Area	N/A	ft²
Min. CFM when RDS is enabled	N/A	cfm
Min. System Exhaust (External to Unit)	N/A	cfm
Total Largest Circuit Refrigerant Charge	0	lb
Altitude	2524	ft

JOBSITE INPUTS



R454B is a mildly flammable refrigerant. Unit installation must be in compliance with UL 60335-2-40 and installation and operations manual available on Solution Navigator, DS Solutions app and shipped with the unit.

YORK®

27.5 – 50 Ton Sun™ Se

Project Name: **City of Palmdale - AlfaTech** Unit Model #: **KV30N1DG4K1CQA12A1**

Quantity: **1** Tag #: **RTU-1-1** System: **KV30N1DG4K1CQA12A1**

Factory Installed Options

KV30N1DG4K1CQA12A1

Equipment Options		Option(s) Selected
Product Category :	**K**	York Single Packaged R-454B Air Conditioner, Refrigerant Detection System (RDS) is factory installed
Efficiency :	**V**	Standard Efficiency / Bottom Supply / Bottom Return
Nominal Cooling Capacity :	**30**	30 Ton
Heat Type :	**N**	Natural Gas, Staged Heat
Heat Size :	**1**	Low Heat, 400 MBH Input
Blower Option :	**D**	15 HP High Static Belt Drive Blower
Air Volume :	**G**	Four Stages of Cooling VAV Controller with VFD
Voltage :	**4**	460-3-60
Outside Air Option :	**K**	Single Enthalpy Economizer w/ Modulating Power Exhaust and Economizer Fault Detection & Diagnostic (Meets ASHRAE 90.1-2013, IECC 2015, California Title 24, AMCA 511)
Coil Options :	**1**	Microchannel condenser coils Copper tube/Aluminum fin evaporator coils
Controls :	**C**	Smart Equipment Controller including Discharge Air, Return Air, and Outdoor Air Temperature Sensors. BACNet MS/TP, Modbus and N2 Communication Card with Bluetooth.
Sensor Options :	**Q**	Supply Air Smoke Detector Co2 Sensor
Service Options :	**A**	
Refrigeration :	**1**	
Additional Options :	**2**	2" Pleated Filters (MERV 8)
Cabinet Options :	**A**	Standard Cabinet Galvanized Steel Drain Pan
Product Generation :	**1**	

Field Installed Accessories

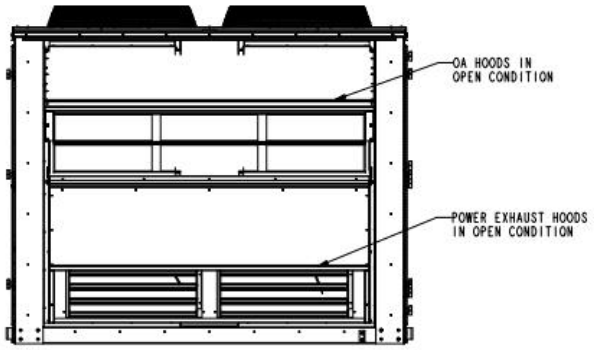
○ 1BD0412 - Burglar Bars, 27.5 - 35 ton models

Project Name: **City of Palmdale - AlfaTech**

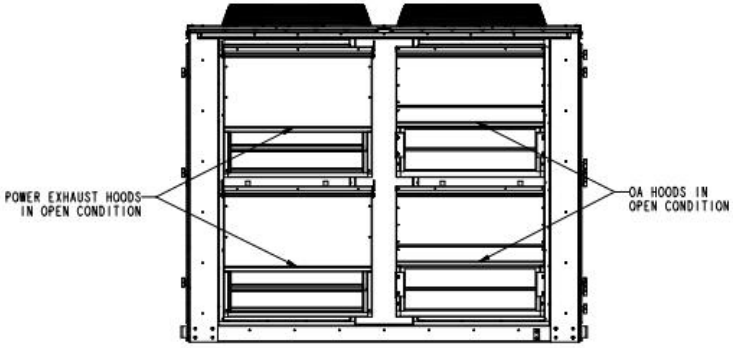
Unit Model #: **KV30N1DG4K1CQA12A1**

Quantity: **1** Tag #: **RTU-1-1**

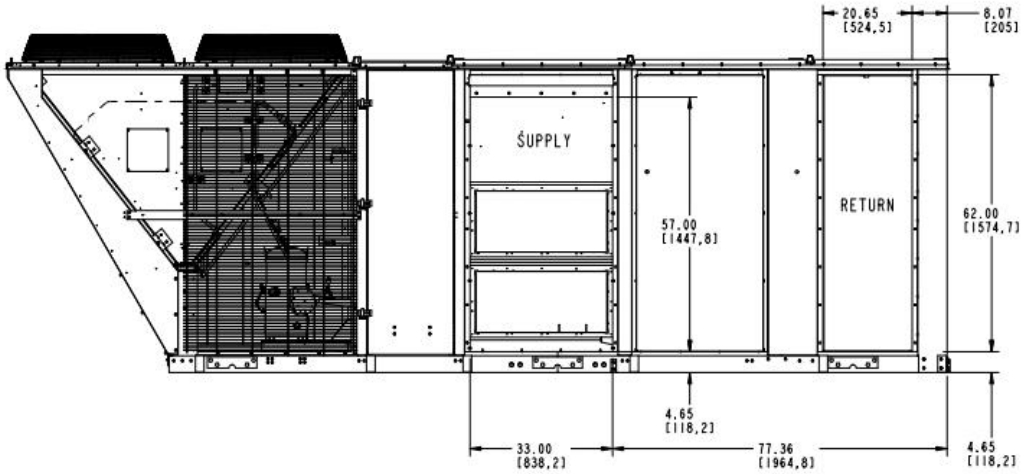
Consolidated Drawing 27.5-35 Tons



BOTTOM DISCHARGE LEFT VIEW WITH OPTIONAL ECONOMIZER
SCALE 0.075



SIDE DISCHARGE LEFT VIEW WITH OPTIONAL ECONOMIZER
SCALE 0.075



SIDE DISCHARGE OPENINGS
SCALE 0.075

REV LEV	DATE	REVISION RECORD	EC NO	DR	CK	ENG
1	10-11-19	NEW DRAWING	-	SM		
2	07-07-20	ADDED SHEET 2 FOR SIDE DISCHARGE OPENINGS	-	PA		
3	09-10-20	ADDED LEFT VIEWS FOR SIDE AND BOTTOM DISCHARGE	-	PA		
4	05-08-23	ADDED SHEET 3 & 4 CROSS FLOW SUPPLY	-	JN		

THIRD ANGLE PROJECTION

	NAME	DATE
DRN	SM	10-10-19
CHK	SM	10-10-19
ENG		
MFG		
SCALE		

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DRAWING PER ASME Y14.5-2009

TOLERANCES UNLESS OTHERWISE SPECIFIED:

ONE PLACE DECIMAL =	± .1
TWO PLACE DECIMAL =	± .03
THREE PLACE DECIMAL =	± .010
ANGLES =	± 2°

DIMENSIONS ARE IN INCHES
DO NOT SCALE PRINT

28-35T - BTM & SIDE SUPPLY
SUBMITTAL DRAWING

JOHNSON CONTROLS
UNITARY PRODUCTS GROUP
NORMAN, OK 73069

SAFETY AND KEY CHARACTERISTICS PER BE-PDP-STD-01

MATERIAL

TYPE

ENG SPEC

SIZE

DWG NO. L545_SUBMITTAL_SMALL_BTM

REV 3

PART NO.

SHT NO 2 OF 4

Project Name: **City of Palmdale - AlfaTech**

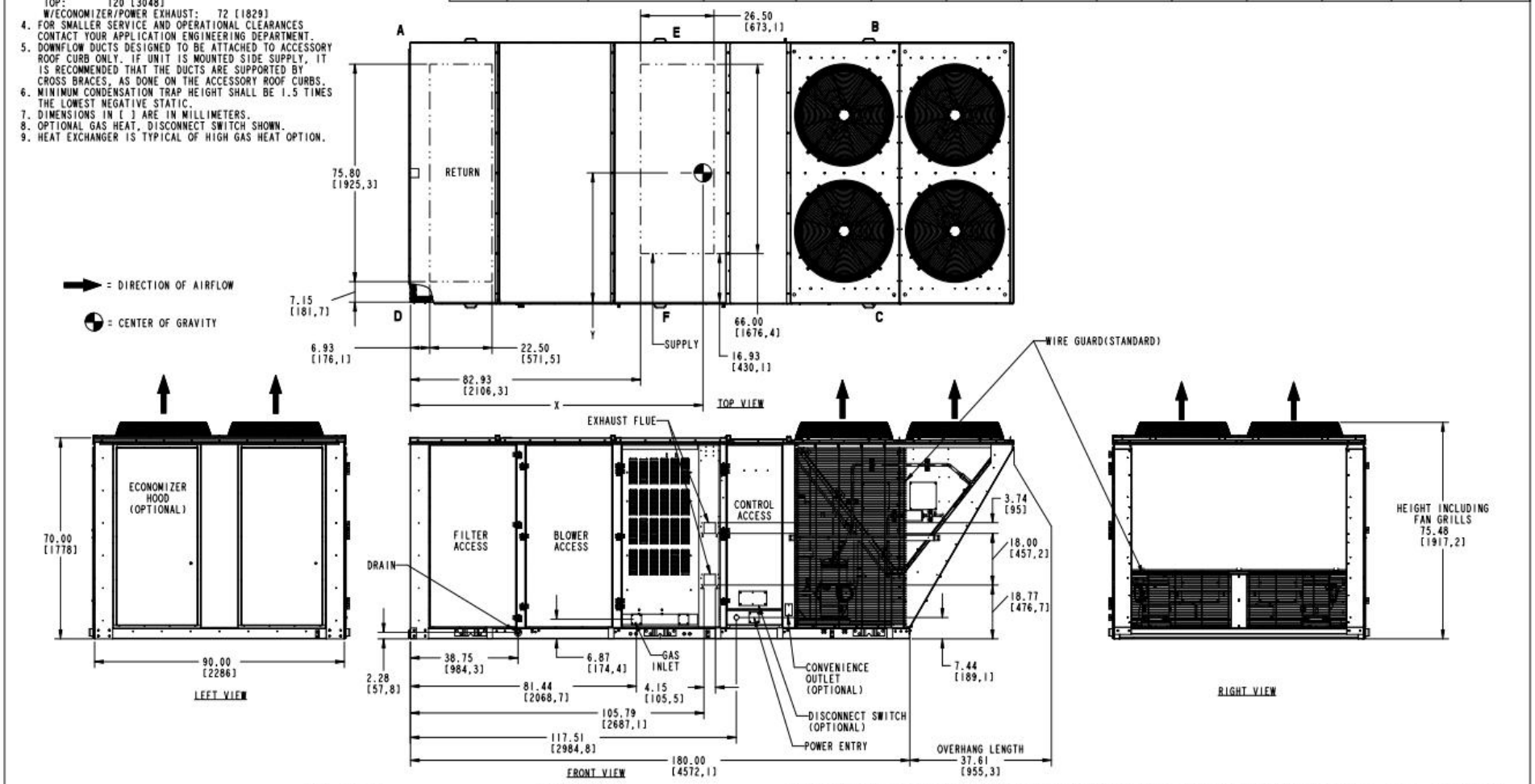
Unit Model #: **KV30N1DG4K1CQA12A1**

Quantity: **1** Tag #: **RTU-1-1**

Consolidated Drawing 27.5-35 Tons

NOTES:
1. FOR OUTDOOR USE ONLY.
2. WEIGHTS SHOWN ARE FOR COOLING ONLY UNITS.
3. RECOMMENDED MIN. CLEARANCES:
   RIGHT SIDE: 96 [2438]
   LEFT SIDE: 60 [1524]
   FRONT: 90 [2286]
   REAR: 96 [2438]
   TOP: 120 [3048]
   W/ECONOMIZER/POWER EXHAUST: 72 [1829]
4. FOR SMALLER SERVICE AND OPERATIONAL CLEARANCES CONTACT YOUR APPLICATION ENGINEERING DEPARTMENT.
5. DOWNFLOW DUCTS DESIGNED TO BE ATTACHED TO ACCESSORY ROOF CURB ONLY. IF UNIT IS MOUNTED SIDE SUPPLY, IT IS RECOMMENDED THAT THE DUCTS ARE SUPPORTED BY CROSS BRACES, AS DONE ON THE ACCESSORY ROOF CURBS.
6. MINIMUM CONDENSATION TRAP HEIGHT SHALL BE 1.5 TIMES THE LOWEST NEGATIVE STATIC.
7. DIMENSIONS IN [ ] ARE IN MILLIMETERS.
8. OPTIONAL GAS HEAT, DISCONNECT SWITCH SHOWN.
9. HEAT EXCHANGER IS TYPICAL OF HIGH GAS HEAT OPTION.

TONNAGE	OPERATING WEIGHT LBS [KG] (BASE UNIT)	CENTER OF GRAVITY LOCATION IN [MM] (BASE UNIT)		4 POINT LOAD LOCATION LBS [KG] (BASE UNIT)				6 POINT CORNER LOADS LBS [KG] (BASE UNIT)					
		X	Y	A	B	C	D	A	B	C	D	E	F
27.5	4078 [1849]	100.1 [2543.3]	43.2 [1097.8]	869 [394]	1089 [494]	1179 [535]	940 [426]	558 [253]	755 [342]	817 [370]	604 [274]	645 [293]	698 [317]
30	4105 [1862]	100.6 [2555.0]	43.2 [1098.0]	870 [394]	1102 [500]	1192 [541]	941 [427]	558 [253]	765 [347]	827 [375]	604 [274]	649 [294]	702 [319]
35	4191 [1900]	99.8 [2535.1]	43.2 [1098.2]	897 [407]	1116 [506]	1207 [548]	970 [440]	577 [262]	772 [350]	835 [379]	624 [283]	664 [301]	718 [326]



REV LEV	DATE	REVISION RECORD	EC NO	DR	CK	ENG
1	10-11-19	NEW DRAWING	-	SM		
2	07-07-20	ADDED SHEET 2 FOR SIDE DISCHARGE OPENINGS	-	PA		
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4	05-08-23	ADDED SHEET 3 & 4 CROSS FLOW SUPPLY	-	JN		

THIRD ANGLE PROJECTION

	NAME	DATE
DRN	SM	10-10-19
CHK	SM	10-10-19
ENG		
MFG		
SCALE		

ALL PROPRIETARY RIGHTS IN THE SUBJECT MATTER HEREOF ARE RESERVED AND NO PERMISSION IS GRANTED TO REPRODUCE THIS PRINT IN WHOLE OR IN PART OR DISCLOSE ANY OF THE INFORMATION UPON IT TO OTHERS WITHOUT WRITTEN RELEASE BY JOHNSON CONTROLS

DRAWING PER ASME Y14.5-2009
TOLERANCES UNLESS OTHERWISE SPECIFIED:
ONE PLACE DECIMAL = ± .1
TWO PLACE DECIMAL = ± .03
THREE PLACE DECIMAL = ± .010
ANGLES = ± 2°
DIMENSIONS ARE IN INCHES
DO NOT SCALE PRINT

28-35T - BTM & SIDE SUPPLY
SUBMITTAL DRAWING

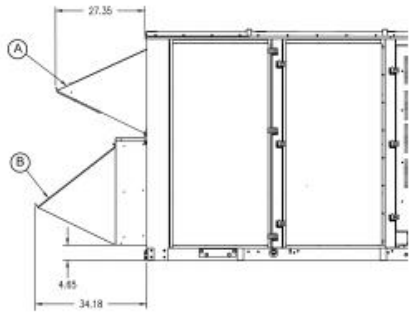
JOHNSON CONTROLS
UNITARY PRODUCTS GROUP
NORMAN, OK 73069

SAFETY AND KEY CHARACTERISTICS PER BE-PDP-STD-01
MATERIAL
TYPE
ENG SPEC
SIZE
DWG NO. L545_SUBMITTAL_SMALL_BTM
REV 3
PART NO.
SHT NO 1 OF 4

Rain Hood Dimensions

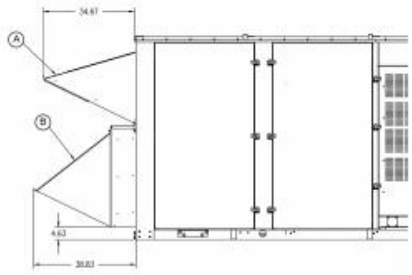
Rain hood dimensions

Figure 27: 27.5 ton to 35 ton rain hood dimensions



Item	Description
A	Economizer and manual damper rain hood
B	Power exhaust rain hood

Figure 28: 40 ton to 50 ton rain hood dimensions



Item	Description
A	Economizer and manual damper rain hood
B	Power exhaust rain hood

Project Name: **City of Palmdale - AlfaTech**

Unit Model #: **KV30N1DG4K1CQA12A1**

Quantity: **1** Tag #: **RTU-1-1**

Base Unit & Accessory Weights

	27.5 ton	**30 ton**	**35 ton**	**40 ton**	**50 ton**
Base Unit Weight (LBS)	4078	4105	4191	5742	5984

Table 61: Unit accessory weights for vertical supply units

Unit accessory	**Unit size**				
	27.5 ton	**30 ton**	**35 ton**	**40 ton**	**50 ton**
Economizer, efficiency = V	307	307	307	359	359
Economizer, efficiency = Y	398	398	398	425	425
Power exhaust, efficiency = V	314	314	314	390	390
Power exhaust, efficiency = Y	211	211	211	225	225
Manual damper	85	85	85	120	120
Barometric damper, efficiency = V	230	230	230	285	285
Barometric damper, efficiency = Y	90	90	90	104	104
Gas heat (largest)	155	155	220	220	220
Hail guard	80	80	80	121	121
Roof curb	475	475	475	520	520
Electric heat (largest)	80	80	80	90	90
Hot gas reheat	56	56	56	75	79

Table 63: Supply fan VFD weights

Supply fan motor	**208/230 V**	**460 V**	**575 V**
7.5 HP	17.4	9.9	14.6
10 HP	17.4	9.9	14.6
15 HP	20.9	17.4	26.5
20 HP	54	17.4	26.5

YORK® 27.5 – 50 Ton Sun™ Se

Project Name: **City of Palmdale - AlfaTech** Unit Model #: **KV30N1CG4K1CQA12A1**

Quantity: **1** Tag #: **RTU-2-3** System: **KV30N1CG4K1CQA12A1**

Cooling Performance		
Total gross capacity	322.8	MBH
Sensible gross capacity	260.8	MBH
Total net capacity	297.6	MBH
Sensible net capacity	235.6	MBH
Efficiency (at ARI)	10.50	EER
Integrated eff. (at ARI)	14.60	IEER
Ambient DB temp.	102.4	°F
Entering DB temp.	79.6	°F
Entering WB temp.	64.7	°F
Evap Coil Leaving DB temp.	57.5	°F
Evap Coil Leaving WB temp.	55.6	°F
Unit Leaving DB temp.	59.6	°F
Unit Leaving WB temp.	56.4	°F
Leaving air temp dew point	54.4	°F
Power input (w/o blower)	35.01	kW
Sound power	89	dB(a)

Refrigerant		
Refrigerant type	R-454B	
Sys1	13 lb	8 oz
Sys2	13 lb	

Gas Heating Performance		
Entering DB temp.	40	°F
Heating output capacity (Max)	291.3	MBH
Supply air	12000	cfm
Heating input capacity (Max)	359.6	MBH
Leaving DB temp.	64.7	°F
Air temp. rise	24.7	°F
SSE	81.0	%
Stages	2	

Supply Air Blower Performance		
Supply air	12000	cfm
Ext. static pressure	1.5	IWG
Addl. Unit Losses (Options/Accessories)	0.23	IWG
Blower speed	979	rpm
Max BHP of Motor (including service factor)	10.90	HP
Duct location	Bottom	
Motor rating	10.00	HP
Actual required BHP	7.92	HP
Power input	7.38	kW
Elevation	2524	ft
Drive type	BELT	

Exhaust Air Blower Performance		
Supply Air	2000	cfm
Ext. static pressure	0.10	IWG
Blower speed	641	rpm
Motor rating	1	HP
Power input	.36	kW
Drive type	Direct Modulating	
Unit static resistance	0.23	IWG
Duct location	Bottom	

Outside/Mixed Air		
Outside Air cfm	2000	cfm
Outside Air DB temp.	102.4	°F
Outsided Air WB temp.	57.5	°F
Outside Air RH	2	%
Return Air cfm	10000	cfm
Return Air DB temp.	75	°F
Return Air WB temp.	66	°F
Return Air RH	62.6	%

Electrical Data		
Power supply	460-3-60	
Unit min circuit ampacity	80.5	A
Unit max over-current protection	100	A

Dimensions & Weight		
Hgt 76 in	Len 218 in	Wth 90 in
Refer to drawings for equipment weight		

Clearances					
Right	96 in	Front	90 in	Rear	96 in
Top	120 in	Bottom	0 in	Left	72 in



30 Ton

- Manufactured at an ISO 9001 Registered Facility and Each Rooftop is Completely Computer-Run Tested Prior to Shipment.

Product Features

- ASHRAE 90.1 Energy Efficiency compliant
- Refrigerant Detection System (RDS) is factory installed
- Two independent refrigerant circuits
- Airflow options for each tonnage available with IntelliSpeed, or VAV
- Up to four stages of cooling (VAV) to meet advanced building code requirements
- Footprint design allows for direct replacement of a competitive model family (Trane) without a transition curb
- Reliability designed into all products and tested at the component and system level at the Advanced Technology Lab in Norman, Oklahoma
- Single shaft, dual blower design for improved efficiency
- AMCA 511 certified low leak dampers

Standard Unit Controller: Smart Equipment Control Board

- Smart Equipment™ Controls: streamlines commissioning, integration, and service
- Smart Equipment Controller including Discharge Air, Return Air, and Outdoor Air Temperature Sensors.

Warranty

- One (1) Year Limited Warranty on the Complete Unit
- Five (5) Year Warranty - Compressors and Electric Heater Elements
- Ten (10) Year Warranty - Aluminized Steel Tubular Heat Exchangers
- All Factory installed VFDs come with a 5-year drive manufacturer warranty

27.5 – 50 Ton Sun™ Se

Project Name: **City of Palmdale - AlfaTech** Unit Model #: **KV30N1CG4K1CQA12A1**

Quantity: **1** Tag #: **RTU-2-3** System: **KV30N1CG4K1CQA12A1**

Note: Please refer to the tech guide for listed maximum static pressures

YORK®

27.5 – 50 Ton Sun™ Se

Project Name: **City of Palmdale - AlfaTech** Unit Model #: **KV30N1CG4K1CQA12A1**

Quantity: **1** Tag #: **RTU-2-3** System: **KV30N1CG4K1CQA12A1**

Additional Electrical Data		
Power supply	460-3-60	
Unit min circuit ampacity	80.5	A
Unit max over-current protection	100	A
Min Voltage	416	V
Max Voltage	508	V
Comp #1 RLA	23.6	
Comp #1 LRA	158	
Comp #2 RLA	11.9	
Comp #2 LRA	103	
Comp #3 RLA	11.9	
Comp #3 LRA	103	
Indoor Mtr Voltage	460-3-60	
Indoor Mtr FLA	14	
Outdoor Mtr Qty	4	
Outdoor Fan Voltage	460-3-60	
OD Fan Mtr FLA (ea.)	2.1	
Power Ex Mtr Qty (if applicable)	2	
Powered Ex Voltage(if applicable)	460-3-60	
Power Ex Mtr FLA (ea) (if applicable)	2.4	
Combustion Mtr Qty	1	
Combustion Motor Voltage	208/230-1-60	
Combustion Mtr FLA (ea)	1.6	

YORK®

27.5 – 50 Ton Sun™ Se

Project Name: **City of Palmdale - AlfaTech** Unit Model #: **KV30N1CG4K1CQA12A1**

Quantity: **1** Tag #: **RTU-2-3** System: **KV30N1CG4K1CQA12A1**

RDS SUMMARY (Lowest Elevation Floor Being Served)

Refrigerant Detection System (RDS) Not Required.

Room with the Lowest Discharge Height	0	ft
Smallest RDS Required Room Area on the Lowest Floor	N/A	ft²
Min. Allowed Smallest Room Area without an RDS	N/A	ft²
Total Applied Area	0	ft²
Min. Allowed Total Applied Area	N/A	ft²
Min. CFM when RDS is enabled	N/A	cfm
Min. System Exhaust (External to Unit)	N/A	cfm
Total Largest Circuit Refrigerant Charge	0	lb
Altitude	2524	ft

JOBSITE INPUTS



R454B is a mildly flammable refrigerant. Unit installation must be in compliance with UL 60335-2-40 and installation and operations manual available on Solution Navigator, DS Solutions app and shipped with the unit.

YORK®

27.5 – 50 Ton Sun™ Se

Project Name: **City of Palmdale - AlfaTech** Unit Model #: **KV30N1CG4K1CQA12A1**

Quantity: **1** Tag #: **RTU-2-3** System: **KV30N1CG4K1CQA12A1**

Factory Installed Options

KV30N1CG4K1CQA12A1

Equipment Options		Option(s) Selected
Product Category :	**K**	York Single Packaged R-454B Air Conditioner, Refrigerant Detection System (RDS) is factory installed
Efficiency :	**V**	Standard Efficiency / Bottom Supply / Bottom Return
Nominal Cooling Capacity :	**30**	30 Ton
Heat Type :	**N**	Natural Gas, Staged Heat
Heat Size :	**1**	Low Heat, 400 MBH Input
Blower Option :	**C**	10 HP Medium Static Belt Drive Blower
Air Volume :	**G**	Four Stages of Cooling VAV Controller with VFD
Voltage :	**4**	460-3-60
Outside Air Option :	**K**	Single Enthalpy Economizer w/ Modulating Power Exhaust and Economizer Fault Detection & Diagnostic (Meets ASHRAE 90.1-2013, IECC 2015, California Title 24, AMCA 511)
Coil Options :	**1**	Microchannel condenser coils Copper tube/Aluminum fin evaporator coils
Controls :	**C**	Smart Equipment Controller including Discharge Air, Return Air, and Outdoor Air Temperature Sensors. BACNet MS/TP, Modbus and N2 Communication Card with Bluetooth.
Sensor Options :	**Q**	Supply Air Smoke Detector Co2 Sensor
Service Options :	**A**	
Refrigeration :	**1**	
Additional Options :	**2**	2" Pleated Filters (MERV 8)
Cabinet Options :	**A**	Standard Cabinet Galvanized Steel Drain Pan
Product Generation :	**1**	

Field Installed Accessories

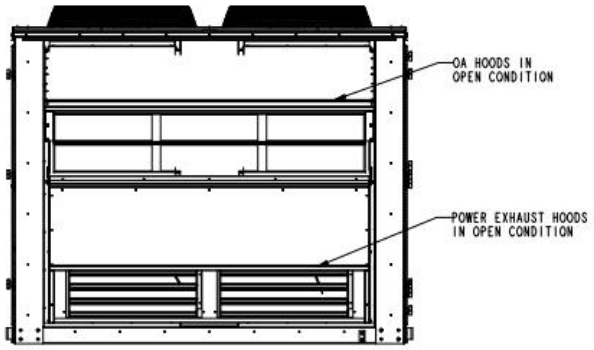
○ 1BD0412 - Burglar Bars, 27.5 - 35 ton models

Project Name: **City of Palmdale - AlfaTech**

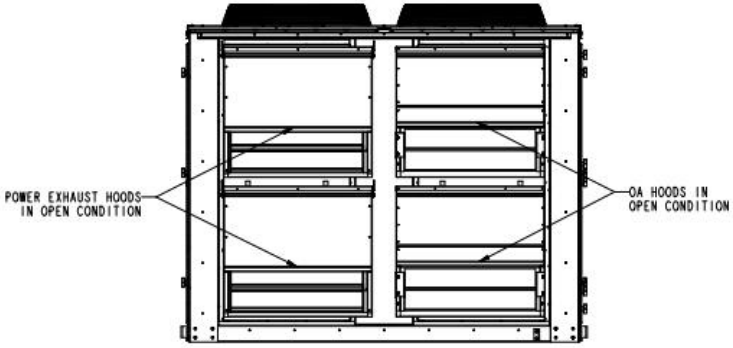
Unit Model #: **KV30N1CG4K1CQA12A1**

Quantity: **1** Tag #: **RTU-2-3**

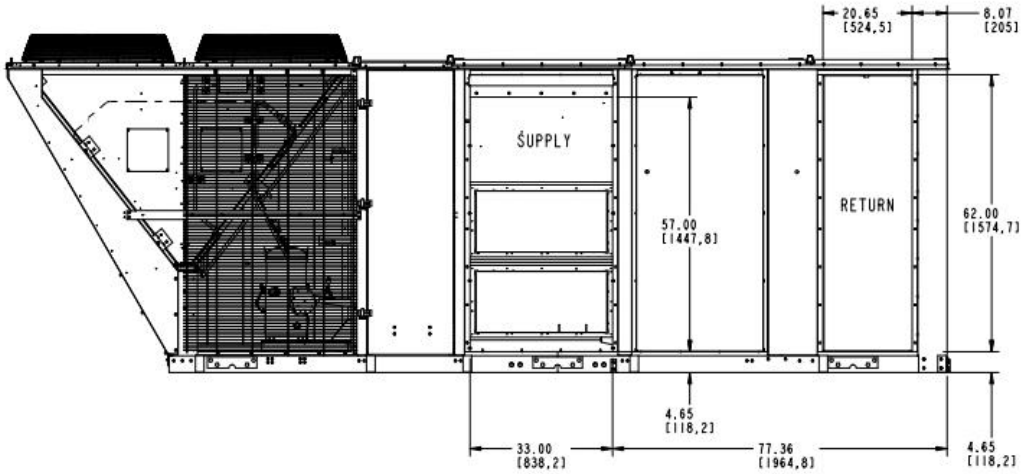
Consolidated Drawing 27.5-35 Tons



BOTTOM DISCHARGE LEFT VIEW WITH OPTIONAL ECONOMIZER
SCALE 0.075



SIDE DISCHARGE LEFT VIEW WITH OPTIONAL ECONOMIZER
SCALE 0.075



SIDE DISCHARGE OPENINGS
SCALE 0.075

REV LEV	DATE	REVISION RECORD	EC NO	DR	CK	ENG
1	10-11-19	NEW DRAWING	-	SM		
2	07-07-20	ADDED SHEET 2 FOR SIDE DISCHARGE OPENINGS	-	PA		
3	09-10-20	ADDED LEFT VIEWS FOR SIDE AND BOTTOM DISCHARGE	-	PA		
4	05-08-23	ADDED SHEET 3 & 4 CROSS FLOW SUPPLY	-	JN		

THIRD ANGLE PROJECTION

	NAME	DATE
DRN	SM	10-10-19
CHK	SM	10-10-19
ENG		
MFG		
SCALE		

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DRAWING PER ASME Y14.5-2009

TOLERANCES UNLESS OTHERWISE SPECIFIED:

ONE PLACE DECIMAL = ± .1
TWO PLACE DECIMAL = ± .03
THREE PLACE DECIMAL = ± .010
ANGLES = ± 2°

DIMENSIONS ARE IN INCHES
DO NOT SCALE PRINT

28-35T - BTM & SIDE SUPPLY
SUBMITTAL DRAWING

JOHNSON CONTROLS
UNITARY PRODUCTS GROUP
NORMAN, OK 73069

SAFETY AND KEY CHARACTERISTICS PER BE-PDP-STD-01

MATERIAL

TYPE
ENG SPEC
SIZE
DWG NO. L545_SUBMITTAL_SMALL_BTM
REV 3
PART NO.
SHT NO 2 OF 4

Project Name: **City of Palmdale - AlfaTech**

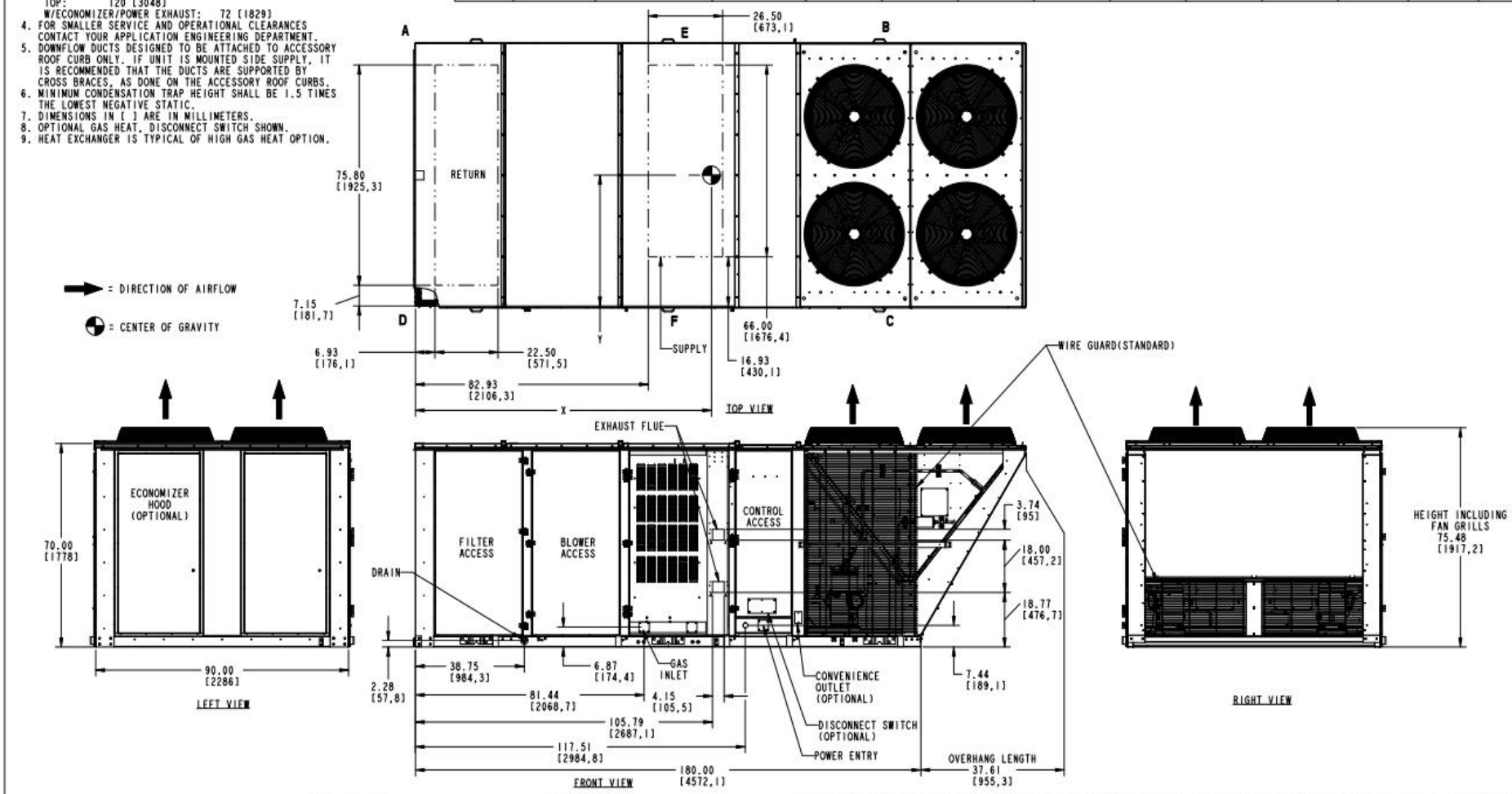
Unit Model #: **KV30N1CG4K1CQA12A1**

Quantity: **1** Tag #: **RTU-2-3**

Consolidated Drawing 27.5-35 Tons

NOTES:
1. FOR OUTDOOR USE ONLY.
2. WEIGHTS SHOWN ARE FOR COOLING ONLY UNITS.
3. RECOMMENDED MIN. CLEARANCES:
   RIGHT SIDE: 96 [2438]
   LEFT SIDE: 60 [1524]
   FRONT: 90 [2286]
   REAR: 96 [2438]
   TOP: 120 [3048]
   W/ECONOMIZER/POWER EXHAUST: 72 [1829]
4. FOR SMALLER SERVICE AND OPERATIONAL CLEARANCES CONTACT YOUR APPLICATION ENGINEERING DEPARTMENT.
5. DOWNFLOW DUCTS DESIGNED TO BE ATTACHED TO ACCESSORY ROOF CURB ONLY. IF UNIT IS MOUNTED SIDE SUPPLY, IT IS RECOMMENDED THAT THE DUCTS ARE SUPPORTED BY CROSS BRACES, AS DONE ON THE ACCESSORY ROOF CURBS.
6. MINIMUM CONDENSATION TRAP HEIGHT SHALL BE 1.5 TIMES THE LOWEST NEGATIVE STATIC.
7. DIMENSIONS IN [ ] ARE IN MILLIMETERS.
8. OPTIONAL GAS HEAT, DISCONNECT SWITCH SHOWN.
9. HEAT EXCHANGER IS TYPICAL OF HIGH GAS HEAT OPTION.

TONNAGE	OPERATING WEIGHT LBS [KG] (BASE UNIT)	CENTER OF GRAVITY LOCATION IN [MM] (BASE UNIT)		4 POINT LOAD LOCATION LBS [KG] (BASE UNIT)				6 POINT CORNER LOADS LBS [KG] (BASE UNIT)					
		X	Y	A	B	C	D	A	B	C	D	E	F
27.5	4078 [1849]	100.1 [2543.3]	43.2 [1097.8]	869 [394]	1089 [494]	1179 [535]	940 [426]	558 [253]	755 [342]	817 [370]	604 [274]	645 [293]	698 [317]
30	4105 [1862]	100.6 [2555.0]	43.2 [1098.0]	870 [394]	1102 [500]	1192 [541]	941 [427]	558 [253]	765 [347]	827 [375]	604 [274]	649 [294]	702 [319]
35	4191 [1900]	99.8 [2535.1]	43.2 [1098.2]	897 [407]	1116 [506]	1207 [548]	970 [440]	577 [262]	772 [350]	835 [379]	624 [283]	664 [301]	718 [326]



REV LEV	DATE	REVISION RECORD	EC NO	DR	CK	ENG
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THIRD ANGLE PROJECTION

	NAME	DATE
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CHK	SM	10-10-19
ENG		
MFG		
SCALE		

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DRAWING PER ASME Y14.5-2009
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28-35T - BTM & SIDE SUPPLY
SUBMITTAL DRAWING

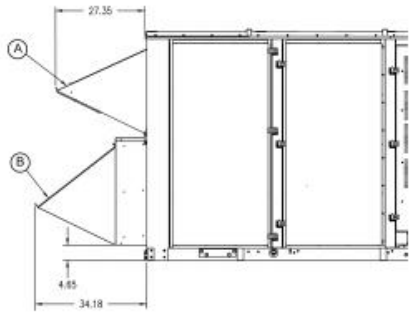
JOHNSON CONTROLS
UNITARY PRODUCTS GROUP
NORMAN, OK 73069

SAFETY AND KEY CHARACTERISTICS PER BE-PDP-STD-01
MATERIAL
TYPE
ENG SPEC
SIZE
DWG NO. L545_SUBMITTAL_SMALL_BTM
REV 3
PART NO.
SHT NO 1 OF 4

Rain Hood Dimensions

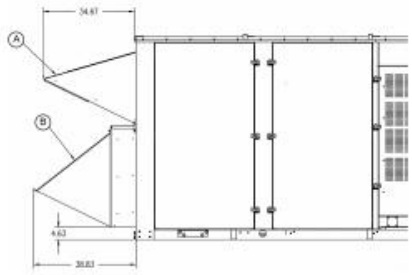
Rain hood dimensions

Figure 27: 27.5 ton to 35 ton rain hood dimensions



Item	Description
A	Economizer and manual damper rain hood
B	Power exhaust rain hood

Figure 28: 40 ton to 50 ton rain hood dimensions



Item	Description
A	Economizer and manual damper rain hood
B	Power exhaust rain hood

Project Name: **City of Palmdale - AlfaTech**

Unit Model #: **KV30N1CG4K1CQA12A1**

Quantity: **1** Tag #: **RTU-2-3**

Base Unit & Accessory Weights

	27.5 ton	**30 ton**	**35 ton**	**40 ton**	**50 ton**
Base Unit Weight (LBS)	4078	4105	4191	5742	5984

Table 61: Unit accessory weights for vertical supply units

Unit accessory	**Unit size**				
	27.5 ton	**30 ton**	**35 ton**	**40 ton**	**50 ton**
Economizer, efficiency = V	307	307	307	359	359
Economizer, efficiency = Y	398	398	398	425	425
Power exhaust, efficiency = V	314	314	314	390	390
Power exhaust, efficiency = Y	211	211	211	225	225
Manual damper	85	85	85	120	120
Barometric damper, efficiency = V	230	230	230	285	285
Barometric damper, efficiency = Y	90	90	90	104	104
Gas heat (largest)	155	155	220	220	220
Hail guard	80	80	80	121	121
Roof curb	475	475	475	520	520
Electric heat (largest)	80	80	80	90	90
Hot gas reheat	56	56	56	75	79

Table 63: Supply fan VFD weights

Supply fan motor	**208/230 V**	**460 V**	**575 V**
7.5 HP	17.4	9.9	14.6
10 HP	17.4	9.9	14.6
15 HP	20.9	17.4	26.5
20 HP	54	17.4	26.5

YORK® 27.5 – 50 Ton Sun™ Se

Project Name: **City of Palmdale - AlfaTech** Unit Model #: **KV40N1CG4R1CQA14A1**

Quantity: **1** Tag #: **RTU-2-1** System: **KV40N1CG4R1CQA14A1**

Cooling Performance		
Total gross capacity	422.2	MBH
Sensible gross capacity	404.3	MBH
Total net capacity	384.7	MBH
Sensible net capacity	366.8	MBH
Efficiency (at ARI)	10.40	EER
Integrated eff. (at ARI)	16.40	IEER
Ambient DB temp.	102.4	°F
Entering DB temp.	83.3	°F
Entering WB temp.	65.2	°F
Evap Coil Leaving DB temp.	57.6	°F
Evap Coil Leaving WB temp.	56.3	°F
Unit Leaving DB temp.	60.0	°F
Unit Leaving WB temp.	57.2	°F
Leaving air temp dew point	55.5	°F
Power input (w/o blower)	43.73	kW
Sound power	89	dB(a)

Refrigerant		
Refrigerant type	R-454B	
Sys1	25	lb
Sys2	23	lb 12 oz

Gas Heating Performance		
Entering DB temp.	40	°F
Heating output capacity (Max)	291.3	MBH
Supply air	16000	cfm
Heating input capacity (Max)	359.6	MBH
Leaving DB temp.	58.5	°F
Air temp. rise	18.5	°F
SSE	81.0	%
Stages	2	

Supply Air Blower Performance		
Supply air	16000	cfm
Ext. static pressure	1.5	IWG
Addl. Unit Losses (Options/Accessories)	0.11	IWG
Blower speed	921	rpm
Max BHP of Motor (including service factor)	16.13	HP
Duct location	Bottom	
Motor rating	15.00	HP
Actual required BHP	11.81	HP
Power input	11.01	kW
Elevation	2524	ft
Drive type	BELT	

Exhaust Air Blower Performance		
Supply Air	2000	cfm
Ext. static pressure	0.10	IWG
Blower speed	533	rpm
Motor rating	2	HP
Power input	.55	kW
Drive type	Direct Modulating	
Unit static resistance	0.11	IWG
Duct location	Bottom	

Outside/Mixed Air		
Outside Air cfm	4850	cfm
Outside Air DB temp.	102.4	°F
Outsided Air WB temp.	73.6	°F
Outside Air RH	25.4	%
Return Air cfm	11150	cfm
Return Air DB temp.	75	°F
Return Air WB temp.	61	°F
Return Air RH	44.7	%

Electrical Data		
Power supply	460-3-60	
Unit min circuit ampacity	96.9	A
Unit max over-current protection	110	A

Dimensions & Weight		
Hgt 83 in	Len 253 in	Wth 90 in
Refer to drawings for equipment weight		

Clearances					
Right	96 in	Front	90 in	Rear	96 in
Top	120 in	Bottom	0 in	Left	72 in



40 Ton

- Manufactured at an ISO 9001 Registered Facility and Each Rooftop is Completely Computer-Run Tested Prior to Shipment.

Product Features

- ASHRAE 90.1 Energy Efficiency compliant
- Refrigerant Detection System (RDS) is factory installed
- Two independent refrigerant circuits
- Airflow options for each tonnage available with IntelliSpeed, or VAV
- Up to four stages of cooling (VAV) to meet advanced building code requirements
- Footprint design allows for direct replacement of a competitive model family (Trane) without a transition curb
- Reliability designed into all products and tested at the component and system level at the Advanced Technology Lab in Norman, Oklahoma
- Single shaft, dual blower design for improved efficiency
- AMCA 511 certified low leak dampers

Standard Unit Controller: Smart Equipment Control Board

- Smart Equipment™ Controls: streamlines commissioning, integration, and service
- Smart Equipment Controller including Discharge Air, Return Air, and Outdoor Air Temperature Sensors.

Warranty

- One (1) Year Limited Warranty on the Complete Unit
- Five (5) Year Warranty - Compressors and Electric Heater Elements
- Ten (10) Year Warranty - Aluminized Steel Tubular Heat Exchangers
- All Factory installed VFDs come with a 5-year drive manufacturer warranty

27.5 – 50 Ton Sun™ Se

Project Name: **City of Palmdale - AlfaTech** Unit Model #: **KV40N1CG4R1CQA14A1**

Quantity: **1** Tag #: **RTU-2-1** System: **KV40N1CG4R1CQA14A1**

Note: Please refer to the tech guide for listed maximum static pressures

YORK®

27.5 – 50 Ton Sun™ Se

Project Name: **City of Palmdale - AlfaTech** Unit Model #: **KV40N1CG4R1CQA14A1**

Quantity: **1** Tag #: **RTU-2-1** System: **KV40N1CG4R1CQA14A1**

Additional Electrical Data		
Power supply	460-3-60	
Unit min circuit ampacity	96.9	A
Unit max over-current protection	110	A
Min Voltage	416	V
Max Voltage	508	V
Comp #1 RLA	27.6	
Comp #1 LRA	197	
Comp #2 RLA	12.4	
Comp #2 LRA	100.2	
Comp #3 RLA	12.4	
Comp #3 LRA	100.2	
Indoor Mtr Voltage	460-3-60	
Indoor Mtr FLA	21	
Outdoor Mtr Qty	4	
Outdoor Fan Voltage	460-3-60	
OD Fan Mtr FLA (ea.)	2.1	
Power Ex Mtr Qty (if applicable)	2	
Powered Ex Voltage(if applicable)	460-3-60	
Power Ex Mtr FLA (ea) (if applicable)	4.1	
Combustion Mtr Qty	1	
Combustion Motor Voltage	208/230-1-60	
Combustion Mtr FLA (ea)	1.6	

YORK®

27.5 – 50 Ton Sun™ Se

Project Name: **City of Palmdale - AlfaTech** Unit Model #: **KV40N1CG4R1CQA14A1**

Quantity: **1** Tag #: **RTU-2-1** System: **KV40N1CG4R1CQA14A1**

RDS SUMMARY (Lowest Elevation Floor Being Served)

Refrigerant Detection System (RDS) Not Required.

Room with the Lowest Discharge Height	0	ft
Smallest RDS Required Room Area on the Lowest Floor	N/A	ft²
Min. Allowed Smallest Room Area without an RDS	N/A	ft²
Total Applied Area	0	ft²
Min. Allowed Total Applied Area	N/A	ft²
Min. CFM when RDS is enabled	N/A	cfm
Min. System Exhaust (External to Unit)	N/A	cfm
Total Largest Circuit Refrigerant Charge	0	lb
Altitude	2524	ft

JOBSITE INPUTS

R454B is a mildly flammable refrigerant. Unit installation must be in compliance with UL 60335-2-40 and installation and operations manual available on Solution Navigator, DS Solutions app and shipped with the unit.

YORK® 27.5 – 50 Ton Sun™ Se

Project Name: **City of Palmdale - AlfaTech** Unit Model #: **KV40N1CG4R1CQA14A1**

Quantity: **1** Tag #: **RTU-2-1** System: **KV40N1CG4R1CQA14A1**

Factory Installed Options

KV40N1CG4R1CQA14A1

Equipment Options		Option(s) Selected
Product Category :	**K**	York Single Packaged R-454B Air Conditioner, Refrigerant Detection System (RDS) is factory installed
Efficiency :	**V**	Standard Efficiency / Bottom Supply / Bottom Return
Nominal Cooling Capacity :	**40**	40 Ton
Heat Type :	**N**	Natural Gas, Staged Heat
Heat Size :	**1**	Low Heat, 400 MBH Input
Blower Option :	**C**	15 HP Medium Static Belt Drive Blower
Air Volume :	**G**	Four Stages of Cooling VAV Controller with VFD
Voltage :	**4**	460-3-60
Outside Air Option :	**R**	Dual Enthalpy Economizer w/ Modulating Power Exhaust and Economizer Fault Detection & Diagnostic (Meets ASHRAE 90.1-2013, IECC 2015, California Title 24, AMCA 511)
Coil Options :	**1**	Microchannel condenser coils Copper tube/Aluminum fin evaporator coils
Controls :	**C**	Smart Equipment Controller including Discharge Air, Return Air, and Outdoor Air Temperature Sensors. BACNet MS/TP, Modbus and N2 Communication Card with Bluetooth.
Sensor Options :	**Q**	Supply Air Smoke Detector Co2 Sensor
Service Options :	**A**	
Refrigeration :	**1**	
Additional Options :	**4**	4" Pleated Filters (MERV 13)
Cabinet Options :	**A**	Standard Cabinet Galvanized Steel Drain Pan
Product Generation :	**1**	

Field Installed Accessories

- ○ 1BD0413 - Burglar Bars, 40 - 50 ton models (60.0 lbs)
- ○ 1FE0420 - Low Gas Heat Flue Exhaust (23.5 lbs)

Project Name: **City of Palmdale - AlfaTech**

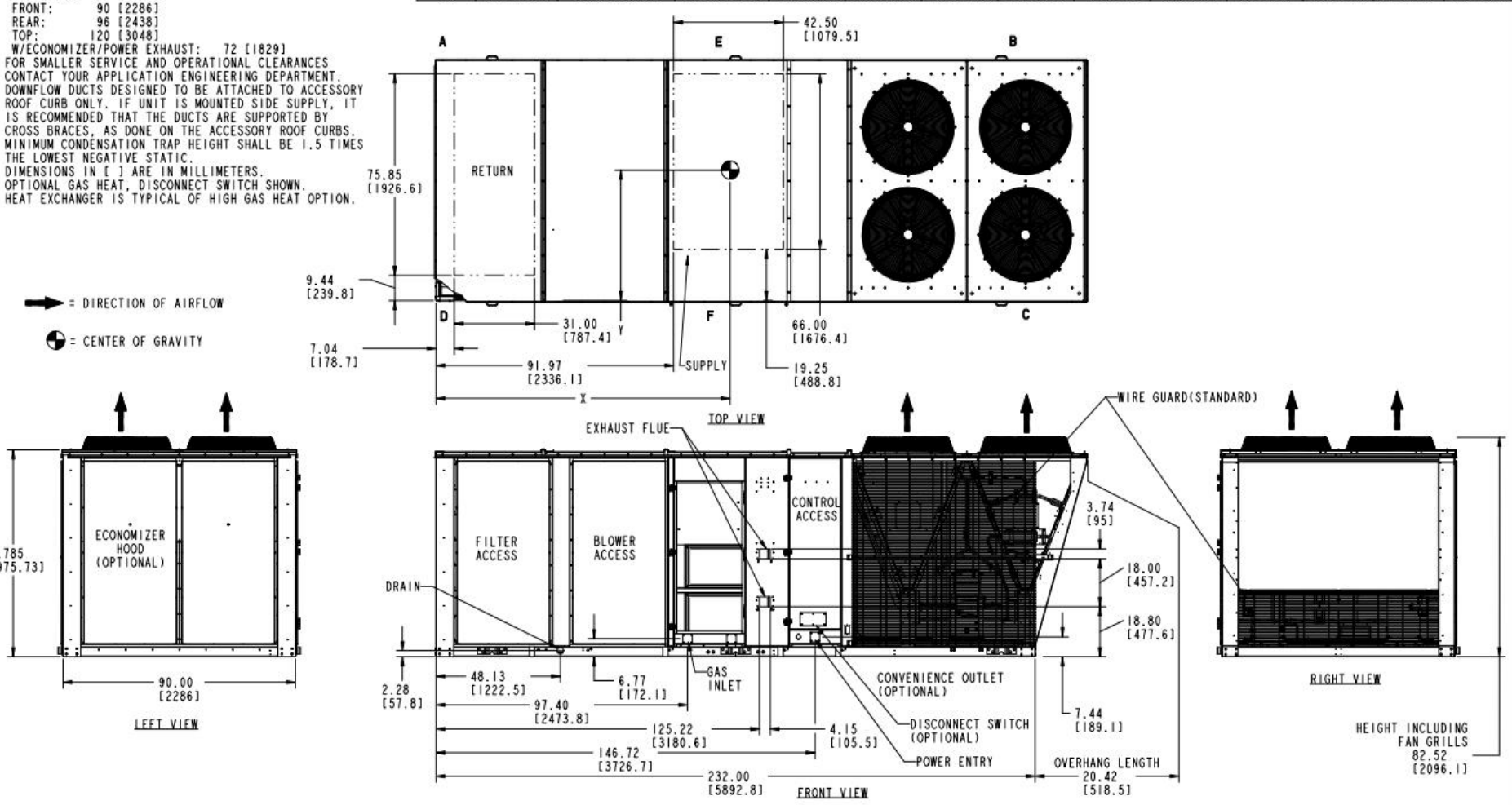
Unit Model #: **KV40N1CG4R1CQA14A1**

Quantity: **1** Tag #: **RTU-2-1**

Consolidated Drawing 40-50 Tons

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		X	Y	A	B	C	D	A	B	C	D	E	F
40	5742 [2604]	116 [2947.2]	44.1 [1121.3]	1408 [639]	1409 [639]	1463 [664]	1462 [663]	939 [426]	939 [426]	976 [442]	975 [442]	939 [426]	975 [442]
50	5984 [2714]	118.3 [3004.9]	44.2 [1122.7]	1440 [653]	1499 [680]	1553 [704]	1492 [677]	954 [433]	1006 [456]	1042 [473]	988 [448]	979 [444]	1015 [460]



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THIRD ANGLE PROJECTION

DRN SM 10-30-19
CHK SM 10-30-19
ENG
MFG
SCALE

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40-50T - BTM & SIDE SUPPLY
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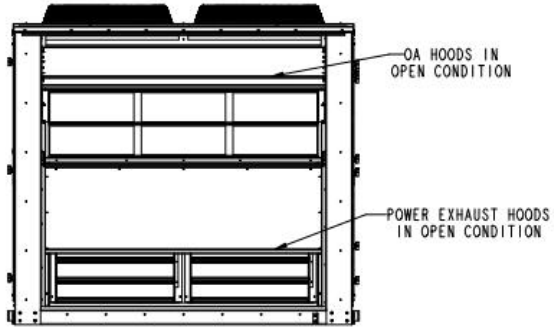
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SAFETY AND KEY CHARACTERISTICS PER BC-PDP-STD-01
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REV 3
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SHT NO 1 OF 4

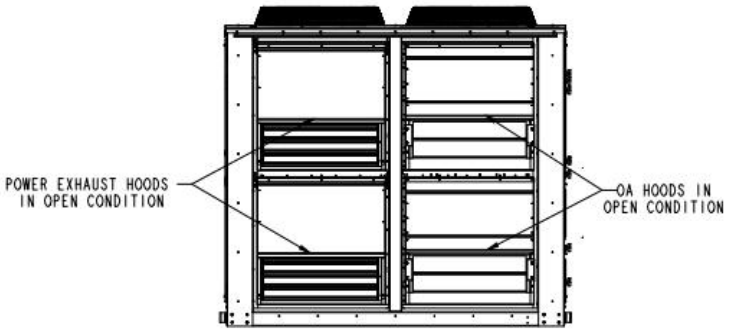
Project Name: **City of Palmdale - AlfaTech** Unit Model #: **KV40N1CG4R1CQA14A1**

Quantity: **1** Tag #: **RTU-2-1**

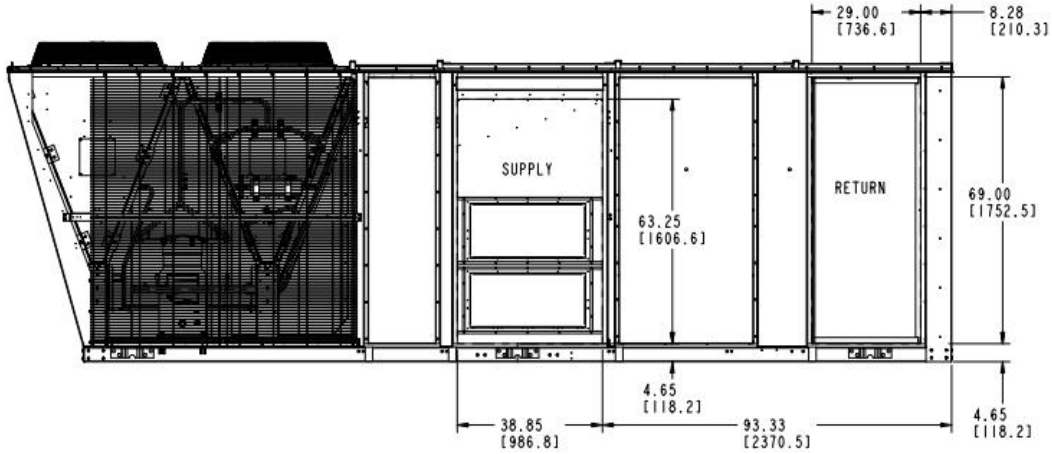
Consolidated Drawing 40-50 Ton



BOTTOM DISCHARGE LEFT VIEW WITH OPTIONAL ECONOMIZER
SCALE 0.065



SIDE DISCHARGE LEFT VIEW WITH OPTIONAL ECONOMIZER
SCALE 0.065



SIDE DISCHARGE OPENINGS
SCALE 0.065

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40-50T - BTM & SIDE SUPPLY
SUBMITTAL DRAWING

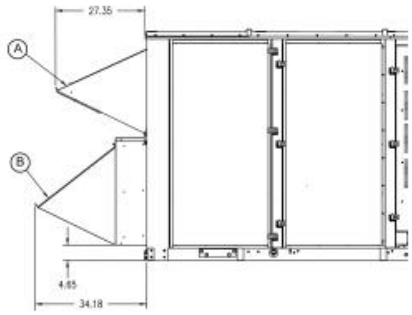
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UNITARY PRODUCTS GROUP
NORMAN, OK 73069

SAFETY AND KEY CHARACTERISTICS PER BE-PDP-STD-01
MATERIAL
TYPE
ENG SPEC
SIZE
DWG NO. L545_SUBMITTAL_LARGE_BTM
REV 3
PART NO.
SHT NO 2 OF 4

Rain Hood Dimensions

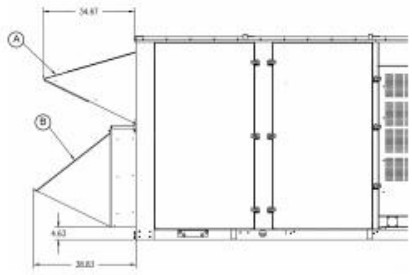
Rain hood dimensions

Figure 27: 27.5 ton to 35 ton rain hood dimensions



Item	Description
A	Economizer and manual damper rain hood
B	Power exhaust rain hood

Figure 28: 40 ton to 50 ton rain hood dimensions



Item	Description
A	Economizer and manual damper rain hood
B	Power exhaust rain hood

Project Name: **City of Palmdale - AlfaTech**

Unit Model #: **KV40N1CG4R1CQA14A1**

Quantity: **1** Tag #: **RTU-2-1**

Base Unit & Accessory Weights

	27.5 ton	**30 ton**	**35 ton**	**40 ton**	**50 ton**
Base Unit Weight (LBS)	4078	4105	4191	5742	5984

Table 61: Unit accessory weights for vertical supply units

Unit accessory	**Unit size**				
	27.5 ton	**30 ton**	**35 ton**	**40 ton**	**50 ton**
Economizer, efficiency = V	307	307	307	359	359
Economizer, efficiency = Y	398	398	398	425	425
Power exhaust, efficiency = V	314	314	314	390	390
Power exhaust, efficiency = Y	211	211	211	225	225
Manual damper	85	85	85	120	120
Barometric damper, efficiency = V	230	230	230	285	285
Barometric damper, efficiency = Y	90	90	90	104	104
Gas heat (largest)	155	155	220	220	220
Hail guard	80	80	80	121	121
Roof curb	475	475	475	520	520
Electric heat (largest)	80	80	80	90	90
Hot gas reheat	56	56	56	75	79

Table 63: Supply fan VFD weights

Supply fan motor	**208/230 V**	**460 V**	**575 V**
7.5 HP	17.4	9.9	14.6
10 HP	17.4	9.9	14.6
15 HP	20.9	17.4	26.5
20 HP	54	17.4	26.5

YORK® 27.5 – 50 Ton Sun™ Se

Project Name: **City of Palmdale - AlfaTech** Unit Model #: **KV40N1CG4R1CQA14A1**

Quantity: **1** Tag #: **RTU-2-2** System: **KV40N1CG4R1CQA14A1**

Cooling Performance		
Total gross capacity	423.7	MBH
Sensible gross capacity	404.8	MBH
Total net capacity	386.2	MBH
Sensible net capacity	367.3	MBH
Efficiency (at ARI)	10.40	EER
Integrated eff. (at ARI)	16.40	IEER
Ambient DB temp.	102.4	°F
Entering DB temp.	83.5	°F
Entering WB temp.	65.8	°F
Evap Coil Leaving DB temp.	57.7	°F
Evap Coil Leaving WB temp.	57.1	°F
Unit Leaving DB temp.	60.1	°F
Unit Leaving WB temp.	57.9	°F
Leaving air temp dew point	56.8	°F
Power input (w/o blower)	43.72	kW
Sound power	89	dB(a)

Refrigerant		
Refrigerant type	R-454B	
Sys1	25	lb
Sys2	23	lb 12 oz

Gas Heating Performance		
Entering DB temp.	40	°F
Heating output capacity (Max)	291.3	MBH
Supply air	16000	cfm
Heating input capacity (Max)	359.6	MBH
Leaving DB temp.	58.5	°F
Air temp. rise	18.5	°F
SSE	81.0	%
Stages	2	

Supply Air Blower Performance		
Supply air	16000	cfm
Ext. static pressure	1.5	IWG
Addl. Unit Losses (Options/Accessories)	0.11	IWG
Blower speed	921	rpm
Max BHP of Motor (including service factor)	16.13	HP
Duct location	Bottom	
Motor rating	15.00	HP
Actual required BHP	11.81	HP
Power input	11.01	kW
Elevation	2524	ft
Drive type	BELT	

Exhaust Air Blower Performance		
Supply Air	2000	cfm
Ext. static pressure	0.10	IWG
Blower speed	533	rpm
Motor rating	2	HP
Power input	.55	kW
Drive type	Direct Modulating	
Unit static resistance	0.11	IWG
Duct location	Bottom	

Outside/Mixed Air		
Outside Air cfm	4950	cfm
Outside Air DB temp.	102.4	°F
Outsided Air WB temp.	57.5	°F
Outside Air RH	2	%
Return Air cfm	11050	cfm
Return Air DB temp.	75	°F
Return Air WB temp.	69	°F
Return Air RH	74.3	%

Electrical Data		
Power supply	460-3-60	
Unit min circuit ampacity	96.9	A
Unit max over-current protection	110	A

Dimensions & Weight		
Hgt 83 in	Len 253 in	Wth 90 in
Refer to drawings for equipment weight		

Clearances					
Right	96 in	Front	90 in	Rear	96 in
Top	120 in	Bottom	0 in	Left	72 in



40 Ton

- Manufactured at an ISO 9001 Registered Facility and Each Rooftop is Completely Computer-Run Tested Prior to Shipment.

Product Features

- ASHRAE 90.1 Energy Efficiency compliant
- Refrigerant Detection System (RDS) is factory installed
- Two independent refrigerant circuits
- Airflow options for each tonnage available with IntelliSpeed, or VAV
- Up to four stages of cooling (VAV) to meet advanced building code requirements
- Footprint design allows for direct replacement of a competitive model family (Trane) without a transition curb
- Reliability designed into all products and tested at the component and system level at the Advanced Technology Lab in Norman, Oklahoma
- Single shaft, dual blower design for improved efficiency
- AMCA 511 certified low leak dampers

Standard Unit Controller: Smart Equipment Control Board

- Smart Equipment™ Controls: streamlines commissioning, integration, and service
- Smart Equipment Controller including Discharge Air, Return Air, and Outdoor Air Temperature Sensors.

Warranty

- One (1) Year Limited Warranty on the Complete Unit
- Five (5) Year Warranty - Compressors and Electric Heater Elements
- Ten (10) Year Warranty - Aluminized Steel Tubular Heat Exchangers
- All Factory installed VFDs come with a 5-year drive manufacturer warranty

27.5 – 50 Ton Sun™ Se

Project Name: **City of Palmdale - AlfaTech** Unit Model #: **KV40N1CG4R1CQA14A1**

Quantity: **1** Tag #: **RTU-2-2** System: **KV40N1CG4R1CQA14A1**

Note: Please refer to the tech guide for listed maximum static pressures

YORK®

27.5 – 50 Ton Sun™ Se

Project Name: **City of Palmdale - AlfaTech** Unit Model #: **KV40N1CG4R1CQA14A1**

Quantity: **1** Tag #: **RTU-2-2** System: **KV40N1CG4R1CQA14A1**

Additional Electrical Data		
Power supply	460-3-60	
Unit min circuit ampacity	96.9	A
Unit max over-current protection	110	A
Min Voltage	416	V
Max Voltage	508	V
Comp #1 RLA	27.6	
Comp #1 LRA	197	
Comp #2 RLA	12.4	
Comp #2 LRA	100.2	
Comp #3 RLA	12.4	
Comp #3 LRA	100.2	
Indoor Mtr Voltage	460-3-60	
Indoor Mtr FLA	21	
Outdoor Mtr Qty	4	
Outdoor Fan Voltage	460-3-60	
OD Fan Mtr FLA (ea.)	2.1	
Power Ex Mtr Qty (if applicable)	2	
Powered Ex Voltage(if applicable)	460-3-60	
Power Ex Mtr FLA (ea) (if applicable)	4.1	
Combustion Mtr Qty	1	
Combustion Motor Voltage	208/230-1-60	
Combustion Mtr FLA (ea)	1.6	

YORK®

27.5 – 50 Ton Sun™ Se

Project Name: **City of Palmdale - AlfaTech** Unit Model #: **KV40N1CG4R1CQA14A1**

Quantity: **1** Tag #: **RTU-2-2** System: **KV40N1CG4R1CQA14A1**

RDS SUMMARY (Lowest Elevation Floor Being Served)

Refrigerant Detection System (RDS) Not Required.

Room with the Lowest Discharge Height	0	ft
Smallest RDS Required Room Area on the Lowest Floor	N/A	ft²
Min. Allowed Smallest Room Area without an RDS	N/A	ft²
Total Applied Area	0	ft²
Min. Allowed Total Applied Area	N/A	ft²
Min. CFM when RDS is enabled	N/A	cfm
Min. System Exhaust (External to Unit)	N/A	cfm
Total Largest Circuit Refrigerant Charge	0	lb
Altitude	2524	ft

JOBSITE INPUTS



R454B is a mildly flammable refrigerant. Unit installation must be in compliance with UL 60335-2-40 and installation and operations manual available on Solution Navigator, DS Solutions app and shipped with the unit.

YORK®

27.5 – 50 Ton Sun™ Se

Project Name: **City of Palmdale - AlfaTech** Unit Model #: **KV40N1CG4R1CQA14A1**

Quantity: **1** Tag #: **RTU-2-2** System: **KV40N1CG4R1CQA14A1**

Factory Installed Options

KV40N1CG4R1CQA14A1

Equipment Options		Option(s) Selected
Product Category :	**K**	York Single Packaged R-454B Air Conditioner, Refrigerant Detection System (RDS) is factory installed
Efficiency :	**V**	Standard Efficiency / Bottom Supply / Bottom Return
Nominal Cooling Capacity :	**40**	40 Ton
Heat Type :	**N**	Natural Gas, Staged Heat
Heat Size :	**1**	Low Heat, 400 MBH Input
Blower Option :	**C**	15 HP Medium Static Belt Drive Blower
Air Volume :	**G**	Four Stages of Cooling VAV Controller with VFD
Voltage :	**4**	460-3-60
Outside Air Option :	**R**	Dual Enthalpy Economizer w/ Modulating Power Exhaust and Economizer Fault Detection & Diagnostic (Meets ASHRAE 90.1-2013, IECC 2015, California Title 24, AMCA 511)
Coil Options :	**1**	Microchannel condenser coils Copper tube/Aluminum fin evaporator coils
Controls :	**C**	Smart Equipment Controller including Discharge Air, Return Air, and Outdoor Air Temperature Sensors. BACNet MS/TP, Modbus and N2 Communication Card with Bluetooth.
Sensor Options :	**Q**	Supply Air Smoke Detector Co2 Sensor
Service Options :	**A**	
Refrigeration :	**1**	
Additional Options :	**4**	4" Pleated Filters (MERV 13)
Cabinet Options :	**A**	Standard Cabinet Galvanized Steel Drain Pan
Product Generation :	**1**	

Field Installed Accessories

- ○ 1BD0413 - Burglar Bars, 40 - 50 ton models (60.0 lbs)
- ○ 1FE0420 - Low Gas Heat Flue Exhaust (23.5 lbs)

Project Name: **City of Palmdale - AlfaTech**

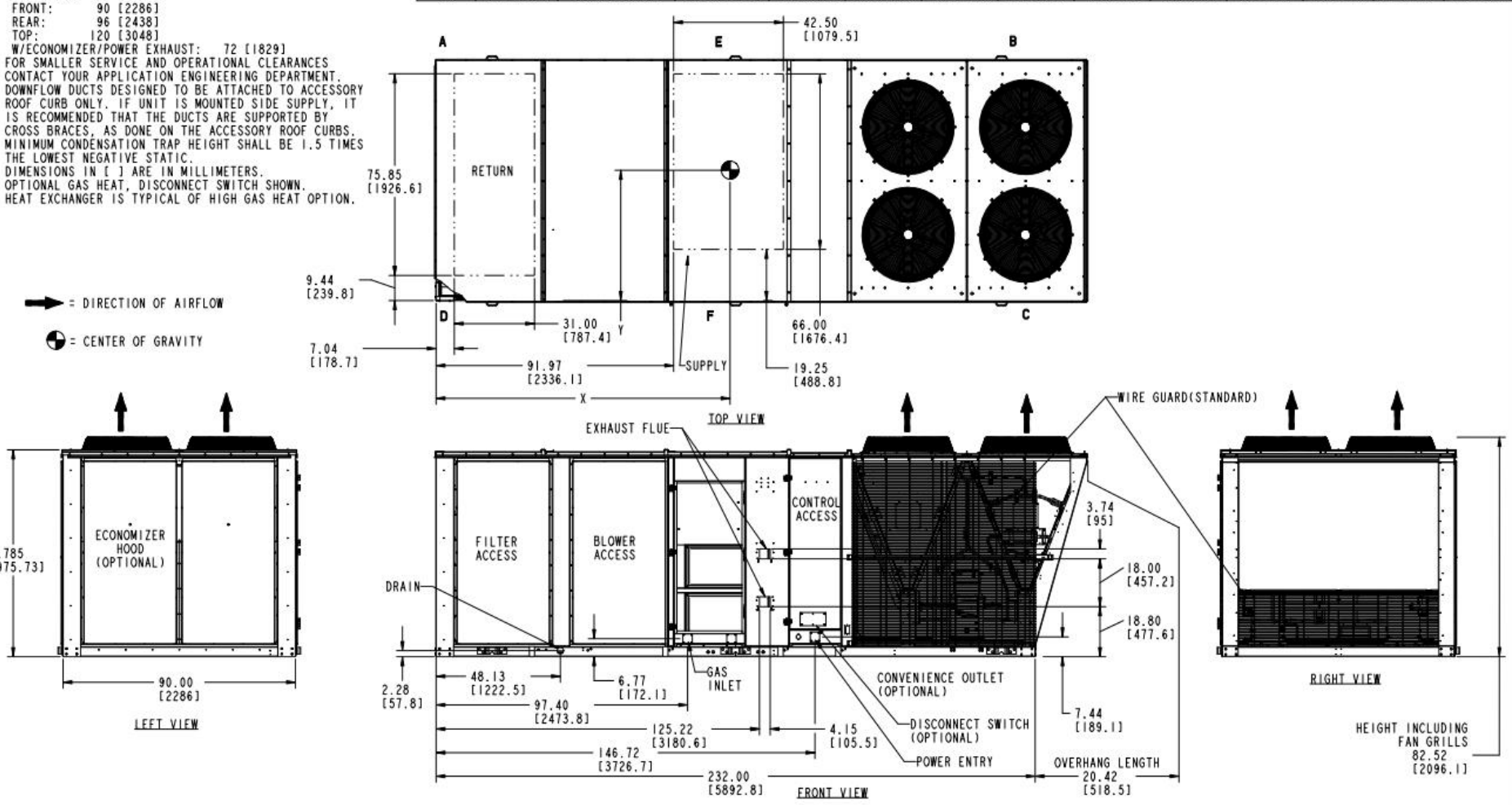
Unit Model #: **KV40N1CG4R1CQA14A1**

Quantity: **1** Tag #: **RTU-2-2**

Consolidated Drawing 40-50 Tons

NOTES:
1. FOR OUTDOOR USE ONLY.
2. WEIGHTS SHOWN ARE FOR COOLING ONLY UNITS.
3. RECOMMENDED MIN. CLEARANCES:
   RIGHT SIDE: 96 [2438]
   LEFT SIDE: 60 [1524]
   FRONT: 90 [2286]
   REAR: 96 [2438]
   TOP: 120 [3048]
   W/ECONOMIZER/POWER EXHAUST: 72 [1829]
4. FOR SMALLER SERVICE AND OPERATIONAL CLEARANCES CONTACT YOUR APPLICATION ENGINEERING DEPARTMENT.
5. DOWNFLOW DUCTS DESIGNED TO BE ATTACHED TO ACCESSORY ROOF CURB ONLY. IF UNIT IS MOUNTED SIDE SUPPLY, IT IS RECOMMENDED THAT THE DUCTS ARE SUPPORTED BY CROSS BRACES, AS DONE ON THE ACCESSORY ROOF CURBS.
6. MINIMUM CONDENSATION TRAP HEIGHT SHALL BE 1.5 TIMES THE LOWEST NEGATIVE STATIC.
7. DIMENSIONS IN [ ] ARE IN MILLIMETERS.
8. OPTIONAL GAS HEAT, DISCONNECT SWITCH SHOWN.
9. HEAT EXCHANGER IS TYPICAL OF HIGH GAS HEAT OPTION.

TONNAGE	OPERATING WEIGHT LBS [KG] (BASE UNIT)	CENTER OF GRAVITY LOCATION IN [MM] (BASE UNIT)		4 POINT LOAD LOCATION LBS [KG] (BASE UNIT)				6 POINT CORNER LOADS LBS [KG] (BASE UNIT)					
		X	Y	A	B	C	D	A	B	C	D	E	F
40	5742 [2604]	116 [2947.2]	44.1 [1121.3]	1408 [639]	1409 [639]	1463 [664]	1462 [663]	939 [426]	939 [426]	976 [442]	975 [442]	939 [426]	975 [442]
50	5984 [2714]	118.3 [3004.9]	44.2 [1122.7]	1440 [653]	1499 [680]	1553 [704]	1492 [677]	954 [433]	1006 [456]	1042 [473]	988 [448]	979 [444]	1015 [460]



REV LEV	DATE	REVISION RECORD	EC NO	DR	CK	ENG
1	10-10-19	NEW DRAWING	-	SM		
2	07-07-20	ADDED SHEET 2 FOR SIDE DISCHARGE OPENINGS	-	PA		
3	09-10-20	ADDED LEFT VIEW FOR SIDE AND BOTTOM DISCHARGE ON SHEET 2	-	PA		
4	05-08-23	ADDED SHEET 3 & 4 FOR CROSS FLOW SUPPLY	-	JN		

THIRD ANGLE PROJECTION

DRN SM 10-30-19
CHK SM 10-30-19
ENG
MFG
SCALE

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DRAWING PER ASME Y14.5-2009
TOLERANCES UNLESS OTHERWISE SPECIFIED:
ONE PLACE DECIMAL = ± .1
TWO PLACE DECIMAL = ± .03
THREE PLACE DECIMAL = ± .010
ANGLES = ± 2°
DIMENSIONS ARE IN INCHES
DO NOT SCALE PRINT

40-50T - BTM & SIDE SUPPLY
SUBMITTAL DRAWING

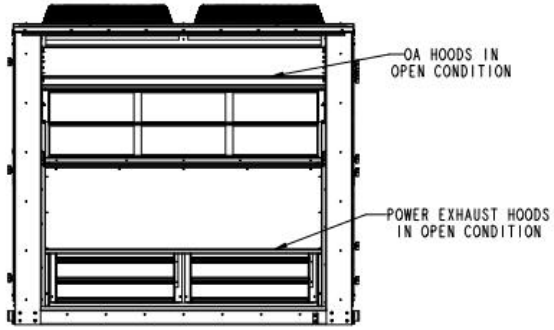
JOHNSON CONTROLS
UNITARY PRODUCTS GROUP
NORMAN, OK 73069

SAFETY AND KEY CHARACTERISTICS PER BE-PDP-STD-01
MATERIAL
TYPE
ENG SPEC
SIZE
DWG NO. L545_SUBMITTAL_LARGE.BTM
REV 3
PART NO.
SHT NO 1 OF 4

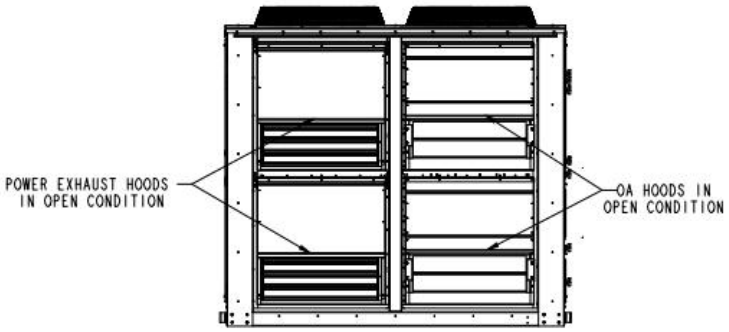
Project Name: **City of Palmdale - AlfaTech** Unit Model #: **KV40N1CG4R1CQA14A1**

Quantity: **1** Tag #: **RTU-2-2**

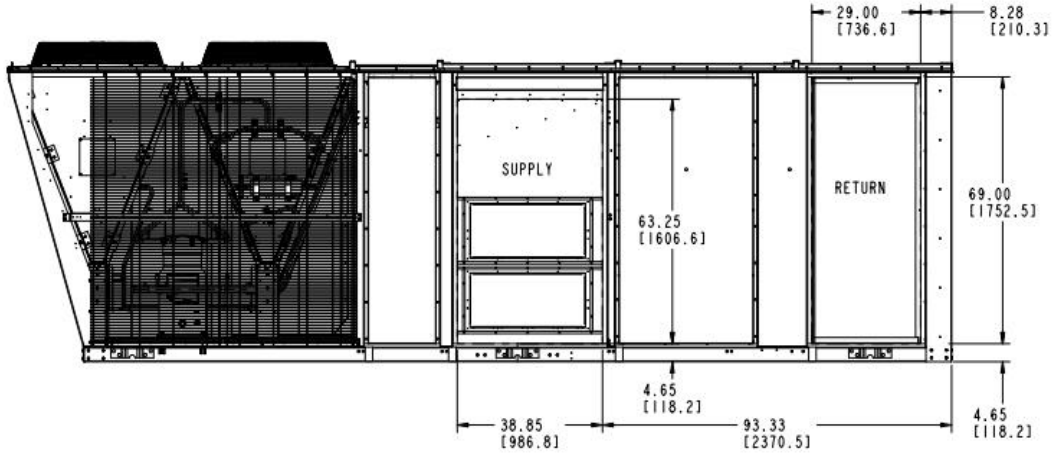
Consolidated Drawing 40-50 Ton



BOTTOM DISCHARGE LEFT VIEW WITH OPTIONAL ECONOMIZER
SCALE 0.065



SIDE DISCHARGE LEFT VIEW WITH OPTIONAL ECONOMIZER
SCALE 0.065



SIDE DISCHARGE OPENINGS
SCALE 0.065

REV LEV	DATE	REVISION RECORD	EC NO	DR	CK	ENG
1	10-10-19	NEW DRAWING	-	SM		
2	07-07-20	ADDED SHEET 2 FOR SIDE DISCHARGE OPENINGS	-	PA		
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THIRD ANGLE PROJECTION

	NAME	DATE
DRN	SM	10-30-19
CHK	SM	10-30-19
ENG		
MFG		

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40-50T - BTM & SIDE SUPPLY
SUBMITTAL DRAWING

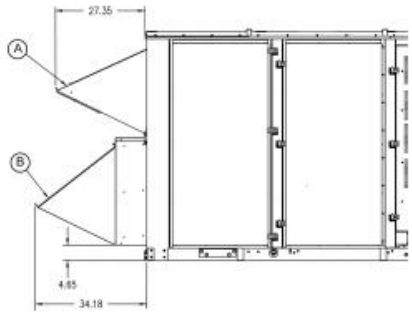
JOHNSON CONTROLS
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SAFETY AND KEY CHARACTERISTICS PER BE-PDP-STD-01
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DWG NO. L545_SUBMITTAL_LARGE_BTM
REV 3
PART NO.
SHT NO 2 OF 4

Rain Hood Dimensions

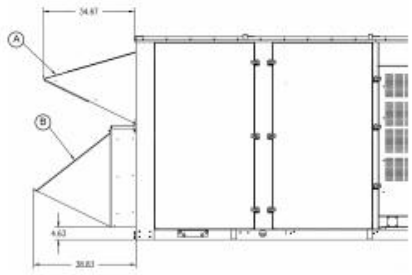
Rain hood dimensions

Figure 27: 27.5 ton to 35 ton rain hood dimensions



Item	Description
A	Economizer and manual damper rain hood
B	Power exhaust rain hood

Figure 28: 40 ton to 50 ton rain hood dimensions



Item	Description
A	Economizer and manual damper rain hood
B	Power exhaust rain hood

Project Name: **City of Palmdale - AlfaTech**

Unit Model #: **KV40N1CG4R1CQA14A1**

Quantity: **1** Tag #: **RTU-2-2**

Base Unit & Accessory Weights

	27.5 ton	**30 ton**	**35 ton**	**40 ton**	**50 ton**
Base Unit Weight (LBS)	4078	4105	4191	5742	5984

Table 61: Unit accessory weights for vertical supply units

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Manual damper	85	85	85	120	120
Barometric damper, efficiency = V	230	230	230	285	285
Barometric damper, efficiency = Y	90	90	90	104	104
Gas heat (largest)	155	155	220	220	220
Hail guard	80	80	80	121	121
Roof curb	475	475	475	520	520
Electric heat (largest)	80	80	80	90	90
Hot gas reheat	56	56	56	75	79

Table 63: Supply fan VFD weights

Supply fan motor	**208/230 V**	**460 V**	**575 V**
7.5 HP	17.4	9.9	14.6
10 HP	17.4	9.9	14.6
15 HP	20.9	17.4	26.5
20 HP	54	17.4	26.5

SAMSUNG

Submittal Data

AR09DXFAMWKNCV (RNX09AMD) / AR09DXFAMWKXCV (RXX09AMD)

WindFree™* Standard, Wall Mounted Evaporator, Heat Pump Split System

Job Name: _____ Location: _____

Purchaser: _____ Engineer: _____

Submitted to: _____ Reference ☐ Approval ☐ Construction ☐

Unit designation: _____ Schedule #: _____

General Information

- The indoor unit shall feature WindFree™* mode. When activated in cooling mode the unit will close its louver and will disperse air into the space through thousands of micro-holes on the front of the indoor unit preventing cold air drafts on occupants.
- The system shall have a built-in Wi-Fi adapter as standard to allow control and monitoring using the Samsung SmartThings app.
- The outdoor unit shall provide 208/230V power to the indoor unit via 14 AWG X 3 interconnect power cable.

Construction

- Indoor unit chassis shall be UL94 V0 with a galvanized steel mounting bracket
- The indoor unit shall have easy access to wire, pipe, and drain connections via the access panel on the bottom of the unit for simple installation and service
- The outdoor unit shall be galvanized steel with a baked-on powder coated finish for durability

Heat Exchanger

- The heat exchangers shall be mechanically bonded fin to copper tube

Refrigerant System

- The system shall utilize low-GWP R-32 refrigerant
- The compressor shall be hermetically sealed, inverter controlled, BLDC Rotary
- Refrigerant flow shall be controlled by an electronic expansion valve at the outdoor unit

Indoor Fan

- The indoor fan shall be a single cross-flow type
- Three fan speed settings and auto settings
- Automatic (motorized) vertical swing (up/down) and horizontal swing (left/right) louvers

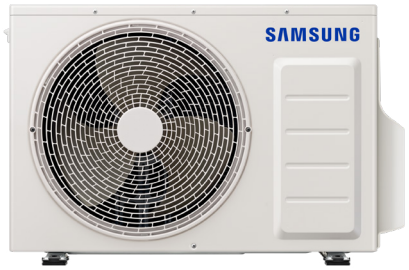
Controls

- The indoor unit shall ship with a rechargeable, solar-cell wireless controller. The wireless controller battery shall be charged with a USB C cable or the integral solar panel.
- The included wireless controller shall have a pixel display that is visible in low light conditions.
- Dual set temperature support when connected to supported wired controllers.
- The indoor unit shall include an integral humidity sensor for improved humidity control functions.
- The indoor unit shall have a simple connection for condensate overflow detection devices or any normally closed contact for simple unit shutdown.
- Samsung central control compatible (accessory required)
- Interconnect control wire between the outdoor and indoor unit shall be 16AWG X 2

External Heat Control

- External heat control functionality allows for configuration of fan operation during auxiliary heat operation, defrost, and emergency heat (MIM-B14U accessory required).
- External heat control configuration settings includes outside ambient external heat lockout, outside ambient compressor lockout, and time delay options (MIM-B14U accessory required).





Note: Unit appearance may vary slightly

- Emergency heat functionality allows the system to continue controlling the external heat source even when system errors prevent the heat pump from operating (MIM-B14U accessory required).

Convenience

- 7-segment digital display on the front of the unit to display temperature and unit status
- Washable main filter as standard accessible from the top of the unit
- System energy consumption can be viewed using the Samsung SmartThings mobile app or on the indoor unit display using the included wireless controller (conditions apply).
- AI (artificial intelligence) Auto Mode technology monitors factors such as indoor temperature, outdoor temperature, set temperature, and operating time to learn the patterns within your home to automatically adjust system operation to maximize occupant comfort and efficiency (Wi-Fi connection required).
- AI Energy mode technology enhances energy saving operation using advanced compressor control techniques
- Eco Mode to reduce energy consumption during low demand operation
- Smart install mode - Startup system diagnostics operation to ensure system readiness during initial operation
- Auto restart after power loss
- Other Features and functions: Auto changeover, Auto Clean Function, Freeze Wash Function, MAX mode to quickly reach set temperature, Good'sleep mode, Quiet mode, Dry mode, Simple ON/OFF time function (activated with wireless controller), Filter cleaning reminder

Intertek

AHRI CERTIFIED® www.ahridirectory.org Unitary Small HP AHRI Standard 210/240 Certification applies only when the complete system is listed with AHRI.

ENERGY STAR

Proper sizing and installation of equipment is critical to achieve optimal performance. Split system air conditioners and heat pumps (excluding ductless systems) must be matched with appropriate coil components to meet ENERGY STAR criteria. Ask your contractor or visit www.energystar.gov.

*The WindFree™ unit delivers an air current that is under 0.15 m/s while in WindFreeTM mode. Air velocity that is below 0.15 m/s is considered "still air" as defined by ASHRAE (American Society of Heating, Refrigerating, and Air Conditioning Engineers).

Samsung HVAC maintains a policy of ongoing development. Specifications are subject to change without notice. Refer to www.AHRIdirectory.org for current reference numbers.

System Specifications

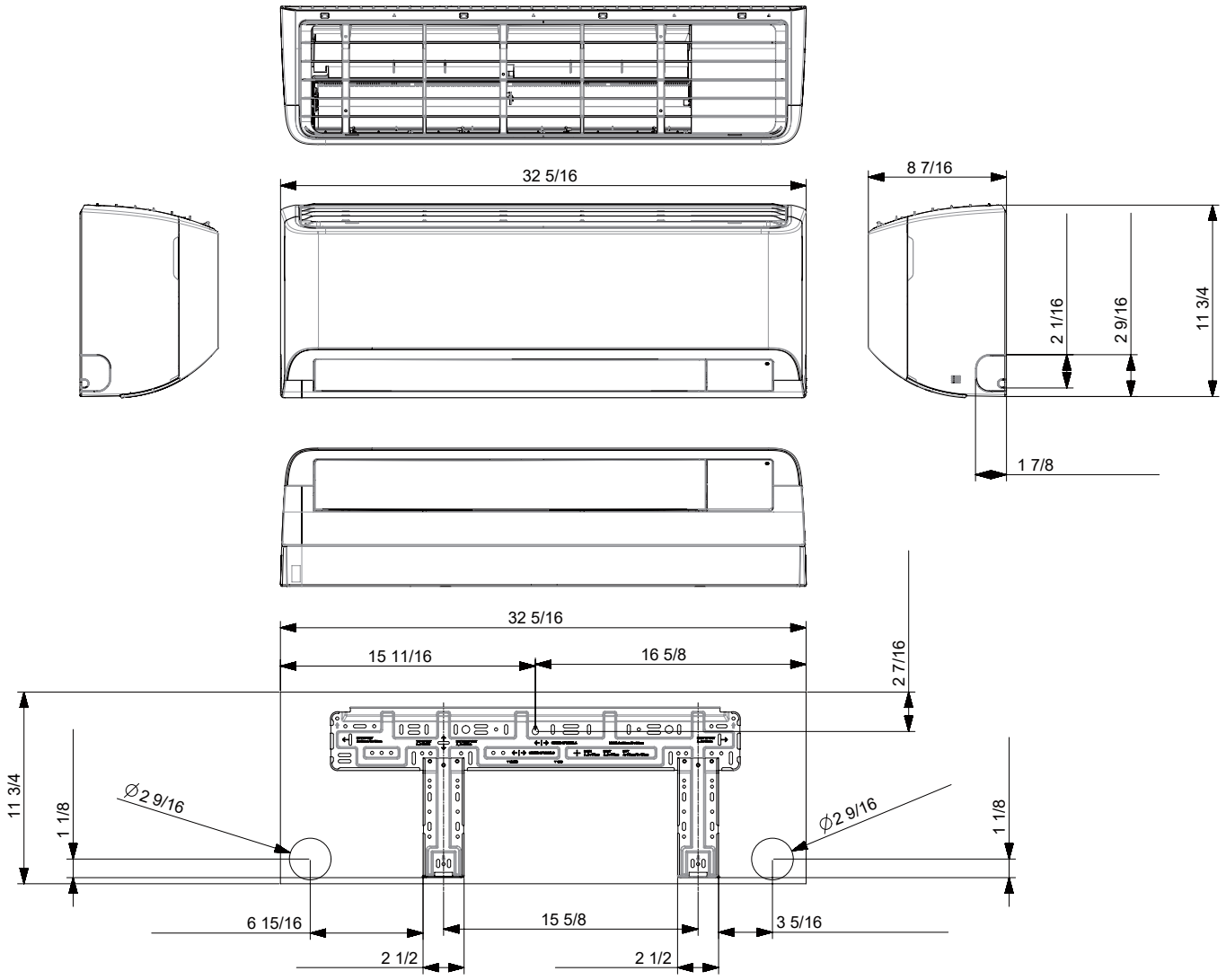
Model	Indoor Unit Model Number (US Code)		AR09DXFAMWKNCV (RNX09AMD)
	Outdoor Unit Model Number (US Code)		AR09DXFAMWKXCV (RXX09AMD)
Performance	Nominal Capacity	Cooling / Heating (Btu/h)	9,000 / 11,000
	Capacity Range	Cooling (Btu/h)	3,000 - 12,000
		Heating (Btu/h)	2,200 - 23,000
	AHRI 210-240 2023	SEER2	25.00
		EER2	15.00
		HSPF2 (region IV)	9.00
		5°F COP	1.91
Power	Voltage	ø / V / Hz	1 / 208-230 / 60
	Working Voltage Range (VAC)		187 - 253
	Operating Current (min. / standard / max.)	Cooling (A)	1.1 / 3.1 / 4.5
		Heating (A)	1 / 3.8 / 10
	Max. Breaker	Amps	20.0
	Min. Circuit Ampacity	Amps	12.0
Dimensions	W X H X D (in.)	Indoor Unit	32 5/16 X 11 3/4 X 8 7/16
		Outdoor Unit	31 1/8 X 21 9/16 X 11 1/4
	Weight (lbs.)	Indoor Unit	20.30
		Outdoor Unit	69.20
Sound Pressure Level	Indoor Unit dB(A)	Silent / High	22 / 38
	Outdoor Unit dB(A)	Cooling (high)	45
Operating Temperatures	Outdoor	Cooling	14 - 115°F (-10 - 46°C)
		Heating	-5 - 75°F (-20.6 - 24°C)
	Indoor	Cooling	64 ~ 90°F (16 ~ 32°C)
		Heating	T ≤ 86°F (30°C)
Pipe Connections	Indoor & Outdoor	High side (In.)	1/4
		Low side (In.)	3/8
	Maximum (ft.)		66
	Maximum Vertical Separation (ft.)		49
	Condensate Connection		11/16” OD
Refrigerant	Type		R-32
	A2L Leak Detection		Not Included
	Factory Charge	oz.	34.0
	Charged for		24.6 ft.
Compressor	Type		Inverter Driven, Twin BLDC Rotary
	RLA	Amps	9.2
Evaporator Fan	Type		BLDC motor with cross-flow fan
	FLA	Amps	0.12
	Output	Watts	27.0
Airflow	Air Volume (L/M/H/Turbo)	Cooling (CFM)	297 / 328 / 346 / 364
		Heating (CFM)	328 / 364 / 378 / 396
Condenser Fan	Type		BLDC With Axial Type Fan (1)
	FLA / Watts / CFM (max.)		0.42 / 40 / 1,589
Corrosion Prevention	IS0-9227 - The condenser heat exchanger showed no unusual rust or corrosion development to 240 hours.		
Safety	Certifications	UL 60335-2-40	
	Devices	PCB fuses, indoor unit terminal block thermal fuse, current transformer, over-voltage protection, crankcase heating, temperature limit protection logic, compressor overload sensing	

Accessories

Condensate pump	Aspen Mini Orange	☐	ASP-MO-UNIV 110-250
	Blue Diamond MaxiBlue	☐	BD-BLUE-230
	Blue Diamond MicroBlue w/slim fascia kit	☐	X86-011
Wired controller (sub-PCB model MIM-A00UN is required)	Advanced	☐	MWR-WG01UN
	Touchscreen	☐	MWR-SH12UN
Wired controller sub-PCB		☐	MIM-A00UN
24 VAC Thermostat adapter (sub-PCB model MIM-A00UN is required)		☐	MIM-A60UN
External temperature sensor		☐	MRW-TAU
External contact control interface module (sub-PCB model MIM-A00UN is required)		☐	MIM-B14U
Central control interface module		☐	MIM-R10UN
Wall bracket (for outdoor unit)		☐	CKN-250
Wind baffles	Front	☐	WBF-3M-B
	Back	☐	WBB-5M
Hail guard kit (includes back and side guards)		☐	HGK-1
Line set - insulated and flared, interconnect cables included	25'	☐	ILS2506
	50'	☐	ILS5006

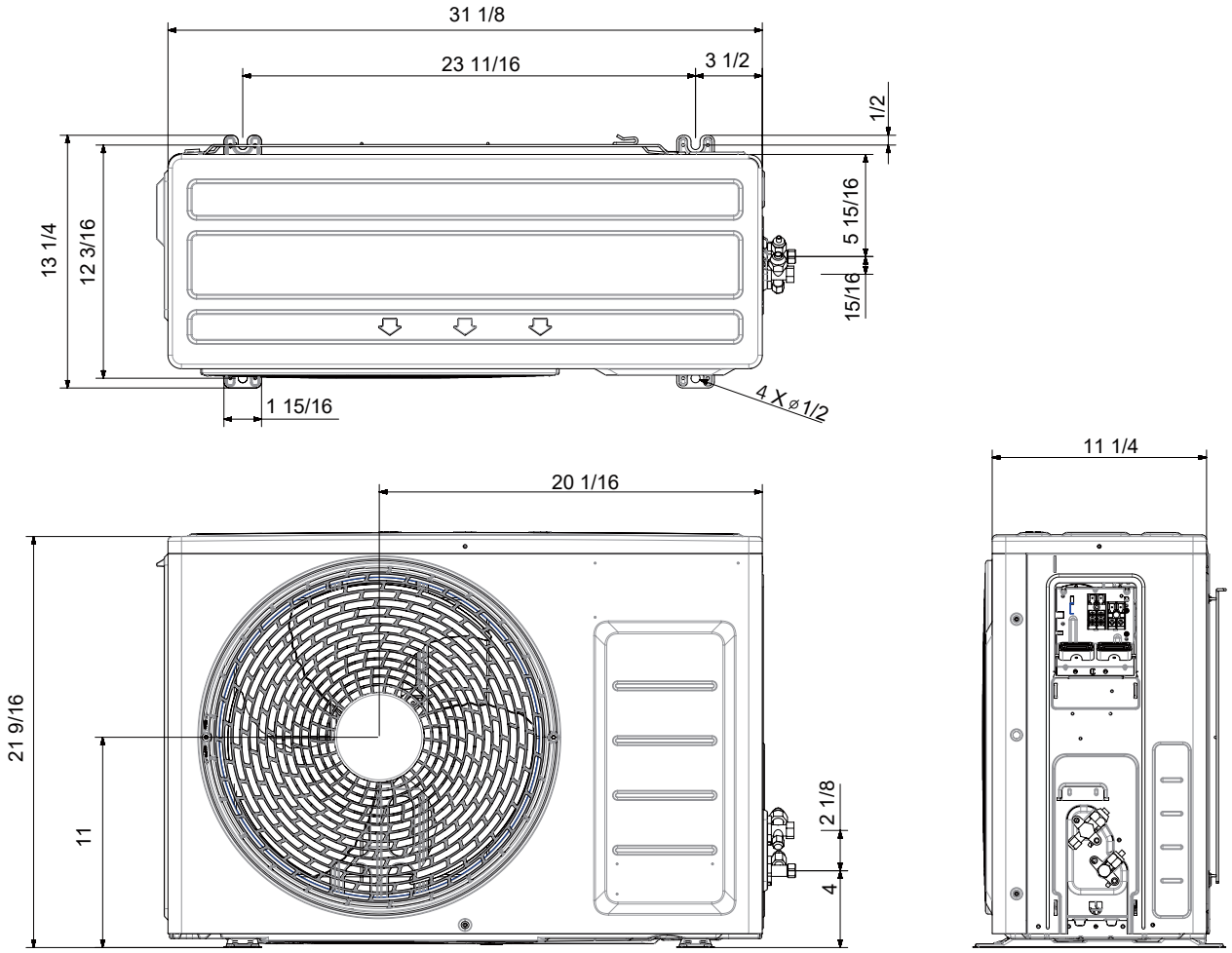
Dimensional Drawing
AR09DXFAMWKNCV (RNX09AMD)

Unit: Inches



Dimensional Drawing
AR09DXFAMWKXCV (RXX09AMD)

Unit: Inches



SECTION 23 36 00

AIR TERMINAL UNITS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:
   1. Variable volume terminal units.

B. Related Sections:

   1. Section 23 05 13 - Common Motor Requirements for HVAC Equipment: Product requirements for fan powered terminal units for placement by this section.
   2. Section 23 09 00 - Instrumentation and Control for HVAC: Product requirements for control components to interface with air terminal units.
   3. Section 23 09 23 - Direct-Digital Control System for HVAC: Controls remote from unit.
   4. Section 23 09 53 - Pneumatic and Electric Control System for HVAC: Product requirements for pneumatic control components to interface with air terminal units.
   5. Section 23 09 93 - Sequence of Operations for HVAC Controls: Sequences of operation applying to units in this section.
   6. Section 26 05 03 - Equipment Wiring Connections: Execution requirements for electrical connections to air terminal units specified by this section.

1.2 REFERENCES

A. American Refrigeration Institute:

   1. ARI 880 - Air Terminals.
   2. ARI 885 -Procedure for Estimating Occupied Space Sound Levels in the Application of Air Terminals and Air Outlets.

B. National Electrical Manufacturers Association:

   1. NEMA 250 - Enclosures for Electrical Equipment (1000 Volts Maximum).

C. National Fire Protection Association:

   1. NFPA 90A - Standard for the Installation of Air Conditioning and Ventilating Systems.

D. Underwriters Laboratories Inc.:

1. UL 181 - Factory-Made Air Ducts and Connectors.

1.3 SUBMITTALS

A. Section 01 33 00 - Submittal Procedures: Submittal procedures.

B. Product Data: Submit data indicating configuration, general assembly, and materials used in fabrication. Include catalog performance ratings indicating airflow, static pressure, [heating coil capacity] and NC designation. Include electrical characteristics and connection requirements. Include schedules listing discharge and radiated sound power level for each of second through sixth octave bands at inlet static pressures of 1 inch to 4 inches wg (250 to 1000 Pa).

C. Manufacturer's Installation Instructions: Submit support and hanging details, and service clearances required.

D. Manufacturer's Certificate: Certify products meet or exceed specified requirements.

1.4 CLOSEOUT SUBMITTALS

A. Section 01 70 00 - Execution and Closeout Requirements: Closeout procedures.

B. Project Record Documents: Record actual locations of [units] [, controls components].

C. Operation and Maintenance Data: Submit manufacturer's descriptive literature, operating instructions, maintenance and repair data, and parts lists. Include directions for resetting constant volume regulators.

1.5 QUALITY ASSURANCE

A. Test and rate air terminal units performance for air pressure drop, flow performance, and acoustical performance in accordance with ARI 880 and ARI 885. Attach ARI seal to each terminal unit.

B. Perform Work in accordance with CA standards.

C. Maintain [one copy] of [each] document on site.

1.6 QUALIFICATIONS

A. Manufacturer: Company specializing in manufacturing products specified in this section with minimum three years' [documented] experience.

B. Installer: Company specializing in performing Work of this section with minimum three years' [documented] experience [approved by manufacturer].

1.7 PRE-INSTALLATION MEETINGS

A. Section 01 30 00 - Administrative Requirements: Pre-installation meeting.

B. Convene minimum [one] week prior to commencing work of this section.

1.8 FIELD MEASUREMENTS

A. Verify field measurements prior to fabrication.

1.9 COORDINATION

A. Section 01 30 00 - Administrative Requirements: Coordination and project conditions.

B. Coordinate Work with 15905 - HVAC Instrumentation and Controls.

1.10 WARRANTY

A. Section 01 70 00 - Execution and Closeout Requirements: Product warranties and product bonds.

B. Furnish [five] year manufacturer's warranty for air terminal units.

1.11 EXTRA MATERIALS

A. Section [01 70 00 - Execution and Closeout Requirements]: Requirements for extra materials.

B. Furnish [two] additional electric motors of each size of fan powered terminal units.

PART 2 - PRODUCTS

2.1 SINGLE DUCT VARIABLE VOLUME AIR TERMINAL UNITS

A. Manufacturers:

1. Anemostat Products; a Mestek company.
2. Carnes Company.
3. Carrier Global Corporation.
4. Johnson Controls, Inc.
5. Krueger-HVAC; brand of Johnson Controls International plc, Global Products.
6. METALAIRE, Inc.
7. Nailor Industries Inc.
8. Titus; brand of Johnson Controls International plc, Global Products.

9. Trane.
10. Tuttle & Bailey; brand of Johnson Controls International plc, Global Products.
11. Warren Technology.
12. Substitutions: [Section 01 60 00 - Product Requirements] [Not Permitted].

B. Furnish materials in accordance with CA standards.

C. Product Description: Variable air volume terminal units for connection to central air systems, with [system powered] [electronic] controls, [and] [hot water] heating coils].

D. Identification: Furnish each air terminal unit with identification label and airflow indicator. Include unit nominal airflow, maximum factory-set airflow and minimum factory-set airflow and coil type.

E. Basic Assembly:

1. Casings: Minimum [22] gage ([0.8] mm) galvanized steel.
2. Lining: Minimum [1/2] [3/4] [1] inch ([13] [19] [25] mm) thick neoprene or vinyl coated glass fiber insulation, 1.5 lb./cu ft (24 g/L) density, meeting NFPA 90A requirements and UL 181 erosion requirements. [Face lining with mil [Mylar] [Tedlar] film.]
3. Plenum Air Inlets: [Round stub connections] [S slip and drive connections] for duct attachment.
4. Plenum Air Outlets: S slip-and-drive connections.

F. Basic Unit:

1. Configuration: Air volume damper assembly inside unit casing. Locate control components inside protective metal shroud.
2. Volume Damper: Construct of galvanized steel with peripheral gasket and self-lubricating bearings; maximum damper leakage: 2 percent of design air flow at [1] [3] inches ([0.25] [0.75] kPa) [rated] inlet static pressure.
3. Mount damper operator to position damper [normally open] [normally closed] [as indicated on Drawings].

G. Attenuation Section: Line attenuation sections with [2] inch ([50] mm) thick insulation.

H. Multi Outlet Attenuation Section: With [6] [8] inch ([150] [200] mm) diameter collars, each with butterfly balancing damper with lock.

I. Round Outlet: Discharge collar matching inlet size.

J. Hot Water Heating Coil:

1. Construction: 1/2 inch (13 mm) copper tube mechanically expanded into aluminum plate fins, leak tested under water to 200 psig (10380 kPa) pressure, factory installed.
2. Capacity: Based on [190] degree F entering water, [170] degree F leaving water and [50] percent total air volume.

K. Automatic Damper Operator:

1. Electric Actuator: 24 volt [with high limit] [with remote temperature read and reset capability].
2. Pneumatic Damper Operator: [8-13] [3-13] psig ([55-90] [21-90] kPa) spring range.
3. Maximum Volume Controller and Probe: Pneumatic, with calibration pressure taps for high flow limited proportional variable-air-volume control.
4. Velocity Reset Controller and Probe:

    a. Pneumatic.
    b. Calibration pressure taps for pressure independent control to compensate for varying inlet static pressure.
    c. Minimum and maximum limits set at reset device.
    d. Maintain airflow to within 5 percent of set point with inlet static pressure variations up to [2] [4] inches ([0.5] [1.0] kPa).
    e. Reset span, [fixed at 5 psi (34 kPa)] [or] [adjustable 3 to 8 psi (21-55 kPa)] remaining constant regardless of minimum or maximum setting. Reset start point adjustable from 3-10 psi (21-69 kPa).

L. Sound Ratings: Manufacturer specified

M. Thermostat: [Wall-mounted pneumatic] [Wall-mounted electric] [Electronic] type with appropriate mounting hardware. Refer to Section [23 09 00] [23 09 23] [23 09 53].

N. Sequence of Operation: Refer to Section 23 09 93.

PART 3 - **EXECUTION**

3.1 EXAMINATION

A. Section 01 30 00 - Administrative Requirements: Coordination and project conditions.

B. Verify ductwork is ready for air terminal installation.

3.2 INSTALLATION

A. Connect to ductwork in accordance with Section 23 31 00.

B. Install ceiling access doors or locate units above easily removable ceiling components.

C. Support units individually from structure. Do not support from adjacent ductwork.

D. Support air terminal units connected by flexible duct independently of flexible duct.

E. Install transition piece to match flexible duct size to inlet or outlet of variable air volume terminal.

F. Install minimum of [5] ft ([1.5] m) of [1] [2] inch ([25] [50] mm) thick lined ductwork downstream of units. Refer to Section 23 31 00.

G. Install Work in accordance with CA standard.

3.3 ADJUSTING

A. Section 01 70 00 - Execution and Closeout Requirements: Requirements for starting and adjusting.

B. Reset volume with damper operator attached to assembly allowing flow range modulation from 100 percent of design flow to [0] [50] percent full flow. [Set units with heating coils for minimum [50] percent full flow.]

3.4 SCHEDULES

A. Terminal Unit Schedule: VAVs (Refer to Mechanical Schedule)

END OF SECTION 23 36 00

SECTION 23 52 16

CONDENSING BOILERS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section includes packaged, factory-fabricated and -assembled, gas-fired, [pulse-combustion] [fire-tube] [water-tube] [water-jacketed] condensing boilers, trim, and accessories for generating [hot water] [steam].

1.3 SUBMITTALS

A. Product Data: Include performance data, operating characteristics, furnished specialties, and accessories.

B. Shop Drawings: For boilers, boiler trim, and accessories. Include plans, elevations, sections, details, and attachments to other work.

1. Design calculations and vibration isolation base details, signed and sealed by a qualified professional engineer.

    a. Design Calculations: Calculate requirements for selecting vibration isolators and seismic restraints and for designing vibration isolation bases.
    b. Vibration Isolation Base Details: Detail fabrication including anchorages and attachments to structure and to supported equipment. Include auxiliary motor slides and rails and equipment mounting frames.

2. Wiring Diagrams: Power, signal, and control wiring.

C. Manufacturer Seismic Qualification Certification: Submit certification that boiler, accessories, and components will withstand seismic forces defined in Division 23 Section "Vibration and Seismic Controls for HVAC Piping and Equipment." Include the following:

1. Basis for Certification: Indicate whether withstand certification is based on actual test of assembled components or on calculation.

a. The term "withstand" means "the unit will remain in place without separation of any parts from the device when subjected to the seismic forces specified."
b. The term "withstand" means "the unit will remain in place without separation of any parts from the device when subjected to the seismic forces specified and the unit will be fully operational after the seismic event."

2. Dimensioned Outline Drawings of Equipment Unit: Identify center of gravity and locate and describe mounting and anchorage provisions.
3. Detailed description of equipment anchorage devices on which the certification is based and their installation requirements.

D. Source quality-control test reports.

E. Field quality-control test reports.

F. Operation and Maintenance Data: For boilers to include in emergency, operation, and maintenance manuals.

G. Warranty: Special warranty specified in this Section.

H. Other Informational Submittals:

1. ASME Stamp Certification and Report: Submit "A," "S," or "PP" stamp certificate of authorization, as required by authorities having jurisdiction, and document hydrostatic testing of piping external to boiler.

1.4 QUALITY ASSURANCE

A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.

B. ASME Compliance: Fabricate and label boilers to comply with ASME Boiler and Pressure Vessel Code.

C. ASHRAE/IESNA 90.1 Compliance: Boilers shall have minimum efficiency according to "Gas and Oil Fired Boilers - Minimum Efficiency Requirements."

D. DOE Compliance: Minimum efficiency shall comply with 10 CFR 430, Subpart B, Appendix N, "Uniform Test Method for Measuring the Energy Consumption of Furnaces and Boilers."

E. UL Compliance: Test boilers for compliance with UL 795, "Commercial-Industrial Gas Heating Equipment." Boilers shall be listed and labeled by a testing agency acceptable to authorities having jurisdiction.

1.5 COORDINATION

A. Coordinate size and location of concrete bases. Cast anchor-bolt inserts into bases. Concrete, reinforcement, and formwork requirements are specified in Division 03.

1.6 WARRANTY

A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace components of boilers that fail in materials or workmanship within specified warranty period.

1. Warranty Period for Pulse-Combustion Boilers:

   a. Heat Exchanger Damaged by Thermal Shock: [10] <Insert number> years from date of Substantial Completion.
   b. Heat-Exchanger Corrosion: [Prorated] [Nonprorated] for [five] <Insert number> years from date of Substantial Completion.

2. Warranty Period for Fire-Tube Condensing Boilers:

   a. Leakage and Materials: [10] <Insert number> years from date of Substantial Completion.
   b. Heat Exchanger Damaged by Thermal Stress and Corrosion: [Prorated] [Nonprorated] for [five] <Insert number> years from date of Substantial Completion.

3. Warranty Period for Water-Tube Condensing Boilers: [20] <Insert number> years from date of Substantial Completion.
4. Warranty Period for Water-Jacketed Condensing Boilers:

   a. Leakage and Materials: [Eight] <Insert number> years from date of Substantial Completion.
   b. Heat Exchanger Damaged by Thermal Stress and Corrosion: [Prorated] [Nonprorated] for [five] <Insert number> years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

B. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

C. Basis-of-Design Product: Subject to compliance with requirements, provide [the product indicated on Drawings] <Insert manufacturer's name; product name or designation> or a comparable product by one of the following:

1. Fulton Boiler Works, Inc.
2. Gasmaster Industries Incorporated.
3. Hydrotherm, Inc.; a division of Mestek, Inc.
4. <Insert manufacturer's name.>
5. AERCO International.
6. Heat Transfer Products, Inc.
7. <Insert manufacturer's name.>
8. Laars Heating Systems; a division of Waterpik Technologies, Inc.
9. Lochinvar Corporation.
10. <Insert manufacturer's name.>
11. Viessmann Manufacturing Co. (US) Inc.
12. <Insert manufacturer's name.>

2.2 MANUFACTURED UNITS

A. Description: Factory-fabricated, -assembled, and -tested, pulse-combustion condensing boiler with heat exchanger sealed pressure tight, built on a steel base; including insulated jacket; flue-gas vent; combustion-air intake connections; water supply, return, and condensate drain connections; and controls.

B. Heat Exchanger: [Type 316L, stainless-steel] [Carbon-steel] primary and secondary combustion chamber.

C. Pressure Vessel: Carbon steel with welded heads and tube connections.

D. Exhaust Decoupler: Fiberglass composite material in a corrosion-resistant steel box.

E. Burner: [Natural] [Propane] gas, self-aspirating and self-venting after initial start.

F. Blower: Centrifugal fan to operate only during start of each burner sequence.

1. Motors: Comply with requirements specified in Division 23 Section "Common Motor Requirements for HVAC Equipment."

a. Motor Sizes: Minimum size as indicated. If not indicated, large enough so driven load will not require motor to operate in service factor range above 1.0.

G. Gas Train: Combination gas valve with manual shutoff and pressure regulator.

H. Ignition: Spark ignition with 100 percent main-valve shutoff with electronic flame supervision.

I. Casing:

1. Jacket: Sheet metal, with snap-in or interlocking closures.
2. Control Compartment Enclosure: NEMA 250, Type 1A.
3. Finish: [Baked-enamel] [Powder-coated] protective finish.
4. Insulation: Minimum 2-inch- (50-mm-) thick, mineral-fiber insulation surrounding the heat exchanger.
5. Draft Hood: [Integral] [External].
6. Combustion-Air Connection: Inlet duct collar and sheet metal closure over burner compartment.
7. Mounting base to secure boiler to concrete base.

    a. Seismic Fabrication Requirements: Fabricate mounting base and attachment to boiler pressure vessel, accessories, and components with reinforcement strong enough to withstand seismic forces defined in Division 23 Section "Vibration and Seismic Controls for HVAC Piping and Equipment" when mounting base is anchored to building structure.

J. Mufflers: Carbon-steel intake muffler and stainless-steel exhaust.

K. Condensate Trap: Cast-iron body with stainless-steel internal parts.

L. Characteristics and Capacities:

1. Heating Medium: [Hot water] [Steam].
2. Design Water Pressure Rating: [15 psig (104 kPa)] [150 psig (1035 kPa)] <Insert pressure rating>.
3. Design Steam Pressure Rating: [60 psig (415 kPa)] [100 psig (690 kPa)] [160 psig (1100 kPa)] <Insert pressure rating>.
4. Safety Relief Valve Setting: <Insert psig (kPa).>
5. Entering-Water Temperature: <Insert deg F (deg C).>
6. Leaving-Water Temperature: <Insert deg F (deg C).>
7. Design Water Flow Rate: <Insert gpm (L/s).>
8. Minimum Water Flow Rate: <Insert gpm (L/s).>
9. Design Pressure Drop: <Insert psig (kPa).>
10. Steam Operating Pressure: <Insert psig (kPa).>
11. Steam Flow Rate: <Insert lb/h (kg/s).>
12. Minimum Efficiency AFUE: <Insert value> percent.
13. Minimum Thermal Efficiency: <Insert value> percent.
14. Minimum Combustion Efficiency: <Insert value> percent.
15. AGA Input: <Insert MBh (kW).>
16. Gas Input: <Insert cfh (mL/s).>
17. AGA Output Capacity: <Insert MBh (kW).>
18. DOE Output Capacity: <Insert MBh (kW).>
19. Equivalent Direct Radiation: <Insert EDR (W).>
20. Blower:

    a. Motor Horsepower: <Insert value.>
    b. RPM: <Insert value.>

21. Electrical Characteristics:

a. Volts: [115] [208] [230] [460] <Insert value> V.
b. Phase: [Single] [Three].
c. Hertz: [50] [60].
d. Full-Load Amperes: <Insert value.>
e. Minimum Circuit Ampacity: <Insert value.>
f. Maximum Overcurrent Protection: <Insert amperage.>

2.3 MANUFACTURED UNITS

A. Description: Factory-fabricated, -assembled, and -tested, fire-tube condensing boiler with heat exchanger sealed pressure tight, built on a steel base; including insulated jacket; flue-gas vent; combustion-air intake connections; water supply, return, and condensate drain connections; and controls. Water heating service only.

B. Heat Exchanger: Nonferrous, corrosion-resistant combustion chamber.

C. Pressure Vessel: Carbon steel with welded heads and tube connections.

D. Burner: [Natural] [Propane] gas, forced draft.

E. Blower: Centrifugal fan to operate during each burner firing sequence and to prepurge and postpurge the combustion chamber.

1. Motors: Comply with requirements specified in Division 23 Section "Common Motor Requirements for HVAC Equipment."

a. Motor Sizes: Minimum size as indicated. If not indicated, large enough so driven load will not require motor to operate in service factor range above 1.0.

F. Gas Train: Combination gas valve with manual shutoff and pressure regulator.

G. Ignition: Spark ignition with 100 percent main-valve shutoff with electronic flame supervision.

H. Casing:

1. Jacket: [Sheet metal] [Plastic], with snap-in or interlocking closures.
2. Control Compartment Enclosures: NEMA 250, Type 1A.
3. Finish: [Baked-enamel] [Powder-coated] protective finish.
4. Insulation: Minimum 2-inch- (50-mm-) thick, [mineral-fiber] [polyurethane-foam] insulation surrounding the heat exchanger.
5. Combustion-Air Connections: Inlet and vent duct collars.
6. Mounting base to secure boiler.

a. Seismic Fabrication Requirements: Fabricate mounting base and attachment to boiler pressure vessel, accessories, and components with reinforcement strong enough to withstand seismic forces defined in

Division 23 Section "Vibration and Seismic Controls for HVAC Piping and Equipment" when mounting base is anchored to building structure.

I. Characteristics and Capacities:

1. Heating Medium: Hot water.
2. Design Water Pressure Rating: [160 psig (1100 kPa)] <Insert value>.
3. Safety Relief Valve Setting: <Insert psig (kPa).>
4. Entering-Water Temperature: <Insert deg F (deg C).>
5. Leaving-Water Temperature: <Insert deg F (deg C).>
6. Design Water Flow Rate: <Insert gpm (L/s).>
7. Minimum Water Flow Rate: <Insert gpm (L/s).>
8. Design Pressure Drop: <Insert psig (kPa).>
9. Minimum Efficiency AFUE: <Insert value> percent.
10. Minimum Thermal Efficiency: <Insert value> percent.
11. Minimum Combustion Efficiency: <Insert value> percent.
12. AGA Input: <Insert MBh (kW).>
13. Gas Input: <Insert cfh (mL/s).>
14. AGA Output Capacity: <Insert MBh (kW).>
15. DOE Output Capacity: <Insert MBh (kW).>
16. Equivalent Direct Radiation: <Insert EDR (W).>
17. Blower:

    a. Motor Horsepower: <Insert value.>
    b. RPM: <Insert value.>

18. Electrical Characteristics:

    a. Volts: [115] [208] [230] [460] <Insert value> V.
    b. Phase: [Single] [Three].
    c. Hertz: [50] [60].
    d. Full-Load Amperes: <Insert value.>
    e. Minimum Circuit Ampacity: <Insert value.>
    f. Maximum Overcurrent Protection: <Insert amperage.>

2.4 MANUFACTURED UNITS

A. Description: Factory-fabricated, -assembled, and -tested, water-tube condensing boiler with heat exchanger sealed pressure tight, built on a steel base; including insulated jacket; flue-gas vent; combustion-air intake connections; water supply, return, and condensate drain connections; and controls. Water heating service only.

B. Heat Exchanger: Finned-copper primary and stainless-steel secondary heat exchangers.

C. Combustion Chamber: Stainless steel, sealed.

D. Burner: [Natural] [Propane] gas, forced draft drawing from gas premixing valve.

E. Blower: Centrifugal fan to operate during each burner firing sequence and to prepurge and postpurge the combustion chamber.

1. Motors: Comply with requirements specified in Division 23 Section "Common Motor Requirements for HVAC Equipment."

a. Motor Sizes: Minimum size as indicated. If not indicated, large enough so driven load will not require motor to operate in service factor range above 1.0.

F. Gas Train: Combination gas valve with manual shutoff and pressure regulator.

G. Ignition: Silicone carbide hot-surface ignition that includes flame safety supervision and 100 percent main-valve shutoff.

H. Integral Circulator: Cast-iron body and stainless-steel impeller sized for minimum flow required in heat exchanger.

I. Casing:

1. Jacket: Sheet metal, with snap-in or interlocking closures.
2. Control Compartment Enclosures: NEMA 250, Type 1A.
3. Finish: Textured epoxy.
4. Insulation: Minimum [1-inch- (25-mm-)] [2-inch- (50-mm-)] thick, mineral-fiber insulation surrounding the heat exchanger.
5. Combustion-Air Connections: Inlet and vent duct collars.
6. Mounting base to secure boiler.

a. Seismic Fabrication Requirements: Fabricate mounting base and attachment to boiler pressure vessel, accessories, and components with reinforcement strong enough to withstand seismic forces defined in Division 23 Section "Vibration and Seismic Controls for HVAC Piping and Equipment" when mounting base is anchored to building structure.

J. Characteristics and Capacities:

1. Heating Medium: Hot water.
2. Design Water Pressure Rating: [160 psig (1100 kPa)] <Insert value>.
3. Safety Relief Valve Setting: <Insert psig (kPa).>
4. Entering-Water Temperature: <Insert deg F (deg C).>
5. Leaving-Water Temperature: <Insert deg F (deg C).>
6. Design Water Flow Rate: <Insert gpm (L/s).>
7. Minimum Water Flow Rate: <Insert gpm (L/s).>
8. Design Pressure Drop: <Insert psig (kPa).>
9. Minimum Efficiency AFUE: <Insert value> percent.
10. Minimum Thermal Efficiency: <Insert value> percent.
11. Minimum Combustion Efficiency: <Insert value> percent.
12. AGA Input: <Insert MBh (kW).>
13. Gas Input: <Insert cfh (mL/s).>

14. AGA Output Capacity: <Insert MBh (kW).>
15. DOE Output Capacity: <Insert MBh (kW).>
16. Blower:

    a. Motor Horsepower: <Insert value.>
    b. RPM: <Insert value.>

17. Electrical Characteristics:

    a. Volts: [115] [208] [230] [460] <Insert value> V.
    b. Phase: [Single] [Three].
    c. Hertz: [50] [60].
    d. Full-Load Amperes: <Insert value.>
    e. Minimum Circuit Ampacity: <Insert value.>
    f. Maximum Overcurrent Protection: <Insert amperage.>

2.5 MANUFACTURED UNITS

A. Description: Factory-fabricated, -assembled, and -tested, water-jacketed condensing boiler with heat exchanger sealed pressure tight, built on a steel base; including insulated jacket; flue-gas vent; water supply, return, and condensate drain connections; and controls. Water heating service only.

B. Heat Exchanger: Stainless-steel primary and secondary combustion chamber.

C. Pressure Vessel: Carbon steel with welded heads and tube connections where not in contact with combustion or flue gases.

D. Burner: [Natural] [Propane] gas, forced draft; swing-open front and burner observation port.

E. Blower: Centrifugal fan, forced draft. Include prepurge and postpurge of the combustion chamber.

1. Motors: Comply with requirements specified in Division 23 Section "Common Motor Requirements for HVAC Equipment."

    a. Motor Sizes: Minimum size as indicated. If not indicated, large enough so driven load will not require motor to operate in service factor range above 1.0.

F. Gas Train: Combination gas valve with manual shutoff and pressure regulator. Include 100 percent safety shutoff with electronic flame supervision.

G. Ignition: Electric-spark ignition with 100 percent main-valve shutoff with electronic flame supervision.

H. Casing:

1. Jacket: Sheet metal, with snap-in or interlocking closures.
2. Control Compartment Enclosures: NEMA 250, Type 1A.
3. Finish: Powder-coated protective finish.
4. Insulation: Minimum 4-inch- (100-mm-) thick, mineral-fiber insulation surrounding the heat exchanger.
5. Combustion-Air Connections: Inlet and vent duct collars.
6. Mounting base to secure boiler.

    a. Seismic Fabrication Requirements: Fabricate mounting base and attachment to boiler pressure vessel, accessories, and components with reinforcement strong enough to withstand seismic forces defined in Division 23 Section "Vibration and Seismic Controls for HVAC Piping and Equipment" when mounting base is anchored to building structure.

I. Characteristics and Capacities:

1. Heating Medium: Hot water.
2. Design Water Pressure Rating: [30 psig (207 kPa)] <Insert value>.
3. Safety Relief Valve Setting: <Insert psig (kPa).>
4. Maximum Design Temperature: 210 deg F (99 deg C).
5. Entering-Water Temperature: <Insert deg F (deg C).>
6. Leaving-Water Temperature: <Insert deg F (deg C).>
7. Design Water Flow Rate: <Insert gpm (L/s).>
8. Design Pressure Drop: <Insert psig (kPa).>
9. Minimum Efficiency AFUE: <Insert value> percent.
10. Minimum Thermal Efficiency: <Insert value> percent.
11. Minimum Combustion Efficiency: <Insert value> percent.
12. AGA Input: <Insert MBh (kW).>
13. Gas Input: <Insert cfh (mL/s).>
14. AGA Output Capacity: <Insert MBh (kW).>
15. DOE Output Capacity: <Insert MBh (kW).>
16. Equivalent Direct Radiation: <Insert EDR (W).>
17. Blower:

    a. Motor Horsepower: <Insert value.>
    b. RPM: <Insert value.>

18. Electrical Characteristics:

    a. Volts: [115] [208] [230] [460] <Insert value> V.
    b. Phase: [Single] [Three].
    c. Hertz: [50] [60].
    d. Full-Load Amperes: <Insert value.>
    e. Minimum Circuit Ampacity: <Insert value.>
    f. Maximum Overcurrent Protection: <Insert amperage.>

2.6 TRIM

A. Include devices sized to comply with [ANSI B31.1, "Power Piping] [ANSI B31.9, "Building Services Piping]."

B. Aquastat Controllers: Operating[, firing rate,] and high limit.

C. Safety Relief Valve: ASME rated.

D. Pressure and Temperature Gage: Minimum 3-1/2-inch- (89-mm-) diameter, combination water-pressure and -temperature gage. Gages shall have operating-pressure and -temperature ranges so normal operating range is about 50 percent of full range.

E. Boiler Air Vent: [Automatic] [Manual].

F. Drain Valve: Minimum NPS 3/4 (DN 20) hose-end gate valve.

G. Circulation Pump: Non-overloading, in-line pump with split-capacitor motor having thermal-overload protection and lubricated bearings; designed to operate at specified boiler pressures and temperatures.

2.7 TRIM

A. Include devices sized to comply with [ANSI B31.1, "Power Piping] [ANSI B31.9, "Building Services Piping]."

B. Pressure Controllers: Operating[, firing rate,] and high limit.

C. Safety Relief Valve:

1. Size and Capacity: As required for equipment according to ASME Boiler and Pressure Vessel Code.
2. Description: Fully enclosed steel spring with adjustable pressure range and positive shutoff; factory set and sealed.

    a. Drip-Pan Elbow: Cast iron and having threaded inlet and outlet with threads complying with ASME B1.20.1.

D. Pressure Gage: Minimum 3-1/2-inch (89-mm) diameter. Gage shall have normal operating pressure about 50 percent of full range.

E. Water Column: Minimum 12-inch (300-mm) glass gage with shutoff cocks.

F. Drain Valves: Minimum NPS 3/4 (DN 20) or nozzle size with hose-end connection.

G. Blowdown Valves: Factory-installed bottom and surface, slow-acting blowdown valves same size as boiler nozzle.[Blowdown valves shall be combination of slow and quick acting as required by ANSI B31.1.]

H. Stop Valves: Boiler inlets and outlets, except safety relief valves or preheater inlet and outlet, shall be equipped with stop valve in an accessible location as near as practical to boiler nozzle and same size or larger than nozzle. Valves larger than NPS 2 (DN 50) shall have rising stem.

I. Stop-Check Valves: Factory-installed, stop-check valve and stop valve at boiler outlet with free-blow drain valve factory installed between the two valves and visible when operating stop-check valve.

2.8 CONTROLS

A. Refer to Division 23 Section "Instrumentation and Control for HVAC."

B. Boiler operating controls shall include the following devices and features:

1. Control transformer.
2. Set-Point Adjust: Set points shall be adjustable.
3. Operating Pressure Control: Factory wired and mounted to cycle burner.
4. Low-Water Cutoff and Pump Control: Cycle feedwater pump(s) for makeup water control.
5. Sequence of Operation: Electric, factory-fabricated and field-installed panel to control burner firing rate to maintain space temperature in response to thermostat with heat anticipator located in heated space.
6. Sequence of Operation: Electric, factory-fabricated and field-installed panel to control burner firing rate to reset supply-water temperature inversely with outside-air temperature. At [0 deg F (minus 17 deg C)] <Insert temperature> outside-air temperature, set supply-water temperature at [200 deg F (93 deg C)] <Insert temperature>; at [60 deg F (15 deg C)] <Insert temperature> outside-air temperature, set supply-water temperature at [140 deg F (60 deg C)] <Insert temperature>.
7. Sequence of Operation: Electric, factory-fabricated and field-installed panel to control burner firing rate to maintain a constant steam pressure. Maintain pressure set point plus or minus 10 percent.

    a. Include automatic, alternating-firing sequence for multiple boilers to ensure maximum system efficiency throughout the load range and to provide equal runtime for boilers.

C. Burner Operating Controls: To maintain safe operating conditions, burner safety controls limit burner operation.

1. High Cutoff: [Manual] [Automatic] reset stops burner if operating conditions rise above maximum boiler design [temperature] [pressure].

2. Low-Water Cutoff Switch: [Electronic] [Float and electronic] probe shall prevent burner operation on low water. Cutoff switch shall be [manual] [automatic]-reset type.
3. Blocked Inlet Safety Switch: Manual-reset pressure switch field mounted on boiler combustion-air inlet.
4. Audible Alarm: Factory mounted on control panel with silence switch; shall sound alarm for above conditions.

D. Building Automation System Interface: Factory install hardware and software to enable building automation system to monitor, control, and display boiler status and alarms.

1. Hardwired Points:

a. Monitoring: On/off status, [common trouble alarm] [low water level alarm] <Insert monitoring>.
b. Control: On/off operation, [hot water supply temperature set-point adjustment] [steam pressure adjustment] <Insert control>.

2. A communication interface with building automation system shall enable building automation system operator to remotely control and monitor the boiler from an operator workstation. Control features available, and monitoring points displayed, locally at boiler control panel shall be available through building automation system.

2.9 ELECTRICAL POWER

A. Controllers, Electrical Devices, and Wiring: Electrical devices and connections are specified in Division 26 Sections.

B. Single-Point Field Power Connection: Factory-installed and -wired switches, motor controllers, transformers, and other electrical devices necessary shall provide a single-point field power connection to boiler.

1. House in NEMA 250, Type [1] <Insert type> enclosure.
2. Wiring shall be numbered and color-coded to match wiring diagram.
3. Install factory wiring outside of an enclosure in a [metal]raceway.
4. Field power interface shall be to [wire lugs] [fused disconnect switch] [nonfused disconnect switch] [circuit breaker].
5. Provide branch power circuit to each motor and to controls[with a disconnect switch or circuit breaker].
6. Provide each motor with overcurrent protection.

2.10 VENTING KITS

A. Kit: Complete system, ASTM A 959, Type 29-4C stainless steel, pipe, vent terminal, thimble, indoor plate, vent adapter, condensate trap and dilution tank, and sealant.

B. Combustion-Air Intake: Complete system, stainless steel, pipe, vent terminal with screen, inlet air coupling, and sealant.

2.11 SOURCE QUALITY CONTROL

A. Burner and Hydrostatic Test: Factory adjust burner to eliminate excess oxygen, carbon dioxide, oxides of nitrogen emissions, and carbon monoxide in flue gas and to achieve combustion efficiency; perform hydrostatic test.

B. Test and inspect factory-assembled boilers, before shipping, according to ASME Boiler and Pressure Vessel Code.

C. Allow Owner access to source quality-control testing of boilers. Notify Architect 14 days in advance of testing.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Before boiler installation, examine roughing-in for concrete equipment bases, anchor-bolt sizes and locations, and piping and electrical connections to verify actual locations, sizes, and other conditions affecting boiler performance, maintenance, and operations.

1. Final boiler locations indicated on Drawings are approximate. Determine exact locations before roughing-in for piping and electrical connections.

B. Examine mechanical spaces for suitable conditions where boilers will be installed.

C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 BOILER INSTALLATION

A. Install boilers level on concrete base. Concrete base is specified in Division 23 Section "Common Work Results for HVAC," and concrete materials and installation requirements are specified in Division 03.

B. Vibration Isolation: Elastomeric [isolation pads] [mounts] with a minimum static deflection of [0.25 inch (6.35 mm)] <Insert deflection>. Vibration isolation devices and installation requirements are specified in Division 23 Section "Vibration and Seismic Controls for HVAC Piping and Equipment."

C. Install gas-fired boilers according to NFPA 54.

D. Assemble and install boiler trim.

E. Install electrical devices furnished with boiler but not specified to be factory mounted.

F. Install control wiring to field-mounted electrical devices.

3.3 CONNECTIONS

A. Piping installation requirements are specified in other Division 23 Sections. Drawings indicate general arrangement of piping, fittings, and specialties.

B. Install piping adjacent to boiler to allow service and maintenance.

C. Install piping from equipment drain connection to nearest floor drain. Piping shall be at least full size of connection. Provide an isolation valve if required.

D. Connect piping to boilers, except safety relief valve connections, with flexible connectors of materials suitable for service. Flexible connectors and their installation are specified in Division 23 Section "Common Work Results for HVAC,"

E. Connect gas piping to boiler gas-train inlet with union. Piping shall be at least full size of gas train connection. Provide a reducer if required.

F. Connect hot-water piping to supply- and return-boiler tappings with shutoff valve and union or flange at each connection.

G. Connect steam and condensate piping to supply-, return-, and blowdown-boiler tappings with shutoff valve and union or flange at each connection.

H. Install piping from safety relief valves to nearest floor drain.

I. Install piping from safety valves to drip-pan elbow and to nearest floor drain.

J. Boiler Venting:

1. Install flue venting kit and combustion-air intake.
2. Connect full size to boiler connections.[Comply with requirements in Division 23 Section "Breechings, Chimneys, and Stacks."]

K. Ground equipment according to Division 26 Section "Grounding and Bonding for Electrical Systems."

L. Connect wiring according to Division 26 Section "Low-Voltage Electrical Power Conductors and Cables."

3.4 FIELD QUALITY CONTROL

A. Perform tests and inspections and prepare test reports.

1. Manufacturer's Field Service: Engage a factory-authorized service representative to inspect components, assemblies, and equipment installations, including connections, and to assist in testing.

B. Tests and Inspections:

1. Perform installation and startup checks according to manufacturer's written instructions.
2. Leak Test: Hydrostatic test. Repair leaks and retest until no leaks exist.
3. Operational Test: Start units to confirm proper motor rotation and unit operation. Adjust air-fuel ratio and combustion.
4. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.

    a. Check and adjust initial operating set points and high- and low-limit safety set points of fuel supply, water level and [water temperature] [steam pressure].
    b. Set field-adjustable switches and circuit-breaker trip ranges as indicated.

C. Remove and replace malfunctioning units and retest as specified above.

D. Occupancy Adjustments: When requested within [12 months of date of Substantial Completion] <Insert time period>, provide on-site assistance in adjusting system to suit actual occupied conditions. Provide up to [two] <Insert number> visits to Project during other than normal occupancy hours for this purpose.

E. Performance Tests:

1. Engage a factory-authorized service representative to inspect component assemblies and equipment installations, including connections, and to conduct performance testing.
2. Boilers shall comply with performance requirements indicated, as determined by field performance tests. Adjust, modify, or replace equipment to comply.
3. Perform field performance tests to determine capacity and efficiency of boilers.

    a. Test for full capacity.
    b. Test for boiler efficiency at [low fire 20, 40, 60, 80, 100, 80, 60, 40, and 20] <Insert range> percent of full capacity. Determine efficiency at each test point.

4. Repeat tests until results comply with requirements indicated.
5. Provide analysis equipment required to determine performance.
6. Provide temporary equipment and system modifications necessary to dissipate the heat produced during tests if building systems are not adequate.
7. Notify Architect in advance of test dates.
8. Document test results in a report and submit to Architect.

3.5 DEMONSTRATION

A. [Engage a factory-authorized service representative to train] [Train] Owner's maintenance personnel to adjust, operate, and maintain boilers.[Video training sessions.] Refer to Division 01 Section "Demonstration and Training."

END OF SECTION 23 52 16

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SECTION 23 74 13

PACKAGED, OUTDOOR, CENTRAL-STATION AIR-HANDLING UNITS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section includes packaged, outdoor, central-station air-handling units (rooftop units) with the following components and accessories:

1. Direct-expansion cooling.
2. Heat-pump refrigeration components.
3. Hot-gas reheat.
4. Electric-heating coils.
5. Gas furnace.
6. Economizer outdoor- and return-air damper section.
7. Integral, space temperature controls.
8. Roof curbs.

B. Related Sections include the following:

1. Division 23 Section "Indoor Indirect-Fuel-Fired Heating and Ventilating Units" for outdoor units providing 100 percent tempered outdoor air with heat exchangers.
2. Division 23 Section "Indoor, Direct Gas-Fired Heating and Ventilating Units" for outdoor units providing 100 percent tempered outdoor air without heat exchangers.
3. Division 23 Section "Packaged, Outdoor, Heating and Cooling Makeup Air-Conditioners" for outdoor equipment air conditioning 100 percent outdoor air to replace air exhausted from a building.

1.3 DEFINITIONS

A. DDC: Direct-digital controls.

B. ECM: Electrically commutated motor.

C. Outdoor-Air Refrigerant Coil: Refrigerant coil in the outdoor-air stream to reject heat during cooling operations and to absorb heat during heating operations. "Outdoor air" is defined as the air outside the building or taken from outdoors and not previously circulated through the system.

D. Outdoor-Air Refrigerant-Coil Fan: The outdoor-air refrigerant-coil fan in RTUs. "Outdoor air" is defined as the air outside the building or taken from outdoors and not previously circulated through the system.

E. RTU: Rooftop unit. As used in this Section, this abbreviation means packaged, outdoor, central-station air-handling units. This abbreviation is used regardless of whether the unit is mounted on the roof or on a concrete base on ground.

F. Supply-Air Fan: The fan providing supply air to conditioned space. "Supply air" is defined as the air entering a space from air-conditioning, heating, or ventilating apparatus.

G. Supply-Air Refrigerant Coil: Refrigerant coil in the supply-air stream to absorb heat (provide cooling) during cooling operations and to reject heat (provide heating) during heating operations. "Supply air" is defined as the air entering a space from air-conditioning, heating, or ventilating apparatus.

H. VVT: Variable-air volume and temperature.

1.4 PERFORMANCE REQUIREMENTS

A. Delegated Design: Design RTU supports to comply with [wind] [and] [seismic] performance requirements, including comprehensive engineering analysis by a qualified professional engineer, using performance requirements and design criteria indicated.

B. Wind-Restraint Performance:

1. Basic Wind Speed: <Insert value>.
2. Building Classification Category: [**I**] [**II**] [**III**] [**IV**].
3. Minimum 10 lb/sq. ft (48.8 kg/sq. m) multiplied by the maximum area of the mechanical component projected on a vertical plane that is normal to the wind direction, and 45 degrees either side of normal.

C. Seismic Performance: RTUs shall withstand the effects of earthquake motions determined according to [SEI/ASCE 7] <Insert requirement>.

1. The term "withstand" means "the unit will remain in place without separation of any parts from the device when subjected to the seismic forces specified."

1.5 SUBMITTALS

A. Product Data: Include manufacturer's technical data for each RTU, including rated capacities, dimensions, required clearances, characteristics, furnished specialties, and accessories.

B. LEED Submittals:

1. Product Data for Credit EA 4: Documentation required by Credit EA 4 indicating that equipment and refrigerants comply.
2. Product Data for Prerequisite EQ 1: Documentation indicating that units comply with ASHRAE 62.1-2004, Section 5 - "Systems and Equipment."

C. Shop Drawings: Detail equipment assemblies and indicate dimensions, weights, loads, required clearances, method of field assembly, components, and location and size of each field connection.

1. Wiring Diagrams: Power, signal, and control wiring.

D. Delegated-Design Submittal: For RTU supports indicated to comply with performance requirements and design criteria, including analysis data signed and sealed by the qualified professional engineer responsible for their preparation.

1. Design Calculations: Calculate requirements for selecting vibration isolators[and seismic restraints] and for designing vibration isolation bases.
2. Detail mounting, securing, and flashing of roof curb to roof structure. Indicate coordinating requirements with roof membrane system.
3. [Wind-] [and] [Seismic-]Restraint Details: Detail fabrication and attachment of wind and seismic restraints and snubbers. Show anchorage details and indicate quantity, diameter, and depth of penetration of anchors.

E. Manufacturer Wind Loading Qualification Certification: Submit certification that specified equipment will withstand wind forces identified in "Performance Requirements" Article and in Division 23 Section "Vibration and Seismic Controls for HVAC Piping and Equipment."

1. Basis for Certification: Indicate whether withstand certification is based on actual test of assembled components or on calculations.
2. Dimensioned Outline Drawings of Equipment Unit: Identify center of wind force and locate and describe mounting and anchorage provisions.
3. Detailed description of equipment anchorage devices on which the certification is based and their installation requirements.

F. Manufacturer Seismic Qualification Certification: Submit certification that RTUs, accessories, and components will withstand seismic forces defined in "Performance Requirements" Article and in Division 23 Section "Vibration and Seismic Controls for HVAC Piping and Equipment."

1. Basis for Certification: Indicate whether withstand certification is based on actual test of assembled components or on calculation.
2. Dimensioned Outline Drawings of Equipment Unit: Identify center of gravity and locate and describe mounting and anchorage provisions.
3. Detailed description of equipment anchorage devices on which the certification is based and their installation requirements.

G. Coordination Drawings: Plans and other details, drawn to scale, on which the following items are shown and coordinated with each other, using input from installers of the items involved:

1. Structural members to which RTUs will be attached.
2. Roof openings
3. Roof curbs and flashing.

H. Field quality-control test reports.

I. Operation and Maintenance Data: For RTUs to include in emergency, operation, and maintenance manuals.

J. Warranty: Special warranty specified in this Section.

1.6 QUALITY ASSURANCE

A. ARI Compliance:

1. Comply with ARI 210/240 and ARI 340/360 for testing and rating energy efficiencies for RTUs.
2. Comply with ARI 270 for testing and rating sound performance for RTUs.

B. ASHRAE Compliance:

1. Comply with ASHRAE 15 for refrigeration system safety.
2. Comply with ASHRAE 33 for methods of testing cooling and heating coils.
3. Comply with applicable requirements in ASHRAE 62.1-2004, Section 5 - "Systems and Equipment" and Section 7 - "Construction and Startup."

C. ASHRAE/IESNA 90.1-2004 Compliance: Applicable requirements in ASHRAE/IESNA 90.1-2004, Section 6 - "Heating, Ventilating, and Air-Conditioning."

D. NFPA Compliance: Comply with NFPA 90A and NFPA 90B.

E. UL Compliance: Comply with UL 1995.

F. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.

1.7 WARRANTY

A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to replace components of RTUs that fail in materials or workmanship within specified warranty period.

1. Warranty Period for Compressors: Manufacturer's standard, but not less than [five] [10] <Insert number> years from date of Substantial Completion.
2. Warranty Period for Gas Furnace Heat Exchangers: Manufacturer's standard, but not less than [five] [10] [15] [20] <Insert number> years from date of Substantial Completion.
3. Warranty Period for Solid-State Ignition Modules: Manufacturer's standard, but not less than [three] <Insert number> years from date of Substantial Completion.
4. Warranty Period for Control Boards: Manufacturer's standard, but not less than [three] <Insert number> years from date of Substantial Completion.

1.8 EXTRA MATERIALS

A. Furnish extra materials described below that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.

1. Fan Belts: [One set] [<Insert number> sets] for each belt-driven fan.
2. Filters: [One set] [<Insert number> sets] of filters for each unit.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

B. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

C. Basis-of-Design Product: Subject to compliance with requirements, provide [the product indicated on Drawings] <Insert manufacturer's name; product name or designation> or a comparable product by one of the following:

1. AAON, Inc.
2. Addison Products Company.
3. Carrier Corporation.
4. Engineered Air.
5. Lennox Industries Inc.
6. McQuay International.

7. Trane; American Standard Companies, Inc.
8. YORK International Corporation.
9. <Insert manufacturer's name>.

2.2 CASING

A. General Fabrication Requirements for Casings: Formed and reinforced double-wall insulated panels, fabricated to allow removal for access to internal parts and components, with joints between sections sealed.

B. Exterior Casing Material: Galvanized steel with factory-painted finish, with pitched roof panels and knockouts with grommet seals for electrical and piping connections and lifting lugs.

1. Exterior Casing Thickness: [0.052 inch (1.3 mm)] [0.0626 inch (1.6 mm)] [0.079 inch (2.0 mm)] <Insert thickness> thick.

C. Inner Casing Fabrication Requirements:

1. Inside Casing: Galvanized steel, [0.034 inch (0.86 mm)] [0.028 inch (0.7 mm)] <Insert thickness> thick[, perforated 40 percent free area].

D. Casing Insulation and Adhesive: Comply with NFPA 90A or NFPA 90B.

1. Materials: ASTM C 1071, Type I.
2. Thickness: [1/2 inch (13 mm)] [1 inch (25 mm)].
3. Liner materials shall have air-stream surface coated with an erosion- and temperature-resistant coating or faced with a plain or coated fibrous mat or fabric.
4. Liner Adhesive: Comply with ASTM C 916, Type I.

E. Condensate Drain Pans: Formed sections of [galvanized] [stainless]-steel sheet, a minimum of 2 inches (50 mm) deep[, and complying with ASHRAE 62.1-2004].

1. Double-Wall Construction: Fill space between walls with foam insulation and seal moisture tight.
2. Drain Connections: Threaded nipple[both sides of drain pan].
3. Pan-Top Surface Coating: Corrosion-resistant compound.

F. Airstream Surfaces: Surfaces in contact with the airstream shall comply with requirements in ASHRAE 62.1-2004.

2.3 FANS

A. Direct-Driven Supply-Air Fans: Double width, [**forward curved**] [**backward inclined**], centrifugal; with permanently lubricated, [multispeed] [ECM] motor resiliently mounted

in the fan inlet. Aluminum or painted-steel wheels, and galvanized- or painted-steel fan scrolls.

B. Belt-Driven Supply-Air Fans: Double width, forward curved, centrifugal; with permanently lubricated, single-speed motor installed on an adjustable fan base resiliently mounted in the casing. Aluminum or painted-steel wheels, and galvanized- or painted-steel fan scrolls.

C. Condenser-Coil Fan: Propeller, mounted on shaft of permanently lubricated motor.

D. Relief-Air Fan: [Propeller] [Forward curved] [Backward inclined], shaft mounted on permanently lubricated motor.

E. Seismic Fabrication Requirements: Fabricate fan section, internal mounting frame and attachment to fans, fan housings, motors, casings, accessories, and other fan section components with reinforcement strong enough to withstand seismic forces defined in Division 23 Section "Vibration and Seismic Controls for HVAC Piping and Equipment" when fan-mounted frame and RTU-mounted frame are anchored to building structure.

F. Fan Motor: Comply with requirements in Division 23 Section "Common Motor Requirements for HVAC Equipment."

2.4 COILS

A. Supply-Air Refrigerant Coil:

1. [Aluminum] [Copper]-plate fin and seamless[internally grooved] copper tube in steel casing with equalizing-type vertical distributor.
2. Polymer strip shall prevent all copper coil from contacting steel coil frame or condensate pan.
3. Coil Split: Interlaced.
4. [Baked phenolic] [Cathodic epoxy] coating.
5. Condensate Drain Pan: [Galvanized steel with corrosion-resistant coating] [Stainless steel] formed with pitch and drain connections[complying with ASHRAE 62.1-2004].

B. Outdoor-Air Refrigerant Coil:

1. [Aluminum] [Copper]-plate fin and seamless[internally grooved] copper tube in steel casing with equalizing-type vertical distributor.
2. Polymer strip shall prevent all copper coil from contacting steel coil frame or condensate pan.
3. [Baked phenolic] [Cathodic epoxy] coating.

C. Hot-Gas Reheat Refrigerant Coil:

1. [Aluminum] [Copper]-plate fin and seamless[internally grooved] copper tube in steel casing with equalizing-type vertical distributor.

2. Polymer strip shall prevent all copper coil from contacting steel coil frame or condensate pan.
3. [Baked phenolic] [Cathodic epoxy] coating.

D. Electric-Resistance Heating:

1. Open Heating Elements: Resistance wire of 80 percent nickel and 20 percent chromium, supported and insulated by floating ceramic bushings recessed into casing openings, fastened to supporting brackets, and mounted in galvanized-steel frame. Terminate elements in stainless-steel machine-staked terminals secured with stainless-steel hardware.
2. Overtemperature Protection: Disk-type, automatically reset, thermal-cutout, safety device; serviceable through terminal box.
3. Overcurrent Protection: Manual-reset thermal cutouts, factory wired in each heater stage.
4. Control Panel: Unit mounted with disconnecting means and overcurrent protection. Include the following controls:

   a. [Magnetic] [Mercury] contactors.
   b. Step Controller: Pilot lights and override toggle switch for each step.
   c. SCR Controller: Pilot lights operate on load ratio, a minimum of five steps.
   d. Time-delay relay.
   e. Airflow proving switch.

2.5 REFRIGERANT CIRCUIT COMPONENTS

A. Number of Refrigerant Circuits: [One] [Two] <Insert number>.

B. Compressor: [Hermetic, reciprocating] [Semihermetic, reciprocating] [Hermetic, scroll], mounted on vibration isolators; with internal overcurrent and high-temperature protection, internal pressure relief[, and crankcase heater].

C. Refrigeration Specialties:

1. Refrigerant: [R-22] [R-407C] [R-410A] <Insert type>.
2. Refrigerant: R-407C or R-410A.
3. Expansion valve with replaceable thermostatic element.
4. Refrigerant filter/dryer.
5. Manual-reset high-pressure safety switch.
6. Automatic-reset low-pressure safety switch.
7. Minimum off-time relay.
8. Automatic-reset compressor motor thermal overload.
9. Brass service valves installed in compressor suction and liquid lines.
10. Low-ambient kit high-pressure sensor.
11. Hot-gas reheat solenoid valve with a replaceable magnetic coil.
12. Hot-gas bypass solenoid valve with a replaceable magnetic coil.
13. Four-way reversing valve with a replaceable magnetic coil, thermostatic expansion valves with bypass check valves, and a suction line accumulator.

2.6 AIR FILTRATION

A. Minimum arrestance according to ASHRAE 52.1, and a minimum efficiency reporting value (MERV) according to ASHRAE 52.2.

1. Glass Fiber: Minimum [80] <Insert percent> percent arrestance, and MERV [5] <Insert value>.
2. Pleated: Minimum [90] <Insert percent> percent arrestance, and MERV [7] <Insert value>.

2.7 GAS FURNACE

A. Description: Factory assembled, piped, and wired; complying with ANSI Z21.47 and NFPA 54.

1. CSA Approval: Designed and certified by and bearing label of CSA.

B. Burners: Stainless steel.

1. Fuel: [Natural] [Propane] gas.
2. Ignition: Electronically controlled electric spark or hot-surface igniter with flame sensor.
3. High-Altitude [Model] [Kit]: For Project elevations more than 2000 feet (610 m) above sea level.

C. Heat-Exchanger and Drain Pan: Stainless steel.

D. Venting: Gravity vented[with vertical extension].

E. Power Vent: Integral, motorized centrifugal fan interlocked with gas valve[with vertical extension].

F. Safety Controls:

1. Gas Control Valve: [Single stage] [Two stage] [Modulating].
2. Gas Train: Single-body, regulated, redundant, 24-V ac gas valve assembly containing pilot solenoid valve, pilot filter, pressure regulator, pilot shutoff, and manual shutoff.

2.8 DAMPERS

A. Outdoor-Air Damper: Linked damper blades, for 0 to 25 percent outdoor air, with [manual] [motorized] damper filter.

B. Outdoor- and Return-Air Mixing Dampers: Parallel- or opposed-blade galvanized-steel dampers mechanically fastened to cadmium plated for galvanized-steel operating rod

in reinforced cabinet. Connect operating rods with common linkage and interconnect linkages so dampers operate simultaneously.

1. Damper Motor: Modulating with adjustable minimum position.
2. Relief-Air Damper: Gravity actuated or motorized, as required by ASHRAE/IESNA 90.1-2004, with bird screen and hood.

2.9 ELECTRICAL POWER CONNECTION

A. Provide for single connection of power to unit with[unit-mounted disconnect switch accessible from outside unit and] control-circuit transformer with built-in overcurrent protection.

2.10 CONTROLS

A. Control equipment and sequence of operation are specified in Division 23 Section "Instrumentation and Control for HVAC."

B. Basic Unit Controls:

1. Control-voltage transformer.
2. Wall-mounted thermostat or sensor with the following features:

    a. Heat-cool-off switch.
    b. Fan on-auto switch.
    c. Fan-speed switch.
    d. [Manual] [Automatic] changeover.
    e. Adjustable deadband.
    f. [Concealed] [Exposed] set point.
    g. [Concealed] [Exposed] indication.
    h. [Degree F] [Degree C] indication.
    i. Unoccupied-period-override push button.
    j. Data entry and access port to input temperature[and humidity] set points, occupied and unoccupied periods, and output room temperature[and humidity], supply-air temperature, operating mode, and status.

3. Wall-mounted humidistat or sensor with the following features:

    a. [Concealed] [Exposed] set point.
    b. [Concealed] [Exposed] indication.

4. [Remote Wall] [Unit]-Mounted Annunciator Panel for Each Unit:

    a. Lights to indicate power on, cooling, heating, fan running, filter dirty, and unit alarm or failure.
    b. DDC controller or programmable timer and interface with HVAC instrumentation and control system.

c. Digital display of outdoor-air temperature, supply-air temperature, return-air temperature, economizer damper position, indoor-air quality, and control parameters.

C. [Electronic] [DDC] Controller:

1. Controller shall have volatile-memory backup.
2. Safety Control Operation:

   a. Smoke Detectors: Stop fan and close outdoor-air damper if smoke is detected. Provide additional contacts for alarm interface to fire alarm control panel.
   b. Firestats: Stop fan and close outdoor-air damper if air greater than [130 deg F (54 deg C)] <Insert temperature> enters unit. Provide additional contacts for alarm interface to fire alarm control panel.
   c. Fire Alarm Control Panel Interface: Provide control interface to coordinate with operating sequence described in Division 28 Section "Fire Detection and Alarm."
   d. Low-Discharge Temperature: Stop fan and close outdoor-air damper if supply air temperature is less than [40 deg F (4 deg C)] <Insert temperature>.
   e. Defrost Control for Condenser Coil: Pressure differential switch to initiate defrost sequence.

3. Scheduled Operation: Occupied and unoccupied periods on [seven] [365]-day clock with a minimum of [two] [four] programmable periods per day.
4. Unoccupied Period:

   a. Heating Setback: [10 deg F (5.6 deg C)] <Insert temperature>.
   b. Cooling Setback: System off.
   c. Override Operation: [Two] <Insert number> hours.

5. Supply Fan Operation:

   a. Occupied Periods: Run fan continuously.
   b. Unoccupied Periods: Cycle fan to maintain setback temperature.

6. Refrigerant Circuit Operation:

   a. Occupied Periods: Cycle or stage compressors[, and operate hot-gas bypass] to match compressor output to cooling load to maintain [room] [discharge] temperature[and humidity]. Cycle condenser fans to maintain maximum hot-gas pressure. Operate low-ambient control kit to maintain minimum hot-gas pressure.
   b. Unoccupied Periods: [Compressors off] [Cycle compressors and condenser fans for heating to maintain setback temperature].
   c. Switch reversing valve for heating or cooling mode on air-to-air heat pump.

7. Hot-Gas Reheat-Coil Operation:

a. Occupied Periods: Humidistat opens hot-gas valve to provide hot-gas reheat, and cycles compressor.
b. Unoccupied Periods: Reheat not required.

8. Gas Furnace Operation:

a. Occupied Periods: [Cycle] [Stage] [Modulate] burner to maintain [room] [discharge] temperature.
b. Unoccupied Periods: Cycle burner to maintain setback temperature.

9. Electric-Heating-Coil Operation:

a. Occupied Periods: [Cycle] [Stage] [Modulate] coil to maintain [room] [discharge] temperature.
b. Unoccupied Periods: Energize coil to maintain setback temperature.
c. Operate supplemental electric heating coil with compressor for heating with outdoor temperature below [25 deg F (minus 4 deg C)] <Insert temperature>.

10. Fixed Minimum Outdoor-Air Damper Operation:

a. Occupied Periods: Open to [25] <Insert percent> percent.
b. Unoccupied Periods: Close the outdoor-air damper.

11. Economizer Outdoor-Air Damper Operation:

a. Occupied Periods: Open to [10] [25] <Insert percent> percent fixed minimum intake, and maximum 100 percent of the fan capacity to comply with ASHRAE Cycle II. Controller shall permit air-side economizer operation when outdoor air is less than [60 deg F (15 deg C)] <Insert temperature>. Use [outdoor-air temperature] [mixed-air and outdoor-air temperature] [outdoor-air enthalpy] [mixed-air temperature and select between outdoor-air and return-air enthalpy] to adjust mixing dampers.[Start relief-air fan with end switch on outdoor-air damper.] During economizer cycle operation, lock out cooling.
b. Unoccupied Periods: Close outdoor-air damper and open return-air damper.
c. Outdoor-Airflow Monitor: Accuracy maximum plus or minus 5 percent within 15 and 100 percent of total outdoor air. Monitor microprocessor shall adjust for temperature, and output shall range from [2- to 10-V dc] [4 to 20 mA] <Insert value>.

12. Carbon Dioxide Sensor Operation:

a. Occupied Periods: Reset minimum outdoor-air ratio down to minimum [10] <Insert percent> percent to maintain maximum [1000-ppm] <Insert concentration> concentration.
b. Unoccupied Periods: Close outdoor-air damper and open return-air damper.

13. VVT Relays:

    a. Provide heating- and cooling-mode changeover relays compatible with VVT terminal control system required in Division 23 Sections "Air Terminal Units" and "Instrumentation and Control for HVAC."

D. Interface Requirements for HVAC Instrumentation and Control System:

1. Interface relay for scheduled operation.
2. Interface relay to provide indication of fault at the central workstation and diagnostic code storage.
3. Provide [BACnet] [or] [LonWorks] compatible interface for central HVAC control workstation for the following:

    a. Adjusting set points.
    b. Monitoring supply fan start, stop, and operation.
    c. Inquiring data to include[outdoor-air damper position,] supply- and room-air temperature[and humidity].
    d. Monitoring occupied and unoccupied operations.
    e. Monitoring constant and variable motor loads.
    f. Monitoring variable-frequency drive operation.
    g. Monitoring cooling load.
    h. Monitoring economizer cycles.
    i. Monitoring air-distribution static pressure and ventilation air volume.

2.11 ACCESSORIES

A. Electric heater with integral thermostat maintains minimum 50 deg F (10 deg C) temperature in gas burner compartment.

B. Duplex, 115-V, ground-fault-interrupter outlet with 15-A overcurrent protection. Include transformer if required.[Outlet shall be energized even if the unit main disconnect is open.]

C. Low-ambient kit using [staged] [damper on] [variable-speed] condenser fans for operation down to [35 deg F (1.7 deg C)] <Insert temperature>.

D. Filter differential pressure switch with sensor tubing on either side of filter. Set for final filter pressure loss.

E. Coil guards of painted, galvanized-steel wire.

F. Hail guards of galvanized steel, painted to match casing.

G. Concentric diffuser with white louvers and polished aluminum return grilles, insulated diffuser box with mounting flanges, and interior transition.

2.12 ROOF CURBS

A. Roof curbs with vibration isolators and wind or seismic restraints are specified in Division 23 Section "Vibration and Seismic Controls for HVAC Piping and Equipment."

B. Materials: Galvanized steel with corrosion-protection coating, watertight gaskets, and factory-installed wood nailer; complying with NRCA standards.

1. Curb Insulation and Adhesive: Comply with NFPA 90A or NFPA 90B.

a. Materials: ASTM C 1071, Type I or II.
b. Thickness: [1 inch (25 mm)] [1-1/2 inches (38 mm)] [2 inches (50 mm)] <Insert thickness>.

2. Application: Factory applied with adhesive and mechanical fasteners to the internal surface of curb.

a. Liner Adhesive: Comply with ASTM C 916, Type I.
b. Mechanical Fasteners: Galvanized steel, suitable for adhesive attachment, mechanical attachment, or welding attachment to duct without damaging liner when applied as recommended by manufacturer and without causing leakage in cabinet.
c. Liner materials applied in this location shall have air-stream surface coated with a temperature-resistant coating or faced with a plain or coated fibrous mat or fabric depending on service air velocity.
d. Liner Adhesive: Comply with ASTM C 916, Type I.

C. Curb Height: [14 inches (355 mm)] [24 inches (610 mm)] [36 inches (910 mm)] <Insert height>.

D. Wind and Seismic Restraints: Metal brackets compatible with the curb and casing, painted to match RTU, used to anchor unit to the curb, and designed for loads at Project site. Comply with requirements in Division 23 Section "Vibration and Seismic Controls for HVAC Piping and Equipment" for wind-load requirements.

2.13 CAPACITIES AND CHARACTERISTICS

A. Supply-Air Fan:

1. Airflow: <Insert cfm (L/s)>.
2. External Static Pressure: <Insert inches wg (kPa)>.
3. Fan Speed: <Insert rpm>.
4. Motor Horsepower: <Insert value>.
5. Motor Speed: <Insert rpm>.

B. Relief-Air Fan:

1. Airflow: <Insert cfm (L/s)>.

2. External Static Pressure: <Insert inches wg (kPa)>.
3. Fan Speed: <Insert rpm>.
4. Motor Horsepower: <Insert value>.
5. Motor Speed: <Insert rpm>.

C. Outdoor-Air-Intake Relief-Air Fan:

1. Airflow: <Insert cfm (L/s)>.
2. Static Pressure: <Insert inches wg (kPa)>.
3. Fan Speed: <Insert rpm>.
4. Motor Horsepower: <Insert value>.
5. Motor Speed: <Insert rpm>.

D. Supply-Air Refrigerant Coil:

1. Total Cooling Capacity: <Insert Btu/h (kW)>.
2. Sensible Cooling Capacity: <Insert Btu/h (kW)>.
3. Entering-Air Dry-Bulb Temperature: <Insert deg F (deg C)>.
4. Entering-Air Wet-Bulb Temperature: <Insert deg F (deg C)>.
5. Coating: [Baked phenolic] [Cathodic epoxy].

E. Outdoor-Air Refrigerant Coil:

1. Ambient-Air Temperature: <Insert deg F (deg C)>.
2. Coating: [Baked phenolic] [Cathodic epoxy].
3. Fan Motor: <Insert value>.
4. Number of Fans: <Insert number>.

F. Hot-Gas Reheat Coil:

1. Heating Capacity: <Insert Btu/h (kW)>.
2. Entering-Air Temperature: <Insert deg F (deg C)>.
3. Air-Temperature Rise: <Insert deg F (deg C)>.
4. Coating: [Baked phenolic] [Cathodic epoxy].

G. Electric-Resistance Heating Coil:

1. Capacity: <Insert kilowatts>.
2. Number of Steps: <Insert number>.

H. Compressors:

1. Suction Temperature: <Insert deg F (deg C)>.
2. Power Input: <Insert kilowatts>.
3. Energy-Efficiency Ratio (EER): <Insert value>.
4. Seasonal Energy-Efficiency Ratio (SEER): <Insert value>.
5. Coefficient of Performance (COP): <Insert value>.

I. Gas Furnace:

1. Airflow: <Insert cfm (L/s)>.
2. Minimum AFUE: <Insert value> percent.
3. Minimum Thermal Efficiency: <Insert value> percent.
4. Minimum Combustion Efficiency: <Insert value> percent.
5. Input: <Insert Btu/h (kW)>.
6. Output: <Insert Btu/h (kW)>.
7. Entering-Air Temperature: <Insert deg F (deg C)>.
8. Air-Temperature Rise: <Insert deg F (deg C)>.

J. Recirculating-Air Filters:

1. Minimum Face Area: <Insert sq. ft. (sq. m)>.
2. Thickness: [1 inch (25 mm)] [2 inches (50 mm)] <Insert thickness>.
3. Initial Resistance: <Insert inches wg (kPa)>.
4. Final Resistance: <Insert inches wg (kPa)>.

K. Outdoor-Air Filters:

1. Minimum Face Area: <Insert sq. ft. (sq. m)>.
2. Thickness: [1 inch (25 mm)] [2 inches (50 mm)] <Insert thickness>.
3. Initial Resistance: <Insert inches wg (kPa)>.
4. Final Resistance: <Insert inches wg (kPa)>.

L. Electrical Characteristics for Single-Point Connection:

1. Voltage: <Insert value>.
2. Phase: <Insert value>.
3. Hertz: <Insert value>.
4. Full-Load Amperes: <Insert value>.
5. Minimum Circuit Ampacity: <Insert value>.
6. Maximum Overcurrent Protection: <Insert amperage>.

M. Sound Power: Radiated from condenser casing.

1. 1st Octave: <Insert value> dB.
2. 2nd Octave: <Insert value> dB.
3. 3rd Octave: <Insert value> dB.
4. 4th Octave: <Insert value> dB.
5. 5th Octave: <Insert value> dB.
6. 6th Octave: <Insert value> dB.
7. 7th Octave: <Insert value> dB.
8. 8th Octave: <Insert value> dB.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of RTUs.

B. Examine roughing-in for RTUs to verify actual locations of piping and duct connections before equipment installation.

C. Examine roofs for suitable conditions where RTUs will be installed.

D. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

A. Concrete Bases: Anchor equipment to concrete base according to equipment manufacturer's written instructions and according to seismic codes at Project.

1. Construct concrete bases of dimensions indicated, but not less than 4 inches (100 mm) larger than supported equipment and minimum 6 inches (150 mm) above finished ground elevation.
2. Place and secure anchorage devices. Use supported equipment manufacturer's setting drawings, templates, diagrams, instructions, and directions furnished with items to be embedded.
3. Install anchor bolts to elevations required for proper attachment to supported equipment.
4. Install anchor bolts according to anchor-bolt manufacturer's written instructions.
5. Use [3000-psi (20.7-MPa)] <Insert value>, 28-day compressive-strength concrete and reinforcement as specified in Division 03 Section "[Cast-in-Place Concrete] [Miscellaneous Cast-in-Place Concrete]."

B. Equipment Mounting: Install RTUs on concrete base using [elastomeric pads] [elastomeric mounts] [restrained spring isolators] <Insert device>. Comply with requirements for concrete base specified in Division 03 Section "[Cast-in-Place Concrete] [Miscellaneous Cast-in-Place Concrete]."

1. Minimum Deflection: [1/4 inch (6 mm)] [1 inch (25 mm)] <Insert dimension>.

C. Roof Curb: Install on roof structure or concrete base, level and secure, according to [NRCA's "Low-Slope Membrane Roofing Construction Details Manual," Illustration "Raised Curb Detail for Rooftop Air Handling Units and Ducts."] [ARI Guideline B.] Install RTUs on curbs and coordinate roof penetrations and flashing with roof construction specified in Division 07 Section "Roof Accessories." Secure RTUs to upper curb rail, and secure curb base to roof framing or concrete base with anchor bolts.

D. Unit Support: Install unit level on structural [curbs] [pilings]. Coordinate wall penetrations and flashing with wall construction. Secure RTUs to structural support with anchor bolts.

E. Install wind and seismic restraints according to manufacturer's written instructions.[Wind and seismically restrained vibration isolation roof-curb rails are specified in Division 23 Section "Vibration and Seismic Controls for HVAC Piping and Equipment."]

3.3 CONNECTIONS

A. Install condensate drain, minimum connection size, with trap and indirect connection to nearest roof drain or area drain.

B. Install piping adjacent to RTUs to allow service and maintenance.

1. Gas Piping: Comply with applicable requirements in Division 23 Section "[Facility Natural-Gas Piping] [Facility Liquefied-Petroleum Gas Piping]." Connect gas piping to burner, full size of gas train inlet, and connect with union and shutoff valve with sufficient clearance for burner removal and service.

C. Duct installation requirements are specified in other Division 23 Sections. Drawings indicate the general arrangement of ducts. The following are specific connection requirements:

1. Install ducts to termination at top of roof curb.
2. Remove roof decking only as required for passage of ducts. Do not cut out decking under entire roof curb.
3. Connect supply ducts to RTUs with flexible duct connectors specified in Division 23 Section "Air Duct Accessories."
4. Install return-air duct continuously through roof structure.
5. Install normal-weight, 3000-psi (20.7-MPa), compressive strength (28-day) concrete mix inside roof curb, [4 inches (100 mm)] <Insert thickness> thick. Concrete, formwork, and reinforcement are specified in Division 03.

3.4 FIELD QUALITY CONTROL

A. Manufacturer's Field Service: Engage a factory-authorized service representative to inspect, test, and adjust components, assemblies, and equipment installations, including connections. Report results in writing.

B. Perform tests and inspections and prepare test reports.

1. Manufacturer's Field Service: Engage a factory-authorized service representative to inspect components, assemblies, and equipment installations, including connections, and to assist in testing. Report results in writing.

C. Tests and Inspections:

1. After installing RTUs and after electrical circuitry has been energized, test units for compliance with requirements.
2. Inspect for and remove shipping bolts, blocks, and tie-down straps.
3. Operational Test: After electrical circuitry has been energized, start units to confirm proper motor rotation and unit operation.
4. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.

D. Remove and replace malfunctioning units and retest as specified above.

3.5 STARTUP SERVICE

A. Engage a factory-authorized service representative to perform startup service.

B. Complete installation and startup checks according to manufacturer's written instructions and do the following:

1. Inspect for visible damage to unit casing.
2. Inspect for visible damage to furnace combustion chamber.
3. Inspect for visible damage to compressor, coils, and fans.
4. Inspect internal insulation.
5. Verify that labels are clearly visible.
6. Verify that clearances have been provided for servicing.
7. Verify that controls are connected and operable.
8. Verify that filters are installed.
9. Clean condenser coil and inspect for construction debris.
10. Clean furnace flue and inspect for construction debris.
11. Connect and purge gas line.
12. Remove packing from vibration isolators.
13. Inspect operation of barometric relief dampers.
14. Verify lubrication on fan and motor bearings.
15. Inspect fan-wheel rotation for movement in correct direction without vibration and binding.
16. Adjust fan belts to proper alignment and tension.
17. Start unit according to manufacturer's written instructions.
    a. Start refrigeration system.
    b. Do not operate below recommended low-ambient temperature.
    c. Complete startup sheets and attach copy with Contractor's startup report.
18. Inspect and record performance of interlocks and protective devices; verify sequences.
19. Operate unit for an initial period as recommended or required by manufacturer.
20. Perform the following operations for both minimum and maximum firing. Adjust burner for peak efficiency.

a. Measure gas pressure on manifold.
b. Inspect operation of power vents.
c. Measure combustion-air temperature at inlet to combustion chamber.
d. Measure flue-gas temperature at furnace discharge.
e. Perform flue-gas analysis. Measure and record flue-gas carbon dioxide and oxygen concentration.
f. Measure supply-air temperature and volume when burner is at maximum firing rate and when burner is off. Calculate useful heat to supply air.

21. Calibrate thermostats.
22. Adjust and inspect high-temperature limits.
23. Inspect outdoor-air dampers for proper stroke and interlock with return-air dampers.
24. Start refrigeration system and measure and record the following when ambient is a minimum of 15 deg F (8 deg C) above return-air temperature:

    a. Coil leaving-air, dry- and wet-bulb temperatures.
    b. Coil entering-air, dry- and wet-bulb temperatures.
    c. Outdoor-air, dry-bulb temperature.
    d. Outdoor-air-coil, discharge-air, dry-bulb temperature.

25. Inspect controls for correct sequencing of heating, mixing dampers, refrigeration, and normal and emergency shutdown.
26. Measure and record the following minimum and maximum airflows. Plot fan volumes on fan curve.

    a. Supply-air volume.
    b. Return-air volume.
    c. Relief-air volume.
    d. Outdoor-air intake volume.

27. Simulate maximum cooling demand and inspect the following:

    a. Compressor refrigerant suction and hot-gas pressures.
    b. Short circuiting of air through condenser coil or from condenser fans to outdoor-air intake.

28. Verify operation of remote panel including pilot-light operation and failure modes. Inspect the following:

    a. High-temperature limit on gas-fired heat exchanger.
    b. Low-temperature safety operation.
    c. Filter high-pressure differential alarm.
    d. Economizer to minimum outdoor-air changeover.
    e. Relief-air fan operation.
    f. Smoke and firestat alarms.

29. After startup and performance testing and prior to Substantial Completion, replace existing filters with new filters.

3.6 CLEANING AND ADJUSTING

A. Occupancy Adjustments: When requested within 12 months of date of Substantial Completion, provide on-site assistance in adjusting system to suit actual occupied conditions. Provide up to [two] <Insert number> visits to site during other-than-normal occupancy hours for this purpose.

B. After completing system installation and testing, adjusting, and balancing RTU and air-distribution systems, clean filter housings and install new filters.

3.7 DEMONSTRATION

A. Engage a factory-authorized service representative to train Owner's maintenance personnel to adjust, operate, and maintain RTUs. Refer to Division 01 Section "Demonstration and Training."

END OF SECTION 23 74 13

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SECTION 23 81 26

SPLIT-SYSTEM AIR-CONDITIONERS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Air handling unit.
2. Condensing unit.

B. Related Sections:

1. Section 03 30 00 - Cast-in-Place Concrete: Execution requirements for concrete foundations specified by this section.
2. Section 23 05 48 - Vibration and Seismic Controls for HVAC: Vibration isolators.
3. Section 23 09 23 - Direct-Digital Control System for HVAC: Controls remote from unit.
4. Section 23 09 93 - Sequence of Operations for HVAC Controls: Sequences of operation applying to units in this section.
5. Section 23 21 13 - Hydronic Piping: Execution requirements for connection to hot water and drain piping specified by this section.
6. Section 23 22 13 - Steam and Condensate Heating Piping: Execution requirements for connection to steam supply and steam condensate return piping specified by this section.
7. Section 23 23 00 - Refrigerant Piping: Execution requirements for connection to refrigerant piping specified by this section.
8. Section 23 33 00 - Air Duct Accessories: Flexible connections.
9. Section 25 50 00 - Integrated Automation Facility Controls: Control systems remote from unit.
10. Section 26 05 83 - Wiring Connections: Electrical connection to units.

1.2 REFERENCES

A. Air-Conditioning and Refrigeration Institute:

1. ARI 210/240 - Unitary Air-Conditioning and Air-Source Heat Pump Equipment.
2. ARI 270 - Sound Rating of Outdoor Unitary Equipment.
3. ARI 340/360 - Commercial and Industrial Unitary Air-Conditioning and Heat Pump Equipment.
4. ARI 365 - Commercial and Industrial Unitary Air-Conditioning Condensing Units.

B. American Society of Heating, Refrigerating and Air-Conditioning Engineers:

1. ASHRAE 52.1 - Gravimetric and Dust-Spot Procedures for Testing Air-Cleaning Devices Used in General Ventilation for Removing Particulate Matter.
2. ASHRAE 90.1 - Energy Standard for Buildings Except Low-Rise Residential Buildings.

C. ASTM International:

1. ASTM B117 - Standard Practice for Operating Salt Spray (Fog) Apparatus.

D. National Electrical Manufacturers Association:

1. NEMA MG 1 - Motors and Generators.

E. NFPA:

1. NFPA 90A - Standard for the Installation of Air Conditioning and Ventilating Systems.

1.3 SUBMITTALS

A. Section 01 33 00 - Submittal Procedures: Submittal procedures.

B. Product Data: Submit data indicating:

1. Cooling and heating capacities.
2. Dimensions.
3. Weights.
4. Rough-in connections and connection requirements.
5. Duct connections.
6. Electrical requirements with electrical characteristics and connection requirements.
7. Controls.
8. Accessories.

C. Manufacturer's Installation Instructions: Submit assembly, support details, connection requirements, and include start-up instructions.

D. Manufacturer's Certificate: Certify [products] <_____> meet or exceed [specified requirements] <_____>.

E. Manufacturer's Field Reports: Submit start-up report [for each unit].

1.4 CLOSEOUT SUBMITTALS

A. Section 01 70 00 - Execution and Closeout Requirements: Closeout procedures.

B. Project Record Documents: Record actual locations of controls installed remotely from units.

C. Operation and Maintenance Data: Submit manufacturer's descriptive literature, operating instructions, installation instructions, and maintenance and repair data.

1.5 QUALITY ASSURANCE

A. Performance Requirements: <_____>, Energy Efficiency Rating (EER) not less than prescribed by ASHRAE 90.1 when used in combination with compressors and evaporator coils when tested in accordance with [ARI 210/240] [ARI 340/360].

B. Cooling Capacity: Rate in accordance with [ARI 210/240] [ARI 340/360] [ARI 365].

C. Sound Rating: Measure in accordance with ARI 270.

D. Insulation and adhesives: Meet requirements of NFPA 90A.

E. Perform Work in accordance with [State] [Municipality] of <_____> [Highways] [Public Works] standards.

F. Maintain [one copy] <_____> of [each] document on site.

1.6 QUALIFICATIONS

A. Manufacturer: Company specializing in manufacturing products specified in this Section with minimum [three] <_____> years' [documented] experience.

B. Installer: Company specializing in performing Work of this Section with minimum [three] <_____> years' [documented] experience [approved by manufacturer].

1.7 PRE-INSTALLATION MEETINGS

A. Section 01 30 00 - Administrative Requirements: Pre-installation meeting.

B. Convene minimum [one] <_____> week prior to commencing Work of this Section.

1.8 DELIVERY, STORAGE, AND HANDLING

A. Section 01 60 00 - Product Requirements: Requirements for transporting, handling, storing, and protecting products.

B. Accept units and components on site in factory protective containers, with factory shipping skids and lifting lugs. Inspect for damage.

C. Comply with manufacturer's installation instruction for rigging, unloading and transporting units.

D. Protect units from weather and construction traffic by storing in dry, roofed location.

1.9 COORDINATION

A. Section 01 30 00 - Administrative Requirements: Requirements for coordination.

B. Coordinate installation of condensing units with [concrete pad] [roof structure] <_____>.

C. Coordinate installation of air handling units with building structure <_____>.

1.10 WARRANTY

A. Section 01 70 00 - Execution and Closeout Requirements: Requirements for warranties.

B. Furnish [five] <_____>-year manufacturer's warranty for compressors.

1.11 MAINTENANCE SERVICE

A. Section 01 70 00 - Execution and Closeout Requirements: Requirements for maintenance service.

B. Furnish service and maintenance of equipment for [one] <_____> year from Date of Substantial Completion. Include maintenance items as shown in manufacturer's operating and maintenance data, including filter replacements, fan belt replacement, and controls checkout and adjustments.

C. Furnish 24-hour emergency service on breakdowns and malfunctions for this maintenance period. Furnish capability of response time within <_____> hours.

1.12 MAINTENANCE MATERIALS

A. Section 01 70 00 - Execution and Closeout Requirements: Requirements for maintenance materials.

B. Furnish [one set for each unit] <_____> of [fan belts] [filters] <_____>.

PART 2 - PRODUCTS

2.1 SPLIT SYSTEM AIR CONDITIONING UNITS

A. Manufacturers:

1. Carrier Global Corporation.
2. Comfort-Aire; a division of Heat Controller, Inc.
3. Daikin Applied.
4. Lennox Industries, Inc.; Lennox International.
5. Luxaire; brand of Johnson Controls International plc, Building Solutions North America.
6. Rheem Manufacturing Company; Heating and Cooling Products.
7. Trane.
8. YORK; brand of Johnson Controls International plc, Building Solutions North America.

B. Substitutions: [As specified in Section 01 60 00 - Product Requirements] [Not permitted].

C. Furnish materials in accordance with [State] [Municipality] of <_____> [Highways] [Public Works] standards.

D. Product Description: Split system consisting of air handling unit and condensing unit including cabinet, evaporator fan, refrigerant cooling coil, compressor, refrigeration circuit, condenser, [electric heating coil,] [hot water heating coil,] [steam heating coil,] air filters, controls, air handling unit accessories, condensing unit accessories, and refrigeration specialties.

2.2 AIR HANDLING UNIT

A. Configuration: [Downflow air delivery] [Horizontal air delivery] [As indicated on Drawings].

B. Cabinet:

1. Panels: Constructed of galvanized steel with baked enamel finish. Access Panels: Located on both sides of unit. Furnish with duct collars on inlets and outlets.
2. Insulation: Factory applied to each surface to insulate entire cabinet. [1/2-inch (13-mm)] [1-inch (25-mm)]-thick [neoprene coated] [aluminum foil faced] glass fiber with edges protected from erosion.

C. Evaporator Fan: Forward curved centrifugal type, resiliently mounted with adjustable belt drive and [high efficiency] motor [complying with NEMA MG1, Type 1]. Motor permanently lubricated with built-in thermal overload protection. [Furnish oversize motor.]

D. Evaporator Coil: Constructed of copper tubes expanded onto aluminum fins. Factory leak tested under water. Removable, PVC construction, double-sloped drain pan with piping connections on both sides.

E. Refrigeration System: [Single] [Dual] refrigeration circuits controlled by factory installed thermal expansion valve.

F. Electric Heating Coil: Helical nickel-chrome resistance wire coil heating elements with refractory ceramic support bushings easily accessible with automatic reset thermal cut-out, built-in contactors, galvanized steel frame, [control circuit transformer and fuse,] [manual reset thermal cut-out,] [air flow proving device,] [pilot duty toggle switch,] load fuses. [Number of stages as indicated on Drawings.]

G. Hot Water Heating Coil: [Factory mounted] [Field installed] with casing to match unit construction. Coil: Constructed of copper tubes expanded into aluminum fins. Factory leak tested under water.

H. Steam Heating Coil: [Factory mounted] [Field installed] with casing to match unit construction. Coil: Constructed of copper tubes expanded into aluminum fins. Factory leak tested under water.

I. Air Filters: [1-inch (25-mm)-thick glass fiber disposable media in metal frames] [2-inch (50-mm)-thick glass fiber disposable media in metal frames] [25 to 30 percent efficiency based on ASHRAE 52.1].

J. Air Handling Unit Accessories:

1. Discharge Plenum: with construction and finish matching unit casing. Integral grille of aluminum construction and adjustable louvers.
2. Return Air Grille: mounted in return air opening of aluminum construction and fixed louvers.
3. Mounting Subbase with construction and finish matching unit casing.
4. Vibration Isolators: [Neoprene-in-shear type] [Spring type] [As specified in Section 23 05 48].
5. [Factory] [Field] installed ultraviolet C light located downstream of cooling coil.
6. <_____>.

2.3 CONDENSING UNIT

A. General: Factory assembled and tested air cooled condensing units, consisting of casing, compressors, condensers, coils, condenser fans and motors, and unit controls.

B. Unit Casings: Exposed casing surfaces constructed of galvanized steel with manufacturer's standard baked enamel finish. Designed for outdoor installation and complete with weather protection for components and controls, and complete with removable panels for required access to compressors, controls, condenser fans, motors, and drives.

C. Compressor: [Single refrigeration circuit] [Two independent refrigeration circuits] with rotary or [hermetic] [semi-hermetic] reciprocating type compressors, resiliently mounted, with positive lubrication, and internal motor overload protection.

D. Condenser Coil: Constructed of copper tubing mechanically bonded to [aluminum] [copper] fins, factory leak and pressure tested.

E. Controls: Furnish operating and safety controls including high and low pressure cutouts. Control transformer. Furnish magnetic contactors for compressor and condenser fan motors.

F. Condenser Fans and Drives: Direct drive propeller fans statically and dynamically balanced. Wired to operate with compressor. Permanently lubricated ball bearing type motors with built-in thermal overload protection. [Furnish high efficiency fan motors.]

G. Condensing Unit Accessories: Furnish the following accessories:

1. Controls to provide low ambient cooling to [zero deg. F (minus 18 deg. C)] [minus 20 deg. F (minus 29 deg. C)].
2. Time delay relay.
3. Anti-short cycle timer.
4. Disconnect switch.
5. Vibration isolators.
6. Hot gas bypass kit.
7. Coil with corrosion resistant coating capable of withstanding salt spray test of [1,000] <_____> hours in accordance with ASTM B117.
8. Condenser Coil Guard: Condenser fan openings furnished with PVC coated steel wire safety guards.
9. Suction and discharge pressure gauges.

H. Refrigeration specialties: Furnish the following [for each circuit]:

1. Charge of compressor oil.
2. Holding charge of refrigerant.
3. Replaceable core type filter drier.
4. Liquid line sight glass and moisture indicator.
5. Shut-off valves on suction and liquid piping.
6. Liquid line solenoid valve.
7. Charging valve.
8. Oil level sight glass.
9. Crankcase heater.
10. Hot gas muffler.
11. Pressure relief device.

I. Refrigerant: Furnish charge of refrigerant [R-22] <_____>.

2.4 CONTROLS

A. Thermostat: Remote space thermostat with [single] [two] stage heating and [single] [two] stage cooling with [manual] [automatic] changeover. Furnish system selector switch [heat-off-cool] [off-heat-auto-cool] [and fan control switch auto-on].

B. Thermostat: [Seven-day] programmable electronic space thermostat with [single] [two] stage heating and [single] [two] stage cooling with [manual] [automatic] changeover and heating setback and cooling setup capability. Furnish system selector switch [heat-off-cool] [off-heat-auto-cool] [and fan control switch, auto-on].

C. Furnish interface to [Building Automation and Control System] [Direct Digital Control System] specified in Section [25 50 00] [23 09 23].

2.5 CAPACITY

A. Supply Air: Corrected to <_____> feet (<_____> m) altitude.

B. Unit Sound Rating: Maximum <_____> dBA measured 3 feet (915 mm) from casing.

C. Supply Fan:

1. Supply Air Flow: <_____> cfm (<_____> L/s).
2. Outside Air Flow: <_____> cfm (<_____> L/s).
3. External Static Pressure: <_____> inch wg (<_____> Pa).
4. Fan Motor: <_____> hp (<_____> W), <_____> volts, [single] [three] phase, 60 Hz.

D. Cooling Capacity:

1. Total Cooling Capacity: <_____> Btu/h (<_____> kW).
2. Sensible Cooling Capacity: <_____> Btu/h (<_____> kW).
3. Entering Air Temperature:

   a. <_____> degrees F (<_____> degrees C) dry bulb.
   b. <_____> degrees F (<_____> degrees C) wet bulb.

4. Leaving Air Temperature:

   a. <_____> degrees F (<_____> degrees C) dry bulb.
   b. <_____> degrees F (<_____> degrees C) wet bulb.

5. Condenser Ambient Air Temperature: <_____> degrees F (<_____> degrees C).
6. Number of [Compressors] [Refrigeration Circuits]: <_____>.
7. Capacity Steps: <_____>.
8. Energy Efficiency Ratio: Minimum <_____>.

E. Electric Heating:

1. Electric Resistance Heating Capacity: <_____> Btu/h (<_____> kW).
2. Capacity Steps: <_____>.

F. Hot Water Heating:

1. Capacity: <_____> Btu/h (<_____> kW).
2. Water Flow: <_____> gpm (<_____> L/s).
3. Entering Air Temperature: <_____> degrees F (<_____> degrees C).
4. Entering Water Temperature: <_____> degrees F (<_____> degrees C).
5. Leaving Water Temperature: <_____> degrees F (<_____> degrees C).
6. Coil Pressure Drop: <_____> feet (<_____> Pa).

G. Steam Heating:

1. Capacity: <_____> Btu/h (<_____> kW).
2. Entering Air Temperature: <_____> degrees F (<_____> degrees C).
3. Entering Steam Pressure: <_____> psig (<_____> kPa).
4. Coil Pressure Drop: <_____> feet (<_____> Pa).

H. Nominal Capacity: <_____> tons (<_____> kW).

2.6 ELECTRICAL CHARACTERISTICS AND COMPONENTS

A. Electrical Characteristics: In accordance with Section 26 05 83 and the following:

1. [<_____> hp (<_____> W).] [<_____> rated load amperes.]
2. <_____> volts, [single] [three] phase, 60 Hz.
3. <_____> amperes maximum [fuse size] [circuit breaker size] [overcurrent protection].
4. <_____> minimum circuit ampacity.
5. <_____> percent minimum power factor at rated load.

B. Disconnect Switch: Factory mounted, non-fused type, interlocked with access door, accessible from outside unit, with power lockout capability.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Section 01 30 00 - Administrative Requirements: Verification of existing conditions before starting work.

B. Verify concrete pad for condensing unit is ready for unit installation.

3.2 INSTALLATION - AIR HANDLING UNIT

A. Install air handling units on vibration isolators. [Refer to Section 23 05 48.]

B. Install floor mounted units on concrete housekeeping pads at least 3-1/2 inches (87 mm) high and 6 inches (150 mm) wider than unit. Refer to Section 03 30 00.

C. Connect air handling units to supply and return ductwork with flexible connections. Refer to Section 23 33 00.

D. Install condensate piping with trap and route from drain pan to [condensate drainage system.] <_____.> Refer to Section 23 21 13.

E. Install components furnished loose for field mounting.

F. Install connection to electrical power wiring in accordance with Section [26 05 83] <_____>.

G. Installation - Hot Water Heating Coil:

1. Make connections to coils with unions or flanges.
2. Connect water supply to leaving airside of coil (counter flow arrangement).
3. Locate water supply at bottom of supply header and return water connection at top.
4. Install water coils to allow draining and install drain connection at low points.
5. Install the following piping accessories on hot water piping connections. Refer to Section 23 21 13.

    a. On supply:

        1) Thermometer well and thermometer.
        2) Well for [control system] temperature sensor.
        3) Shutoff valve.
        4) Strainer.
        5) Control valve.
        6) Pressure gage.

    b. On return:

        1) Thermometer well and thermometer.
        2) Well for [control system] temperature sensor.
        3) Pressure gage.
        4) Shutoff valve.
        5) [Balancing valve] [Flow control valve].

6. Install valves and piping specialties as indicated on Drawings.
7. Install [manual] [automatic] air vents at high points complete with shutoff valve. Refer to Section 23 21 13.

H. Installation - Steam Heating Coil:

1. Make connections to coils with unions or flanges.
2. Install steam traps with outlet minimum 12 inches (300 mm) below coil return connection.
3. Install the following piping accessories on steam piping connections. Refer to Section 23 22 13.

   a. On supply:

      1) Shutoff valve.
      2) Strainer.
      3) Control valve.
      4) Pressure gage.
      5) Air vent.

   b. On return:

      1) Vacuum breaker.
      2) Steam trap.
      3) Shutoff valve.

4. Install valves and piping specialties as indicated on Drawings.

I. Install Work in accordance with [State] [Municipality] of <_____> [Highways] [Public Works] standards.

3.3 INSTALLATION - CONDENSING UNIT

A. Install condensing units on vibration isolators. [Refer to Section 23 05 48.]

B. Install units on [concrete foundations] <_____>. Refer to Section 03 30 00.

C. Install refrigerant piping from unit to condensing unit. Install refrigerant specialties [furnished with unit] [specified in Section 23 23 00]. [Refer to Section 23 23 00.]

D. Evacuate refrigerant piping and install initial charge of refrigerant.

E. Install electrical devices furnished loose for field mounting.

F. Install control wiring between air handling unit, condensing unit, and field installed accessories.

G. Install connection to electrical power wiring in accordance with Section 26 05 83.

H. Install Work in accordance with [State] [Municipality] of <_____> [Highways] [Public Works] standards.

3.4 MANUFACTURER'S FIELD SERVICES

A. Section 01 40 00 - Quality Requirements: Requirements for manufacturer's field services.

B. Furnish initial start-up and shutdown during first year of operation, including routine servicing and checkout.

3.5 CLEANING

A. Section 01 70 00 - Execution and Closeout Requirements: Requirements for cleaning.

B. Vacuum clean coils and inside of unit cabinet.

C. Install new throwaway filters in units at Substantial Completion.

D. Install temporary filters during construction period. Replace with permanent filters at Substantial Completion.

3.6 DEMONSTRATION

A. Section 01 70 00 - Execution and Closeout Requirements: Requirements for demonstration and training.

B. Demonstrate air handling unit operation and maintenance.

C. Demonstrate starting, maintenance, and operation of condensing unit [including low ambient temperature operation].

D. Furnish services of manufacturer's technical representative for [one] <_____> [8] <_____> hour day to instruct Owner's personnel in operation and maintenance of units. Schedule training with Owner, provide at least 7 days' notice to [Architect/Engineer] <_____> of training date.

3.7 PROTECTION OF FINISHED WORK

A. Section 01 70 00 - Execution and Closeout Requirements: Requirements for protecting finished Work.

B. Do not operate air handling units until ductwork is clean, filters are in place, bearings lubricated, and fan has been test run under observation.

3.8 SCHEDULES

A. Split System Air Conditioning Units Schedule:

1. SS-1:

    a. [Manufacturer:] <_____>.
    b. [Model:] <_____>.
    c. Location: <_____>.
    d. Unit Voltage: <_____>.
    e. Altitude: <_____>.
    f. Unit Sound Rating: <_____>.
    g. Supply Fan:

        1) Supply Air Flow Rate: <_____>.
        2) Outside Air Flow Rate: <_____>.
        3) External Static Pressure: <_____>.
        4) Fan Motor: <_____>.

    h. Cooling:

        1) Total Cooling Capacity: <_____>.
        2) Sensible Cooling Capacity: <_____>.
        3) Entering Dry Bulb Air Temperature: <_____>.
        4) Entering Wet Bulb Air Temperature: <_____>.
        5) Leaving Dry Bulb Air Temperature: <_____>.
        6) Leaving Wet Bulb Air Temperature: <_____>.
        7) Condenser Ambient Air Temperature: <_____>.
        8) Energy Efficiency Ratio: <_____>.
        9) Number of [Compressors] [Refrigeration Circuits]: <_____>.
        10) Capacity Steps: <_____>.

    i. Electric Heating:

        1) Electric Resistance Heating Capacity: <_____>.
        2) Capacity Steps: <_____>.

    j. Hot Water Heating:

        1) Capacity: <_____>.
        2) Water Flow Rate: <_____>.
        3) Entering Air Temperature: <_____>.
        4) Entering Water Temperature: <_____>.
        5) Leaving Water Temperature: <_____>.
        6) Coil Pressure Drop: <_____>.

    k. Steam Heating:

        1) Capacity: <_____>.
        2) Entering Air Temperature: <_____>.
        3) Entering Steam Pressure: <_____>.
        4) Coil Pressure Drop: <_____>.

2. SS-2:

    a. [Manufacturer:] <_____>.
    b. [Model:] <_____>.
    c. Location: <_____>.
    d. Unit Voltage: <_____>.
    e. Altitude: <_____>.
    f. Unit Sound Rating: <_____>.
    g. Supply Fan:

        1) Supply Air Flow Rate: <_____>.
        2) Outside Air Flow Rate: <_____>.
        3) External Static Pressure: <_____>.
        4) Fan Motor: <_____>.

    h. Cooling:

        1) Total Cooling Capacity: <_____>.
        2) Sensible Cooling Capacity: <_____>.
        3) Entering Dry Bulb Air Temperature: <_____>.
        4) Entering Wet Bulb Air Temperature: <_____>.
        5) Leaving Dry Bulb Air Temperature: <_____>.
        6) Leaving Wet Bulb Air Temperature: <_____>.
        7) Condenser Ambient Air Temperature: <_____>.
        8) Energy Efficiency Ratio: <_____>.
        9) Number of [Compressors] [Refrigeration Circuits]: <_____>.
        10) Capacity Steps: <_____>.

    i. Electric Heating:

        1) Electric Resistance Heating Capacity: <_____>.
        2) Capacity Steps: <_____>.

    j. Hot Water Heating:

        1) Capacity: <_____>.
        2) Water Flow Rate: <_____>.
        3) Entering Air Temperature: <_____>.
        4) Entering Water Temperature: <_____>.
        5) Leaving Water Temperature: <_____>.
        6) Coil Pressure Drop: <_____>.

    k. Steam Heating:

        1) Capacity: <_____>.
        2) Entering Air Temperature: <_____>.
        3) Entering Steam Pressure: <_____>.
        4) Coil Pressure Drop: <_____>.

END OF SECTION 23 81 26

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Transmittal

To:	**OF –5** Price Industries VAV	**Date:**	7/01/2026
Project:	**City of Palmdale - Phase 1** **Chimbole Center and Library Expansion** **38350 Sierra Highway** **Palmdale, CA. 93550**	**Job No.:**	PN 878
Re:	**OF - 5** **VARIABLE AIR VOLUME EQUIPMENT**	**Via:** To:	e-mail

From: **City of Palmdale – Purchasing Department**

Included in this package is all of the information necessary to procure equipment and/or furnishings as identified in this document. This includes:

- Product cut sheet technical information (as appropriate)
- Technical specifications (as relevant to the specified product)

ITEM: OF-1 DIESEL GENERATOR EQUIPMENT

1. **Manufacturer:** refer to ***Submittal Sheet from Price Industries***
2. **Model No.:** refer to ***Submittal Sheet from Price Industries***
3. **Quantity:** refer to ***Sheet 1-M6.01 and Submittal Sheet from Price Industries***
4. **Anticipated cost:** (material only)
5. **Anticipated lead time:**
6. **Purchase date:**
7. **Purchase Method by City of Palmdale**: Via check / ETF
8. **Anticipated delivery date:**
9. **Anticipated Delivery site**: (project site) or
   (City owned storage area)
10. **Warranty commencement date:**

CITY OF PALMDALE PROCUREMENT ITEMS

NOTE: *All of the items identified below will be purchased by the City of Palmdale from a separate funding source. Arrangements for storing these items will be coordinated by the City of Palmdale. The General Contractor will be responsible for sharing regular updates of their construction schedule with the City, Construction Manager and Architect/Engineering team so that delivery of all furnishings and equipment can be arranged in a timely manner. Installation of all infrastructure required to be tied in to the specified equipment and/or furnishings will be the responsibility of the General Contractor. All warranty periods for specified equipment and/or furnishings will need to be coordinated between Owner and Contractor. THE ITEMS LISTED BELOW WILL BE OWNER-FURNISHED CONTRACTOR-NSTALLED (OFCI).* ***The highlighted item represents the product cut sheets that follow***

OF-1 Diesel Generator Equipment (10 pages)

OF-2 ChargePoint Express 250 CPE250 EV Charging Equipment (1 page)

OF-3 Landscape Site Furnishings (1 page listed items)

OF-4 Rooftop Mechanical Equipment (55 pages)

OF-5 Variable Air Volume (VAV) Equipment (1 page)

OF-6 Food Service Equipment (195 pages)

OF-7 High Low Drinking Fountains (2 pages)

OF-8 Restroom Accessories (15 pages)

OF-9 Audio Visual / IT equipment (15 pages)

NEW ROOFTOP PACKAGE GAS FIRED UNIT SCHEDULES

SYMBOL	SERVING	STATUS	MANUFACTURER		TONS	COOLING CAPACITY			EVAP COIL.				GAS HEATING PERFORMANCE					SUPPLY FAN			MIN OSA CFM	SOUND POWER dB(a)	ECONOMIZER/MODULATING POWER EXHAUST					RTU UNIT			RTU WEIGHT (LBS.)	CURB WEIGHT (LBS.)	PWREXH/ ECON WEIGHT (LBS.)	TOTAL WEIGHT (LBS.)	MOUNTING DETAIL	CONTROL DETAIL	REMARKS
			MAKE	MODEL		TOTAL (MBH)	SENSIBLE (MBH)	IEER / EER	EDB (°F)	EWB (°F)	LDB (°F)	LWB (°F)	INPUT (MBH)	OUTPUT (MBH)	EDB (°F)	LDB (°F)	SSE	CFM	TOTAL ESP	BHP			MAKE& MODEL	TYPE	HP	FLA	V/PH/HZ	MCA	MOCP	V/PH/Hz							
RTU-1-1	SEE PLAN	NEW	YORK	KV30N1DG4K1CQA12A1	30.0	315.50	301.60	14.6 / 10.5	82.10	57.00	56.50	46.30	359.60	291.30	40.00	64.70	81%	12000	1.75	8.55	3100	89	-	MOD	-	2.4	460/3/60	87.5	110.0	460/3/60	4105	475	314	4894	M5.02	M7.21	ALL
RTU-1-2	SEE PLAN	NEW	YORK	KV25N1DH4L1CWA84A1	25.0	290.30	240.70	14 / 10	83.00	65.20	59.90	56.00	197.80	160.20	40.00	55.40	81%	10600	1.54	8.21	3100	84	-	-	-	-	-	65.5	80.0	460/3/60	2090	230	165	2485	M5.02	M7.21	ALL
RTU-2-1	SEE PLAN	NEW	YORK	KV40N1CG4R1CQA14A1	40.0	422.20	404.30	16.4 / 10.4	83.30	65.20	57.60	56.30	359.60	291.30	40.00	58.50	81%	16000	1.50	11.81	4850	89	-	MOD	-	4.1	460/3/60	96.9	110.0	460/3/60	5742	520	390	6652	M5.02	M7.21	ALL
RTU-2-2	SEE PLAN	NEW	YORK	KV40N1CG4R1CQA14A1	40.0	423.70	404.80	16.4 / 10.4	83.50	65.80	57.70	57.10	359.60	291.30	40.00	58.50	81%	16000	1.50	11.81	4950	89	-	MOD	-	4.1	460/3/60	96.9	110.0	460/3/60	5742	520	390	6652	M5.02	M7.21	ALL
RTU-2-3	SEE PLAN	NEW	YORK	KV30N1CG4K1CQA12A1	30.0	322.80	260.80	14.6 / 10.5	79.60	64.70	57.50	55.60	359.60	291.30	40.00	64.70	81%	12000	1.50	7.92	2000	89	-	MOD	-	2.4	460/3/60	80.5	100.0	460/3/60	4105	475	314	4894	M5.02	M7.21	ALL

NOTES :

1. PROVIDE SMOKE DETECTOR ON SA DUCT PER FIRE ALARM DRAWINGS WITH CO MONITOR AS PER 2022 CBC 915. SEE FIRE ALARM SHEETS FOR FURTHER.
2. PROVIDE WITH TITLE 24 APPROVED VENSTAR T8950 THERMOSTAT
3. INSTALLATION AND WIRING SHALL BE PER MANUFACTURERS RECOMMENDATIONS.
4. UNIT WEIGHTS, MOUNTING, ANCHORAGE, VIBRATION ISOLATION (SIZED FOR 2" STATIC DEFLECTION) AND ROOF OPENINGS MUST BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER.
5. VERTICAL SUPPLY AND RETURN DUCT DISCHRGE.
6. THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE FOLLOWING WITH THE GENERAL CONTRACTOR: FRAMING OPENING SIZES, EQUIPMENT LEVELING PLATFORM SIZES, UNIT ANCHORAGE BLOCKS, INSTALLATION OF VIBRATION ISOLATION CURBS, UNIT POSITIONING, COORDINATION AND SUPERVISION DURING CRANING, WEATHER-PROOFING OF ROOF CURBS, PLUMBING CONDENSATE REQUIREMENTS, ELECTRICAL REQUIREMENTS, DDC CONTROLS REQUIREMENTS AND FIRE LIFE SAFETY INTEGRATION REQUIREMENTS.
7. PROVIDE FILTER RACK WITH 2" MERV 13 FILTERS.
8. PROVIDE OSA HOOD.
9. PROVIDE 0-100% FULLY MODULATING ECONOMIZER AND INTEGRAL POWER EXHAUST WITH DRY-BULB, FIXED INTEGRATED CONTROL. PROVIDE DUAL, SEPARATE POWER TO UNIT AND POWER EXHAUST. PROVIDE CARBON DIOXIDE (CO2) SENSOR FOR DCV CONTROL.

SPLIT SYSTEM SCHEDULE

CONDENSER UNIT												INDOOR FAN COIL UNIT											
TAG	MANUFACTURER & MODEL NO.	SYSTEM	LOCATION	POWER			OPER. WEIGHT (LBS)	EER2	SEER2	HSPF2	SOUND PRESSURE DBA	NOTES	TAG	MANUFACTURER & MODEL NO.	TYPE	SUPPLY CFM (L/M/H/TURBO)	SERVICE	ROOM COND. (°F)	COOLING (BTUH)	HEATING (BTUH)	POWER		24/7 OPERATION	OPER. WEIGHT (LBS)	SOUND PRESSURE (DBA)	NOTES
				V/PH/HZ	MCA	MOCP															WATT	V/PH/HZ				
CU-2	SAMSUMG & AR09DXFAMWKXCV	SPLIT	CHIMBOLE- ROOF	208-230/1/60	12	20	69.2	15.0	25.0	9.0	45	2,3,4,5,6	AC-2	SAMSUMG & AR09DXFAMWKNCV	WALL MOUNTED	297 / 328 / 346 / 364	ELEC.ROOM	72	9,000	11,000	27	POWERED BY OUTDOOR UNIT	YES	20.3	38	1,4,6,7
CU-3	SAMSUMG & AR09DXFAMWKXCV	SPLIT	CHIMBOLE- ROOF	208-230/1/60	12	20	69.2	15.0	25.0	9.0	45	2,3,4,5,6	AC-3	SAMSUMG & AR09DXFAMWKNCV	WALL MOUNTED	297 / 328 / 346 / 364	ELEV. MACHINE RM	72	9,000	11,000	27	POWERED BY OUTDOOR UNIT	YES	20.3	38	1,4,6,7
CU-4	SAMSUMG & AR09DXFAMWKXCV	SPLIT	CHIMBOLE- ROOF	208-230/1/60	12	20	69.2	15.0	25.0	9.0	45	2,3,4,5,6	AC-4	SAMSUMG & AR09DXFAMWKNCV	WALL MOUNTED	297 / 328 / 346 / 364	ELEV.EQUP.	72	9,000	11,000	27	POWERED BY OUTDOOR UNIT	YES	20.3	38	1,4,6,7
CU-5	SAMSUMG & AR36DXFUMGMXCV	SPLIT	CHIMBOLE- ROOF	208-230/1/60	35.8	40	211.6	12.0	20.0	9.0	60	2,3,4,5,6	AC-5	SAMSUMG & AR36DXFUMGMNCV	WALL MOUNTED	699 / 752 / 830 / -	211 INVERTER	72	33,000	40,000	58	POWERED BY OUTDOOR UNIT	YES	40.8	51	1,4,6,7

NOTES:
1. PROVIDE WITH
   a. CONDENSATE PUMP, 115V/1 PH/60 "HARTEL" OR EQUAL CONDENSATE PUMP. CONDENSATE PUMP SHALL BE INSTALLED ON OR ADJACENT TO THE UNIT.
   b. PROVIDE WITH S.S. DRAIN PAN AND SECONDARY DRAIN PAN WITH SPOT LEAK DETECTOR. UPON LEAK DETECTION UNIT WILL SHUTDOWN.
2. VIBRATION ISOLATION AND SEISMIC RESTRAINT , M.W. SAUSSE RMUAB-EQ-SH OR EQUAL, 2" STATIC DEFLECTION.
3. SEE STRUCTURAL DRAWINGS FOR ATTACHMENT DETAIL.
4. WIRING, INSTALLATION, AND PIPING PER MANUFACTURER'S RECOMMENDATION.
5. INSTALL CONDENSING UNIT ON THE ROOF, COORDINATE FINAL LOCATION WITH ENGINEER, ARCHITECT AND LANDLORD FOR APPROVAL.
6. PROVIDE LOCAL ELECTRICAL DISCONNECTS. INDOOR UNIT IS POWERED BY OUTDOOR UNIT.
7. PROVIDE T24 COMPLIANT THERMOSTAT

IREFER TO OF-4 MECHANICAL EQUIPMENT BOOKLET

EXHAUST FAN SCHEDULE

UNIT NO.	MANUFACTURER & MODEL NO.	SERVICE	LOCATION	FAN TYPE	DRIVE	CFM	ESP (IN. WG.)	FAN RPM	MAX. SOUND (SONES)	BACKDRAFT DAMPER (Y/N)	SOUND POWER LEVELS			INTERLOCK	STARTING MEANS	MOTOR DATA					ELECTRICAL DATA			OPER. WEIGHT (LBS)	NOTES
											INLET(LwA) / OUTLET(LwA)	INLET(dBA) / OUTLET(dBA)	INLET(SONES) / OUTLET(SONES)			BHP	W	FLA	MCA	MOP	VOLT	PH	HZ		
EF-01	GREENHECK & USF-13-B7	MENS RR + WOMENS RR + STAFF RR + SINGAL RR	CHIMBOLE - ROOF	BLOWER	DIRECT	1450	1.00	1,550	13.6	Y	75 / 76	64 / 64	12.5 / 13.6	TIME CLOCK	ECM	0.56	-	1.6	2.0	15.0	460	3	60	150	1,2,3,4,5
EF-02	GREENHECK & USF-04-B6	KITCHENETTE 122	CHIMBOLE - ROOF	BLOWER	DIRECT	350	1.00	2,177	25.0	Y	80 / 85	68 / 73	17.3 / 25	TIME CLOCK	ECM	0.83	-	2.1	2.6	15.0	460	3	60	136	1,2,3,5
EF-03	GREENHECK & USF-12-B7	WARMING KITCHENETTE & BAR	CHIMBOLE - ROOF	BLOWER	DIRECT	975	0.75	1,688	14.3	Y	72 / 75	61 / 64	9.9 / 13.1	TIME CLOCK	ECM	0.24	-	1.1	1.4	15.0	460	3	60	148	1,2,3,5
EF-04	GREENHECK & USF-15-B7	MENS RR +WOMENS RR	CHIMBOLE - ROOF	BLOWER	DIRECT	1500	0.75	1,133	10.4	Y	71 / 71	59 / 59	9.7 / 10.4	TIME CLOCK	ECM	0.30	-	1.1	1.4	15.0	460	3	60	160	1,2,3,4,5
EF-05	GREENHECK & USF-12-B7	BAR, KITCHENETTE& STORAGE	CHIMBOLE - ROOF	BLOWER	DIRECT	1100	0.75	1,800	16.4	Y	74 / 78	63 / 66	11.4 / 15.1	TIME CLOCK	ECM	0.25	-	1.1	1.4	15.0	460	3	60	148	1,2,3,5

NOTES :

1. PROVIDE WITH:
   VARI-GREEN MOTOR AND CONTROL,
   BACKDRAFT DAMPER
2. PROVIDE WITH MOUNTING SUPPORTS/FRAMES, PRE-MANUFACTURED FASTENRS.
3. WIRING AND INSTALLATION SHALL BE PER MANUFACTURER'S RECOMMENDATION.
4. PROVIDE WITH VIBRATION ISOLATION AND SEISMIC RESTRAINT, M.W. SAUSSE RMXA OR EQUAL, 1" STATIC DEFLECTION. SEE STRUCTURAL DRAWINGS FOR ATTACHMENT DETAIL.
5. PROVIDE 7-DAY PROGRAMMABLE TIME CLOCK. FINAL LOCATION OF TIME CLOCK SHALL BE BY TENANT WITH ARCHITECT'S APPROVAL. INFROM MEOR.

ITEMS TO BE INCLUDED IN GENERAL CONTRACTOR BID

PIPE INSULATION REQUIREMENTS
(PER T-24 2022, TABLE 120.3-A PIPE INSULATION THICKNESS)

FUILD TEMPERATURE RANGE (°F)	CONDUCTIVITY RANGE (BTU-INCH PER HOUR PER SQ.FT. PER (°F)	INSULATION MEAN RATING TEMPERATURE (°F)	NOMINAL PIPE DIAMETER (INCHES)				
			1 & LESS	1 TO < 1.5	1.5 TO < 4	4 TO < 8	8 & LARGER
			INSULATION THICKNESS REQUIRED (IN INCHES)				
SPACE HEATING SYSTEMS (STEAM, STEAM CONDENSATE AND HOT WATER) AND SERVICE WATER HEATING SYSTEMS.							
ABOVE 350	0.32 - 0.34	250	4.5	5.0	5.0	5.0	5.0
251 - 350	0.29 - 0.32	200	3.0	4.0	4.5	4.5	4.5
201 - 250	0.27 - 0.30	150	2.5	2.5	2.5	3.0	3.0
141 - 200	0.25 - 0.29	125	1.5	1.5	2.0	2.0	2.0
105 - 140	0.22 - 0.28	100	1.0	1.5	1.5	1.5	1.5
SPACE COOLING SYSTEM (CHILLED WATER, REFRIGERANT AND BRINE)							
40 - 60	0.21 - 0.27	75	NONRES 0.5 / RES 0.75	NONRES 0.5 / RES 0.75		1.0	1.0
BELOW 40	0.20 - 0.26	50	1.0	1.5	1.5	1.5	1.5

DUCT INSULATION REQUIREMENTS
(PER T-24 2022, BUILDING ENERGY EFFICIENCY STANDARDS §120.4(a))

DUCT LOCATION	INSULATION R-VALUE	INSTALLED INSULATION THICKNESS
• OUTDOORS • SPACE BETWEEN ROOF & INSULATED CEILING. • IN VENTED ATTIC SPACES. • IN UNCONDITIONED SPACES.	R-8	2"
• IN RETURN AIR PLENUM. • ALL OTHER SPACES	R-4.2	1"
• ENCLOSED IN DIRECTLY CONDITIONED SPACE	NOT REQUIRED	NOT REQUIRED

NOTES:
1. INSULATION THICKNESS VALUES BASED ON JOHNS MANVILLE INSULATION.
2. THE INSTALLED INSULATION THICKNESS OF DUCT LINING FOR PURPOSE OF COMPLIANCE IS EQUIVALENT TO ITS NOMINAL THICKNESS.
3. THE INSTALLED INSULATION THICKNESS OF DUCT WRAP FOR PURPOSE OF COMPLIANCE IS 75% OF ITS NOMINAL THICKNESS.
4. ALL DUCTWORK SHALL BE PROVIDED WITH 1" ACOUSTICAL LINING IN EXPOSED CEILING AREAS UNLESS NOTED OTHERWISE.

ACOUSTICAL NOISE CONTROL FOR DUCTWORK AIRFLOW VELOCITIES

MAXIMUM IN-DUCT AIRFLOW VELOCITIES (FPM)		NOISE CRITERIA (NC)				
		45	40	35	30	25
RISER		2000	2000	2000	2000	-
MAIN BRANCH ABOVE SUSPENDED CEILING		2000	1800	1500	1300	-
MAIN BRANCH IN EXPOSED CONFIGURATION		1600	1500	1200	1100	-
DUCT WITHIN 10 TO 20 FEET OF SUPPLY DIFFUSER/RETURN GRILLE	SUPPLY	900	850	800	700	550
	RETURN	1000	950	900	800	650
DUCT WITHIN 0 TO 10 FEET OF SUPPLY DIFFUSER/RETURN GRILLE	SUPPLY	700	650	600	500	450
	RETURN	800	750	700	600	500
SUPPLY DIFFUSER - 'FREE' VELOCITY		550	500	450	400	300
RETURN GRILLE - 'FREE' VELOCITY		650	600	550	500	400
OPEN RETURN DUCT ABOVE CEILING		850	750	650	-	-
OPEN RETURN DUCT EXPOSED		800	700	600	-	-

VAV BOX SCHEDULE

TAG	MANUFACTURER & MODEL NUMBER	INLET SIZE (IN)	COOLING AIRFLOW (CFM)		MIN OSA CFM	HW REHEAT COIL								MAX NC LEVEL	ELECTRICAL			REMARKS
		COLD	MAX	MIN		HEATING MAX (CFM)	EAT (°F)	LAT (°F)	EWT (°F)	LWT (°F)	HEATING BVAV	GPM	MIN BRANCH PIPE SIZE (INCH)		MAIN ELEC. - V/Ph/Hz	CONTROL VOLTAGE	CONTROL POWER	
VAV 1-1.1	PRICE SDV	14"Ø	2000	600	360	1000	55	89.9	180	160	37,692	3.8	1	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 1-1.2	PRICE SDV	16"Ø	2800	840	392	1400	55	93.8	180	160	58,666	5.9	1	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 1-1.3	PRICE SDV	14"Ø	1800	540	76	900	55	82.3	180	160	26,536	2.7	1	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 1-1.4	PRICE SDV	14"Ø	1800	540	315	900	55	90.9	180	160	34,895	3.5	1	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 1-1.5	PRICE SDV	16"Ø	2800	1035	1035	1400	55	95.7	180	160	61,538	6.2	1	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 1-1.6	PRICE SDV	10"Ø	800	240	89	400	55	83.3	180	160	12,226	1.2	1	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 1-2.1	PRICE SDV	12"Ø	1600	480	291	800	55	89.6	180	160	29,894	3.0	1	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 1-2.2	PRICE SDV	12"Ø	1200	360	164	-	-	-	-	-	-	-	-	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 1-2.3	PRICE SDV	12"Ø	1200	360	153	650	55	87	180	160	22,464	2.2	1	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 1-2.4	PRICE SDV	12"Ø	1600	480	180	800	55	83.5	180	160	24,624	2.5	1	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 1-2.5	PRICE SDV	12"Ø	1400	420	300	-	-	-	-	-	-	-	-	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 1-2.6	PRICE SDV	12"Ø	1200	360	360	-	-	-	-	-	-	-	-	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 1-2.7	PRICE SDV	8"Ø	600	180	130	-	-	-	-	-	-	-	-	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 1-2.8	PRICE SDV	8"Ø	600	180	160	-	-	-	-	-	-	-	-	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 1-2.9	PRICE SDV	12"Ø	1200	360	191	-	-	-	-	-	-	-	-	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 2-1.1	PRICE SDV	16"Ø	2400	720	323	1920	55	95.9	180	160	84,810	8.5	1	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 2-1.2	PRICE SDV	16"Ø	2800	840	390	2240	55	94.9	180	160	96,526	9.7	1	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 2-1.3	PRICE SDV	24"X16"	4400	1830	1830	3520	55	94.4	180	160	1,49,783	15.0	1	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 2-1.4	PRICE SDV	16"Ø	2700	810	600	2160	55	84.7	180	160	69,284	6.9	1	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 2-1.5	PRICE SDV	16"Ø	2700	1200	1200	2700	55	95.8	180	160	1,18,973	11.9	1	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 2-1.6	PRICE SDV	10"Ø	1000	300	136	1000	55	95	180	160	43,200	4.3	1	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 2-2.1	PRICE SDV	16"Ø	2800	840	177	2800	55	95	180	160	1,20,960	12.1	1	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 2-2.2	PRICE SDV	24"X16"	5000	1500	1155	3500	55	95.5	180	160	1,53,090	15.3	1	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 2-2.3	PRICE SDV	24"X16"	4100	1230	1110	2870	55	86.7	180	160	98,257	9.8	1	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 2-2.4	PRICE SDV	24"X16"	4100	1230	305	2870	55	87.4	180	160	1,00,427	10.0	1	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 2-3.1	PRICE SDV	16"Ø	2800	1043	1043	2240	55	94.5	180	160	95,558	9.6	1	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 2-3.2	PRICE SDV	24"X16"	3600	1080	137	2880	55	89.9	180	160	1,08,553	10.9	1	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 2-3.3	PRICE SDV	24"X16"	4200	1260	164	3360	55	95.2	180	160	1,45,878	14.6	1	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9
VAV 2-3.4	PRICE SDV	12"Ø	1400	420	75	1120	55	90.3	180	160	42,699	4.3	1	25	120/1/60	24 VAC	40 VA	1,2,3,4,5,6,7,8,9

NOTES:
1. MFGR TO PROVIDE A TRANSFORMER 120/24 VAC FOR EACH BOX.
2. PROVIDE DDC CONTROLLED VAV UNITS.
3. PROVIDE NEW THERMOSTAT AND CONTROLS SYSTEM TO INTEGRATE WITH BASE BUILDING BMS. COORDINATE WITH BUILDING ENGINEER FOR THERMOSTAT TYPE. THERMOSTAT SHALL BE TITLE 24 COMPLIANT.
4. PROVIDE WITH MANUFACTURER'S 5'-0" LONG PLEMUM BOX. WHERE SPACE CONSTRAINTS DO NOT PERMIT 5'-0" LENGTH, PROVIDE MAXIMUM POSSIBLE LENGTH, BUT NOT LESS THAN 3'-0"
5. VAV SHALL BE PROVIDED WITH CONTROL ENCLOSURE.
6. VAV SHALL BE PRESSURE INDEPENDENT TYPE.
7. VAV BOX SHALL BE PROVIDED WITH DAMPER OPERATOR, SENSOR, CONTROLLERS AND ACTUATORS PER BASE BUILDING STANDARDS.
8. COORDINATE WITH ARCHITECT AND ENGINEER FOR FINAL THERMOSTAT LOCATION.
9. INSTALLATION AND WIRING SHALL BE PER MANUFACTURER'S RECOMMENDATION.

ITEMS INCLUDED IN OF-5 VAV EQUIPMENT BOOKLET

ALFATECH
421 EAST HUNTINGTON DRIVE
MONROVIA, CA 91016
PHONE: (213) 212-9860
www.atce.com

OWNER: CITY OF PALMDALE

PROJECT NAME: PHASE 1 - CHIMBOLE CENTER AND LIBRARY EXPANSION - PN 878

CLIENT ADDRESS: 38350 SIERRA HWY PALMDALE, CA 93550

REVISIONS:

	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PROJECT NO: 240599LA

DATE ISSUED: (CD100) 2026 JUNE 1

SCALE:

SHEET NUMBER: M1-6.01

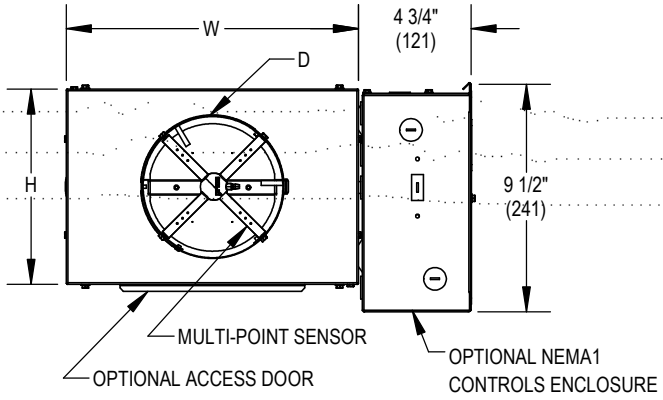
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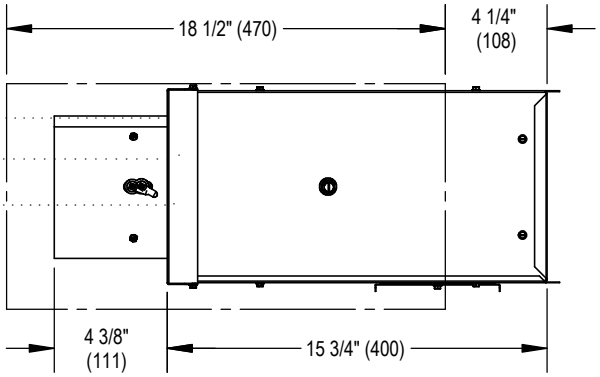
MECHANICAL SCHEDULES

SVA ARCHITECTS

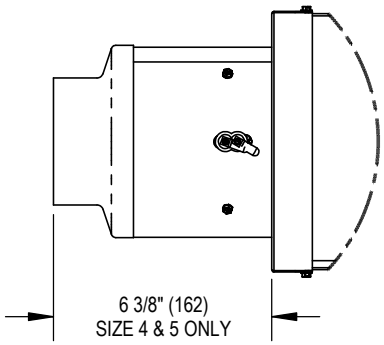
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Submittal Sheet





UNIT SIZE	INLET SIZES D	WIDTH W	HEIGHT H
4	3 7/8 (98)	12 (305)	8 (203)
5	4 7/8 (124)		
6	5 7/8 (149)		
7	6 7/8 (175)		10 (254)
8	7 7/8 (200)		
9	8 7/8 (225)	14 (356)	12 1/2 (318)
10	9 7/8 (251)		
12	11 7/8 (302)	16 (406)	15 (381)
14	13 7/8 (352)	20 (508)	17 1/2 (445)
16	15 7/8 (403)	24 (610)	18 (457)
24 x 16	23 7/8 (603) x 15 7/8 (403)	38 (965)	



STANDARD CONSTRUCTION:

- 1/2" (13mm) THICK INTERNAL FIBERGLASS INSULATION WHICH MEETS REQUIREMENTS OF NFPA 90A AND UL181.
- 22 GAUGE GALVANIZED STEEL HOUSING. MECHANICALLY SEALED, LEAK RESISTANT CONSTRUCTION.
- RECTANGULAR DISCHARGE OPENING WITH SLIP AND DRIVE CLEAT DUCT CONNECTION.
- MULTI-POINT, CENTER AVERAGING AIRFLOW SENSOR.
- 1/2" (13mm) GALVANIZED DAMPER SHAFT WITH POSITION INDICATOR.
- RIGHT HAND UNIT SHOWN (CRH), LEFT HAND AVAILABLE.

CONTROLS OPTIONS:

☐FIELD MOUNTED CONTROLS, SUPPLIED BY OTHERS (FLD)
☐FACTORY MOUNTED DIGITAL CONTROLS, SUPPLIED BY OTHERS (FAC)
☐FACTORY MOUNTED DIGITAL CONTROLS, SUPPLIED BY PRICE (EHPD)
☐FACTORY MOUNTED PNEUMATIC CONTROLS, SUPPLIED BY PRICE (EHPP)

UNIT OPTIONS:

☐NEMA1 CONTROLS ENCLOSURE (PS)
☐DISCONNECT SWITCH (DSW)
☐20 GAUGE CASING (20GA)
☐HANGER BRACKETS (HB)
☐BOTTOM REMOVABLE SENSOR (RS)
☐BRASS AIRFLOW SENSOR GAUGE TAPS (GT)

BOTTOM ACCESS DOOR OPTIONS:

☐ACCESS DOOR WITH SCREWS (AD)
☐ACCESS DOOR WITH QUARTER TURN LATCHES (ADQ)

LINER OPTIONS:

☐FIBERGLASS 1" (25mm) (FG1)
☐FIBER FREE FOAM 1/2" (13mm) (FF50)
☐FIBER FREE FOAM 1" (25mm) (FF1)
☐SOLID METAL WITH FG1 (SM1)
☐CLEANROOM ANGLES WITH FB1 (CRAF1)
☐PERFORATED METAL WITH FB1 (AFPM1)
☐NO LINER (NL)
☐CLEANROOM ANGLES (CA) WITH FG1 OR FF1

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ALL METRIC DIMENSIONS ( ) ARE SOFT CONVERTED. IMPERIAL DIMENSIONS ARE CONVERTED TO METRIC AND ROUNDED TO THE NEAREST MILLIMETER.

PROJECT:		
ENGINEER:	APPROVED BY: GH	**SDV** SINGLE DUCT TERMINAL VARIABLE VOLUME
CUSTOMER:	DRAWING NO: 275669	
SUBMITTAL DATE:	**SPEC. SYMBOL:**	DATE DRAWN: 2024-01-08

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SECTION 23 05 13

COMMON MOTOR REQUIREMENTS FOR HVAC EQUIPMENT

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes single- and three-phase motors for application on equipment provided under other sections [and for motors furnished loose to Project].

B. Related Sections:

1. Section 26 05 26 - Grounding and Bonding for Electrical Systems.
2. Section 26 05 53 - Identification for Electrical Systems.

1.2 REFERENCES

A. American Bearing Manufacturers Association:

1. ABMA 9 - Load Ratings and Fatigue Life for Ball Bearings.

B. National Electrical Manufacturers Association:

1. NEMA MG 1 - Motors and Generators.

C. International Electrical Testing Association:

1. NETA ATS - Acceptance Testing Specifications for Electrical Power Distribution Equipment and Systems.

1.3 SUBMITTALS

A. Section 01 33 00 - Submittal Procedures: Submittal procedures.

B. Product Data: Submit catalog data for each motor furnished loose. Indicate nameplate data, standard compliance, electrical ratings and characteristics, and physical dimensions, weights, mechanical performance data, and support points.

C. Test Reports: Indicate procedures and results for specified factory and field testing and inspection.

1.4 QUALIFICATIONS

A. Manufacturer: Company specializing in manufacturing products specified in this section with minimum three years [documented] experience.

B. Testing Agency: Company [member of International Electrical Testing Association and] specializing in testing products specified in this section with minimum [three] years [documented] experience.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Section 01 60 00 - Product Requirements: Product storage and handling requirements.

B. Lift only with lugs provided. Handle carefully to avoid damage to components, enclosure, and finish.

C. Protect products from weather and moisture by covering with plastic or canvas and by maintaining heating within enclosure.

D. For extended outdoor storage, remove motors from equipment and store separately.

PART 2 - PRODUCTS

2.1 PRODUCT REQUIREMENTS FOR MOTORS FURNISHED WITH EQUIPMENT

A. Motors 3/4 hp and Larger: Three-phase motor as specified below.

B. Motors Smaller Than 3/4 hp: Single-phase motor as specified below, except motors less than 250 watts or 1/4 hp may be equipment manufacturer's standard.

C. Three-Phase Motors: NEMA MG 1, Design B, energy-efficient squirrel-cage induction motor, with windings to accomplish starting methods and number of speeds [as indicated on Drawings].

1. Voltage: [120] [[208] [230/460] [480] volts, three phase, 60 Hz] [As indicated on Drawings].
2. Service Factor: [1.25] [1.15] [1.0] [As indicated on Drawings].
3. Enclosure: Meet conditions of installation unless specific enclosure is [indicated on Drawings].
4. Design for continuous operation in 40 degrees C environment, with temperature rise in accordance with NEMA MG 1 limits for insulation class, service factor, and motor enclosure type.
5. Insulation System: NEMA Class [F] [A] [B] [H].
6. Motor Frames: NEMA Standard T-Frames of steel, aluminum, or cast iron with end brackets of cast iron or aluminum with steel inserts.

7. Thermistor System (Motor Frame Sizes 254T and Larger): Three PTC thermistors embedded in motor windings and epoxy encapsulated solid state control relay with wiring to terminal box.
8. Bearings: Grease lubricated anti-friction ball bearings with housings equipped with plugged provision for relubrication, rated for minimum ABMA 9, L-10 life of 200,000 hours. Calculate bearing load with NEMA minimum V-belt pulley with belt center line at end of NEMA standard shaft extension. Stamp bearing sizes on nameplate.
9. Sound Power Levels: Conform to NEMA MG 1.

D. Single Phase Motors:

1. Permanent split-capacitor type where available, otherwise use split-phase start/capacitor run or capacitor start/capacitor run motor.
2. Voltage: [115] volts, single phase, 60 Hz.

E. Wiring Terminations: Furnish terminal lugs to match branch circuit conductor quantities, sizes, and materials indicated.

2.2 THREE-PHASE MOTORS FURNISHED LOOSE

A. Manufacturers:

1. GE Industrial Motors; Wolong Electric Group Co., Ltd.
2. Marathon Electric Motors.
3. Siemens Industry, Inc., Energy Management Division.
4. WEG.
5. Substitutions: [Section 01 60 00 - Product Requirements] [Not Permitted].

B. Product Description: NEMA MG 1, Design B, energy-efficient squirrel-cage induction motor, with windings to accomplish starting methods and number of speeds indicated.

C. Voltage: [208] [230/460] [480] volts, three phase, 60 Hz.

D. Service Factor: [1.25] [1.15] [1.0] [As indicated on Drawings].

E. Enclosure: Meet conditions of installation unless specific enclosure is specified or indicated.

F. Design for continuous operation in 40 degrees C environment, with temperature rise in accordance with NEMA MG 1 limits for insulation class, service factor, and motor enclosure type.

G. Insulation System: NEMA Class [F] [A] [B] [H].

H. Motor Frames: NEMA Standard T-Frames of steel, aluminum, or cast iron with end brackets of cast iron or aluminum with steel inserts.

I. Thermistor System (Motor Frame Sizes 254T and Larger): Three PTC thermistors embedded in motor windings and epoxy encapsulated solid state control relay with wiring to terminal box.

J. Bearings: Grease lubricated anti-friction ball bearings with housings equipped with plugged provision for relubrication, rated for minimum ABMA 9, L-10 life of [200,000] [50,000] [100,000] hours. Calculate bearing load with NEMA minimum V-belt pulley with belt center line at end of NEMA standard shaft extension. Stamp bearing sizes on nameplate.

K. Sound Power Levels: Conform to NEMA MG 1.

L. Wiring Terminations: Furnish terminal lugs to match branch circuit conductor quantities, sizes, and materials indicated.

2.3 SOURCE QUALITY CONTROL

A. Test motors in accordance with NEMA MG 1, including winding resistance, no-load speed and current, locked rotor current, insulation high-potential test, and mechanical alignment tests.

PART 3 - EXECUTION

3.1 EXISTING WORK

A. Disconnect and remove abandoned motors

B. Maintain access to existing motors and other installations remaining active and requiring access. Modify installation or provide access panel.

C. Clean and repair existing motors to remain or are to be reinstalled.

3.2 INSTALLATION

A. Install securely on firm foundation. Mount ball bearing motors in accordance with motor manufacturer's requirements.

B. Install engraved plastic nameplates in accordance with Section 26 05 53.

C. Ground and bond motors in accordance with Section 26 05 26.

3.3 FIELD QUALITY CONTROL

A. Section [01 40 00 - Quality Requirements] [017000 - Execution and Closeout Requirements]: Field inspecting, testing, adjusting, and balancing.

B. Inspect and test in accordance with NETA ATS, except Section 4.

C. Perform inspections and tests listed in NETA ATS, Section 7.15.

END OF SECTION 23 05 13

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PN 878 - CHIMBOLE CENTER & LIBRARY EXPANSION, PHASE 1

APPENDIX A

US Air Conditioning Distributors

OFCI-4 / OFCI-5 Equipment Proposal

Supporting documentation appended to Cumming Group Procurement Review and Recommendation

16900 Chestnut Street, City of Industry, CA 91748- Ph: - Email:

Date: 8/31/2026
Project Name: City of Palmdale, Chimbole Center & Library Expansion

Customer/Owner: City of Palmdale
Attention: Harriet Howell, PM

Tag	Qty	Model No.	Description
RTU-1-1, 2-3	2	KV30N1DG4K1CQA12A1	30 Ton, York Single Packaged R-454B Air Conditioner, Refrigerant Detection System (RDS) is factory installed, Standard Efficiency / Bottom Supply / Bottom Return, Natural Gas, Staged Heat, Low Heat, 400 MBH Input, 460-3-60, Four Stages of Cooling, VAV Controller with VFD, Single Enthalpy Economizer w/ Modulating Power Exhaust and Economizer Fault Detection & Diagnostic (Meets ASHRAE 90.1-2013, IECC 2015, California Title 24, AMCA 511), 15 HP High Static Belt Drive Blower, 2" Pleated Filters (MERV 8), Smart Equipment Controller including Discharge Air, Return Air, and Outdoor Air Temperature Sensors. BACNet MS/TP, Modbus and N2 Communication Card with Bluetooth., Supply Air Smoke Detector, Microchannel condenser coils, Copper tube/Aluminum fin evaporator coils, Co2 Sensor, Standard Cabinet, Galvanized Steel Drain Pan
RTU-1-2	1	KV25N1DH4L1CWA84A1	25 Ton, York SunChoice Single Packaged R-454B Air Conditioner, Four Stage Compressor Operation, Standard Efficiency, Bottom Duct, Natural Gas, Staged Heat, Low Heat, 220 MBH Input, 460-3-60, VAV Controller with VFD, Single Enthalpy Economizer w/Barometric Relief with Economizer Fault Detection & Diagnostic (Meets ASHRAE 90.1-2013, IECC 2015, California Title 24, AMCA 511), 10 HP High Static Belt Drive Blower, 2" Pleated Filters (MERV 13), Smart Equipment Controller including Discharge Air, Return Air, and Outdoor Air Temperature Sensors. BACNet MS/TP, Modbus and N2 Communication Card with Bluetooth., Air Proving Switch, Supply Air Smoke Detector, Microchannel condenser coils, Copper tube/Aluminum fin evaporator coils, Refrigerant Detection System, Co2 Sensor, Standard Cabinet, Polyester SMC Drain Pan

RTU-2-1, 2-2	2	KV40N1CG4R1CQA14A1	40 Ton, York Single Packaged R-454B Air Conditioner, Refrigerant Detection System (RDS) is factory installed, Standard Efficiency / Bottom Supply / Bottom Return, Natural Gas, Staged Heat, Low Heat, 400 MBH Input, 460-3-60, Four Stages of Cooling, VAV Controller with VFD, Dual Enthalpy Economizer w/ Modulating Power Exhaust and Economizer Fault Detection & Diagnostic (Meets ASHRAE 90.1-2013, IECC 2015, California Title 24, AMCA 511), 15 HP Medium Static Belt Drive Blower, 4" Pleated Filters (MERV 13), Smart Equipment Controller including Discharge Air, Return Air, and Outdoor Air Temperature Sensors. BACNet MS/TP, Modbus and N2 Communication Card with Bluetooth., Supply Air Smoke Detector, Microchannel condenser coils, Copper tube/Aluminum fin evaporator coils, Co2 Sensor, Standard Cabinet, Galvanized Steel Drain Pan
	5	DUCTSD	4-Wire Duct Smoke Detector
	5	T8950	Commercial ColorTouch Touchscreen Thermostat, 7-Day Programmable, 4 HT/2 CL, Dual Fuel, w/ Wi-Fi, Humidification-Dehumidification Controls, & 10K OHM Duct Sensor
RTU 1-1, RTU 2-3	2	C7-0011-5031	Isolation Curb Conforming Straight, No Pitch, 11 in Base Height New Model: KV30 2" Spring Deflection; Top Brace; Wood Nailer RTU Accessories: Economizer - Factory, Power Exhaust - Factory
RTU 1-2	1	C7-0011-5111	Isolation Curb Conforming Straight, No Pitch, 11 in Base Height New Model: KV25 2in Spring Deflection; Fully Assembled; Duct support rails included (flex duct by others) RTU Accessories: Economizer - Factory, Power Exhaust - Factory
RTU 2-1, 2-2	2	C7-0011-5032	Isolation Curb Conforming Straight, No Pitch, 11 in Base Height New Model: KV40 2" Spring Deflection; Top Brace; Wood Nailer RTU Accessories: Economizer - Factory, Power Exhaust - Factory

	2	10-S-CLIP-5031	Clips S-CLIP New Model: KV30 Set of 8 clips
	1	10-S-CLIP-5111	Clips S-CLIP New Model: KV25 Set of 6 clips
	1	10-S-CLIP-5032	Clips S-CLIP New Model: KV40
	3	C4-SEISMIC CALCS	Custom Conforming SEISMIC CALCS
AC-2~4	3	RNX09AMD	RAC, R-32, WindFree™ Standard, Wall mount, 9K BTU, 1Ph, 60Hz, 208~230V
CU-2~4	3	RXX09AMD	RAC, R-32, Standard, Outdoor, 9K BTU, 1Ph, 60Hz, 208~230V
AC-6	1	RNX12AMD	RAC, R-32, WindFree™ Standard, Wall mount, 12K BTU, 1Ph, 60Hz, 208~230V
CU-6	1	RXX12AMD	RAC, R-32, Standard, Outdoor, 12K BTU, 1Ph, 60Hz, 208~230V
AC-5	1	RNX36UMD	RAC, R-32, Wall Mount, Indoor, 36K BTU, 1Ph, 60Hz, 208~230V
CU-5	1	RXX36UMD	RAC, R-32, Outdoor, 36K BTU, 1Ph, 60Hz, 208~230V
	5	BD-BLUE230	BLUE DIAMOND 230 VAC CONDENSATE PUMP (9K~36K)/P/N X87-721 MAXI BLUE PUMP 230V W/ RESERVOIR
	5	MIM-A00UN	RAC IDU Communication Kit
	5	MWR-WG01UN	Samsung Advanced Wired Controller, 7-day programable
VAV 1-2.7, 1-2.8	2	TSS 8	VAV Single Duct Units, Size 8, Max CFM for Size 1030 CFM, No Heating, 1/2" Fiberglass Insulation, Hanger Brackets, 15 Amp Disconnect, 24V Isolation Transformer, Controls by Others (Field Supplied)
VAV 1-1.6	1	TSS 10	VAV Single Duct Units, Size 10, Max CFM for Size 1660 CFM, 1 Row Hot Water Coil, 1/2" Fiberglass Insulation, Hanger Brackets, 15 Amp Disconnect, 24V Isolation Transformer, Controls by Others (Field Supplied)
VAV 2-1.6	1	TSS 10	VAV Single Duct Units, Size 10, Max CFM for Size 1660 CFM, 2 Row Hot Water Coil, 1/2" Fiberglass Insulation, Hanger Brackets, 15 Amp Disconnect, 24V Isolation Transformer, Controls by Others (Field Supplied)
VAV 1-2.2, 1-2.5, 1-2.6, 1-2.9	4	TSS 12	VAV Single Duct Units, Size 12, Max CFM for Size 2420 CFM, No Heating, 1/2" Fiberglass Insulation, Hanger Brackets, 15 Amp Disconnect, 24V Isolation Transformer, Controls by Others (Field Supplied)

VAV 1-2.3	1	TSS 12	VAV Single Duct Units, Size 12, Max CFM for Size 2420 CFM, 1 Row Hot Water Coil, 1/2" Fiberglass Insulation, Hanger Brackets, 15 Amp Disconnect, 24V Isolation Transformer, Controls by Others (Field Supplied)
VAV 2-3.4	1	TSS 12	VAV Single Duct Units, Size 12, Max CFM for Size 2420 CFM, 2 Row Hot Water Coil, 1/2" Fiberglass Insulation, Hanger Brackets, 15 Amp Disconnect, 24V Isolation Transformer, Controls by Others (Field Supplied)
VAV 1-1.1, 1-1.3, 1-1.4, 1-2.1, 1-2.4	5	TSS 14	VAV Single Duct Units, Size 14, Max CFM for Size 3368 CFM, 1 Row Hot Water Coil, 1/2" Fiberglass Insulation, Hanger Brackets, 15 Amp Disconnect, 24V Isolation Transformer, Controls by Others (Field Supplied)
VAV 2-1.1, 2-1.4, 2-1.5	3	TSS 16	VAV Single Duct Units, Size 16, Max CFM for Size 4404 CFM, 2 Row Hot Water Coil, 1/2" Fiberglass Insulation, Hanger Brackets, 15 Amp Disconnect, 24V Isolation Transformer, Controls by Others (Field Supplied)
VAV 1-1.2	1	TSS 19	VAV Single Duct Units, Size 19, Max CFM for Size 6500 CFM, 1 Row Hot Water Coil, 1/2" Fiberglass Insulation, Hanger Brackets, 15 Amp Disconnect, 24V Isolation Transformer, Controls by Others (Field Supplied)
VAV 1-1.5, 2-1.2, 2-3.1	3	TSS 19	VAV Single Duct Units, Size 19, Max CFM for Size 6500 CFM, 2 Row Hot Water Coil, 1/2" Fiberglass Insulation, Hanger Brackets, 15 Amp Disconnect, 24V Isolation Transformer, Controls by Others (Field Supplied)
VAV 2-1.3, 2.1, 2.2, 2.3, 2.4, 3.2, 3.3	7	TSS 19	VAV Single Duct Units, Size 19, Max CFM for Size 6500 CFM, 3 Row Hot Water Coil, 1/2" Fiberglass Insulation, Hanger Brackets, 15 Amp Disconnect, 24V Isolation Transformer, Controls by Others (Field Supplied)

Total: $450,632.00

Sales and excise taxes are not included

BID PER PLANS DATED: 06-30-2026

This proposal is based on current regulations and market conditions. Tariff exclusions depend on government approval and may change. We are not responsible for changes in trade policies, duties or costs. It is the parties responsibility to comply with all laws and regulations.

Notes:

1. EPDM insulation is required for all VRF refrigerant piping systems. Insulation must have flame spread/smoke generation index of 25/50 and heat resistance factor greater than 248°F

2. Follow required 2016 Building Energy Efficiency Standards, Title 24, Part 6, Table 120.3-A Pipe Insulation Thickness

3. PAYMENT TERMS:
100% payment due upon issuance of Purchase Order and prior to release of equipment for production. Equipment will not be released for production until payment has been received in full. These project-specific payment terms supersede the standard payment terms stated in the U.S.A.C.D. Standard Terms and Conditions.

4. OWNER-FURNISHED EQUIPMENT:
Equipment is being purchased directly by the City of Palmdale as Owner-Furnished, Contractor-Installed (OFCI) equipment. Installation, unloading, rigging, storage, start-up, and all other field labor are by others unless specifically noted in this proposal.

Not Included:

Installation, unloading, rigging, handling, storage, setting of equipment, field labor, ductwork, piping, electrical work, line or low voltage wiring, controls integration, structural work, seismic installation, roofing/flashing, permits, inspections, TAB, commissioning, startup, supervision, training, or any equipment, accessories, components or controls not specifically listed above. All accessories are field installed unless otherwise noted. ***VAV Exclusions****: access plate, airflow probe, sound attenuation, all controls and thermostats, control addressing, air temp sensors, actuators, valve packages.*

Notes:

Startup/Commissioning: Factory-authorized startup, commissioning and training are not included. Startup assistance can be quoted separately once the installing contractor is awarded and the equipment is installed and ready for startup.
Delivery/Storage: Delivery dates are estimates and subject to factory availability at time of release. Unloading, rigging, handling and storage are by others. Buyer is responsible for proper storage of equipment following delivery in accordance with manufacturer's requirements.
Warranty: Manufacturer's standard equipment warranty applies. Warranty labor and field service are not included. Upon award, warranty and service matters shall be coordinated through the installing contractor in accordance with the manufacturer's standard warranty procedures. Warranty coverage is subject to proper storage, installation, startup, operation and maintenance of the equipment. Issues or failures resulting from improper storage, handling, installation, startup, operation or maintenance are excluded from warranty coverage.
VAV Notes: All LH controls and coil access, please note if RH is required for any units prior to ordering. Min CFM for size 19 units is 1025 CFM.

Prices are valid for THIRTY (30) days from the date of the Proposal unless noted otherwise.

Sincerely,

Michelle Sangalang
Sales Engineer
US Airconditioning

U.S.A.C.D. Standard Terms and Conditions

1. Quoted price does not include applicable taxes unless specifically noted otherwise.

2. Quotations expire in 30 days.

3. For shipments directly from the factory, freight terms are F.O.B. factory, freight allowed to customer's first domestic destination. For shipments from USACD inventory, freight terms are F.O.B. warehouse, freight to customer's first Southern California destination.

4. Shipment to meet crane appointment charge is $85.00 (available for warehoused products only).

5. Warranty is manufacturer's standard.

6. Only the equipment and accessories listed in this quote are included (wiring, controls, or installation are not included unless specifically listed in this quote).

7. Others must provide items not included in this quote that are called for in the specifications.

8. Standard payment terms are 1% 10th prox., net 11th. Late charges will be assessed after 30 days.

9. Seller does not guarantee a particular date for shipment or delivery of the goods quoted. Shipment and delivery dates quoted are estimates of approximate dates.

10. Seller shall not be liable for any special, direct, incidental, or consequential damages of a commercial nature.

11. Seller will not accept any back-charges unless approval is obtained in writing from an officer of U.S.A.C.D. before the work is started.

12. Seller will not accept any order that has penalty clauses without express written consent from an officer of U.S.A.C.D.

13. All other U.S.A.C.D. standard terms and conditions apply as per Customer Manual.

US Air Conditioning Distributors is referred to herein as Seller. These terms and conditions are in lieu of any provisions, terms or conditions on purchase orders or other contractual documents issued to Seller by Buyer which are in any way inconsistent with, modify or add to the provisions hereof unless specific agreement on any variation or addition is obtained in a writing signed by an authorized representative of Seller. These terms and conditions and the provisions of such purchase order consistent herewith shall constitute the entire contract between the parties and supersede any and all prior or contemporaneous agreements, communications, representations or understandings, written or oral. Without limiting the generality of the foregoing, unless otherwise stated in the contract which incorporates these terms and conditions; Seller is a vendor only, not a subcontractor, and is not bound by the general provisions of any plans, specifications, or higher tier contracts except as stated in the contract which incorporates these terms and conditions. If a specification applies to this order, other than a specification supplied by Seller, Seller is bound only to the mechanical portions of that specification described in the body of the order. No person has authority to offer, promise, represent, warrant or agree to, anything pertaining to this order which is not contained in these terms and conditions and the written order or contract which incorporates this document.

PN 878 - CHIMBOLE CENTER & LIBRARY EXPANSION, PHASE 1

APPENDIX B

Johnson Controls VAV Equipment

Technical Submittal

Supporting documentation appended to Cumming Group Procurement Review and Recommendation

SUBMITTAL DATA

Order #: **Date:** 08/27/2026

Project: 878 Chimbole Library City of Palmdale VAVs

Project #:

Submitter: Eliana Klein
US AIRCONDITIONING DIST - CITY OF INDUSTRY
16900 CHESTNUT STREET
CITY OF INDUSTRY California 91749

	Drawing No.	Title
1.	01-80012	Single Duct Unit Arrangements
2.	01-80049	Single Duct WC Hanger Brackets
3.	01-80049	Single Duct Hanger Brackets
4.	15240	Single Duct - Size 4-16, Electronic, No-Reheat
5.	15241	Single Duct - Size 4-16, Electronic, HWC
6.	17444	Single Duct WC Coil Conn

AHRI CERTIFIED® www.ahridirectory.org
Air-Cooling and Air-Heating Coils AHRI Standard 410

Performance

Model: TSS: Single Duct Terminal
Size: 19
QTY: 1
Elevation: 0



Ship Cycle: Standard Shipment

Printed Date: 08/28/2026
Last Revised Date: 08/28/2026
Coil Version / Price Version: 8.12 / 1.2
User: Eliana Roberts
Estimate ID# / Line#: aAdVy000001gOgTKAU / 1

Tag: VAV-1-1.2

General

Unit Size	19	
Max CFM For Size	6500	(CFM)
Max Design	2800	(CFM)
Min CFM	1025	(CFM)
Inlet SP	1	(IN.WG)
Min SP Req.	0.20	(IN.WG)
Down S.P.	0.25	(IN.WG)
Weight	61	(LBS)
Ship Cycle	Standard Shipment	

Hot Water Coil Performance

Heat CFM	1400	(CFM)
EAT DB	55.0	(°F)
EWT / LWT	180.0 / 160.1	(°F)
LAT DB	95.1	(°F)
Sensible Capacity	60.94	(MBH)
Rows / FPI / Circuits	1 Row / 10 FPI / 2 Ckt	
Fluid Flow	6.3	(GPM)
Fluid PD	7.54	(FT.WG)
Coil APD	0.12	(IN.WG)
Tube Diameter	1/2	(IN.)
Tube Wall	0.016	(IN.)
Fluid Type	Water	

Sound Data

RadNC	DiscNC	RadNCRoom	DiscNCRoom	RadNCFan	DiscNCRFan
32	25	32	25	-	-

Freq.	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz
Rad	61	59	57	48	42	35
Dis	71	67	62	60	60	54
Rad Room	18	19	20	26	31	36
Dis Room	22	27	39	53	59	40

"-" signifies an NC value (radiated or discharge) that is less than 15.

Unit Details

Insulation Type	Standard Fiberglass
Insulation Thickness	1/2 Inch
20 ga Casing	None
Cover Inlet and Outlet Openings	Yes
Hanger Brackets	Yes
Isolation Transformer 24V	Yes
Controls Manufacturer	Field Supplied
Controller Model	Field Supplied
Damper Actuator Model	Field Supplied
Controls Communication	Field Supplied
Controller Output	No Heat or HW
Controls Sequence	SDC-FL110
Control Enclosure Type	Electronic
Disconnect Switch	Toggle Disconnect Switch (15 Amp)

Hot Water Coil Details

Coil 1 Type	Hot Water
Coil 1 Handing	Left Hand

Coil certified in accordance with the AHRI Forced-Circulation Air-Cooling and Air-Heating Coils Certification Program, which is based on AHRI Standard 410 within the Range of Standard Rating Conditions listed in Table 1 of the Standard.

AHRI CERTIFIED® www.ahridirectory.org
Air-Cooling and Air-Heating Coils AHRI Standard 410

Performance

Model: TSS: Single Duct Terminal
Size: 14
QTY: 2
Elevation: 0



Ship Cycle: Standard Shipment

Printed Date: 08/28/2026
Last Revised Date: 08/28/2026
Coil Version / Price Version: 8.12 / 1.2
User: Eliana Roberts
Estimate ID# / Line#: aAdVy000001gOgTKAU / 1

Tag: VAV-1-1.3,VAV-1-1.4

General

Unit Size	14	
Max CFM For Size	3368	(CFM)
Max Design	1800	(CFM)
Min CFM	540	(CFM)
Inlet SP	1	(IN.WG)
Min SP Req.	0.14	(IN.WG)
Down S.P.	0.25	(IN.WG)
Weight	44	(LBS)
Ship Cycle	Standard Shipment	

Hot Water Coil Performance

Heat CFM	900	(CFM)
EAT DB	55.0	(°F)
EWT / LWT	180.0 / 159.6	(°F)
LAT DB	94.6	(°F)
Sensible Capacity	38.68	(MBH)
Rows / FPI / Circuits	1 Row / 10 FPI / 2 Ckt	
Fluid Flow	3.9	(GPM)
Fluid PD	2.33	(FT.WG)
Coil APD	0.11	(IN.WG)
Tube Diameter	1/2	(IN.)
Tube Wall	0.016	(IN.)
Fluid Type	Water	

Sound Data

RadNC	DiscNC	RadNCRoom	DiscNCRoom	RadNCFan	DiscNCRFan
15	-	15	-	-	-

Freq.	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz
Rad	52	48	42	38	37	32
Dis	64	57	55	52	49	46
Rad Room	18	19	20	26	31	36
Dis Room	22	27	39	53	59	40

"-" signifies an NC value (radiated or discharge) that is less than 15.

Unit Details

Insulation Type	Standard Fiberglass
Insulation Thickness	1/2 Inch
20 ga Casing	None
Cover Inlet and Outlet Openings	Yes
Hanger Brackets	Yes
Isolation Transformer 24V	Yes
Controls Manufacturer	Field Supplied
Controller Model	Field Supplied
Damper Actuator Model	Field Supplied
Controls Communication	Field Supplied
Controller Output	No Heat or HW
Controls Sequence	SDC-FL110
Control Enclosure Type	Electronic
Disconnect Switch	Toggle Disconnect Switch (15 Amp)

Hot Water Coil Details

Coil 1 Type	Hot Water
Coil 1 Handing	Left Hand

Coil certified in accordance with the AHRI Forced-Circulation Air-Cooling and Air-Heating Coils Certification Program, which is based on AHRI Standard 410 within the Range of Standard Rating Conditions listed in Table 1 of the Standard.

AHRI CERTIFIED® www.ahridirectory.org
Air-Cooling and Air-Heating Coils
AHRI Standard 410

Performance

Model: TSS: Single Duct Terminal
Size: 19
QTY: 1
Elevation: 0



Ship Cycle: Standard Shipment

Printed Date: 08/28/2026
Last Revised Date: 08/28/2026
Coil Version / Price Version: 8.12 / 1.2
User: Eliana Roberts
Estimate ID# / Line#: aAdVy000001gOgTKAU / 1

Tag: VAV-1-1.5

General

Unit Size	19	
Max CFM For Size	6500	(CFM)
Max Design	2800	(CFM)
Min CFM	1035	(CFM)
Inlet SP	1	(IN.WG)
Min SP Req.	0.35	(IN.WG)
Down S.P.	0.25	(IN.WG)
Weight	69	(LBS)
Ship Cycle	Standard Shipment	

Hot Water Coil Performance

Heat CFM	1400	(CFM)
EAT DB	55.0	(°F)
EWT / LWT	180.0 / 158.9	(°F)
LAT DB	122.6	(°F)
Sensible Capacity	102.75	(MBH)
Rows / FPI / Circuits	2 Row / 10 FPI / 4 Ckt	
Fluid Flow	10	(GPM)
Fluid PD	5.05	(FT.WG)
Coil APD	0.27	(IN.WG)
Tube Diameter	1/2	(IN.)
Tube Wall	0.016	(IN.)
Fluid Type	Water	

Sound Data

RadNC	DiscNC	RadNCRoom	DiscNCRoom	RadNCFan	DiscNCRFan
30	24	30	24	-	-

Freq.	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz
Rad	59	58	55	47	41	34
Dis	70	66	60	58	58	52
Rad Room	18	19	20	26	31	36
Dis Room	22	27	39	53	59	40

"-" signifies an NC value (radiated or discharge) that is less than 15.

Unit Details

Insulation Type	Standard Fiberglass
Insulation Thickness	1/2 Inch
20 ga Casing	None
Cover Inlet and Outlet Openings	Yes
Hanger Brackets	Yes
Isolation Transformer 24V	Yes
Controls Manufacturer	Field Supplied
Controller Model	Field Supplied
Damper Actuator Model	Field Supplied
Controls Communication	Field Supplied
Controller Output	No Heat or HW
Controls Sequence	SDC-FL110
Control Enclosure Type	Electronic
Disconnect Switch	Toggle Disconnect Switch (15 Amp)

Hot Water Coil Details

Coil 1 Type	Hot Water
Coil 1 Handing	Left Hand

AHRI CERTIFIED® www.ahridirectory.org
Air-Cooling and Air-Heating Coils AHRI Standard 410

Performance

Model: TSS: Single Duct Terminal
Size: 10
QTY: 1
Elevation: 0



Ship Cycle: Standard Shipment

Printed Date: 08/28/2026
Last Revised Date: 08/28/2026
Coil Version / Price Version: 8.12 / 1.2
User: Eliana Roberts
Estimate ID# / Line#: aAdVy000001gOgTKAU / 1

Tag: VAV-1-1.6

General

Unit Size	10	
Max CFM For Size	1660	(CFM)
Max Design	800	(CFM)
Min CFM	240	(CFM)
Inlet SP	1	(IN.WG)
Min SP Req.	0.1	(IN.WG)
Down S.P.	0.25	(IN.WG)
Weight	30	(LBS)
Ship Cycle	Standard Shipment	

Hot Water Coil Performance

Heat CFM	400	(CFM)
EAT DB	55.0	(°F)
EWT / LWT	180.0 / 159.5	(°F)
LAT DB	96.4	(°F)
Sensible Capacity	17.98	(MBH)
Rows / FPI / Circuits	1 Row / 10 FPI / 1 Ckt	
Fluid Flow	1.8	(GPM)
Fluid PD	2.24	(FT.WG)
Coil APD	0.09	(IN.WG)
Tube Diameter	1/2	(IN.)
Tube Wall	0.016	(IN.)
Fluid Type	Water	

Sound Data

RadNC	DiscNC	RadNCRoom	DiscNCRoom	RadNCFan	DiscNCRFan
15	-	15	-	-	-

Freq.	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz
Rad	52	44	42	35	30	29
Dis	61	57	54	50	48	44
Rad Room	18	19	20	26	31	36
Dis Room	22	27	39	53	59	40

"-" signifies an NC value (radiated or discharge) that is less than 15.

Unit Details

Insulation Type	Standard Fiberglass
Insulation Thickness	1/2 Inch
20 ga Casing	None
Cover Inlet and Outlet Openings	Yes
Hanger Brackets	Yes
Isolation Transformer 24V	Yes
Controls Manufacturer	Field Supplied
Controller Model	Field Supplied
Damper Actuator Model	Field Supplied
Controls Communication	Field Supplied
Controller Output	No Heat or HW
Controls Sequence	SDC-FL110
Control Enclosure Type	Electronic
Disconnect Switch	Toggle Disconnect Switch (15 Amp)

Hot Water Coil Details

Coil 1 Type	Hot Water
Coil 1 Handing	Left Hand

Coil certified in accordance with the AHRI Forced-Circulation Air-Cooling and Air-Heating Coils Certification Program, which is based on AHRI Standard 410 within the Range of Standard Rating Conditions listed in Table 1 of the Standard.

AHRI CERTIFIED® www.ahridirectory.org
Air-Cooling and Air-Heating Coils AHRI Standard 410

Performance

Model: TSS: Single Duct Terminal
Size: 14
QTY: 2
Elevation: 0



Ship Cycle: Standard Shipment

Printed Date: 08/28/2026
Last Revised Date: 08/28/2026
Coil Version / Price Version: 8.12 / 1.2
User: Eliana Roberts
Estimate ID# / Line#: aAdVy000001gOgTKAU / 1

Tag: VAV-1-2.1,VAV-1-2.4

General

Unit Size	14	
Max CFM For Size	3368	(CFM)
Max Design	1600	(CFM)
Min CFM	480	(CFM)
Inlet SP	1	(IN.WG)
Min SP Req.	0.11	(IN.WG)
Down S.P.	0.25	(IN.WG)
Weight	44	(LBS)
Ship Cycle	Standard Shipment	

Hot Water Coil Performance

Heat CFM	800	(CFM)
EAT DB	55.0	(°F)
EWT / LWT	180.0 / 159.9	(°F)
LAT DB	96.7	(°F)
Sensible Capacity	36.16	(MBH)
Rows / FPI / Circuits	1 Row / 10 FPI / 2 Ckt	
Fluid Flow	3.7	(GPM)
Fluid PD	2.11	(FT.WG)
Coil APD	0.09	(IN.WG)
Tube Diameter	1/2	(IN.)
Tube Wall	0.016	(IN.)
Fluid Type	Water	

Sound Data

RadNC	DiscNC	RadNCRoom	DiscNCRoom	RadNCFan	DiscNCRFan
15	-	15	-	-	-

Freq.	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz
Rad	52	46	42	38	36	32
Dis	63	57	54	50	48	46
Rad Room	18	19	20	26	31	36
Dis Room	22	27	39	53	59	40

"-" signifies an NC value (radiated or discharge) that is less than 15.

Unit Details

Insulation Type	Standard Fiberglass
Insulation Thickness	1/2 Inch
20 ga Casing	None
Cover Inlet and Outlet Openings	Yes
Hanger Brackets	Yes
Isolation Transformer 24V	Yes
Controls Manufacturer	Field Supplied
Controller Model	Field Supplied
Damper Actuator Model	Field Supplied
Controls Communication	Field Supplied
Controller Output	No Heat or HW
Controls Sequence	SDC-FL110
Control Enclosure Type	Electronic
Disconnect Switch	Toggle Disconnect Switch (15 Amp)

Hot Water Coil Details

Coil 1 Type	Hot Water
Coil 1 Handing	Left Hand

Coil certified in accordance with the AHRI Forced-Circulation Air-Cooling and Air-Heating Coils Certification Program, which is based on AHRI Standard 410 within the Range of Standard Rating Conditions listed in Table 1 of the Standard.

AHRI CERTIFIED® www.ahridirectory.org
Air-Cooling and Air-Heating Coils
AHRI Standard 410

Performance

Model: TSS: Single Duct Terminal
Size: 12
QTY: 3
Elevation: 0



Ship Cycle: Standard Shipment

Printed Date: 08/28/2026
Last Revised Date: 08/28/2026
Coil Version / Price Version: 8.12 / 1.2
User: Eliana Roberts
Estimate ID# / Line#: aAdVy000001gOgTKAU / 1

Tag: VAV-1-2.2,VAV-1-2.6,VAV-1-2.9

General

Unit Size	12	
Max CFM For Size	2420	(CFM)
Max Design	1200	(CFM)
Min CFM	360	(CFM)
Inlet SP	1	(IN.WG)
Min SP Req.	0.01	(IN.WG)
Down S.P.	0.25	(IN.WG)
Weight	28	(LBS)
Ship Cycle	Standard Shipment	

Sound Data

RadNC	DiscNC	RadNCRoom	DiscNCRoom	RadNCFan	DiscNCRFan
19	15	19	15	-	-

Freq.	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz
Rad	53	48	45	38	35	31
Dis	64	59	57	53	50	47
Rad Room	18	19	20	26	31	36
Dis Room	22	27	39	53	59	40

"-" signifies an NC value (radiated or discharge) that is less than 15.

Unit Details

Insulation Type	Standard Fiberglass
Insulation Thickness	1/2 Inch
20 ga Casing	None
Cover Inlet and Outlet Openings	Yes
Hanger Brackets	Yes
Isolation Transformer 24V	Yes
Controls Manufacturer	Field Supplied
Controller Model	Field Supplied
Damper Actuator Model	Field Supplied
Controls Communication	Field Supplied
Controller Output	No Heat or HW
Controls Sequence	SDC-FL110
Control Enclosure Type	Electronic
Disconnect Switch	Toggle Disconnect Switch (15 Amp)

AHRI CERTIFIED® www.ahridirectory.org
Air-Cooling and Air-Heating Coils AHRI Standard 410

Performance

Model: TSS: Single Duct Terminal
Size: 12
QTY: 1
Elevation: 0



Ship Cycle: Standard Shipment

Printed Date: 08/28/2026
Last Revised Date: 08/28/2026
Coil Version / Price Version: 8.12 / 1.2
User: Eliana Roberts
Estimate ID# / Line#: aAdVy000001gOgTKAU / 1

Tag: VAV-1-2.3

General

Unit Size	12	
Max CFM For Size	2420	(CFM)
Max Design	1200	(CFM)
Min CFM	360	(CFM)
Inlet SP	1	(IN.WG)
Min SP Req.	0.12	(IN.WG)
Down S.P.	0.25	(IN.WG)
Weight	35	(LBS)
Ship Cycle	Standard Shipment	

Hot Water Coil Performance

Heat CFM	650	(CFM)
EAT DB	55.0	(°F)
EWT / LWT	180.0 / 160.2	(°F)
LAT DB	94.6	(°F)
Sensible Capacity	27.95	(MBH)
Rows / FPI / Circuits	1 Row / 10 FPI / 1 Ckt	
Fluid Flow	2.9	(GPM)
Fluid PD	7.06	(FT.WG)
Coil APD	0.11	(IN.WG)
Tube Diameter	1/2	(IN.)
Tube Wall	0.016	(IN.)
Fluid Type	Water	

Sound Data

RadNC	DiscNC	RadNCRoom	DiscNCRoom	RadNCFan	DiscNCRFan
16	-	16	-	-	-

Freq.	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz
Rad	51	47	43	36	33	30
Dis	63	58	55	51	49	45
Rad Room	18	19	20	26	31	36
Dis Room	22	27	39	53	59	40

"-" signifies an NC value (radiated or discharge) that is less than 15.

Unit Details

Insulation Type	Standard Fiberglass
Insulation Thickness	1/2 Inch
20 ga Casing	None
Cover Inlet and Outlet Openings	Yes
Hanger Brackets	Yes
Isolation Transformer 24V	Yes
Controls Manufacturer	Field Supplied
Controller Model	Field Supplied
Damper Actuator Model	Field Supplied
Controls Communication	Field Supplied
Controller Output	No Heat or HW
Controls Sequence	SDC-FL110
Control Enclosure Type	Electronic
Disconnect Switch	Toggle Disconnect Switch (15 Amp)

Hot Water Coil Details

Coil 1 Type	Hot Water
Coil 1 Handing	Left Hand

Coil certified in accordance with the AHRI Forced-Circulation Air-Cooling and Air-Heating Coils Certification Program, which is based on AHRI Standard 410 within the Range of Standard Rating Conditions listed in Table 1 of the Standard.

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Air-Cooling and Air-Heating Coils
AHRI Standard 410

Performance

Model: TSS: Single Duct Terminal
Size: 12
QTY: 1
Elevation: 0



Ship Cycle: Standard Shipment

Printed Date: 08/28/2026
Last Revised Date: 08/28/2026
Coil Version / Price Version: 8.12 / 1.2
User: Eliana Roberts
Estimate ID# / Line#: aAdVy000001gOgTKAU / 1

Tag: VAV-1-2.5

General

Unit Size	12	
Max CFM For Size	2420	(CFM)
Max Design	1400	(CFM)
Min CFM	420	(CFM)
Inlet SP	1	(IN.WG)
Min SP Req.	0.02	(IN.WG)
Down S.P.	0.25	(IN.WG)
Weight	28	(LBS)
Ship Cycle	Standard Shipment	

Sound Data

RadNC	DiscNC	RadNCRoom	DiscNCRoom	RadNCFan	DiscNCRFan
20	16	20	16	-	-

Freq.	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz
Rad	54	49	46	39	36	32
Dis	65	60	58	54	51	48
Rad Room	18	19	20	26	31	36
Dis Room	22	27	39	53	59	40

"-" signifies an NC value (radiated or discharge) that is less than 15.

Unit Details

Insulation Type	Standard Fiberglass
Insulation Thickness	1/2 Inch
20 ga Casing	None
Cover Inlet and Outlet Openings	Yes
Hanger Brackets	Yes
Isolation Transformer 24V	Yes
Controls Manufacturer	Field Supplied
Controller Model	Field Supplied
Damper Actuator Model	Field Supplied
Controls Communication	Field Supplied
Controller Output	No Heat or HW
Controls Sequence	SDC-FL110
Control Enclosure Type	Electronic
Disconnect Switch	Toggle Disconnect Switch (15 Amp)

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Air-Cooling and Air-Heating Coils
AHRI Standard 410

Performance

Model: TSS: Single Duct Terminal
Size: 08
QTY: 2
Elevation: 0



Ship Cycle: Standard Shipment

Printed Date: 08/28/2026
Last Revised Date: 08/28/2026
Coil Version / Price Version: 8.12 / 1.2
User: Eliana Roberts
Estimate ID# / Line#: aAdVy000001gOgTKAU / 1

Tag: VAV-1-2.7,VAV-1-2.8

General

Unit Size	08	
Max CFM For Size	1030	(CFM)
Max Design	600	(CFM)
Min CFM	180	(CFM)
Inlet SP	1	(IN.WG)
Min SP Req.	0.01	(IN.WG)
Down S.P.	0.25	(IN.WG)
Weight	20	(LBS)
Ship Cycle	Standard Shipment	

Sound Data

RadNC	DiscNC	RadNCRoom	DiscNCRoom	RadNCFan	DiscNCRFan
19	16	19	16	-	-

Freq.	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz
Rad	54	47	45	40	36	28
Dis	64	59	54	52	48	45
Rad Room	18	19	20	26	31	36
Dis Room	22	27	39	53	59	40

"-" signifies an NC value (radiated or discharge) that is less than 15.

Unit Details

Insulation Type	Standard Fiberglass
Insulation Thickness	1/2 Inch
20 ga Casing	None
Cover Inlet and Outlet Openings	Yes
Hanger Brackets	Yes
Isolation Transformer 24V	Yes
Controls Manufacturer	Field Supplied
Controller Model	Field Supplied
Damper Actuator Model	Field Supplied
Controls Communication	Field Supplied
Controller Output	No Heat or HW
Controls Sequence	SDC-FL110
Control Enclosure Type	Electronic
Disconnect Switch	Toggle Disconnect Switch (15 Amp)

AHRI CERTIFIED® www.ahridirectory.org
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AHRI Standard 410

Performance

Model: TSS: Single Duct Terminal
Size: 16
QTY: 1
Elevation: 0



Ship Cycle: Standard Shipment

Printed Date: 08/28/2026
Last Revised Date: 08/28/2026
Coil Version / Price Version: 8.12 / 1.2
User: Eliana Roberts
Estimate ID# / Line#: aAdVy000001gOgTKAU / 1

Tag: VAV-2-1.1

General

Unit Size	16	
Max CFM For Size	4404	(CFM)
Max Design	2400	(CFM)
Min CFM	720	(CFM)
Inlet SP	1	(IN.WG)
Min SP Req.	0.33	(IN.WG)
Down S.P.	0.25	(IN.WG)
Weight	53	(LBS)
Ship Cycle	Standard Shipment	

Hot Water Coil Performance

Heat CFM	1920	(CFM)
EAT DB	55.0	(°F)
EWT / LWT	180.0 / 159.1	(°F)
LAT DB	111.1	(°F)
Sensible Capacity	116.78	(MBH)
Rows / FPI / Circuits	2 Row / 10 FPI / 4 Ckt	
Fluid Flow	11.5	(GPM)
Fluid PD	5.71	(FT.WG)
Coil APD	0.3	(IN.WG)
Tube Diameter	1/2	(IN.)
Tube Wall	0.016	(IN.)
Fluid Type	Water	

Sound Data

RadNC	DiscNC	RadNCRoom	DiscNCRoom	RadNCFan	DiscNCRFan
-	-	-	-	-	-

Freq.	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz
Rad	51	46	41	37	33	30
Dis	64	55	55	49	46	43
Rad Room	18	19	20	26	31	36
Dis Room	22	27	39	53	59	40

"-" signifies an NC value (radiated or discharge) that is less than 15.

Unit Details

Insulation Type	Standard Fiberglass
Insulation Thickness	1/2 Inch
20 ga Casing	None
Cover Inlet and Outlet Openings	Yes
Hanger Brackets	Yes
Isolation Transformer 24V	Yes
Controls Manufacturer	Field Supplied
Controller Model	Field Supplied
Damper Actuator Model	Field Supplied
Controls Communication	Field Supplied
Controller Output	No Heat or HW
Controls Sequence	SDC-FL110
Control Enclosure Type	Electronic
Disconnect Switch	Toggle Disconnect Switch (15 Amp)

Hot Water Coil Details

Coil 1 Type	Hot Water
Coil 1 Handing	Left Hand

AHRI CERTIFIED® www.ahridirectory.org
Air-Cooling and Air-Heating Coils
AHRI Standard 410

Performance

Model: TSS: Single Duct Terminal
Size: 19
QTY: 1
Elevation: 0



Ship Cycle: Standard Shipment

Printed Date: 08/28/2026
Last Revised Date: 08/28/2026
Coil Version / Price Version: 8.12 / 1.2
User: Eliana Roberts
Estimate ID# / Line#: aAdVy000001gOgTKAU / 1

Tag: VAV-2-1.2

General

Unit Size	19	
Max CFM For Size	6500	(CFM)
Max Design	2800	(CFM)
Min CFM	1025	(CFM)
Inlet SP	1	(IN.WG)
Min SP Req.	0.35	(IN.WG)
Down S.P.	0.25	(IN.WG)
Weight	69	(LBS)
Ship Cycle	Standard Shipment	

Hot Water Coil Performance

Heat CFM	2240	(CFM)
EAT DB	55.0	(°F)
EWT / LWT	180.0 / 159.4	(°F)
LAT DB	113.3	(°F)
Sensible Capacity	141.59	(MBH)
Rows / FPI / Circuits	2 Row / 10 FPI / 4 Ckt	
Fluid Flow	14.1	(GPM)
Fluid PD	9.73	(FT.WG)
Coil APD	0.27	(IN.WG)
Tube Diameter	1/2	(IN.)
Tube Wall	0.016	(IN.)
Fluid Type	Water	

Sound Data

RadNC	DiscNC	RadNCRoom	DiscNCRoom	RadNCFan	DiscNCRFan
30	24	30	24	-	-

Freq.	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz
Rad	59	58	55	47	41	34
Dis	70	66	60	58	58	52
Rad Room	18	19	20	26	31	36
Dis Room	22	27	39	53	59	40

"-" signifies an NC value (radiated or discharge) that is less than 15.

Unit Details

Insulation Type	Standard Fiberglass
Insulation Thickness	1/2 Inch
20 ga Casing	None
Cover Inlet and Outlet Openings	Yes
Hanger Brackets	Yes
Isolation Transformer 24V	Yes
Controls Manufacturer	Field Supplied
Controller Model	Field Supplied
Damper Actuator Model	Field Supplied
Controls Communication	Field Supplied
Controller Output	No Heat or HW
Controls Sequence	SDC-FL110
Control Enclosure Type	Electronic
Disconnect Switch	Toggle Disconnect Switch (15 Amp)

Hot Water Coil Details

Coil 1 Type	Hot Water
Coil 1 Handing	Left Hand

AHRI CERTIFIED® www.ahridirectory.org
Air-Cooling and Air-Heating Coils
AHRI Standard 410

Performance

Model: TSS: Single Duct Terminal
Size: 19
QTY: 1
Elevation: 0



Ship Cycle: Standard Shipment

Printed Date: 08/28/2026
Last Revised Date: 08/28/2026
Coil Version / Price Version: 8.12 / 1.2
User: Eliana Roberts
Estimate ID# / Line#: aAdVy000001gOgTKAU / 1

Tag: VAV-2-1.3

General

Unit Size	19	
Max CFM For Size	6500	(CFM)
Max Design	4400	(CFM)
Min CFM	1830	(CFM)
Inlet SP	2	(IN.WG)
Min SP Req.	1.09	(IN.WG)
Down S.P.	0.25	(IN.WG)
Weight	77	(LBS)
Ship Cycle	Standard Shipment	

Hot Water Coil Performance

Heat CFM	3520	(CFM)
EAT DB	55.0	(°F)
EWT / LWT	180.0 / 159.8	(°F)
LAT DB	103.6	(°F)
Sensible Capacity	185.48	(MBH)
Rows / FPI / Circuits	3 Row / 10 FPI / 6 Ckt	
Fluid Flow	18.9	(GPM)
Fluid PD	8.34	(FT.WG)
Coil APD	0.89	(IN.WG)
Tube Diameter	1/2	(IN.)
Tube Wall	0.016	(IN.)
Fluid Type	Water	

Sound Data

RadNC	DiscNC	RadNCRoom	DiscNCRoom	RadNCFan	DiscNCRFan
38	30	38	30	-	-

Freq.	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz
Rad	64	63	63	54	49	41
Dis	74	71	69	67	66	62
Rad Room	18	19	20	26	31	36
Dis Room	22	27	39	53	59	40

"-" signifies an NC value (radiated or discharge) that is less than 15.

Unit Details

Insulation Type	Standard Fiberglass
Insulation Thickness	1/2 Inch
20 ga Casing	None
Cover Inlet and Outlet Openings	Yes
Hanger Brackets	Yes
Isolation Transformer 24V	Yes
Controls Manufacturer	Field Supplied
Controller Model	Field Supplied
Damper Actuator Model	Field Supplied
Controls Communication	Field Supplied
Controller Output	No Heat or HW
Controls Sequence	SDC-FL110
Control Enclosure Type	Electronic
Disconnect Switch	Toggle Disconnect Switch (15 Amp)

Hot Water Coil Details

Coil 1 Type	Hot Water
Coil 1 Handing	Left Hand

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AHRI Standard 410

Performance

Model: TSS: Single Duct Terminal
Size: 16
QTY: 1
Elevation: 0



Ship Cycle: Standard Shipment

Printed Date: 08/28/2026
Last Revised Date: 08/28/2026
Coil Version / Price Version: 8.12 / 1.2
User: Eliana Roberts
Estimate ID# / Line#: aAdVy000001gOgTKAU / 1

Tag: VAV-2-1.4

General

Unit Size	16	
Max CFM For Size	4404	(CFM)
Max Design	2700	(CFM)
Min CFM	810	(CFM)
Inlet SP	1	(IN.WG)
Min SP Req.	0.40	(IN.WG)
Down S.P.	0.25	(IN.WG)
Weight	53	(LBS)
Ship Cycle	Standard Shipment	

Hot Water Coil Performance

Heat CFM	2160	(CFM)
EAT DB	55.0	(°F)
EWT / LWT	180.0 / 159.3	(°F)
LAT DB	108.7	(°F)
Sensible Capacity	125.94	(MBH)
Rows / FPI / Circuits	2 Row / 10 FPI / 4 Ckt	
Fluid Flow	12.5	(GPM)
Fluid PD	6.7	(FT.WG)
Coil APD	0.37	(IN.WG)
Tube Diameter	1/2	(IN.)
Tube Wall	0.016	(IN.)
Fluid Type	Water	

Sound Data

RadNC	DiscNC	RadNCRoom	DiscNCRoom	RadNCFan	DiscNCRFan
15	-	15	-	-	-

Freq.	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz
Rad	52	47	42	38	34	30
Dis	64	56	56	50	46	43
Rad Room	18	19	20	26	31	36
Dis Room	22	27	39	53	59	40

"-" signifies an NC value (radiated or discharge) that is less than 15.

Unit Details

Insulation Type	Standard Fiberglass
Insulation Thickness	1/2 Inch
20 ga Casing	None
Cover Inlet and Outlet Openings	Yes
Hanger Brackets	Yes
Isolation Transformer 24V	Yes
Controls Manufacturer	Field Supplied
Controller Model	Field Supplied
Damper Actuator Model	Field Supplied
Controls Communication	Field Supplied
Controller Output	No Heat or HW
Controls Sequence	SDC-FL110
Control Enclosure Type	Electronic
Disconnect Switch	Toggle Disconnect Switch (15 Amp)

Hot Water Coil Details

Coil 1 Type	Hot Water
Coil 1 Handing	Left Hand

AHRI CERTIFIED® www.ahridirectory.org
Air-Cooling and Air-Heating Coils
AHRI Standard 410

Performance

Model: TSS: Single Duct Terminal
Size: 16
QTY: 1
Elevation: 0



Ship Cycle: Standard Shipment

Printed Date: 08/28/2026
Last Revised Date: 08/28/2026
Coil Version / Price Version: 8.12 / 1.2
User: Eliana Roberts
Estimate ID# / Line#: aAdVy000001gOgTKAU / 1

Tag: VAV-2-1.5

General

Unit Size	16	
Max CFM For Size	4404	(CFM)
Max Design	2700	(CFM)
Min CFM	1200	(CFM)
Inlet SP	1	(IN.WG)
Min SP Req.	0.40	(IN.WG)
Down S.P.	0.25	(IN.WG)
Weight	53	(LBS)
Ship Cycle	Standard Shipment	

Hot Water Coil Performance

Heat CFM	2700	(CFM)
EAT DB	55.0	(°F)
EWT / LWT	180.0 / 159.5	(°F)
LAT DB	104.3	(°F)
Sensible Capacity	144.55	(MBH)
Rows / FPI / Circuits	2 Row / 10 FPI / 4 Ckt	
Fluid Flow	14.5	(GPM)
Fluid PD	8.9	(FT.WG)
Coil APD	0.37	(IN.WG)
Tube Diameter	1/2	(IN.)
Tube Wall	0.016	(IN.)
Fluid Type	Water	

Sound Data

RadNC	DiscNC	RadNCRoom	DiscNCRoom	RadNCFan	DiscNCRFan
15	-	15	-	-	-

Freq.	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz
Rad	52	47	42	38	34	30
Dis	64	56	56	50	46	43
Rad Room	18	19	20	26	31	36
Dis Room	22	27	39	53	59	40

"-" signifies an NC value (radiated or discharge) that is less than 15.

Unit Details

Insulation Type	Standard Fiberglass
Insulation Thickness	1/2 Inch
20 ga Casing	None
Cover Inlet and Outlet Openings	Yes
Hanger Brackets	Yes
Isolation Transformer 24V	Yes
Controls Manufacturer	Field Supplied
Controller Model	Field Supplied
Damper Actuator Model	Field Supplied
Controls Communication	Field Supplied
Controller Output	No Heat or HW
Controls Sequence	SDC-FL110
Control Enclosure Type	Electronic
Disconnect Switch	Toggle Disconnect Switch (15 Amp)

Hot Water Coil Details

Coil 1 Type	Hot Water
Coil 1 Handing	Left Hand

AHRI CERTIFIED® www.ahridirectory.org
Air-Cooling and Air-Heating Coils
AHRI Standard 410

Performance

Model: TSS: Single Duct Terminal
Size: 10
QTY: 1
Elevation: 0



Ship Cycle: Standard Shipment

Printed Date: 08/28/2026
Last Revised Date: 08/28/2026
Coil Version / Price Version: 8.12 / 1.2
User: Eliana Roberts
Estimate ID# / Line#: aAdVy000001gOgTKAU / 1

Tag: VAV-2-1.6

General

Unit Size	10	
Max CFM For Size	1660	(CFM)
Max Design	1000	(CFM)
Min CFM	300	(CFM)
Inlet SP	1	(IN.WG)
Min SP Req.	0.32	(IN.WG)
Down S.P.	0.25	(IN.WG)
Weight	33	(LBS)
Ship Cycle	Standard Shipment	

Hot Water Coil Performance

Heat CFM	1000	(CFM)
EAT DB	55.0	(°F)
EWT / LWT	180.0 / 159.4	(°F)
LAT DB	105.9	(°F)
Sensible Capacity	55.27	(MBH)
Rows / FPI / Circuits	2 Row / 10 FPI / 2 Ckt	
Fluid Flow	5.5	(GPM)
Fluid PD	5.06	(FT.WG)
Coil APD	0.3	(IN.WG)
Tube Diameter	1/2	(IN.)
Tube Wall	0.016	(IN.)
Fluid Type	Water	

Sound Data

RadNC	DiscNC	RadNCRoom	DiscNCRoom	RadNCFan	DiscNCRFan
16	-	16	-	-	-

Freq.	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz
Rad	53	43	43	36	29	29
Dis	63	57	53	51	48	43
Rad Room	18	19	20	26	31	36
Dis Room	22	27	39	53	59	40

"-" signifies an NC value (radiated or discharge) that is less than 15.

Unit Details

Insulation Type	Standard Fiberglass
Insulation Thickness	1/2 Inch
20 ga Casing	None
Cover Inlet and Outlet Openings	Yes
Hanger Brackets	Yes
Isolation Transformer 24V	Yes
Controls Manufacturer	Field Supplied
Controller Model	Field Supplied
Damper Actuator Model	Field Supplied
Controls Communication	Field Supplied
Controller Output	No Heat or HW
Controls Sequence	SDC-FL110
Control Enclosure Type	Electronic
Disconnect Switch	Toggle Disconnect Switch (15 Amp)

Hot Water Coil Details

Coil 1 Type	Hot Water
Coil 1 Handing	Left Hand

Coil certified in accordance with the AHRI Forced-Circulation Air-Cooling and Air-Heating Coils Certification Program, which is based on AHRI Standard 410 within the Range of Standard Rating Conditions listed in Table 1 of the Standard.

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Air-Cooling and Air-Heating Coils
AHRI Standard 410

Performance

Model: TSS: Single Duct Terminal
Size: 19
QTY: 1
Elevation: 0



Ship Cycle: Standard Shipment

Printed Date: 08/28/2026
Last Revised Date: 08/28/2026
Coil Version / Price Version: 8.12 / 1.2
User: Eliana Roberts
Estimate ID# / Line#: aAdVy000001gOgTKAU / 1

Tag: VAV-2-2.1

General

Unit Size	19	
Max CFM For Size	6500	(CFM)
Max Design	2800	(CFM)
Min CFM	1025	(CFM)
Inlet SP	1	(IN.WG)
Min SP Req.	0.50	(IN.WG)
Down S.P.	0.25	(IN.WG)
Weight	77	(LBS)
Ship Cycle	Standard Shipment	

Hot Water Coil Performance

Heat CFM	2800	(CFM)
EAT DB	55.0	(°F)
EWT / LWT	180.0 / 159.6	(°F)
LAT DB	110.0	(°F)
Sensible Capacity	167.21	(MBH)
Rows / FPI / Circuits	3 Row / 10 FPI / 6 Ckt	
Fluid Flow	16.8	(GPM)
Fluid PD	6.65	(FT.WG)
Coil APD	0.42	(IN.WG)
Tube Diameter	1/2	(IN.)
Tube Wall	0.016	(IN.)
Fluid Type	Water	

Sound Data

RadNC	DiscNC	RadNCRoom	DiscNCRoom	RadNCFan	DiscNCRFan
28	21	28	21	-	-

Freq.	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz
Rad	57	57	53	45	39	32
Dis	69	64	57	56	56	49
Rad Room	18	19	20	26	31	36
Dis Room	22	27	39	53	59	40

"-" signifies an NC value (radiated or discharge) that is less than 15.

Unit Details

Insulation Type	Standard Fiberglass
Insulation Thickness	1/2 Inch
20 ga Casing	None
Cover Inlet and Outlet Openings	Yes
Hanger Brackets	Yes
Isolation Transformer 24V	Yes
Controls Manufacturer	Field Supplied
Controller Model	Field Supplied
Damper Actuator Model	Field Supplied
Controls Communication	Field Supplied
Controller Output	No Heat or HW
Controls Sequence	SDC-FL110
Control Enclosure Type	Electronic
Disconnect Switch	Toggle Disconnect Switch (15 Amp)

Hot Water Coil Details

Coil 1 Type	Hot Water
Coil 1 Handing	Left Hand

AHRI CERTIFIED® www.ahridirectory.org
Air-Cooling and Air-Heating Coils
AHRI Standard 410

Performance

Model: TSS: Single Duct Terminal
Size: 19
QTY: 1
Elevation: 0



Ship Cycle: Standard Shipment

Printed Date: 08/28/2026
Last Revised Date: 08/28/2026
Coil Version / Price Version: 8.12 / 1.2
User: Eliana Roberts
Estimate ID# / Line#: aAdVy000001gOgTKAU / 1

Tag: VAV-2-2.2

General

Unit Size	19	
Max CFM For Size	6500	(CFM)
Max Design	5000	(CFM)
Min CFM	1500	(CFM)
Inlet SP	2	(IN.WG)
Min SP Req.	1.36	(IN.WG)
Down S.P.	0.25	(IN.WG)
Weight	77	(LBS)
Ship Cycle	Standard Shipment	

Hot Water Coil Performance

Heat CFM	3500	(CFM)
EAT DB	55.0	(°F)
EWT / LWT	180.0 / 159.8	(°F)
LAT DB	103.7	(°F)
Sensible Capacity	184.96	(MBH)
Rows / FPI / Circuits	3 Row / 10 FPI / 6 Ckt	
Fluid Flow	18.8	(GPM)
Fluid PD	8.26	(FT.WG)
Coil APD	1.09	(IN.WG)
Tube Diameter	1/2	(IN.)
Tube Wall	0.016	(IN.)
Fluid Type	Water	

Sound Data

RadNC	DiscNC	RadNCRoom	DiscNCRoom	RadNCFan	DiscNCRFan
38	29	38	29	-	-

Freq.	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz
Rad	63	63	63	53	48	41
Dis	74	70	67	66	66	62
Rad Room	18	19	20	26	31	36
Dis Room	22	27	39	53	59	40

"-" signifies an NC value (radiated or discharge) that is less than 15.

Unit Details

Insulation Type	Standard Fiberglass
Insulation Thickness	1/2 Inch
20 ga Casing	None
Cover Inlet and Outlet Openings	Yes
Hanger Brackets	Yes
Isolation Transformer 24V	Yes
Controls Manufacturer	Field Supplied
Controller Model	Field Supplied
Damper Actuator Model	Field Supplied
Controls Communication	Field Supplied
Controller Output	No Heat or HW
Controls Sequence	SDC-FL110
Control Enclosure Type	Electronic
Disconnect Switch	Toggle Disconnect Switch (15 Amp)

Hot Water Coil Details

Coil 1 Type	Hot Water
Coil 1 Handing	Left Hand

AHRI CERTIFIED® www.ahridirectory.org
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AHRI Standard 410

Performance

Model: TSS: Single Duct Terminal
Size: 19
QTY: 2
Elevation: 0



Ship Cycle: Standard Shipment

Printed Date: 08/28/2026
Last Revised Date: 08/28/2026
Coil Version / Price Version: 8.12 / 1.2
User: Eliana Roberts
Estimate ID# / Line#: aAdVy000001gOgTKAU / 1

Tag: VAV-2-2.3,VAV-2-2.4

General

Unit Size	19	
Max CFM For Size	6500	(CFM)
Max Design	4100	(CFM)
Min CFM	1230	(CFM)
Inlet SP	2	(IN.WG)
Min SP Req.	0.97	(IN.WG)
Down S.P.	0.25	(IN.WG)
Weight	77	(LBS)
Ship Cycle	Standard Shipment	

Hot Water Coil Performance

Heat CFM	2870	(CFM)
EAT DB	55.0	(°F)
EWT / LWT	180.0 / 159.6	(°F)
LAT DB	109.3	(°F)
Sensible Capacity	169.13	(MBH)
Rows / FPI / Circuits	3 Row / 10 FPI / 6 Ckt	
Fluid Flow	17	(GPM)
Fluid PD	6.81	(FT.WG)
Coil APD	0.79	(IN.WG)
Tube Diameter	1/2	(IN.)
Tube Wall	0.016	(IN.)
Fluid Type	Water	

Sound Data

RadNC	DiscNC	RadNCRoom	DiscNCRoom	RadNCFan	DiscNCRFan
39	31	39	31	-	-

Freq.	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz
Rad	66	63	64	54	49	42
Dis	75	72	70	68	67	63
Rad Room	18	19	20	26	31	36
Dis Room	22	27	39	53	59	40

"-" signifies an NC value (radiated or discharge) that is less than 15.

Unit Details

Insulation Type	Standard Fiberglass
Insulation Thickness	1/2 Inch
20 ga Casing	None
Cover Inlet and Outlet Openings	Yes
Hanger Brackets	Yes
Isolation Transformer 24V	Yes
Controls Manufacturer	Field Supplied
Controller Model	Field Supplied
Damper Actuator Model	Field Supplied
Controls Communication	Field Supplied
Controller Output	No Heat or HW
Controls Sequence	SDC-FL110
Control Enclosure Type	Electronic
Disconnect Switch	Toggle Disconnect Switch (15 Amp)

Hot Water Coil Details

Coil 1 Type	Hot Water
Coil 1 Handing	Left Hand

AHRI CERTIFIED® www.ahridirectory.org
Air-Cooling and Air-Heating Coils
AHRI Standard 410

Performance

Model: TSS: Single Duct Terminal
Size: 19
QTY: 1
Elevation: 0



Ship Cycle: Standard Shipment

Printed Date: 08/28/2026
Last Revised Date: 08/28/2026
Coil Version / Price Version: 8.12 / 1.2
User: Eliana Roberts
Estimate ID# / Line#: aAdVy000001gOgTKAU / 2

Tag: VAV-2-3.1

General

Unit Size	19	
Max CFM For Size	6500	(CFM)
Max Design	2800	(CFM)
Min CFM	1043	(CFM)
Inlet SP	1	(IN.WG)
Min SP Req.	0.35	(IN.WG)
Down S.P.	0.25	(IN.WG)
Weight	69	(LBS)
Ship Cycle	Standard Shipment	

Hot Water Coil Performance

Heat CFM	2240	(CFM)
EAT DB	55.0	(°F)
EWT / LWT	180.0 / 159.4	(°F)
LAT DB	113.3	(°F)
Sensible Capacity	141.59	(MBH)
Rows / FPI / Circuits	2 Row / 10 FPI / 4 Ckt	
Fluid Flow	14.1	(GPM)
Fluid PD	9.73	(FT.WG)
Coil APD	0.27	(IN.WG)
Tube Diameter	1/2	(IN.)
Tube Wall	0.016	(IN.)
Fluid Type	Water	

Sound Data

RadNC	DiscNC	RadNCRoom	DiscNCRoom	RadNCFan	DiscNCRFan
30	24	30	24	-	-

Freq.	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz
Rad	59	58	55	47	41	34
Dis	70	66	60	58	58	52
Rad Room	18	19	20	26	31	36
Dis Room	22	27	39	53	59	40

"-" signifies an NC value (radiated or discharge) that is less than 15.

Unit Details

Insulation Type	Standard Fiberglass
Insulation Thickness	1/2 Inch
20 ga Casing	None
Cover Inlet and Outlet Openings	Yes
Hanger Brackets	Yes
Isolation Transformer 24V	Yes
Controls Manufacturer	Field Supplied
Controller Model	Field Supplied
Damper Actuator Model	Field Supplied
Controls Communication	Field Supplied
Controller Output	No Heat or HW
Controls Sequence	SDC-FL110
Control Enclosure Type	Electronic
Disconnect Switch	Toggle Disconnect Switch (15 Amp)

Hot Water Coil Details

Coil 1 Type	Hot Water
Coil 1 Handing	Left Hand

AHRI CERTIFIED® www.ahridirectory.org
Air-Cooling and Air-Heating Coils
AHRI Standard 410

Performance

Model: TSS: Single Duct Terminal
Size: 19
QTY: 1
Elevation: 0



Ship Cycle: Standard Shipment

Printed Date: 08/28/2026
Last Revised Date: 08/28/2026
Coil Version / Price Version: 8.12 / 1.2
User: Eliana Roberts
Estimate ID# / Line#: aAdVy000001gOgTKAU / 2

Tag: VAV-2-3.2

General

Unit Size	19	
Max CFM For Size	6500	(CFM)
Max Design	3600	(CFM)
Min CFM	1080	(CFM)
Inlet SP	2	(IN.WG)
Min SP Req.	0.78	(IN.WG)
Down S.P.	0.25	(IN.WG)
Weight	77	(LBS)
Ship Cycle	Standard Shipment	

Hot Water Coil Performance

Heat CFM	2880	(CFM)
EAT DB	55.0	(°F)
EWT / LWT	180.0 / 159.5	(°F)
LAT DB	109.2	(°F)
Sensible Capacity	169.37	(MBH)
Rows / FPI / Circuits	3 Row / 10 FPI / 6 Ckt	
Fluid Flow	17	(GPM)
Fluid PD	6.81	(FT.WG)
Coil APD	0.64	(IN.WG)
Tube Diameter	1/2	(IN.)
Tube Wall	0.016	(IN.)
Fluid Type	Water	

Sound Data

RadNC	DiscNC	RadNCRoom	DiscNCRoom	RadNCFan	DiscNCRFan
38	32	38	32	-	-

Freq.	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz
Rad	66	62	63	54	48	41
Dis	74	73	71	67	66	61
Rad Room	18	19	20	26	31	36
Dis Room	22	27	39	53	59	40

"-" signifies an NC value (radiated or discharge) that is less than 15.

Unit Details

Insulation Type	Standard Fiberglass
Insulation Thickness	1/2 Inch
20 ga Casing	None
Cover Inlet and Outlet Openings	Yes
Hanger Brackets	Yes
Isolation Transformer 24V	Yes
Controls Manufacturer	Field Supplied
Controller Model	Field Supplied
Damper Actuator Model	Field Supplied
Controls Communication	Field Supplied
Controller Output	No Heat or HW
Controls Sequence	SDC-FL110
Control Enclosure Type	Electronic
Disconnect Switch	Toggle Disconnect Switch (15 Amp)

Hot Water Coil Details

Coil 1 Type	Hot Water
Coil 1 Handing	Left Hand

AHRI CERTIFIED® www.ahridirectory.org
Air-Cooling and Air-Heating Coils
AHRI Standard 410

Performance

Model: TSS: Single Duct Terminal
Size: 19
QTY: 1
Elevation: 0



Ship Cycle: Standard Shipment

Printed Date: 08/28/2026
Last Revised Date: 08/28/2026
Coil Version / Price Version: 8.12 / 1.2
User: Eliana Roberts
Estimate ID# / Line#: aAdVy000001gOgTKAU / 2

Tag: VAV-2-3.3

General

Unit Size	19	
Max CFM For Size	6500	(CFM)
Max Design	4200	(CFM)
Min CFM	1260	(CFM)
Inlet SP	2	(IN.WG)
Min SP Req.	1.01	(IN.WG)
Down S.P.	0.25	(IN.WG)
Weight	77	(LBS)
Ship Cycle	Standard Shipment	

Hot Water Coil Performance

Heat CFM	3360	(CFM)
EAT DB	55.0	(°F)
EWT / LWT	180.0 / 159.7	(°F)
LAT DB	104.8	(°F)
Sensible Capacity	181.65	(MBH)
Rows / FPI / Circuits	3 Row / 10 FPI / 6 Ckt	
Fluid Flow	18.4	(GPM)
Fluid PD	7.92	(FT.WG)
Coil APD	0.82	(IN.WG)
Tube Diameter	1/2	(IN.)
Tube Wall	0.016	(IN.)
Fluid Type	Water	

Sound Data

RadNC	DiscNC	RadNCRoom	DiscNCRoom	RadNCFan	DiscNCRFan
38	30	38	30	-	-

Freq.	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz
Rad	65	63	63	53	48	41
Dis	75	71	70	67	66	62
Rad Room	18	19	20	26	31	36
Dis Room	22	27	39	53	59	40

"-" signifies an NC value (radiated or discharge) that is less than 15.

Unit Details

Insulation Type	Standard Fiberglass
Insulation Thickness	1/2 Inch
20 ga Casing	None
Cover Inlet and Outlet Openings	Yes
Hanger Brackets	Yes
Isolation Transformer 24V	Yes
Controls Manufacturer	Field Supplied
Controller Model	Field Supplied
Damper Actuator Model	Field Supplied
Controls Communication	Field Supplied
Controller Output	No Heat or HW
Controls Sequence	SDC-FL110
Control Enclosure Type	Electronic
Disconnect Switch	Toggle Disconnect Switch (15 Amp)

Hot Water Coil Details

Coil 1 Type	Hot Water
Coil 1 Handing	Left Hand

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AHRI Standard 410

Performance

Model: TSS: Single Duct Terminal
Size: 12
QTY: 1
Elevation: 0



Ship Cycle: Standard Shipment

Printed Date: 08/28/2026
Last Revised Date: 08/28/2026
Coil Version / Price Version: 8.12 / 1.2
User: Eliana Roberts
Estimate ID# / Line#: aAdVy000001gOgTKAU / 2

Tag: VAV-2-3.4

General

Unit Size	12	
Max CFM For Size	2420	(CFM)
Max Design	1400	(CFM)
Min CFM	420	(CFM)
Inlet SP	1	(IN.WG)
Min SP Req.	0.33	(IN.WG)
Down S.P.	0.25	(IN.WG)
Weight	38	(LBS)
Ship Cycle	Standard Shipment	

Hot Water Coil Performance

Heat CFM	1120	(CFM)
EAT DB	55.0	(°F)
EWT / LWT	180.0 / 159.4	(°F)
LAT DB	111.1	(°F)
Sensible Capacity	68.16	(MBH)
Rows / FPI / Circuits	2 Row / 10 FPI / 2 Ckt	
Fluid Flow	6.8	(GPM)
Fluid PD	9.65	(FT.WG)
Coil APD	0.31	(IN.WG)
Tube Diameter	1/2	(IN.)
Tube Wall	0.016	(IN.)
Fluid Type	Water	

Sound Data

RadNC	DiscNC	RadNCRoom	DiscNCRoom	RadNCFan	DiscNCRFan
-	-	-	-	-	-

Freq.	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz
Rad	50	45	41	34	31	28
Dis	63	56	53	50	47	43
Rad Room	18	19	20	26	31	36
Dis Room	22	27	39	53	59	40

"-" signifies an NC value (radiated or discharge) that is less than 15.

Unit Details

Insulation Type	Standard Fiberglass
Insulation Thickness	1/2 Inch
20 ga Casing	None
Cover Inlet and Outlet Openings	Yes
Hanger Brackets	Yes
Isolation Transformer 24V	Yes
Controls Manufacturer	Field Supplied
Controller Model	Field Supplied
Damper Actuator Model	Field Supplied
Controls Communication	Field Supplied
Controller Output	No Heat or HW
Controls Sequence	SDC-FL110
Control Enclosure Type	Electronic
Disconnect Switch	Toggle Disconnect Switch (15 Amp)

Hot Water Coil Details

Coil 1 Type	Hot Water
Coil 1 Handing	Left Hand

Coil certified in accordance with the AHRI Forced-Circulation Air-Cooling and Air-Heating Coils Certification Program, which is based on AHRI Standard 410 within the Range of Standard Rating Conditions listed in Table 1 of the Standard.

AHRI CERTIFIED® www.ahridirectory.org
Air-Cooling and Air-Heating Coils AHRI Standard 410

Performance

Model: TSS: Single Duct Terminal
Size: 14
QTY: 1
Elevation: 0



Ship Cycle: Standard Shipment

Printed Date: 08/28/2026
Last Revised Date: 08/28/2026
Coil Version / Price Version: 8.12 / 1.2
User: Eliana Roberts
Estimate ID# / Line#: aAdVy000001gOgTKAU / 1

Tag: VAV-1-1.1

General

Unit Size	14	
Max CFM For Size	3368	(CFM)
Max Design	2000	(CFM)
Min CFM	600	(CFM)
Inlet SP	1	(IN.WG)
Min SP Req.	0.18	(IN.WG)
Down S.P.	0.25	(IN.WG)
Weight	44	(LBS)
Ship Cycle	Standard Shipment	

Hot Water Coil Performance

Heat CFM	1000	(CFM)
EAT DB	55.0	(°F)
EWT / LWT	180.0 / 159.8	(°F)
LAT DB	93.0	(°F)
Sensible Capacity	41.21	(MBH)
Rows / FPI / Circuits	1 Row / 10 FPI / 2 Ckt	
Fluid Flow	4.2	(GPM)
Fluid PD	2.68	(FT.WG)
Coil APD	0.14	(IN.WG)
Tube Diameter	1/2	(IN.)
Tube Wall	0.016	(IN.)
Fluid Type	Water	

Sound Data

RadNC	DiscNC	RadNCRoom	DiscNCRoom	RadNCFan	DiscNCRFan
18	16	18	16	-	-

Freq.	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz
Rad	52	48	44	38	36	32
Dis	66	58	56	52	49	46
Rad Room	18	19	20	26	31	36
Dis Room	22	27	39	53	59	40

"-" signifies an NC value (radiated or discharge) that is less than 15.

Unit Details

Insulation Type	Standard Fiberglass
Insulation Thickness	1/2 Inch
20 ga Casing	None
Cover Inlet and Outlet Openings	Yes
Hanger Brackets	Yes
Isolation Transformer 24V	Yes
Controls Manufacturer	Field Supplied
Controller Model	Field Supplied
Damper Actuator Model	Field Supplied
Controls Communication	Field Supplied
Controller Output	No Heat or HW
Controls Sequence	SDC-FL110
Control Enclosure Type	Electronic
Disconnect Switch	Toggle Disconnect Switch (15 Amp)

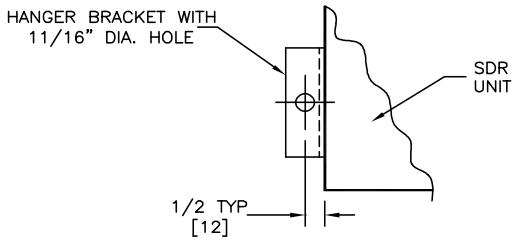
Hot Water Coil Details

Coil 1 Type	Hot Water
Coil 1 Handing	Left Hand

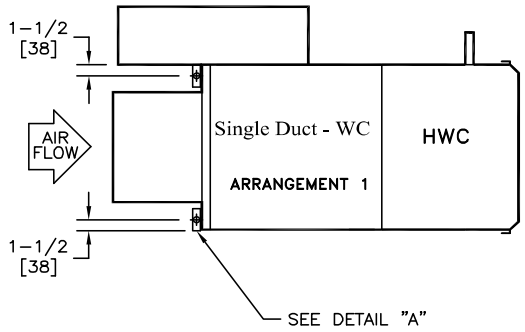
Coil certified in accordance with the AHRI Forced-Circulation Air-Cooling and Air-Heating Coils Certification Program, which is based on AHRI Standard 410 within the Range of Standard Rating Conditions listed in Table 1 of the Standard.

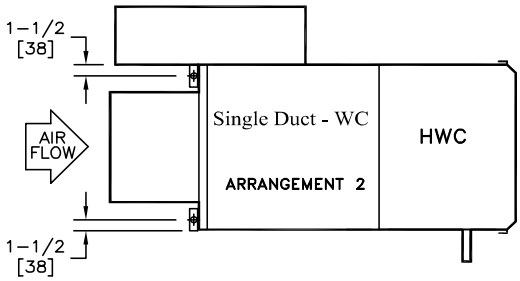
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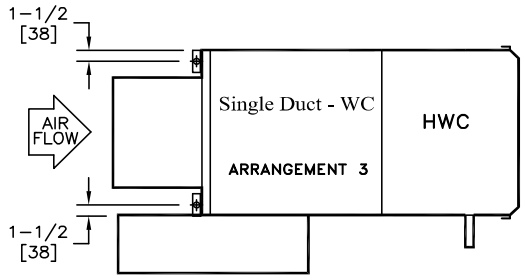
1. All dimensions are Inches [millimeters]. All dimensions are ±1/4" [6mm]. Metric values are soft conversion.
2. The Factory will not accept responsibility for unit support based on additional field supplied suspension devices, which are sized and designed by others.

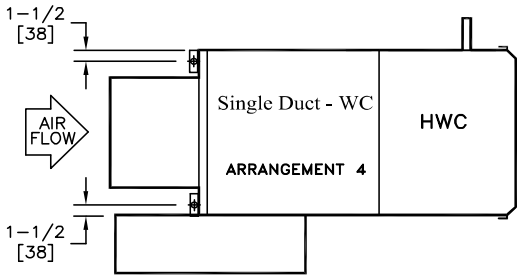


DETAIL "A"



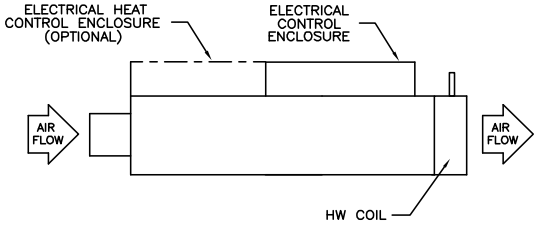




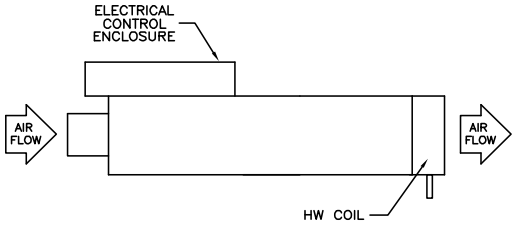


TOP VIEWS

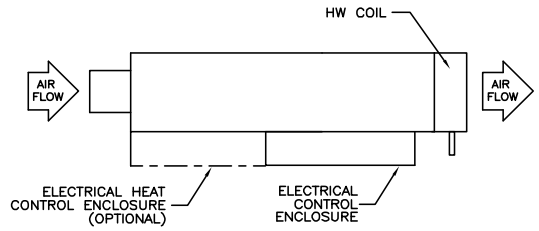
TITLE: **Model: TSS** Single Duct WC Hanger Brackets		Johnson Controls
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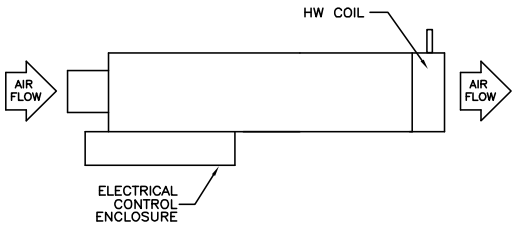
☐ ARRANGEMENT 1
LEFT HAND CONTROL UNIT
WITH LEFT HAND COIL



☐ ARRANGEMENT 2
LEFT HAND CONTROL UNIT
WITH RIGHT HAND COIL



☐ ARRANGEMENT 3
RIGHT HAND CONTROL UNIT
WITH RIGHT HAND COIL



☐ ARRANGEMENT 4
RIGHT HAND CONTROL UNIT
WITH LEFT HAND COIL

NOTES:
1. ELECTRIC HEATING CONTROL ENCLOSURE IS ON THE SAME SIDE AS STANDARD CONTROL ENCLOSURE.
2. ELECTRIC HEAT ONLY AVAILABLE ON ARRANGEMENTS 1 & 3.
3. ELECTRIC HEAT NOT AVAILABLE WITH HW COIL.

TITLE:
Model: TSS
Single Duct Unit Arrangements

Johnson Controls

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REV: 1
DRAWING NO: 01-80012

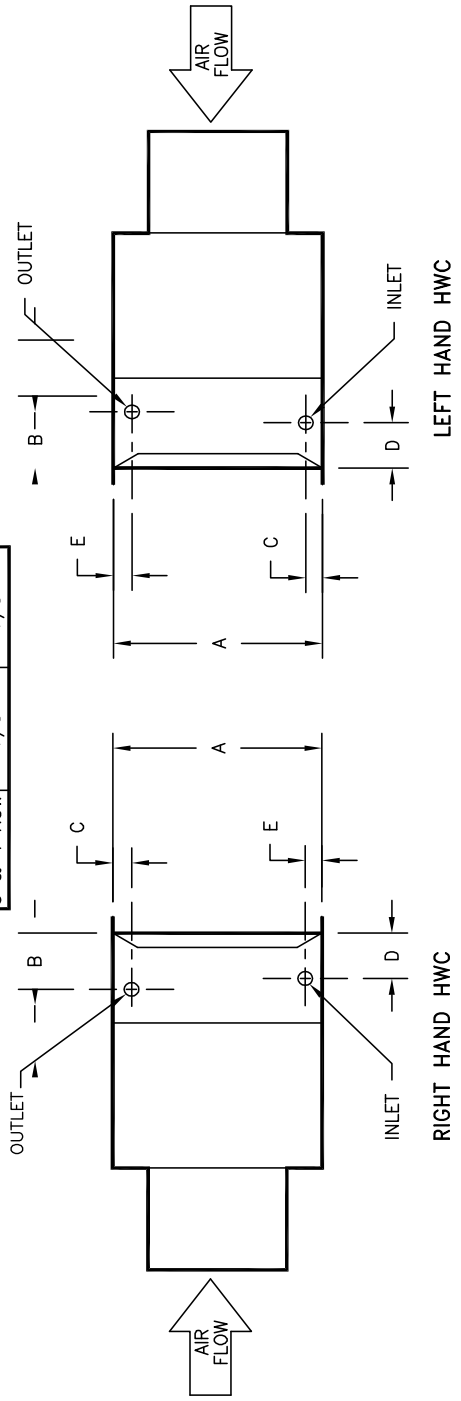
1 ROW					
UNIT SIZE	A	B	C	D	F
04-08	10-1/8"	2-3/16"	3/8"	2-3/16"	1"
10	12-5/8"	2-3/16"	3/8"	2-3/16"	1"
12	15-1/8"	2-3/16"	3/8"	2-3/16"	1"
14-16	17-5/8"	2-3/16"	3/8"	2-3/16"	1"
19-22	17-5/8"	2-3/16"	3/8"	2-3/16"	1"

2 ROW					
UNIT SIZE	A	B	C	D	E
04-08	10-1/8"	2-3/4"	11/16"	2-3/4"	11/16"
10	12-5/8"	2-3/4"	11/16"	2-3/4"	11/16"
12	15-1/8"	2-3/4"	11/16"	2-3/4"	11/16"
14-16	17-5/8"	2-3/4"	11/16"	2-3/4"	11/16"
19-22	17-5/8"	2-3/4"	11/16"	2-3/4"	11/16"

3 ROW					
UNIT SIZE	A	B	C	D	E
04-08	10-1/8"	3-1/4"	1-3/16"	1-1/8"	1-3/16"
10	12-5/8"	3-1/4"	1-3/16"	1-1/8"	1-3/16"
12	15-1/8"	3-1/4"	1-3/16"	1-1/8"	1-3/16"
14-16	17-5/8"	3-1/4"	1-3/16"	1-1/8"	1-3/16"
19-22	17-5/8"	3-1/4"	1-3/16"	1-1/8"	1-3/16"

4 ROW					
UNIT SIZE	A	B	C	D	E
04-08	10-1/8"	4-3/8"	1-3/16"	1-1/8"	1-3/16"
10	12-5/8"	4-3/8"	1-3/16"	1-1/8"	1-3/16"
12	15-1/8"	4-3/8"	1-3/16"	1-1/8"	1-3/16"
14-16	17-5/8"	4-3/8"	1-3/16"	1-1/8"	1-3/16"
19-22	17-5/8"	4-3/8"	1-3/16"	1-1/8"	1-3/16"

CONNECTION SIZES		
COIL ROWS	STANDARD	MULTI-CKT
1 ROW	1/2"	5/8"
2 ROW	5/8"	5/8"
3 & 4 ROW	7/8"	7/8"



TITLE:

Model: TSS

Single Duct WC Coil Conn

Johnson Controls

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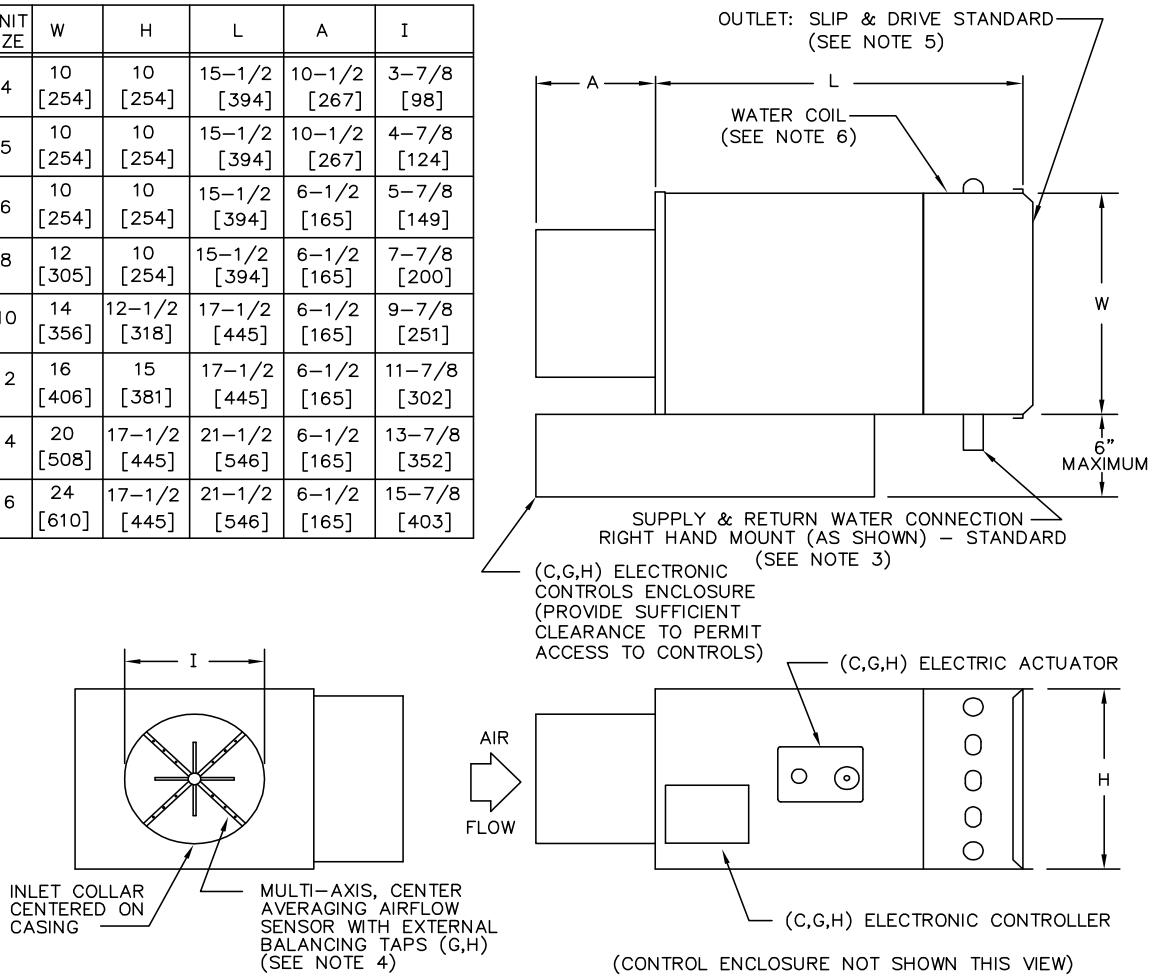
DATE: 05/24/2000

DRAWING NO: 17444

ECR#:

REV: 3

UNIT SIZE	W	H	L	A	I
4	10 [254]	10 [254]	15–1/2 [394]	10–1/2 [267]	3–7/8 [98]
5	10 [254]	10 [254]	15–1/2 [394]	10–1/2 [267]	4–7/8 [124]
6	10 [254]	10 [254]	15–1/2 [394]	6–1/2 [165]	5–7/8 [149]
8	12 [305]	10 [254]	15–1/2 [394]	6–1/2 [165]	7–7/8 [200]
10	14 [356]	12–1/2 [318]	17–1/2 [445]	6–1/2 [165]	9–7/8 [251]
12	16 [406]	15 [381]	17–1/2 [445]	6–1/2 [165]	11–7/8 [302]
14	20 [508]	17–1/2 [445]	21–1/2 [546]	6–1/2 [165]	13–7/8 [352]
16	24 [610]	17–1/2 [445]	21–1/2 [546]	6–1/2 [165]	15–7/8 [403]



CONSTRUCTION NOTES:

1. MATERIAL: Galvanized steel; Casing –22 gauge; Air valve casing –22 gauge.
2. INSULATION: 1/2" thick fiberglass complying with NFPA 90–A and UL 181.
3. HOT WATER COIL: Copper tubing with aluminum fins, 10 fins per inch. Supply and Return water connections: 1 Row coil: 1/2" O.D., 2 Row coil: 5/8" O.D., 3 & 4 Row coil: 7/8" O.D.. Coil to be externally insulated by others if required.
4. AIRFLOW SENSOR: Sizes 4 & 5 utilize single–axis linear averaging type.
5. INSTALLATION: A) If internal insulation is utilized in the downstream ductwork, the insulation must be secured in such a manner that no raw insulation edges are exposed to the airstream. B) Inlet collar & hot water coil should be externally insulated by others (in the field) if required.
6. WATER COIL: Dimension 'L' is an additional 1" for SDRWC Units with 4–row coil.

NOTE: All drawings subject to change without prior notice.

(C) TEMPERATURE RESPONSIVE – SERIES SD600 (G) PRESSURE INDEPENDENT – SERIES SD700
(H) DIRECT DIGITAL PRESSURE INDEPENDENT – SERIES SD800 & SD900

TITLE:

Model: TSS

Single Duct - Size 4-16, Electronic, HWC

Johnson Controls

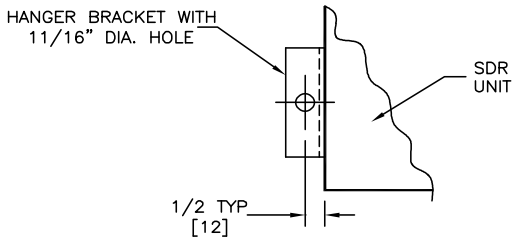
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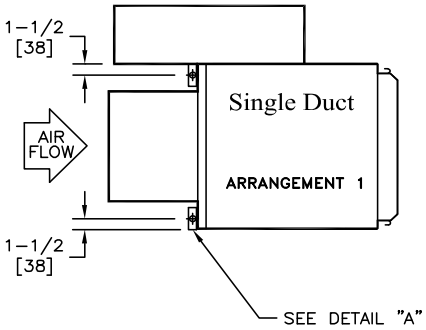
DATE: 02/13/1992
ECR#:
REV: 3
DRAWING NO: 15241

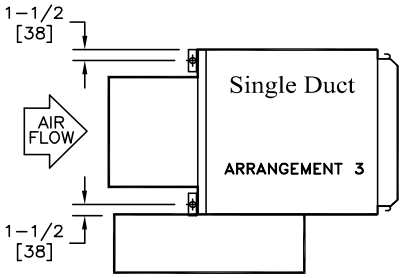
NOTES:

1. All dimensions are Inches [millimeters]. All dimensions are ±1/4" [6mm]. Metric values are soft conversion.
2. Factory will not accept responsibility for unit support based on additional field supplied suspension devices, which are sized and designed by others.



DETAIL "A"

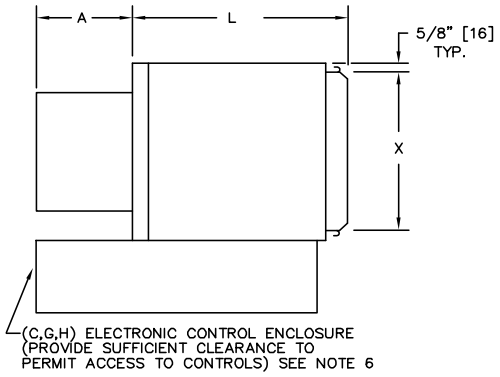


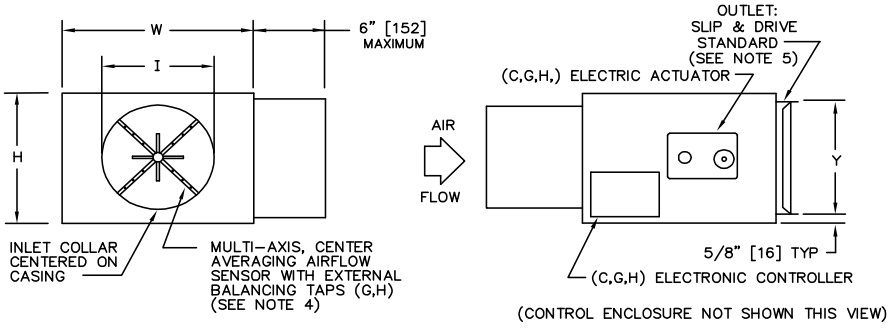


TOP VIEWS

TITLE: **Model: TSS** Single Duct Hanger Brackets		Johnson Controls	
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UNIT SIZE	W	H	L	A	I	X	Y
4	10" [254]	10" [254]	11" [279]	10-1/2" [267]	3-7/8" [98]	8-3/4" [222]	8-3/4" [222]
5	10" [254]	10" [254]	11" [279]	10-1/2" [267]	4-7/8" [124]	8-3/4" [222]	8-3/4" [222]
6	10" [254]	10" [254]	11" [279]	6-1/2" [165]	5-7/8" [149]	8-3/4" [222]	8-3/4" [222]
8	12" [305]	10" [254]	11" [279]	6-1/2" [165]	7-7/8" [200]	10-3/4" [273]	8-3/4" [222]
10	14" [356]	12-1/2" [318]	13" [330]	6-1/2" [165]	9-7/8" [251]	12-3/4" [324]	11-1/4" [286]
12	16" [406]	15" [381]	13" [330]	6-1/2" [165]	11-7/8" [302]	14-3/4" [375]	13-3/4" [349]
14	20" [508]	17-1/2" [445]	17" [432]	6-1/2" [165]	13-7/8" [352]	18-3/4" [476]	16-1/4" [413]
16	24" [610]	17-1/2" [445]	17" [432]	6-1/2" [165]	15-7/8" [403]	22-3/4" [578]	16-1/4" [413]





CONSTRUCTION NOTES:

1. All dimensions are in inches [millimeters]. All dimensions ±1/4" [6mm]. Metric values are soft conversions.
2. MATERIAL: Galvanized steel; Casing -22 gauge; Air valve casing -22 gauge.
3. INSULATION: 1/2" [13] thick fiberglass complying with NFPA 90-A and UL 181.
4. AIRFLOW SENSOR: Sizes 4 & 5 utilize single-axis linear averaging type.
5. INSTALLATION: A) If internal insulation is utilized in the downstream ductwork, the insulation must be secured in such a manner that no raw insulation edges are exposed to the airstream. B) Inlet & Outlet collars should be externally insulated by others (in the field) if required.
6. Provide sufficient clearance to permit access to controls and comply with applicable codes and ordinances.

☐ DOUBLE WALL CASING

(C) DIGITAL CONTROLS BY OTHERS
(G) PRESSURE INDEPENDENT - SERIES SD7000
(H) DIRECT DIGITAL PRESSURE INDEPENDENT - SERIES SDV900

TITLE:

Model: TSS

Single Duct - Size 4-16, Electronic, No-Reheat

Johnson Controls

DATE: 02/13/1992

DRAWING NO: 15240

ECR#:

REV: 4

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PN 878 - CHIMBOLE CENTER & LIBRARY EXPANSION, PHASE 1

APPENDIX C

Johnson Controls / US Air Conditioning Distributors

Supply Agreement Documentation

Supporting documentation appended to Cumming Group Procurement Review and Recommendation

EXHIBIT A

SUPPLY AGREEMENT

THIS SUPPLY AGREEMENT (this "**Agreement**") is made and entered into as of the 24th day of September, 2007, by and between JOHNSON CONTROLS, INC., a Wisconsin corporation ("**JCI**"), and US AIR CONDITIONING DISTRIBUTORS, LLC, a Delaware limited liability company (the "**Company**").

RECITALS

A. JCI is engaged in the business of selling York commercial and applied air conditioning, ventilation and heating equipment.

B. Gaylon Lawrence, John Staples, John Scarsi, John Staples Trustee U/A/D September 19, 2003, John Scarsi Trustee U/A/D September 19, 2003 (collectively, the "**Shareholders**"), US Airconditioning, Inc. ("**Seller**"), the Company and JC California Holdings, Inc., an indirect wholly owned subsidiary of JCI ("**Buyer**"), entered into a Unit Purchase Agreement dated May 17, 2007 (the "**Purchase Agreement**"), pursuant to which Buyer agreed to purchase, and Seller agreed to sell to Buyer, forty-eight (48) of the issued and outstanding units of the Company's equity.

C. As a condition to the consummation of the transactions contemplated by the Purchase Agreement, the Company desires to purchase from JCI, and JCI desires to sell and supply to the Company, York commercial and applied air conditioning, ventilation and heating equipment.

D. Capitalized terms used but not otherwise defined herein shall have the meanings ascribed to them in the Purchase Agreement.

AGREEMENT

The parties agree as follows:

1. Supply and Purchase. During the Term of this Agreement, JCI agrees to sell and deliver to the Company, and (unless otherwise agreed in advance by JCI in writing pursuant to Section 18) the Company agrees to purchase exclusively from JCI, all of the Company's requirements for the products of the type set forth in Exhibit A attached hereto (collectively, the "**Products**") and JCI shall be required to timely fulfill all purchase orders for the Products submitted by the Company; provided, that the parties acknowledge and agree that this Agreement shall not apply to any Products sold by the Company to any JCI branch. During the Term of this Agreement, the Company will serve as a non-exclusive distributor of JCI for the Products. JCI reserves the right, in its sole discretion, to amend Exhibit A from time to time upon written notice to the Company in order to add Products or remove those Products no longer generally manufactured by JCI. The Company shall not administer any warranty on behalf of JCI or the Products. The Company shall not take on any competing product lines without either (a) obtaining the prior written approval of JCI, or (b) complying with the applicable procedures set forth in the Company's Limited Liability Company Agreement (as amended).

2. Distribution Area. The Company shall have the right to sell Products in the distribution area set forth in **Exhibit A** attached hereto (the "**Distribution Area**").

3. Prices and Terms of Sale.

(a) During the Term of this Agreement, JCI shall sell Products to the Company at the following sales price ratio: 0.83, which sales price ratio shall represent a seventeen percent (17%) discount off of the factory authorized price list established from time to time by JCI for sales of products to its agents in the United States. Prices charged to the Company will not include any freight, storage, delivery, carriage and/or insurance costs incurred by JCI to deliver any Products sold hereunder, which costs JCI shall be entitled to add to the invoice for any Products sold and delivered by JCI. Further, such prices will not include any sales, use, value added, import, customs, duties, levies or other taxes or fees of any kind applicable to sales of Products to the Company, which taxes or fees shall be the sole responsibility of the Company. The parties acknowledge and agree that the Company shall, in its sole discretion, determine the prices charged to its customers when reselling the Products.

(b) All sales shall be governed by JCI's standard terms and conditions of sale in effect at the time of sale, a copy of which is available to the Company at any time upon its request. The Company acknowledges that it has received a copy of JCI's current standard terms and conditions of sale, has carefully reviewed them, and agrees to be bound by all such terms and conditions as the same may be changed or modified from time to time by the mutual consent of the parties.

4. Payment Terms. Terms of payment shall be as stated in JCI's standard terms and conditions of sale in effect at the time of sale or as otherwise mutually agreed upon in writing between the parties.

5. Title; Risk of Loss. All deliveries of Products shall be F.O.B. point of shipment. JCI shall have no further responsibility for the Products and title to and all risk of damage or loss shall pass to the Company upon delivery of the Products at the point of shipment.

6. Duties and Responsibilities of JCI. JCI shall make available to the Company pricing software, descriptive sales literature, product specifications, advertising planners, and such other commercial assistance as is generally made available to distributors of the Products.

7. Duties and Responsibilities of the Company. JCI and the Company acknowledge that it is in their mutual interest to build a working relationship and to increase the market share of the Products. The Company further acknowledges that JCI has appointed the Company hereunder based upon the expectation of JCI that the Company will perform certain functions for the mutual benefit of the parties which shall increase the market penetration of the Products and enhance the reputation of the Products among customers. Accordingly, during the Term of this Agreement:

(a) The Company agrees to use its reasonable best efforts to promote the sale of the Products in the Company's Distribution Area by: (i) providing an appropriate sales organization to sell Products within the Distribution Area; (ii) participating in sales and

marketing programs and training courses conducted by JCI; and (iii) providing suitable warehouse facilities.

(b) The Company shall make available trained service personnel to investigate Product complaints and administer warranty matters in accordance with JCI's standard policies and procedures in effect from time to time and shall maintain records of all sales and provide information to JCI regarding any problem or potential problem concerning the Products.

(c) The Company shall not make any additional guarantee, warranty, or representation on behalf of JCI with respect to the Products, but shall only discuss, commit to and/or pass on the standard limited warranty extended by JCI.

(d) The Company shall not misrepresent, either directly or by omission, any Product's capabilities, qualities or characteristics, and shall represent the same consistent with the Product information, literature and brochures provided by JCI to the Company.

(e) The Company shall comply and shall use commercially reasonable efforts to cause all of its sales personnel to comply with all sales and service policies and procedures established by JCI from time to time.

(f) The Company shall conduct its business in accordance with the highest business ethics and in a manner that shall not injure the business, goodwill, reputation or good standing of JCI, the Products, the Company or any other distributor, agent, representative or affiliate of JCI.

(g) The Company shall comply with all laws, regulations and ordinances applicable to the Company's sale and representation of the Products and shall secure all licenses and permits that are required to be obtained by the Company in order for the Company to perform its obligations under this Agreement in accordance with applicable laws, regulations and ordinances.

8. Limited Warranty and Limited Liability. All Products sold to the Company under this Agreement shall be subject to JCI's standard limited warranties in effect from time to time. **IN NO EVENT SHALL JCI HAVE LIABILITY FOR ANY INCIDENTAL, SPECIAL, CONSEQUENTIAL, EXEMPLARY, PUNITIVE OR OTHER DAMAGES (EVEN IF IT HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES) FOR ANY BREACH OF WARRANTY OR ANY OTHER ACT OR DEFAULT RELATING TO THE CONDITION OF, OR DEFECTS IN, THE PRODUCTS, INCLUDING, WITHOUT LIMITATION, ANY LIABILITY FOR LOST PROFITS, PRODUCT RECALL COSTS OR ANY LOSS OF BUSINESS OR GOODWILL OF THE COMPANY. THE STANDARD LIMITED WARRANTIES AND REMEDIES SET FORTH IN JCI'S STANDARD POLICIES AND PROCEDURES ARE EXCLUSIVE AND IN LIEU OF ALL OTHER WARRANTIES OR REMEDIES WHATSOEVER, EXPRESS OR IMPLIED, AND JCI HEREBY DISCLAIMS ALL OTHER WARRANTIES.** Subject to the parties' indemnification rights under Section 15 relating to Claims (as defined below), neither party shall be responsible to the other party for damages, loss, injury or delay caused by

conditions that are beyond their reasonable control and occur without the intentional misconduct or gross negligence of that party.

9. Independent Contractor. The relationship between JCI and the Company shall be that of seller and buyer respectively and the Company is and shall remain at all times an independent contractor of JCI and shall act in all respects as an independent contractor and not as a representative or agent of JCI. All purchases and re-sales of Products by the Company shall be for the Company's own account as a principal and not as an agent of JCI. In all matters relating to this Agreement, each party will be solely responsible for the acts of its employees or agents, and employees or agents of one party shall not be considered employees or agents of any other party. The Company will be responsible for its own expenses and shall not incur expenses on JCI's account unless expressly authorized in writing to do so. Neither this Agreement nor any course of dealing between the parties shall be construed or implied as granting any power or authority to either party to bind or obligate the other party in any third-party transactions.

10. Term of Agreement. The initial term of this Agreement shall commence on the date hereof and shall continue thereafter for a period of two (2) years (the "**Initial Term**"). Upon the expiration of the Initial Term, this Agreement shall automatically renew for successive one (1) year periods (each a "**Renewal Term**") unless either party shall notify the other of its desire to terminate not less than sixty (60) days prior to the expiration of the Initial Term or any such Renewal Term. The Initial Term and any Renewal Term shall be referred to collectively herein as the "**Term**". Notwithstanding the Term set forth above, this Agreement may be terminated:

(a) By JCI if USAir or any Shareholder, as the case may be, breaches any provisions of the Limited Liability Company Agreement, the Contribution Agreement, the USAir Asset Purchase Agreement, the Noncompetition Agreement or the Supply Agreement.

(b) By either party if the other party breaches any provision of this Agreement or fails to perform any of its obligations hereunder and fails to cure such breach within thirty (30) days after receipt of written notice from the non-breaching party; or

(c) By either party immediately upon written notice to the other party should (i) (A) the latter party commence a voluntary case or other proceeding, (B) an involuntary case or other proceeding be commenced against the latter party and not be discharged within thirty (30) days, or (C) any such case or proceeding otherwise be commenced against the latter party, in each case seeking liquidation, reorganization or other relief with respect to the latter party or its debts, or seeking the appointment of a trustee, receiver, liquidator, custodian, conservator or similar official for the latter party or any substantial part or its property, (ii) the latter party consents to any such relief or makes a general assignment for the benefit of creditors or (iii) the latter party fails generally to pay its debts as they become due.

11. Rights Upon Termination.

(a) Cease Activities. Upon the termination of this Agreement, the Company shall cease to be an authorized distributor of the Products and shall immediately cease to represent that it is an authorized distributor or hold itself out as such.

(b) Cancellation of Orders. Upon the termination of this Agreement, all orders placed by the Company as of the effective date of termination shall be fulfilled by JCI, and both parties shall remain liable for such orders pursuant to the terms of this Agreement.

(c) Return of Property. Upon the termination of this Agreement, all tangible Confidential Information (as defined below) or documents and other literature relating to the Products or the business of JCI that are in the possession of the Company shall be promptly returned to JCI.

(d) Non-Liability Upon Termination. The rights of termination described under Section 10, above, are absolute, and neither party shall be liable to the other on account of expiration or termination of this Agreement in compliance with this Agreement for any costs or damages, including but not limited to loss of anticipated profits, recoupment of investment, value of goodwill, or any special, consequential or incidental damage of any nature.

12. Use of Trademarks.

(a) Exclusive Rights. During the Term, the Company may claim publicly that the Company is an "Authorized York Distributor" and an authorized distributor for the other Products, and JCI hereby grants to the Company a non-exclusive royalty-free license to use the relevant trade names, logos, trademarks or service marks of JCI, its subsidiaries, divisions or affiliates relating to the Products in connection with the advertising, promotion and sale of the Products in compliance with any written guidelines provided by JCI from time to time. However, JCI retains the exclusive right to all trade names, logos, trademarks and service marks of JCI, its subsidiaries, divisions or affiliates, heretofor or hereafter used or acquired, and the Company agrees not to use any such trade name, logo, trademark or service mark (except as described above), without first securing the consent of JCI in writing. Whenever the Company utilizes any of JCI's (or its subsidiaries, divisions or affiliates) trade names, logos, trademarks or service marks in advertising or in any other manner to identify the Products, it shall clearly indicate JCI's rights thereto. Under no circumstances shall the Company use any such trade names, logos, trademarks or service marks in any firm name or business title, or in any connection therewith.

(b) Assignment of Acquired Rights. Should the Company adopt, develop or acquire, directly or indirectly, any right, title, or interest in or to any such trade name, logo, trademark, service mark in which JCI has exclusive rights under Section 12(a), above, or any goodwill developed in connection therewith, such rights shall revert to JCI, and the Company agrees, for the consideration of One Dollar ($1.00) and upon request or

demand by JCI, to assign to JCI or any designee of JCI all right, title and interest in any such trade name, logo, trademark or service mark, together with any goodwill developed in connection therewith.

(c) Use of Trademarks Upon Termination. In the event this Agreement is terminated by either party for any reason whatsoever, the Company agrees to immediately discontinue the use of any trade name, logo, trademark or service mark covered by this Agreement, or which so resembles any such trade name, logo, trademark or service mark of JCI as might be likely to cause confusion of purchasers or prospective purchasers of JCI products; provided, however, that the Company may use such trade names, logos, trademarks or service marks to liquidate any inventory not repurchased by JCI in accordance with Section 11(b), above.

13. Confidentiality.

(a) Confidential Information. The Company agrees that it shall, during the Term of this Agreement and for a period of two (2) years after termination for any reason or expiration of the Agreement, neither use any Confidential Information (as defined below) for any purpose other than in performing its duties hereunder nor disclose any Confidential Information to any person other than a person designated by JCI. Further, the Company shall at all times safeguard and protect the Confidential Information in the same manner that it safeguards and protects its own proprietary information, and, in any case, with not less than reasonable care. For the purposes of this Agreement, "Confidential Information" includes: (i) this Agreement; (ii) all proprietary information relating to the Products and the business of JCI, including, but not limited to, its intellectual property; (iii) all manufacturing and engineering specifications, production and manufacturing information and know-how and all other technical information relating to the manufacture, formulation or production of the Products; (iv) any information concerning any product under development by JCI but not yet offered for sale; (v) any information concerning pricing and/or marketing programs or strategies of JCI; (vi) any information concerning customers (not including the Company) and/or vendors of JCI and the terms upon which JCI does business with its customers and vendors, including, the prices charged and the volume of orders; and (vii) any financial information concerning JCI. Notwithstanding the foregoing, (A) information which (1) becomes general public information without disclosure by the Company, Seller or the Shareholders, or (2) which the Company is required to disclose by law, shall not be subject to the restrictions of this Section 13, (B) the Company shall have the right to disclose to dealers the marketing programs of JCI that are intended for disclosure to dealers, and (C) the Company shall be permitted to reveal Confidential Information and the terms of this Agreement to its auditors, lenders, managers, employees and agents (collectively, "**Representatives**"); provided, that the Company shall inform such Representatives of the Company's obligations herein and such Representatives shall agree to maintain the confidentiality of the Confidential Information pursuant to the terms of this Agreement. In the event that the Company becomes legally compelled to disclose any Confidential Information, the Company will provide JCI with reasonable notice thereof and the documents requested thereby so that JCI may seek a protective order or other appropriate remedy. In the event that such protective order or other remedy is not

obtained, the Company will furnish only that portion of such Confidential Information that the Company is legally required to disclose as advised by counsel. This Section 13 shall not prevent the Company from using in the ordinary course of its business any customer lists or contact records. The Company further acknowledges that the restrictions set forth in this Section 13 are in addition to, and not by way of limitation to, such other rights and remedies as may be available to JCI under federal, state, and/or local statutes or case law to protect its proprietary information and trade secrets.

(b) Injunctive Relief. The parties acknowledge that a breach of Section 13 would cause JCI irreparable injury for which it would not have an adequate remedy at law. In the event of a breach, JCI shall be entitled to injunctive relief in addition to any other remedies it may have at law or in equity.

14. Insurance.

(a) During the Term of this Agreement, the Company shall maintain insurance coverage at its own expense reasonable for its business, including, but not limited to, commercial general liability insurance (per occurrence and combined total aggregate) in an amount of not less than $2,000,000, statutory workers compensation insurance, at least $1,000,000 of comprehensive automobile (private passenger) liability insurance, and at least $1,000,000 of comprehensive automobile (trucks) liability insurance. Except with respect to Claims (as defined in Section 15(a), below) which are indemnifiable by JCI under Section 15(b), below, all such insurance shall be primary to any insurance carried by JCI. Upon the request of JCI, the Company shall provide JCI with a copy of such policies or an insurance certificate establishing the existence thereof.

(b) The Company's insurance policies shall conform to the ratings published by A.M. Best & Co. in the current Best's Key Rating Guide – Property/Casualty and such ratings shall be indicated on the Company's certificates of insurance. All insurance policies must be written by companies with a current Best's rating (as set forth in the most current edition of Best's Key Rating Guide, published by A.M. Best and Company) of A-V or better.

(c) JCI shall, without exception, be given not less than thirty (30) days notice prior to cancellation for other than non-payment of premium of any insurance required by this Agreement. Non-payment of premium shall require ten (10) days notice of cancellation. Confirmation of this mandatory thirty (30) days notice of cancellation shall appear on the Company's certificates of insurance and on any and all insurance policies required by this Agreement.

(d) JCI shall be listed as an additional insured under the Company's commercial general liability and comprehensive automobile insurance policies.

15. Indemnification.

(a) Each party (the "**Indemnifying Party**") shall indemnify and hold harmless the other party and all of its officers, directors, partners, members, principals, employees and agents (collectively, the "**Indemnified Party**") from and against any and

all demands, claims and actions by third parties, and all liabilities, judgments, damages, costs and expenses (including reasonable attorneys' fees) incurred in connection therewith (collectively, "**Claims**"), arising or resulting from (i) the Indemnifying Party's breach of this Agreement; or (ii) the gross negligence or intentional misconduct of the Indemnifying Party in connection with the performance of its obligations under this Agreement. Neither party's indemnification obligation shall extend to Claims to the extent resulting from the negligence or misconduct of the Indemnified Party. The Indemnifying Party will have the right to participate in the defense and settlement of every such claim or suit.

(b) In addition to the indemnification obligations set forth in Section 15(a), above, JCI shall indemnify and hold harmless the Company and all of its officers, directors, partners, members, principals, employees and agents from and against any and all Claims arising or resulting from Product defects or malfunctions caused by an act or omission of JCI provided that the Company exerts its commercially reasonable best efforts to provide information, technical assistance, and personnel necessary to properly defend against such a claim. JCI's indemnification obligation shall not extend to any portion of a Claim to the extent indemnifiable by the Company under Section 15(a). JCI shall have the right to take over the defense of any claim or action and to conduct such defense as it deems appropriate.

(c) Prompt notice in writing of any claim made or suit instituted for which indemnification may be sought under Section 15 must be given by the party seeking indemnification to the party from whom indemnification is sought; provided, that the failure to provide prompt notice shall not prevent a party from receiving indemnification pursuant to this Section 15 except to the extent the other party was materially prejudiced as a result of such failure.

16. Force Majeure. In the event the performance by either party of its duties or obligations hereunder is interrupted or interfered with by reason of any cause that is extraordinary, unanticipated as of the date of this Agreement and beyond the reasonable control of such party, including, but not limited to, fire, storm, flood, earthquake, explosion, war, rebellion, insurrection, quarantine, act of God, boycott, embargo, labor disturbances, terrorism, shortage or unavailability of supplies, riot, or governmental law, regulation or edict (collectively, the "**Force Majeure Events**"), such party shall not be deemed to be in default of this Agreement by reason of its nonperformance due to such Force Majeure Event, but shall give notice to the other party of the Force Majeure Event.

17. Notices. Any notice, request, demand, approval or other communication which is required or permitted hereunder shall be in writing and shall be deemed given: (a) on the date established by the sender as having been delivered personally, (b) on the date delivered by a private courier as established by the sender by evidence obtained from the courier, (c) on the date sent by facsimile, with confirmation of transmission, if sent during normal business hours of the recipient, if not, then on the next Business Day, or (d) on the fifth Business Day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid. Such communications, to be valid, must be addressed as follows:

If to the Company as follows:

US Air Conditioning Distributors, LLC
16950 Chestnut Street
City of Industry, California 91748
Attention: John Staples
Facsimile: (626) 854-4509

If to JCI as follows:

Johnson Controls, Inc.
507 East Michigan Avenue
Milwaukee, Wisconsin 53202
Attention: Vice President & General Counsel Building Efficiency Americas
Facsimile: (414) 524-5520

or to such other address or to the attention of such person or persons as the recipient party has specified by prior written notice to the sending party. If more than one method for sending notice as set forth above is used, the earliest notice date established as set forth above shall control.

18. Amendments and Waivers. Any provision of this Agreement may be amended or waived if, and only if, such amendment or waiver is in writing and is signed, in the case of an amendment, by each party to this Agreement, or in the case of a waiver, by the party against whom the waiver is to be effective. No failure or delay by any party in exercising any right or privilege hereunder shall operate as a waiver thereof, nor shall any single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any other right, power or privilege.

19. Successors and Assigns. This Agreement may not be assigned by any party hereto without the prior written consent of the other party hereto, provided, that without such consent, JCI may assign this Agreement to one or more of its Affiliates, provided that JCI remains responsible for assuring such Affiliate(s)' compliance with the obligations of JCI hereunder. Any merger, reorganization, consolidation, sale of substantially all of the assets of the Company or a sale of more than fifty percent (50%) of the membership or other equity interests of the Company, shall be deemed an assignment. Subject to the foregoing, all of the terms and provisions of this Agreement shall inure to the benefit of and be binding upon the parties and hereto and their respective successors and assigns.

20. Governing Law. This Agreement and the exhibits and schedules hereto shall be governed by and interpreted and enforced in accordance with the laws of the State of Delaware, without giving effect to any choice of law or conflict of laws rules or provisions (whether of the State of Delaware or any other jurisdiction) that would cause the application of the laws of any jurisdiction other than the State of Delaware.

21. Arbitration.

(a) Except as expressly provided elsewhere in this Agreement, any dispute, controversy, or claim arising under or relating to this Agreement or any breach or threatened breach thereof, or the termination or validity thereof (**"Arbitrable Dispute"**) shall be resolved by final and binding arbitration in accordance with the JAMS Comprehensive Arbitration Rules and Procedures (**"JAMS Rules"**); provided that nothing in this Section 21 shall prohibit a party from instituting litigation to enforce any Final Determination. The parties hereby agree and acknowledge that any arbitration under this section shall be governed as follows: (i) the provisions of the Federal Arbitration Act, 9 U.S.C. §§ 1, et seq. (**"FAA"**), shall control except as otherwise specifically provided in this Section 21 or any of its subsections, (ii) the arbitration procedures shall be governed by the JAMS Rules, (iii) the arbitrator selected pursuant to Section 21(c) shall determine the merits of the dispute by applying the substantive law of the State of Delaware, and (iv) the enforcement of any Final Determination shall be governed by the FAA except that California law shall govern any such matters not addressed by the FAA.

(b) In the event any party asserts that there exists an Arbitrable Dispute, such party shall deliver a written notice to each other party involved therein specifying the nature of the asserted Arbitrable Dispute and requesting a meeting to attempt to resolve the same (**"Notice of Meeting"**). If no resolution is reached within ten days after such delivery of such Notice of Meeting, the party delivering such Notice of Meeting (the **"Disputing Person"**) may, within 45 days after delivery of the Notice of Meeting, commence arbitration hereunder by delivering to each other party involved therein a notice of arbitration (a **"Notice of Arbitration"**), which satisfies the requirements of JAMS Rule 9 (Notice of Claims), and by promptly filing a copy of such Notice of Arbitration with the Los Angeles, California, office of JAMS. The Notice of Arbitration shall specify the matters as to which arbitration is sought, the nature of any Arbitrable Dispute, the claims of each party to the arbitration and shall specify the amount and nature of any damages, if any, sought to be recovered as a result of any alleged claim, and any other matters required by JAMS Rule 9. The timeliness of the Notice of Arbitration will be determined as of the date of delivery of the Notice of Meeting, provided the Notice of Arbitration is delivered within 45 days after delivery of the Notice of Meeting.

(c) Within 20 days of delivery of the Notice of Arbitration, the Company and JCI shall have the opportunity to agree on one JAMS neutral arbitrator to decide the Arbitrable Dispute. If the Company and JCI are unable to agree on an arbitrator within 20 days after delivery of the Notice of Arbitration, then the arbitrator shall be selected in accordance with JAMS Rule 15 (Arbitrator Selection and Replacement).

(d) Each party will bear its own legal expenses, including, attorneys' fees, incurred in the arbitration. The arbitrator also shall have no authority to award punitive or exemplary damages in favor of any party on any theory of law.

(e) The arbitration shall be conducted under the JAMS Rules in effect at the time of arbitration, except as otherwise set forth herein or as modified by this Section 21 or other agreement of all of the parties. References to specific JAMS Rules in this Section 21 refer to the JAMS Rules revised as of March 26, 2007, but in the event of any

subsequent revision of the JAMS Rules, the corresponding revised or successor rule shall apply. The arbitration shall be conducted at the JAMS office in Los Angeles, California. The parties to the arbitration shall be allowed to perform reasonable discovery. The arbitrator shall conduct the arbitration so that a final result, determination, finding, judgment and/or award (the **"Final Determination"**) is made or rendered as soon as practicable, but in no event later than 120 days after the selection of the arbitrator nor later than 10 days following completion of the arbitration, whichever is sooner. The Final Determination must be signed by the arbitrator. The Final Determination shall be final and binding on all parties and there shall be no appeal from, challenge to, or reexamination of the Final Determination, except for fraud, conflict of interest, or misconduct by an arbitrator prejudicing the rights of any party or to correct manifest clerical errors.

(f) The Company and JCI may enforce any Final Determination in any state or federal court in Los Angeles, California over the party against whom the Final Determination is sought to be enforced. For the purpose of any action or proceeding instituted with respect to any Final Determination, each party hereby irrevocably submits to the jurisdiction of such courts, irrevocably consents to the service of process by registered mail or personal service and hereby irrevocably waives, to the fullest extent permitted by law, any objection which it may have or hereafter have as to personal jurisdiction, of any state or federal court in Los Angeles, California.

(g) If any party shall fail to pay the amount of any damages assessed against it within 20 days of the delivery to such party of such Final Determination, the unpaid amount shall bear interest from the date of such delivery at the lesser of either (i) 10% or (ii) the maximum rate permitted by applicable laws. Interest on any such unpaid amount shall be compounded monthly, computed on the basis of a 365-day year and shall be payable on demand. In addition, such party shall promptly reimburse the other party for any and all costs or expenses of any nature or kind whatsoever (including but not limited to reasonable attorneys' fees) reasonably incurred in seeking to collect such damages or to enforce any Final Determination.

22. Entire Agreement. This Agreement, the Purchase Agreement and any documents, instruments and agreements specifically referred to herein or therein or delivered pursuant hereto or thereto (including, without limitation, JCI's standard terms and conditions of sale in effect from time to time) set forth the entire understanding of the parties hereto with respect to the subject matter hereof. Notwithstanding the foregoing, in the event of any conflict between any provisions of this Agreement and any of JCI's standard terms and conditions of sale in effect from time to time which may apply hereunder, the provisions of this Agreement shall control. Any and all previous agreements and understandings between or among the parties regarding the subject matter hereof, whether written or oral, are superseded by this Agreement.

23. Severability. Any provision of this Agreement which is invalid or unenforceable in any jurisdiction shall be ineffective to the extent of such invalidity or unenforceability without invalidating or rendering unenforceable the remaining provisions hereof, and any such invalidity or unenforceability in any jurisdiction shall not invalidate or render unenforceable such provision in any other jurisdiction.

24. Specific Performance. Each party acknowledges that any remedy at law would be inadequate in the event that any party breaches any of the terms of this Agreement and, therefore, agree that in addition to seeking monetary damages in connection with any such breach, the non-breaching party shall be entitled to specific performance, and injunctive and other equitable relief, to prevent or restrain a breach of the terms hereof or to enforce the provisions hereof.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day, month and year first above written.

JCI:

JOHNSON CONTROLS, INC.

By: _____
Mark L. Koczela, Group Vice President,
General Counsel Building Efficiency*
*Under a Power of Attorney

COMPANY:

US AIR CONDITIONING DISTRIBUTORS, LLC

By: _____
John Staples, President

mw1370475

EXHIBIT A

Products and Distribution Area

Products:

The York branded products for which the Company may purchase under the Supply Agreement are those listed as follows:

Chillers

Flooded Evaporator:
Rotary Screw Chillers
Absorption Chillers

Direct Expansion:
Scroll Chillers
Rotary Screw Chillers

Direct Expansion Condensing Units:
Scroll Condensing Units

Air Side

Indoor and Outdoor Standard AHU
Indoor and Outdoor Solution AHU
Variable Air Volume Boxes
Fan Coil Units
Terminal Units
Commercial Rooftop Packaged Units
Loose Coils
Floor-By-Floor Self Contained Units

Distribution Area:

- Idaho
- Utah
- All of the counties in the State of California other than: Alameda, Alpine, Amador, Butte, Calaveras, Colusa, Contra Costa, Del Norte, El Dorado, Fresno, Glenn, Humboldt, Kings, Lake, Lassen, Madera, Marin, Mariposa, Mendocino, Merced, Mono, Monterey, Napa, Nevada, Placer, Plumas, Sacramento, San Benito, San Francisco, San Joaquin, San Mateo, Santa Clara, Santa Cruz, Shasta, Sierra, Solano, Sonoma, Stanislaus, Sutter, Tehama, Trinity, Tulare, Tuolumne, Yolo and Yuba.

EXHIBIT B

TRANSFER OF TITLE, RISK OF LOSS AND TERMINATION OF SUBLEASE AGREEMENT

THIS TRANSFER OF TITLE, RISK OF LOSS AND TERMINATION OF SUBLEASE AGREEMENT (this "**Agreement**") is made and entered into as of the 24th day of September, 2007, by and among JOHNSON CONTROLS, INC., a Wisconsin corporation ("**JCI**"), US AIR CONDITIONING DISTRIBUTORS, LLC, a Delaware limited liability company (the "**Company**"), and US AIRCONDITIONING DISTRIBUTORS, INC., a California corporation ("**USAir**").

RECITALS

A. Gaylon Lawrence, John Staples, John Scarsi, John Staples Trustee U/A/D September 19, 2003, John Scarsi Trustee U/A/D September 19, 2003, USAir, the Company and JC California Holdings, Inc., an indirect wholly owned subsidiary of JCI ("**Buyer**"), entered into a Unit Purchase Agreement dated May 17, 2007 (the "**Purchase Agreement**"), pursuant to which Buyer agreed to purchase, and USAir agreed to sell to Buyer, forty-eight (48) of the issued and outstanding units of the Company's equity.

B. As a condition to the Closing (as defined in the Purchase Agreement), JCI and the Company have today entered into that certain Supply Agreement (UPG) dated September 24, 2007 (the "**UPG Supply Agreement**").

C. Effective upon the Closing, the Company is purchasing (1) certain JCI products under the UPG Supply Agreement that JCI has prepositioned and is currently storing at certain facilities, which JCI occupies pursuant to the subleases between USAir, as sublessor and JCI, as sublessee listed on Exhibit A attached hereto (the "**Terminating Subleases**"), including without limitation, those products listed on Exhibit B attached hereto (the "**Prepositioned Products**"), (2) certain JCI products under the UPG Supply Agreement that JCI has shipped to the facilities subject to the Terminating Subleases (the "**Shipped Products**") and (3) certain JCI products under the UPG Supply Agreement that JCI will ship sometime during the week of September 24, 2007 (the "**Additional Products,**" and together with the Prepositioned Products and the Shipped Products, the "**Transferred Products**").

D. USAir and JCI desire to terminate the Terminating Subleases upon the effectiveness of the Closing, and JCI and the Company desire to document their understanding relating the transfer of title, risk of loss, possession and payment with respect to such purchase of the Transferred Products by the Company.

AGREEMENT

The parties agree as follows:

1. Termination of Terminating Subleases. USAir and JCI hereby terminate each Terminating Sublease effective upon the effectiveness of the Closing. JCI shall have no further obligations under any Terminating Sublease other than those obligations, if any, specifically

stated in the Terminating Sublease to continue beyond the termination of the Terminating Sublease.

2. Transfer of Title, Risk of Loss and Possession.

(a) Prepositioned Products. Notwithstanding any provision of the UPG Supply Agreement to the contrary, title, risk of loss and possession of the Prepositioned Products shall transfer to the Company upon the effectiveness of the Closing.

(b) Shipped Products. Notwithstanding any provision of the UPG Supply Agreement to the contrary, title, risk of loss and possession of the Shipped Products shall transfer to the Company upon the effectiveness of the Closing.

(c) Additional Products. As set forth in Section 5 of the UPG Supply Agreement, title, risk of loss and possession of the Additional Products shall transfer to the Company upon shipment of the Additional Products from JCI's facilities.

3. Payment of the Purchase Price of Transferred Products. Notwithstanding any provision of the UPG Supply Agreement to the contrary, payment for the Transferred Products shall be due and payable as follows:

(a) $30,000,000 shall be due and payable to JCI by electronic wire transfer on or before September 25, 2007 to an account designated in writing by JCI;

(b) An amount to be agreed upon by JCI and the Company shall be due and payable to JCI on September 27, 2007 by electronic wire transfer to an account designated in writing by JCI; and

(c) The balance of the purchase price for the Transferred Products shall be due and payable to JCI in accordance with the UPG Supply Agreement.

4. UPG Supply Agreement in Full Force and Effect. Except as specifically amended hereby, the UPG Supply Agreement shall remain in full force and effect and shall continue to govern the parties hereto.

5. Governing Law. This Agreement and the exhibits and schedules hereto shall be governed by and interpreted and enforced in accordance with the laws of the State of Delaware, without giving effect to any choice of law or conflict of laws rules or provisions (whether of the State of Delaware or any other jurisdiction) that would cause the application of the laws of any jurisdiction other than the State of Delaware.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day, month and year first above written.

JCI:

JOHNSON CONTROLS, INC.

By: _____
Mark L. Koczela, Group Vice President,
General Counsel Building Efficiency *
*Under a Power of Attorney

COMPANY:

US AIR CONDITIONING DISTRIBUTORS, LLC

By: _____
John Staples, President

USAIR:

US AIRCONDITIONING DISTRIBUTORS, INC.

By: _____
John Staples, President

mw1381182

EXHIBIT A

Terminating Subleases

Standard Sublease Multi-Tenant by and between USAir and Johnson Controls, Inc., dated July 16, 2007.

Standard Sublease Multi-Tenant by and between USAir and Johnson Controls, Inc., dated August 7, 2007.

Standard Sublease Multi-Tenant by and between USAir and Johnson Controls, Inc., dated August 21, 2007 (City of Industry, California).

Standard Sublease Multi-Tenant by and between USAir and Johnson Controls, Inc., dated August 21, 2007 (Boise, Idaho).

Standard Sublease Multi-Tenant by and between USAir and Johnson Controls, Inc., dated August 21, 2007 (Salt Lake City, Utah).

Standard Sublease Multi-Tenant by and between USAir and Johnson Controls, Inc., dated September 10, 2007 (Bakersfield, California).

Standard Sublease Multi-Tenant by and between USAir and Johnson Controls, Inc., dated September 10, 2007 (El Cajon, California).

Standard Sublease Multi-Tenant by and between USAir and Johnson Controls, Inc., dated September 10, 2007 (Phoenix, Arizona).

PN 878 - CHIMBOLE CENTER & LIBRARY EXPANSION, PHASE 1

APPENDIX D

MEOR Review

OFCI-4 / OFCI-5 Equipment Proposal - Reviewed September 11, 2026

Supporting documentation appended to Cumming Group Procurement Review and Recommendation

16900 Chestnut Street, City of Industry, CA 91748- Ph: - Email:

Date: 8/31/2026
Project Name: City of Palmdale, Chimbole Center & Library Expansion

Customer/Owner: City of Palmdale
Attention: Harriet Howell, PM

Tag	Qty	Model No.	Description
RTU-1-1, 2-3	2	KV30N1DG4K1CQA12A1	30 Ton, York Single Packaged R-454B Air Conditioner, Refrigerant Detection System (RDS) is factory installed, Standard Efficiency / Bottom Supply / Bottom Return, Natural Gas, Staged Heat, Low Heat, 400 MBH Input, 460-3-60, Four Stages of Cooling, VAV Controller with VFD, Single Enthalpy Economizer w/ Modulating Power Exhaust and Economizer Fault Detection & Diagnostic (Meets ASHRAE 90.1-2013, IECC 2015, California Title 24, AMCA 511), 15 HP High Static Belt Drive Blower, 2" Pleated Filters (MERV 8), Smart Equipment Controller including Discharge Air, Return Air, and Outdoor Air Temperature Sensors. BACNet MS/TP, Modbus and N2 Communication Card with Bluetooth., Supply Air Smoke Detector, Microchannel condenser coils, Copper tube/Aluminum fin evaporator coils, Co2 Sensor, Standard Cabinet, Galvanized Steel Drain Pan
RTU-1-2	1	KV25N1DH4L1CWA84A1	25 Ton, York SunChoice Single Packaged R-454B Air Conditioner, Four Stage Compressor Operation, Standard Efficiency, Bottom Duct, Natural Gas, Staged Heat, Low Heat, 220 MBH Input, 460-3-60, VAV Controller with VFD, Single Enthalpy Economizer w/Barometric Relief with Economizer Fault Detection & Diagnostic (Meets ASHRAE 90.1-2013, IECC 2015, California Title 24, AMCA 511), 10 HP High Static Belt Drive Blower, 2" Pleated Filters (MERV 13), Smart Equipment Controller including Discharge Air, Return Air, and Outdoor Air Temperature Sensors. BACNet MS/TP, Modbus and N2 Communication Card with Bluetooth., Air Proving Switch, Supply Air Smoke Detector, Microchannel condenser coils, Copper tube/Aluminum fin evaporator coils, Refrigerant Detection System, Co2 Sensor, Standard Cabinet, Polyester SMC Drain Pan

RTU-2-1, 2-2	2	KV40N1CG4R1CQA14A1	40 Ton, York Single Packaged R-454B Air Conditioner, Refrigerant Detection System (RDS) is factory installed, Standard Efficiency / Bottom Supply / Bottom Return, Natural Gas, Staged Heat, Low Heat, 400 MBH Input, 460-3-60, Four Stages of Cooling, VAV Controller with VFD, Dual Enthalpy Economizer w/ Modulating Power Exhaust and Economizer Fault Detection & Diagnostic (Meets ASHRAE 90.1-2013, IECC 2015, California Title 24, AMCA 511), 15 HP Medium Static Belt Drive Blower, 4" Pleated Filters (MERV 13), Smart Equipment Controller including Discharge Air, Return Air, and Outdoor Air Temperature Sensors. BACNet MS/TP, Modbus and N2 Communication Card with Bluetooth., Supply Air Smoke Detector, Microchannel condenser coils, Copper tube/Aluminum fin evaporator coils, Co2 Sensor, Standard Cabinet, Galvanized Steel Drain Pan
	5	DUCTSD	4-Wire Duct Smoke Detector
	5	T8950	Commercial ColorTouch Touchscreen Thermostat, 7-Day Programmable, 4 HT/2 CL, Dual Fuel, w/ Wi-Fi, Humidification-Dehumidification Controls, & 10K OHM Duct Sensor
RTU 1-1, RTU 2-3	2	C7-0011-5031	Isolation Curb Conforming Straight, No Pitch, 11 in Base Height New Model: KV30 2" Spring Deflection; Top Brace; Wood Nailer RTU Accessories: Economizer - Factory, Power Exhaust - Factory
RTU 1-2	1	C7-0011-5111	Isolation Curb Conforming Straight, No Pitch, 11 in Base Height New Model: KV25 2in Spring Deflection; Fully Assembled; Duct support rails included (flex duct by others) RTU Accessories: Economizer - Factory, Power Exhaust - Factory
RTU 2-1, 2-2	2	C7-0011-5032	Isolation Curb Conforming Straight, No Pitch, 11 in Base Height New Model: KV40 2" Spring Deflection; Top Brace; Wood Nailer RTU Accessories: Economizer - Factory, Power Exhaust - Factory

	2	10-S-CLIP-5031	Clips S-CLIP New Model: KV30 Set of 8 clips
	1	10-S-CLIP-5111	Clips S-CLIP New Model: KV25 Set of 6 clips
	1	10-S-CLIP-5032	Clips S-CLIP New Model: KV40
	3	C4-SEISMIC CALCS	Custom Conforming SEISMIC CALCS
AC-2~4	3	RNX09AMD	RAC, R-32, WindFree™ Standard, Wall mount, 9K BTU, 1Ph, 60Hz, 208~230V
CU-2~4	3	RXX09AMD	RAC, R-32, Standard, Outdoor, 9K BTU, 1Ph, 60Hz, 208~230V
AC-6	1	RNX12AMD	RAC, R-32, WindFree™ Standard, Wall mount, 12K BTU, 1Ph, 60Hz, 208~230V
CU-6	1	RXX12AMD	RAC, R-32, Standard, Outdoor, 12K BTU, 1Ph, 60Hz, 208~230V
AC-5	1	RNX36UMD	RAC, R-32, Wall Mount, Indoor, 36K BTU, 1Ph, 60Hz, 208~230V
CU-5	1	RXX36UMD	RAC, R-32, Outdoor, 36K BTU, 1Ph, 60Hz, 208~230V
	5	BD-BLUE230	BLUE DIAMOND 230 VAC CONDENSATE PUMP (9K~36K)/P/N X87-721 MAXI BLUE PUMP 230V W/ RESERVOIR
	5	MIM-A00UN	RAC IDU Communication Kit
	5	MWR-WG01UN	Samsung Advanced Wired Controller, 7-day programable
VAV 1-2.7, 1-2.8	2	TSS 8	VAV Single Duct Units, Size 8, Max CFM for Size 1030 CFM, No Heating, 1/2" Fiberglass Insulation, Hanger Brackets, 15 Amp Disconnect, 24V Isolation Transformer, Controls by Others (Field Supplied)
VAV 1-1.6	1	TSS 10	VAV Single Duct Units, Size 10, Max CFM for Size 1660 CFM, 1 Row Hot Water Coil, 1/2" Fiberglass Insulation, Hanger Brackets, 15 Amp Disconnect, 24V Isolation Transformer, Controls by Others (Field Supplied)
VAV 2-1.6	1	TSS 10	VAV Single Duct Units, Size 10, Max CFM for Size 1660 CFM, 2 Row Hot Water Coil, 1/2" Fiberglass Insulation, Hanger Brackets, 15 Amp Disconnect, 24V Isolation Transformer, Controls by Others (Field Supplied)
VAV 1-2.2, 1-2.5, 1-2.6, 1-2.9	4	TSS 12	VAV Single Duct Units, Size 12, Max CFM for Size 2420 CFM, No Heating, 1/2" Fiberglass Insulation, Hanger Brackets, 15 Amp Disconnect, 24V Isolation Transformer, Controls by Others (Field Supplied)

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COORDINATE ALL VAV SIZES AND QUANTITY PER THE LATEST ISSUED CONTRACT DRAWINGS. TYPICAL FOR ALL VAVS

VAV 1-2.3	1	TSS 12	VAV Single Duct Units, Size 12, Max CFM for Size 2420 CFM, 1 Row Hot Water Coil, 1/2" Fiberglass Insulation, Hanger Brackets, 15 Amp Disconnect, 24V Isolation Transformer, Controls by Others (Field Supplied)
VAV 2-3.4	1	TSS 12	VAV Single Duct Units, Size 12, Max CFM for Size 2420 CFM, 2 Row Hot Water Coil, 1/2" Fiberglass Insulation, Hanger Brackets, 15 Amp Disconnect, 24V Isolation Transformer, Controls by Others (Field Supplied)
VAV 1-1.1, 1-1.3, 1-1.4, 1-2.1, 1-2.4	5	TSS 14	VAV Single Duct Units, Size 14, Max CFM for Size 3368 CFM, 1 Row Hot Water Coil, 1/2" Fiberglass Insulation, Hanger Brackets, 15 Amp Disconnect, 24V Isolation Transformer, Controls by Others (Field Supplied)
VAV 2-1.1, 2-1.4, 2-1.5	3	TSS 16	VAV Single Duct Units, Size 16, Max CFM for Size 4404 CFM, 2 Row Hot Water Coil, 1/2" Fiberglass Insulation, Hanger Brackets, 15 Amp Disconnect, 24V Isolation Transformer, Controls by Others (Field Supplied)
VAV 1-1.2	1	TSS 19	VAV Single Duct Units, Size 19, Max CFM for Size 6500 CFM, 1 Row Hot Water Coil, 1/2" Fiberglass Insulation, Hanger Brackets, 15 Amp Disconnect, 24V Isolation Transformer, Controls by Others (Field Supplied)
VAV 1-1.5, 2-1.2, 2-3.1	3	TSS 19	VAV Single Duct Units, Size 19, Max CFM for Size 6500 CFM, 2 Row Hot Water Coil, 1/2" Fiberglass Insulation, Hanger Brackets, 15 Amp Disconnect, 24V Isolation Transformer, Controls by Others (Field Supplied)
VAV 2-1.3, 2.1, 2.2, 2.3, 2.4, 3.2, 3.3	7	TSS 19	VAV Single Duct Units, Size 19, Max CFM for Size 6500 CFM, 3 Row Hot Water Coil, 1/2" Fiberglass Insulation, Hanger Brackets, 15 Amp Disconnect, 24V Isolation Transformer, Controls by Others (Field Supplied)

Total: $450,632.00

Sales and excise taxes are not included

BID PER PLANS DATED: 06-30-2026

This proposal is based on current regulations and market conditions. Tariff exclusions depend on government approval and may change. We are not responsible for changes in trade policies, duties or costs. It is the parties responsibility to comply with all laws and regulations.

Notes:

1. EPDM insulation is required for all VRF refrigerant piping systems. Insulation must have flame spread/smoke generation index of 25/50 and heat resistance factor greater than 248°F

2. Follow required 2016 Building Energy Efficiency Standards, Title 24, Part 6, Table 120.3-A Pipe Insulation Thickness

3. PAYMENT TERMS:
100% payment due upon issuance of Purchase Order and prior to release of equipment for production. Equipment will not be released for production until payment has been received in full. These project-specific payment terms supersede the standard payment terms stated in the U.S.A.C.D. Standard Terms and Conditions.

4. OWNER-FURNISHED EQUIPMENT:
Equipment is being purchased directly by the City of Palmdale as Owner-Furnished, Contractor-Installed (OFCI) equipment. Installation, unloading, rigging, storage, start-up, and all other field labor are by others unless specifically noted in this proposal.

Not Included:

Installation, unloading, rigging, handling, storage, setting of equipment, field labor, ductwork, piping, electrical work, line or low voltage wiring, controls integration, structural work, seismic installation, roofing/flashing, permits, inspections, TAB, commissioning, startup, supervision, training, or any equipment, accessories, components or controls not specifically listed above. All accessories are field installed unless otherwise noted. ***VAV Exclusions****: access plate, airflow probe, sound attenuation, all controls and thermostats, control addressing, air temp sensors, actuators, valve packages.*

Notes:

Startup/Commissioning: Factory-authorized startup, commissioning and training are not included. Startup assistance can be quoted separately once the installing contractor is awarded and the equipment is installed and ready for startup.
Delivery/Storage: Delivery dates are estimates and subject to factory availability at time of release. Unloading, rigging, handling and storage are by others. Buyer is responsible for proper storage of equipment following delivery in accordance with manufacturer's requirements.
Warranty: Manufacturer's standard equipment warranty applies. Warranty labor and field service are not included. Upon award, warranty and service matters shall be coordinated through the installing contractor in accordance with the manufacturer's standard warranty procedures. Warranty coverage is subject to proper storage, installation, startup, operation and maintenance of the equipment. Issues or failures resulting from improper storage, handling, installation, startup, operation or maintenance are excluded from warranty coverage.
VAV Notes: All LH controls and coil access, please note if RH is required for any units prior to ordering. Min CFM for size 19 units is 1025 CFM.

Prices are valid for THIRTY (30) days from the date of the Proposal unless noted otherwise.

Sincerely,

Michelle Sangalang
Sales Engineer
US Airconditioning

U.S.A.C.D. Standard Terms and Conditions

1. Quoted price does not include applicable taxes unless specifically noted otherwise.

2. Quotations expire in 30 days.

3. For shipments directly from the factory, freight terms are F.O.B. factory, freight allowed to customer's first domestic destination. For shipments from USACD inventory, freight terms are F.O.B. warehouse, freight to customer's first Southern California destination.

4. Shipment to meet crane appointment charge is $85.00 (available for warehoused products only).

5. Warranty is manufacturer's standard.

6. Only the equipment and accessories listed in this quote are included (wiring, controls, or installation are not included unless specifically listed in this quote).

7. Others must provide items not included in this quote that are called for in the specifications.

8. Standard payment terms are 1% 10th prox., net 11th. Late charges will be assessed after 30 days.

9. Seller does not guarantee a particular date for shipment or delivery of the goods quoted. Shipment and delivery dates quoted are estimates of approximate dates.

10. Seller shall not be liable for any special, direct, incidental, or consequential damages of a commercial nature.

11. Seller will not accept any back-charges unless approval is obtained in writing from an officer of U.S.A.C.D. before the work is started.

12. Seller will not accept any order that has penalty clauses without express written consent from an officer of U.S.A.C.D.

13. All other U.S.A.C.D. standard terms and conditions apply as per Customer Manual.

US Air Conditioning Distributors is referred to herein as Seller. These terms and conditions are in lieu of any provisions, terms or conditions on purchase orders or other contractual documents issued to Seller by Buyer which are in any way inconsistent with, modify or add to the provisions hereof unless specific agreement on any variation or addition is obtained in a writing signed by an authorized representative of Seller. These terms and conditions and the provisions of such purchase order consistent herewith shall constitute the entire contract between the parties and supersede any and all prior or contemporaneous agreements, communications, representations or understandings, written or oral. Without limiting the generality of the foregoing, unless otherwise stated in the contract which incorporates these terms and conditions; Seller is a vendor only, not a subcontractor, and is not bound by the general provisions of any plans, specifications, or higher tier contracts except as stated in the contract which incorporates these terms and conditions. If a specification applies to this order, other than a specification supplied by Seller, Seller is bound only to the mechanical portions of that specification described in the body of the order. No person has authority to offer, promise, represent, warrant or agree to, anything pertaining to this order which is not contained in these terms and conditions and the written order or contract which incorporates this document.

PN 878 - CHIMBOLE CENTER & LIBRARY EXPANSION, PHASE 1

APPENDIX E

MEOR Review

Johnson Controls VAV Technical Submittal - Reviewed September 11, 2026

Supporting documentation appended to Cumming Group Procurement Review and Recommendation

SUBMITTAL DATA

Order #: **Date:** 08/27/2026

Project: 878 Chimbole Library City of Palmdale VAVs

Project #:

Submitter: Eliana Klein
US AIRCONDITIONING DIST - CITY OF INDUSTRY
16900 CHESTNUT STREET
CITY OF INDUSTRY California 91749

	Drawing No.	Title
1.	01-80012	Single Duct Unit Arrangements
2.	01-80049	Single Duct WC Hanger Brackets
3.	01-80049	Single Duct Hanger Brackets
4.	15240	Single Duct - Size 4-16, Electronic, No-Reheat
5.	15241	Single Duct - Size 4-16, Electronic, HWC
6.	17444	Single Duct WC Coil Conn

COMMENTS

1. CONTRACTOR TO VERIFY VAV SIZE AND QUANTITY FOR ALL VAVS AS INDICATED ON THE VAV SCHEDULE PER THE LATEST ISSUED CONTRACT DRAWINGS.

2. CONTRACTOR TO VERIFY EACH VAV LHS/RHS COIL CONNECTION PER FIELD CONDITIONS FOR EASY CONNECTIONS AND MAINTAINENCE ACCESS.

3. VAVs SHALL BE PRESSURE INDEPENDENT TYPE AND PROVIDED WITH CONTROL ENCLOSURE.

4. PROVIDE WITH MANUFACTURER'S 5'-0" LONG PLENUM BOX, WHERE SPACE CONTRAINTS DO NOT PERMIT 5'-0" LENGTH.PROVIDE MAXIMUM LENGTH , BUT NOT LESS THAN 3'-0".

5. ALL VAVs SHALL BE DDC CONTROLLED.

ALFATECH
421 E. Huntington Drive
Monrovia, CA 91016
(213)212-9860
www.atce.com

Project No. 240599
Submittal No. OFCI-5 VAV

☐ NO EXCEPTIONS TAKEN
☐ PROVIDE AS NOTED
☐ REVISE AND RESUBMIT
☐ REJECTED
☑ FOR INFORMATION ONLY

This review is only for general conformance with the design concept and the information given in the Construction Documents. Corrections or comments made on the shop drawings during this review do not relieve the contractor from compliance with the requirements of the plans and specifications. Review of a specific item shall not include review of an assembly of which the item is a component. The contractor is responsible for dimensions to be confirmed and correlated at the job site; information that pertains solely to the fabrication processes or to the means, methods, techniques, sequences and procedures of construction; coordination of the work with that of all other trades; and performing all work in a safe and satisfactory manner.

BY SahilA DATE 9/11/2026

AHRI CERTIFIED® www.ahridirectory.org
Air-Cooling and Air-Heating Coils AHRI Standard 410

Performance

Model: TSS: Single Duct Terminal
Size: 19
QTY: 1
Elevation: 0



Ship Cycle: Standard Shipment

Printed Date: 08/28/2026
Last Revised Date: 08/28/2026
Coil Version / Price Version: 8.12 / 1.2
User: Eliana Roberts
Estimate ID# / Line#: aAdVy000001gOgTKAU / 1

Tag: VAV-1-1.2

General

Unit Size	19	
Max CFM For Size	6500	(CFM)
Max Design	2800	(CFM)
Min CFM	1025	(CFM)
Inlet SP	1	(IN.WG)
Min SP Req.	0.20	(IN.WG)
Down S.P.	0.25	(IN.WG)
Weight	61	(LBS)
Ship Cycle	Standard Shipment	

Hot Water Coil Performance

Heat CFM	1400	(CFM)
EAT DB	55.0	(°F)
EWT / LWT	180.0 / 160.1	(°F)
LAT DB	95.1	(°F)
Sensible Capacity	60.94	(MBH)
Rows / FPI / Circuits	1 Row / 10 FPI / 2 Ckt	
Fluid Flow	6.3	(GPM)
Fluid PD	7.54	(FT.WG)
Coil APD	0.12	(IN.WG)
Tube Diameter	1/2	(IN.)
Tube Wall	0.016	(IN.)
Fluid Type	Water	

Sound Data

RadNC	DiscNC	RadNCRoom	DiscNCRoom	RadNCFan	DiscNCRFan
32	25	32	25	-	-

Freq.	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz
Rad	61	59	57	48	42	35
Dis	71	67	62	60	60	54
Rad Room	18	19	20	26	31	36
Dis Room	22	27	39	53	59	40

"-" signifies an NC value (radiated or discharge) that is less than 15.

Unit Details

Insulation Type	Standard Fiberglass
Insulation Thickness	1/2 Inch
20 ga Casing	None
Cover Inlet and Outlet Openings	Yes
Hanger Brackets	Yes
Isolation Transformer 24V	Yes
Controls Manufacturer	Field Supplied
Controller Model	Field Supplied
Damper Actuator Model	Field Supplied
Controls Communication	Field Supplied
Controller Output	No Heat or HW
Controls Sequence	SDC-FL110
Control Enclosure Type	Electronic
Disconnect Switch	Toggle Disconnect Switch (15 Amp)

Hot Water Coil Details

Coil 1 Type	Hot Water
Coil 1 Handing	Left Hand

Coil certified in accordance with the AHRI Forced-Circulation Air-Cooling and Air-Heating Coils Certification Program, which is based on AHRI Standard 410 within the Range of Standard Rating Conditions listed in Table 1 of the Standard.

AHRI CERTIFIED® www.ahridirectory.org
Air-Cooling and Air-Heating Coils AHRI Standard 410

Performance

Model: TSS: Single Duct Terminal
Size: 14
QTY: 2
Elevation: 0



Ship Cycle: Standard Shipment

Printed Date: 08/28/2026
Last Revised Date: 08/28/2026
Coil Version / Price Version: 8.12 / 1.2
User: Eliana Roberts
Estimate ID# / Line#: aAdVy000001gOgTKAU / 1

Tag: VAV-1-1.3,VAV-1-1.4

General

Unit Size	14	
Max CFM For Size	3368	(CFM)
Max Design	1800	(CFM)
Min CFM	540	(CFM)
Inlet SP	1	(IN.WG)
Min SP Req.	0.14	(IN.WG)
Down S.P.	0.25	(IN.WG)
Weight	44	(LBS)
Ship Cycle	Standard Shipment	

Hot Water Coil Performance

Heat CFM	900	(CFM)
EAT DB	55.0	(°F)
EWT / LWT	180.0 / 159.6	(°F)
LAT DB	94.6	(°F)
Sensible Capacity	38.68	(MBH)
Rows / FPI / Circuits	1 Row / 10 FPI / 2 Ckt	
Fluid Flow	3.9	(GPM)
Fluid PD	2.33	(FT.WG)
Coil APD	0.11	(IN.WG)
Tube Diameter	1/2	(IN.)
Tube Wall	0.016	(IN.)
Fluid Type	Water	

Sound Data

RadNC	DiscNC	RadNCRoom	DiscNCRoom	RadNCFan	DiscNCRFan
15	-	15	-	-	-

Freq.	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz
Rad	52	48	42	38	37	32
Dis	64	57	55	52	49	46
Rad Room	18	19	20	26	31	36
Dis Room	22	27	39	53	59	40

"-" signifies an NC value (radiated or discharge) that is less than 15.

Unit Details

Insulation Type	Standard Fiberglass
Insulation Thickness	1/2 Inch
20 ga Casing	None
Cover Inlet and Outlet Openings	Yes
Hanger Brackets	Yes
Isolation Transformer 24V	Yes
Controls Manufacturer	Field Supplied
Controller Model	Field Supplied
Damper Actuator Model	Field Supplied
Controls Communication	Field Supplied
Controller Output	No Heat or HW
Controls Sequence	SDC-FL110
Control Enclosure Type	Electronic
Disconnect Switch	Toggle Disconnect Switch (15 Amp)

Hot Water Coil Details

Coil 1 Type	Hot Water
Coil 1 Handing	Left Hand

Coil certified in accordance with the AHRI Forced-Circulation Air-Cooling and Air-Heating Coils Certification Program, which is based on AHRI Standard 410 within the Range of Standard Rating Conditions listed in Table 1 of the Standard.

AHRI CERTIFIED® www.ahridirectory.org
Air-Cooling and Air-Heating Coils
AHRI Standard 410

Performance

Model: TSS: Single Duct Terminal
Size: 19
QTY: 1
Elevation: 0



Ship Cycle: Standard Shipment

Printed Date: 08/28/2026
Last Revised Date: 08/28/2026
Coil Version / Price Version: 8.12 / 1.2
User: Eliana Roberts
Estimate ID# / Line#: aAdVy000001gOgTKAU / 1

Tag: VAV-1-1.5

General

Unit Size	19	
Max CFM For Size	6500	(CFM)
Max Design	2800	(CFM)
Min CFM	1035	(CFM)
Inlet SP	1	(IN.WG)
Min SP Req.	0.35	(IN.WG)
Down S.P.	0.25	(IN.WG)
Weight	69	(LBS)
Ship Cycle	Standard Shipment	

Hot Water Coil Performance

Heat CFM	1400	(CFM)
EAT DB	55.0	(°F)
EWT / LWT	180.0 / 158.9	(°F)
LAT DB	122.6	(°F)
Sensible Capacity	102.75	(MBH)
Rows / FPI / Circuits	2 Row / 10 FPI / 4 Ckt	
Fluid Flow	10	(GPM)
Fluid PD	5.05	(FT.WG)
Coil APD	0.27	(IN.WG)
Tube Diameter	1/2	(IN.)
Tube Wall	0.016	(IN.)
Fluid Type	Water	

Sound Data

RadNC	DiscNC	RadNCRoom	DiscNCRoom	RadNCFan	DiscNCRFan
30	24	30	24	-	-

Freq.	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz
Rad	59	58	55	47	41	34
Dis	70	66	60	58	58	52
Rad Room	18	19	20	26	31	36
Dis Room	22	27	39	53	59	40

"-" signifies an NC value (radiated or discharge) that is less than 15.

Unit Details

Insulation Type	Standard Fiberglass
Insulation Thickness	1/2 Inch
20 ga Casing	None
Cover Inlet and Outlet Openings	Yes
Hanger Brackets	Yes
Isolation Transformer 24V	Yes
Controls Manufacturer	Field Supplied
Controller Model	Field Supplied
Damper Actuator Model	Field Supplied
Controls Communication	Field Supplied
Controller Output	No Heat or HW
Controls Sequence	SDC-FL110
Control Enclosure Type	Electronic
Disconnect Switch	Toggle Disconnect Switch (15 Amp)

Hot Water Coil Details

Coil 1 Type	Hot Water
Coil 1 Handing	Left Hand

AHRI CERTIFIED® www.ahridirectory.org
Air-Cooling and Air-Heating Coils AHRI Standard 410

Performance

Model: TSS: Single Duct Terminal
Size: 10
QTY: 1
Elevation: 0



Ship Cycle: Standard Shipment

Printed Date: 08/28/2026
Last Revised Date: 08/28/2026
Coil Version / Price Version: 8.12 / 1.2
User: Eliana Roberts
Estimate ID# / Line#: aAdVy000001gOgTKAU / 1

Tag: VAV-1-1.6

General

Unit Size	10	
Max CFM For Size	1660	(CFM)
Max Design	800	(CFM)
Min CFM	240	(CFM)
Inlet SP	1	(IN.WG)
Min SP Req.	0.1	(IN.WG)
Down S.P.	0.25	(IN.WG)
Weight	30	(LBS)
Ship Cycle	Standard Shipment	

Hot Water Coil Performance

Heat CFM	400	(CFM)
EAT DB	55.0	(°F)
EWT / LWT	180.0 / 159.5	(°F)
LAT DB	96.4	(°F)
Sensible Capacity	17.98	(MBH)
Rows / FPI / Circuits	1 Row / 10 FPI / 1 Ckt	
Fluid Flow	1.8	(GPM)
Fluid PD	2.24	(FT.WG)
Coil APD	0.09	(IN.WG)
Tube Diameter	1/2	(IN.)
Tube Wall	0.016	(IN.)
Fluid Type	Water	

Sound Data

RadNC	DiscNC	RadNCRoom	DiscNCRoom	RadNCFan	DiscNCRFan
15	-	15	-	-	-

Freq.	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz
Rad	52	44	42	35	30	29
Dis	61	57	54	50	48	44
Rad Room	18	19	20	26	31	36
Dis Room	22	27	39	53	59	40

"-" signifies an NC value (radiated or discharge) that is less than 15.

Unit Details

Insulation Type	Standard Fiberglass
Insulation Thickness	1/2 Inch
20 ga Casing	None
Cover Inlet and Outlet Openings	Yes
Hanger Brackets	Yes
Isolation Transformer 24V	Yes
Controls Manufacturer	Field Supplied
Controller Model	Field Supplied
Damper Actuator Model	Field Supplied
Controls Communication	Field Supplied
Controller Output	No Heat or HW
Controls Sequence	SDC-FL110
Control Enclosure Type	Electronic
Disconnect Switch	Toggle Disconnect Switch (15 Amp)

Hot Water Coil Details

Coil 1 Type	Hot Water
Coil 1 Handing	Left Hand

Coil certified in accordance with the AHRI Forced-Circulation Air-Cooling and Air-Heating Coils Certification Program, which is based on AHRI Standard 410 within the Range of Standard Rating Conditions listed in Table 1 of the Standard.

AHRI CERTIFIED® www.ahridirectory.org
Air-Cooling and Air-Heating Coils AHRI Standard 410

Performance

Model: TSS: Single Duct Terminal
Size: 14
QTY: 2
Elevation: 0



Ship Cycle: Standard Shipment

Printed Date: 08/28/2026
Last Revised Date: 08/28/2026
Coil Version / Price Version: 8.12 / 1.2
User: Eliana Roberts
Estimate ID# / Line#: aAdVy000001gOgTKAU / 1

Tag: VAV-1-2.1,VAV-1-2.4

General

Unit Size	14	
Max CFM For Size	3368	(CFM)
Max Design	1600	(CFM)
Min CFM	480	(CFM)
Inlet SP	1	(IN.WG)
Min SP Req.	0.11	(IN.WG)
Down S.P.	0.25	(IN.WG)
Weight	44	(LBS)
Ship Cycle	Standard Shipment	

Hot Water Coil Performance

Heat CFM	800	(CFM)
EAT DB	55.0	(°F)
EWT / LWT	180.0 / 159.9	(°F)
LAT DB	96.7	(°F)
Sensible Capacity	36.16	(MBH)
Rows / FPI / Circuits	1 Row / 10 FPI / 2 Ckt	
Fluid Flow	3.7	(GPM)
Fluid PD	2.11	(FT.WG)
Coil APD	0.09	(IN.WG)
Tube Diameter	1/2	(IN.)
Tube Wall	0.016	(IN.)
Fluid Type	Water	

Sound Data

RadNC	DiscNC	RadNCRoom	DiscNCRoom	RadNCFan	DiscNCRFan
15	-	15	-	-	-

Freq.	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz
Rad	52	46	42	38	36	32
Dis	63	57	54	50	48	46
Rad Room	18	19	20	26	31	36
Dis Room	22	27	39	53	59	40

"-" signifies an NC value (radiated or discharge) that is less than 15.

Unit Details

Insulation Type	Standard Fiberglass
Insulation Thickness	1/2 Inch
20 ga Casing	None
Cover Inlet and Outlet Openings	Yes
Hanger Brackets	Yes
Isolation Transformer 24V	Yes
Controls Manufacturer	Field Supplied
Controller Model	Field Supplied
Damper Actuator Model	Field Supplied
Controls Communication	Field Supplied
Controller Output	No Heat or HW
Controls Sequence	SDC-FL110
Control Enclosure Type	Electronic
Disconnect Switch	Toggle Disconnect Switch (15 Amp)

Hot Water Coil Details

Coil 1 Type	Hot Water
Coil 1 Handing	Left Hand

Coil certified in accordance with the AHRI Forced-Circulation Air-Cooling and Air-Heating Coils Certification Program, which is based on AHRI Standard 410 within the Range of Standard Rating Conditions listed in Table 1 of the Standard.

AHRI CERTIFIED® www.ahridirectory.org
Air-Cooling and Air-Heating Coils
AHRI Standard 410

Performance

Model: TSS: Single Duct Terminal
Size: 12
QTY: 3
Elevation: 0



Ship Cycle: Standard Shipment

Printed Date: 08/28/2026
Last Revised Date: 08/28/2026
Coil Version / Price Version: 8.12 / 1.2
User: Eliana Roberts
Estimate ID# / Line#: aAdVy000001gOgTKAU / 1

Tag: VAV-1-2.2,VAV-1-2.6,VAV-1-2.9

General

Unit Size	12	
Max CFM For Size	2420	(CFM)
Max Design	1200	(CFM)
Min CFM	360	(CFM)
Inlet SP	1	(IN.WG)
Min SP Req.	0.01	(IN.WG)
Down S.P.	0.25	(IN.WG)
Weight	28	(LBS)
Ship Cycle	Standard Shipment	

Sound Data

RadNC	DiscNC	RadNCRoom	DiscNCRoom	RadNCFan	DiscNCRFan
19	15	19	15	-	-

Freq.	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz
Rad	53	48	45	38	35	31
Dis	64	59	57	53	50	47
Rad Room	18	19	20	26	31	36
Dis Room	22	27	39	53	59	40

"-" signifies an NC value (radiated or discharge) that is less than 15.

Unit Details

Insulation Type	Standard Fiberglass
Insulation Thickness	1/2 Inch
20 ga Casing	None
Cover Inlet and Outlet Openings	Yes
Hanger Brackets	Yes
Isolation Transformer 24V	Yes
Controls Manufacturer	Field Supplied
Controller Model	Field Supplied
Damper Actuator Model	Field Supplied
Controls Communication	Field Supplied
Controller Output	No Heat or HW
Controls Sequence	SDC-FL110
Control Enclosure Type	Electronic
Disconnect Switch	Toggle Disconnect Switch (15 Amp)

AHRI CERTIFIED® www.ahridirectory.org
Air-Cooling and Air-Heating Coils AHRI Standard 410

Performance

Model: TSS: Single Duct Terminal
Size: 12
QTY: 1
Elevation: 0



Ship Cycle: Standard Shipment

Printed Date: 08/28/2026
Last Revised Date: 08/28/2026
Coil Version / Price Version: 8.12 / 1.2
User: Eliana Roberts
Estimate ID# / Line#: aAdVy000001gOgTKAU / 1

Tag: VAV-1-2.3

General

Unit Size	12	
Max CFM For Size	2420	(CFM)
Max Design	1200	(CFM)
Min CFM	360	(CFM)
Inlet SP	1	(IN.WG)
Min SP Req.	0.12	(IN.WG)
Down S.P.	0.25	(IN.WG)
Weight	35	(LBS)
Ship Cycle	Standard Shipment	

Hot Water Coil Performance

Heat CFM	650	(CFM)
EAT DB	55.0	(°F)
EWT / LWT	180.0 / 160.2	(°F)
LAT DB	94.6	(°F)
Sensible Capacity	27.95	(MBH)
Rows / FPI / Circuits	1 Row / 10 FPI / 1 Ckt	
Fluid Flow	2.9	(GPM)
Fluid PD	7.06	(FT.WG)
Coil APD	0.11	(IN.WG)
Tube Diameter	1/2	(IN.)
Tube Wall	0.016	(IN.)
Fluid Type	Water	

Sound Data

RadNC	DiscNC	RadNCRoom	DiscNCRoom	RadNCFan	DiscNCRFan
16	-	16	-	-	-

Freq.	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz
Rad	51	47	43	36	33	30
Dis	63	58	55	51	49	45
Rad Room	18	19	20	26	31	36
Dis Room	22	27	39	53	59	40

"-" signifies an NC value (radiated or discharge) that is less than 15.

Unit Details

Insulation Type	Standard Fiberglass
Insulation Thickness	1/2 Inch
20 ga Casing	None
Cover Inlet and Outlet Openings	Yes
Hanger Brackets	Yes
Isolation Transformer 24V	Yes
Controls Manufacturer	Field Supplied
Controller Model	Field Supplied
Damper Actuator Model	Field Supplied
Controls Communication	Field Supplied
Controller Output	No Heat or HW
Controls Sequence	SDC-FL110
Control Enclosure Type	Electronic
Disconnect Switch	Toggle Disconnect Switch (15 Amp)

Hot Water Coil Details

Coil 1 Type	Hot Water
Coil 1 Handing	Left Hand

Coil certified in accordance with the AHRI Forced-Circulation Air-Cooling and Air-Heating Coils Certification Program, which is based on AHRI Standard 410 within the Range of Standard Rating Conditions listed in Table 1 of the Standard.

AHRI CERTIFIED® www.ahridirectory.org
Air-Cooling and Air-Heating Coils
AHRI Standard 410

Performance

Model: TSS: Single Duct Terminal
Size: 12
QTY: 1
Elevation: 0



Ship Cycle: Standard Shipment

Printed Date: 08/28/2026
Last Revised Date: 08/28/2026
Coil Version / Price Version: 8.12 / 1.2
User: Eliana Roberts
Estimate ID# / Line#: aAdVy000001gOgTKAU / 1

Tag: VAV-1-2.5

General

Unit Size	12	
Max CFM For Size	2420	(CFM)
Max Design	1400	(CFM)
Min CFM	420	(CFM)
Inlet SP	1	(IN.WG)
Min SP Req.	0.02	(IN.WG)
Down S.P.	0.25	(IN.WG)
Weight	28	(LBS)
Ship Cycle	Standard Shipment	

Sound Data

RadNC	DiscNC	RadNCRoom	DiscNCRoom	RadNCFan	DiscNCRFan
20	16	20	16	-	-

Freq.	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz
Rad	54	49	46	39	36	32
Dis	65	60	58	54	51	48
Rad Room	18	19	20	26	31	36
Dis Room	22	27	39	53	59	40

"-" signifies an NC value (radiated or discharge) that is less than 15.

Unit Details

Insulation Type	Standard Fiberglass
Insulation Thickness	1/2 Inch
20 ga Casing	None
Cover Inlet and Outlet Openings	Yes
Hanger Brackets	Yes
Isolation Transformer 24V	Yes
Controls Manufacturer	Field Supplied
Controller Model	Field Supplied
Damper Actuator Model	Field Supplied
Controls Communication	Field Supplied
Controller Output	No Heat or HW
Controls Sequence	SDC-FL110
Control Enclosure Type	Electronic
Disconnect Switch	Toggle Disconnect Switch (15 Amp)

AHRI CERTIFIED® www.ahridirectory.org
Air-Cooling and Air-Heating Coils
AHRI Standard 410

Performance

Model: TSS: Single Duct Terminal
Size: 08
QTY: 2
Elevation: 0



Ship Cycle: Standard Shipment

Printed Date: 08/28/2026
Last Revised Date: 08/28/2026
Coil Version / Price Version: 8.12 / 1.2
User: Eliana Roberts
Estimate ID# / Line#: aAdVy000001gOgTKAU / 1

Tag: VAV-1-2.7,VAV-1-2.8

General

Unit Size	08	
Max CFM For Size	1030	(CFM)
Max Design	600	(CFM)
Min CFM	180	(CFM)
Inlet SP	1	(IN.WG)
Min SP Req.	0.01	(IN.WG)
Down S.P.	0.25	(IN.WG)
Weight	20	(LBS)
Ship Cycle	Standard Shipment	

Sound Data

RadNC	DiscNC	RadNCRoom	DiscNCRoom	RadNCFan	DiscNCRFan
19	16	19	16	-	-

Freq.	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz
Rad	54	47	45	40	36	28
Dis	64	59	54	52	48	45
Rad Room	18	19	20	26	31	36
Dis Room	22	27	39	53	59	40

"-" signifies an NC value (radiated or discharge) that is less than 15.

Unit Details

Insulation Type	Standard Fiberglass
Insulation Thickness	1/2 Inch
20 ga Casing	None
Cover Inlet and Outlet Openings	Yes
Hanger Brackets	Yes
Isolation Transformer 24V	Yes
Controls Manufacturer	Field Supplied
Controller Model	Field Supplied
Damper Actuator Model	Field Supplied
Controls Communication	Field Supplied
Controller Output	No Heat or HW
Controls Sequence	SDC-FL110
Control Enclosure Type	Electronic
Disconnect Switch	Toggle Disconnect Switch (15 Amp)

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Air-Cooling and Air-Heating Coils
AHRI Standard 410

Performance

Model: TSS: Single Duct Terminal
Size: 16
QTY: 1
Elevation: 0



Ship Cycle: Standard Shipment

Printed Date: 08/28/2026
Last Revised Date: 08/28/2026
Coil Version / Price Version: 8.12 / 1.2
User: Eliana Roberts
Estimate ID# / Line#: aAdVy000001gOgTKAU / 1

Tag: VAV-2-1.1

General

Unit Size	16	
Max CFM For Size	4404	(CFM)
Max Design	2400	(CFM)
Min CFM	720	(CFM)
Inlet SP	1	(IN.WG)
Min SP Req.	0.33	(IN.WG)
Down S.P.	0.25	(IN.WG)
Weight	53	(LBS)
Ship Cycle	Standard Shipment	

Hot Water Coil Performance

Heat CFM	1920	(CFM)
EAT DB	55.0	(°F)
EWT / LWT	180.0 / 159.1	(°F)
LAT DB	111.1	(°F)
Sensible Capacity	116.78	(MBH)
Rows / FPI / Circuits	2 Row / 10 FPI / 4 Ckt	
Fluid Flow	11.5	(GPM)
Fluid PD	5.71	(FT.WG)
Coil APD	0.3	(IN.WG)
Tube Diameter	1/2	(IN.)
Tube Wall	0.016	(IN.)
Fluid Type	Water	

Sound Data

RadNC	DiscNC	RadNCRoom	DiscNCRoom	RadNCFan	DiscNCRFan
-	-	-	-	-	-

Freq.	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz
Rad	51	46	41	37	33	30
Dis	64	55	55	49	46	43
Rad Room	18	19	20	26	31	36
Dis Room	22	27	39	53	59	40

"-" signifies an NC value (radiated or discharge) that is less than 15.

Unit Details

Insulation Type	Standard Fiberglass
Insulation Thickness	1/2 Inch
20 ga Casing	None
Cover Inlet and Outlet Openings	Yes
Hanger Brackets	Yes
Isolation Transformer 24V	Yes
Controls Manufacturer	Field Supplied
Controller Model	Field Supplied
Damper Actuator Model	Field Supplied
Controls Communication	Field Supplied
Controller Output	No Heat or HW
Controls Sequence	SDC-FL110
Control Enclosure Type	Electronic
Disconnect Switch	Toggle Disconnect Switch (15 Amp)

Hot Water Coil Details

Coil 1 Type	Hot Water
Coil 1 Handing	Left Hand

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AHRI Standard 410

Performance

Model: TSS: Single Duct Terminal
Size: 19
QTY: 1
Elevation: 0



Ship Cycle: Standard Shipment

Printed Date: 08/28/2026
Last Revised Date: 08/28/2026
Coil Version / Price Version: 8.12 / 1.2
User: Eliana Roberts
Estimate ID# / Line#: aAdVy000001gOgTKAU / 1

Tag: VAV-2-1.2

General

Unit Size	19	
Max CFM For Size	6500	(CFM)
Max Design	2800	(CFM)
Min CFM	1025	(CFM)
Inlet SP	1	(IN.WG)
Min SP Req.	0.35	(IN.WG)
Down S.P.	0.25	(IN.WG)
Weight	69	(LBS)
Ship Cycle	Standard Shipment	

Hot Water Coil Performance

Heat CFM	2240	(CFM)
EAT DB	55.0	(°F)
EWT / LWT	180.0 / 159.4	(°F)
LAT DB	113.3	(°F)
Sensible Capacity	141.59	(MBH)
Rows / FPI / Circuits	2 Row / 10 FPI / 4 Ckt	
Fluid Flow	14.1	(GPM)
Fluid PD	9.73	(FT.WG)
Coil APD	0.27	(IN.WG)
Tube Diameter	1/2	(IN.)
Tube Wall	0.016	(IN.)
Fluid Type	Water	

Sound Data

RadNC	DiscNC	RadNCRoom	DiscNCRoom	RadNCFan	DiscNCRFan
30	24	30	24	-	-

Freq.	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz
Rad	59	58	55	47	41	34
Dis	70	66	60	58	58	52
Rad Room	18	19	20	26	31	36
Dis Room	22	27	39	53	59	40

"-" signifies an NC value (radiated or discharge) that is less than 15.

Unit Details

Insulation Type	Standard Fiberglass
Insulation Thickness	1/2 Inch
20 ga Casing	None
Cover Inlet and Outlet Openings	Yes
Hanger Brackets	Yes
Isolation Transformer 24V	Yes
Controls Manufacturer	Field Supplied
Controller Model	Field Supplied
Damper Actuator Model	Field Supplied
Controls Communication	Field Supplied
Controller Output	No Heat or HW
Controls Sequence	SDC-FL110
Control Enclosure Type	Electronic
Disconnect Switch	Toggle Disconnect Switch (15 Amp)

Hot Water Coil Details

Coil 1 Type	Hot Water
Coil 1 Handing	Left Hand

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AHRI Standard 410

Performance

Model: TSS: Single Duct Terminal
Size: 19
QTY: 1
Elevation: 0



Ship Cycle: Standard Shipment

Printed Date: 08/28/2026
Last Revised Date: 08/28/2026
Coil Version / Price Version: 8.12 / 1.2
User: Eliana Roberts
Estimate ID# / Line#: aAdVy000001gOgTKAU / 1

Tag: VAV-2-1.3

General

Unit Size	19	
Max CFM For Size	6500	(CFM)
Max Design	4400	(CFM)
Min CFM	1830	(CFM)
Inlet SP	2	(IN.WG)
Min SP Req.	1.09	(IN.WG)
Down S.P.	0.25	(IN.WG)
Weight	77	(LBS)
Ship Cycle	Standard Shipment	

Hot Water Coil Performance

Heat CFM	3520	(CFM)
EAT DB	55.0	(°F)
EWT / LWT	180.0 / 159.8	(°F)
LAT DB	103.6	(°F)
Sensible Capacity	185.48	(MBH)
Rows / FPI / Circuits	3 Row / 10 FPI / 6 Ckt	
Fluid Flow	18.9	(GPM)
Fluid PD	8.34	(FT.WG)
Coil APD	0.89	(IN.WG)
Tube Diameter	1/2	(IN.)
Tube Wall	0.016	(IN.)
Fluid Type	Water	

Sound Data

RadNC	DiscNC	RadNCRoom	DiscNCRoom	RadNCFan	DiscNCRFan
38	30	38	30	-	-

Freq.	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz
Rad	64	63	63	54	49	41
Dis	74	71	69	67	66	62
Rad Room	18	19	20	26	31	36
Dis Room	22	27	39	53	59	40

"-" signifies an NC value (radiated or discharge) that is less than 15.

Unit Details

Insulation Type	Standard Fiberglass
Insulation Thickness	1/2 Inch
20 ga Casing	None
Cover Inlet and Outlet Openings	Yes
Hanger Brackets	Yes
Isolation Transformer 24V	Yes
Controls Manufacturer	Field Supplied
Controller Model	Field Supplied
Damper Actuator Model	Field Supplied
Controls Communication	Field Supplied
Controller Output	No Heat or HW
Controls Sequence	SDC-FL110
Control Enclosure Type	Electronic
Disconnect Switch	Toggle Disconnect Switch (15 Amp)

Hot Water Coil Details

Coil 1 Type	Hot Water
Coil 1 Handing	Left Hand

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AHRI Standard 410

Performance

Model: TSS: Single Duct Terminal
Size: 16
QTY: 1
Elevation: 0



Ship Cycle: Standard Shipment

Printed Date: 08/28/2026
Last Revised Date: 08/28/2026
Coil Version / Price Version: 8.12 / 1.2
User: Eliana Roberts
Estimate ID# / Line#: aAdVy000001gOgTKAU / 1

Tag: VAV-2-1.4

General

Unit Size	16	
Max CFM For Size	4404	(CFM)
Max Design	2700	(CFM)
Min CFM	810	(CFM)
Inlet SP	1	(IN.WG)
Min SP Req.	0.40	(IN.WG)
Down S.P.	0.25	(IN.WG)
Weight	53	(LBS)
Ship Cycle	Standard Shipment	

Hot Water Coil Performance

Heat CFM	2160	(CFM)
EAT DB	55.0	(°F)
EWT / LWT	180.0 / 159.3	(°F)
LAT DB	108.7	(°F)
Sensible Capacity	125.94	(MBH)
Rows / FPI / Circuits	2 Row / 10 FPI / 4 Ckt	
Fluid Flow	12.5	(GPM)
Fluid PD	6.7	(FT.WG)
Coil APD	0.37	(IN.WG)
Tube Diameter	1/2	(IN.)
Tube Wall	0.016	(IN.)
Fluid Type	Water	

Sound Data

RadNC	DiscNC	RadNCRoom	DiscNCRoom	RadNCFan	DiscNCRFan
15	-	15	-	-	-

Freq.	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz
Rad	52	47	42	38	34	30
Dis	64	56	56	50	46	43
Rad Room	18	19	20	26	31	36
Dis Room	22	27	39	53	59	40

"-" signifies an NC value (radiated or discharge) that is less than 15.

Unit Details

Insulation Type	Standard Fiberglass
Insulation Thickness	1/2 Inch
20 ga Casing	None
Cover Inlet and Outlet Openings	Yes
Hanger Brackets	Yes
Isolation Transformer 24V	Yes
Controls Manufacturer	Field Supplied
Controller Model	Field Supplied
Damper Actuator Model	Field Supplied
Controls Communication	Field Supplied
Controller Output	No Heat or HW
Controls Sequence	SDC-FL110
Control Enclosure Type	Electronic
Disconnect Switch	Toggle Disconnect Switch (15 Amp)

Hot Water Coil Details

Coil 1 Type	Hot Water
Coil 1 Handing	Left Hand

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Performance

Model: TSS: Single Duct Terminal
Size: 16
QTY: 1
Elevation: 0



Ship Cycle: Standard Shipment

Printed Date: 08/28/2026
Last Revised Date: 08/28/2026
Coil Version / Price Version: 8.12 / 1.2
User: Eliana Roberts
Estimate ID# / Line#: aAdVy000001gOgTKAU / 1

Tag: VAV-2-1.5

General

Unit Size	16	
Max CFM For Size	4404	(CFM)
Max Design	2700	(CFM)
Min CFM	1200	(CFM)
Inlet SP	1	(IN.WG)
Min SP Req.	0.40	(IN.WG)
Down S.P.	0.25	(IN.WG)
Weight	53	(LBS)
Ship Cycle	Standard Shipment	

Hot Water Coil Performance

Heat CFM	2700	(CFM)
EAT DB	55.0	(°F)
EWT / LWT	180.0 / 159.5	(°F)
LAT DB	104.3	(°F)
Sensible Capacity	144.55	(MBH)
Rows / FPI / Circuits	2 Row / 10 FPI / 4 Ckt	
Fluid Flow	14.5	(GPM)
Fluid PD	8.9	(FT.WG)
Coil APD	0.37	(IN.WG)
Tube Diameter	1/2	(IN.)
Tube Wall	0.016	(IN.)
Fluid Type	Water	

Sound Data

RadNC	DiscNC	RadNCRoom	DiscNCRoom	RadNCFan	DiscNCRFan
15	-	15	-	-	-

Freq.	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz
Rad	52	47	42	38	34	30
Dis	64	56	56	50	46	43
Rad Room	18	19	20	26	31	36
Dis Room	22	27	39	53	59	40

"-" signifies an NC value (radiated or discharge) that is less than 15.

Unit Details

Insulation Type	Standard Fiberglass
Insulation Thickness	1/2 Inch
20 ga Casing	None
Cover Inlet and Outlet Openings	Yes
Hanger Brackets	Yes
Isolation Transformer 24V	Yes
Controls Manufacturer	Field Supplied
Controller Model	Field Supplied
Damper Actuator Model	Field Supplied
Controls Communication	Field Supplied
Controller Output	No Heat or HW
Controls Sequence	SDC-FL110
Control Enclosure Type	Electronic
Disconnect Switch	Toggle Disconnect Switch (15 Amp)

Hot Water Coil Details

Coil 1 Type	Hot Water
Coil 1 Handing	Left Hand

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Performance

Model: TSS: Single Duct Terminal
Size: 10
QTY: 1
Elevation: 0



Ship Cycle: Standard Shipment

Printed Date: 08/28/2026
Last Revised Date: 08/28/2026
Coil Version / Price Version: 8.12 / 1.2
User: Eliana Roberts
Estimate ID# / Line#: aAdVy000001gOgTKAU / 1

Tag: VAV-2-1.6

General

Unit Size	10	
Max CFM For Size	1660	(CFM)
Max Design	1000	(CFM)
Min CFM	300	(CFM)
Inlet SP	1	(IN.WG)
Min SP Req.	0.32	(IN.WG)
Down S.P.	0.25	(IN.WG)
Weight	33	(LBS)
Ship Cycle	Standard Shipment	

Hot Water Coil Performance

Heat CFM	1000	(CFM)
EAT DB	55.0	(°F)
EWT / LWT	180.0 / 159.4	(°F)
LAT DB	105.9	(°F)
Sensible Capacity	55.27	(MBH)
Rows / FPI / Circuits	2 Row / 10 FPI / 2 Ckt	
Fluid Flow	5.5	(GPM)
Fluid PD	5.06	(FT.WG)
Coil APD	0.3	(IN.WG)
Tube Diameter	1/2	(IN.)
Tube Wall	0.016	(IN.)
Fluid Type	Water	

Sound Data

RadNC	DiscNC	RadNCRoom	DiscNCRoom	RadNCFan	DiscNCRFan
16	-	16	-	-	-

Freq.	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz
Rad	53	43	43	36	29	29
Dis	63	57	53	51	48	43
Rad Room	18	19	20	26	31	36
Dis Room	22	27	39	53	59	40

"-" signifies an NC value (radiated or discharge) that is less than 15.

Unit Details

Insulation Type	Standard Fiberglass
Insulation Thickness	1/2 Inch
20 ga Casing	None
Cover Inlet and Outlet Openings	Yes
Hanger Brackets	Yes
Isolation Transformer 24V	Yes
Controls Manufacturer	Field Supplied
Controller Model	Field Supplied
Damper Actuator Model	Field Supplied
Controls Communication	Field Supplied
Controller Output	No Heat or HW
Controls Sequence	SDC-FL110
Control Enclosure Type	Electronic
Disconnect Switch	Toggle Disconnect Switch (15 Amp)

Hot Water Coil Details

Coil 1 Type	Hot Water
Coil 1 Handing	Left Hand

Coil certified in accordance with the AHRI Forced-Circulation Air-Cooling and Air-Heating Coils Certification Program, which is based on AHRI Standard 410 within the Range of Standard Rating Conditions listed in Table 1 of the Standard.

AHRI CERTIFIED® www.ahridirectory.org
Air-Cooling and Air-Heating Coils
AHRI Standard 410

Performance

Model: TSS: Single Duct Terminal
Size: 19
QTY: 1
Elevation: 0



Ship Cycle: Standard Shipment

Printed Date: 08/28/2026
Last Revised Date: 08/28/2026
Coil Version / Price Version: 8.12 / 1.2
User: Eliana Roberts
Estimate ID# / Line#: aAdVy000001gOgTKAU / 1

Tag: VAV-2-2.1

General

Unit Size	19	
Max CFM For Size	6500	(CFM)
Max Design	2800	(CFM)
Min CFM	1025	(CFM)
Inlet SP	1	(IN.WG)
Min SP Req.	0.50	(IN.WG)
Down S.P.	0.25	(IN.WG)
Weight	77	(LBS)
Ship Cycle	Standard Shipment	

Hot Water Coil Performance

Heat CFM	2800	(CFM)
EAT DB	55.0	(°F)
EWT / LWT	180.0 / 159.6	(°F)
LAT DB	110.0	(°F)
Sensible Capacity	167.21	(MBH)
Rows / FPI / Circuits	3 Row / 10 FPI / 6 Ckt	
Fluid Flow	16.8	(GPM)
Fluid PD	6.65	(FT.WG)
Coil APD	0.42	(IN.WG)
Tube Diameter	1/2	(IN.)
Tube Wall	0.016	(IN.)
Fluid Type	Water	

Sound Data

RadNC	DiscNC	RadNCRoom	DiscNCRoom	RadNCFan	DiscNCRFan
28	21	28	21	-	-

Freq.	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz
Rad	57	57	53	45	39	32
Dis	69	64	57	56	56	49
Rad Room	18	19	20	26	31	36
Dis Room	22	27	39	53	59	40

"-" signifies an NC value (radiated or discharge) that is less than 15.

Unit Details

Insulation Type	Standard Fiberglass
Insulation Thickness	1/2 Inch
20 ga Casing	None
Cover Inlet and Outlet Openings	Yes
Hanger Brackets	Yes
Isolation Transformer 24V	Yes
Controls Manufacturer	Field Supplied
Controller Model	Field Supplied
Damper Actuator Model	Field Supplied
Controls Communication	Field Supplied
Controller Output	No Heat or HW
Controls Sequence	SDC-FL110
Control Enclosure Type	Electronic
Disconnect Switch	Toggle Disconnect Switch (15 Amp)

Hot Water Coil Details

Coil 1 Type	Hot Water
Coil 1 Handing	Left Hand

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AHRI Standard 410

Performance

Model: TSS: Single Duct Terminal
Size: 19
QTY: 1
Elevation: 0



Ship Cycle: Standard Shipment

Printed Date: 08/28/2026
Last Revised Date: 08/28/2026
Coil Version / Price Version: 8.12 / 1.2
User: Eliana Roberts
Estimate ID# / Line#: aAdVy000001gOgTKAU / 1

Tag: VAV-2-2.2

General

Unit Size	19	
Max CFM For Size	6500	(CFM)
Max Design	5000	(CFM)
Min CFM	1500	(CFM)
Inlet SP	2	(IN.WG)
Min SP Req.	1.36	(IN.WG)
Down S.P.	0.25	(IN.WG)
Weight	77	(LBS)
Ship Cycle	Standard Shipment	

Hot Water Coil Performance

Heat CFM	3500	(CFM)
EAT DB	55.0	(°F)
EWT / LWT	180.0 / 159.8	(°F)
LAT DB	103.7	(°F)
Sensible Capacity	184.96	(MBH)
Rows / FPI / Circuits	3 Row / 10 FPI / 6 Ckt	
Fluid Flow	18.8	(GPM)
Fluid PD	8.26	(FT.WG)
Coil APD	1.09	(IN.WG)
Tube Diameter	1/2	(IN.)
Tube Wall	0.016	(IN.)
Fluid Type	Water	

Sound Data

RadNC	DiscNC	RadNCRoom	DiscNCRoom	RadNCFan	DiscNCRFan
38	29	38	29	-	-

Freq.	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz
Rad	63	63	63	53	48	41
Dis	74	70	67	66	66	62
Rad Room	18	19	20	26	31	36
Dis Room	22	27	39	53	59	40

"-" signifies an NC value (radiated or discharge) that is less than 15.

Unit Details

Insulation Type	Standard Fiberglass
Insulation Thickness	1/2 Inch
20 ga Casing	None
Cover Inlet and Outlet Openings	Yes
Hanger Brackets	Yes
Isolation Transformer 24V	Yes
Controls Manufacturer	Field Supplied
Controller Model	Field Supplied
Damper Actuator Model	Field Supplied
Controls Communication	Field Supplied
Controller Output	No Heat or HW
Controls Sequence	SDC-FL110
Control Enclosure Type	Electronic
Disconnect Switch	Toggle Disconnect Switch (15 Amp)

Hot Water Coil Details

Coil 1 Type	Hot Water
Coil 1 Handing	Left Hand

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Air-Cooling and Air-Heating Coils
AHRI Standard 410

Performance

Model: TSS: Single Duct Terminal
Size: 19
QTY: 2
Elevation: 0



Ship Cycle: Standard Shipment

Printed Date: 08/28/2026
Last Revised Date: 08/28/2026
Coil Version / Price Version: 8.12 / 1.2
User: Eliana Roberts
Estimate ID# / Line#: aAdVy000001gOgTKAU / 1

Tag: VAV-2-2.3,VAV-2-2.4

General

Unit Size	19	
Max CFM For Size	6500	(CFM)
Max Design	4100	(CFM)
Min CFM	1230	(CFM)
Inlet SP	2	(IN.WG)
Min SP Req.	0.97	(IN.WG)
Down S.P.	0.25	(IN.WG)
Weight	77	(LBS)
Ship Cycle	Standard Shipment	

Hot Water Coil Performance

Heat CFM	2870	(CFM)
EAT DB	55.0	(°F)
EWT / LWT	180.0 / 159.6	(°F)
LAT DB	109.3	(°F)
Sensible Capacity	169.13	(MBH)
Rows / FPI / Circuits	3 Row / 10 FPI / 6 Ckt	
Fluid Flow	17	(GPM)
Fluid PD	6.81	(FT.WG)
Coil APD	0.79	(IN.WG)
Tube Diameter	1/2	(IN.)
Tube Wall	0.016	(IN.)
Fluid Type	Water	

Sound Data

RadNC	DiscNC	RadNCRoom	DiscNCRoom	RadNCFan	DiscNCRFan
39	31	39	31	-	-

Freq.	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz
Rad	66	63	64	54	49	42
Dis	75	72	70	68	67	63
Rad Room	18	19	20	26	31	36
Dis Room	22	27	39	53	59	40

"-" signifies an NC value (radiated or discharge) that is less than 15.

Unit Details

Insulation Type	Standard Fiberglass
Insulation Thickness	1/2 Inch
20 ga Casing	None
Cover Inlet and Outlet Openings	Yes
Hanger Brackets	Yes
Isolation Transformer 24V	Yes
Controls Manufacturer	Field Supplied
Controller Model	Field Supplied
Damper Actuator Model	Field Supplied
Controls Communication	Field Supplied
Controller Output	No Heat or HW
Controls Sequence	SDC-FL110
Control Enclosure Type	Electronic
Disconnect Switch	Toggle Disconnect Switch (15 Amp)

Hot Water Coil Details

Coil 1 Type	Hot Water
Coil 1 Handing	Left Hand

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AHRI Standard 410

Performance

Model: TSS: Single Duct Terminal
Size: 19
QTY: 1
Elevation: 0



Ship Cycle: Standard Shipment

Printed Date: 08/28/2026
Last Revised Date: 08/28/2026
Coil Version / Price Version: 8.12 / 1.2
User: Eliana Roberts
Estimate ID# / Line#: aAdVy000001gOgTKAU / 2

Tag: VAV-2-3.1

General

Unit Size	19	
Max CFM For Size	6500	(CFM)
Max Design	2800	(CFM)
Min CFM	1043	(CFM)
Inlet SP	1	(IN.WG)
Min SP Req.	0.35	(IN.WG)
Down S.P.	0.25	(IN.WG)
Weight	69	(LBS)
Ship Cycle	Standard Shipment	

Hot Water Coil Performance

Heat CFM	2240	(CFM)
EAT DB	55.0	(°F)
EWT / LWT	180.0 / 159.4	(°F)
LAT DB	113.3	(°F)
Sensible Capacity	141.59	(MBH)
Rows / FPI / Circuits	2 Row / 10 FPI / 4 Ckt	
Fluid Flow	14.1	(GPM)
Fluid PD	9.73	(FT.WG)
Coil APD	0.27	(IN.WG)
Tube Diameter	1/2	(IN.)
Tube Wall	0.016	(IN.)
Fluid Type	Water	

Sound Data

RadNC	DiscNC	RadNCRoom	DiscNCRoom	RadNCFan	DiscNCRFan
30	24	30	24	-	-

Freq.	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz
Rad	59	58	55	47	41	34
Dis	70	66	60	58	58	52
Rad Room	18	19	20	26	31	36
Dis Room	22	27	39	53	59	40

"-" signifies an NC value (radiated or discharge) that is less than 15.

Unit Details

Insulation Type	Standard Fiberglass
Insulation Thickness	1/2 Inch
20 ga Casing	None
Cover Inlet and Outlet Openings	Yes
Hanger Brackets	Yes
Isolation Transformer 24V	Yes
Controls Manufacturer	Field Supplied
Controller Model	Field Supplied
Damper Actuator Model	Field Supplied
Controls Communication	Field Supplied
Controller Output	No Heat or HW
Controls Sequence	SDC-FL110
Control Enclosure Type	Electronic
Disconnect Switch	Toggle Disconnect Switch (15 Amp)

Hot Water Coil Details

Coil 1 Type	Hot Water
Coil 1 Handing	Left Hand

AHRI CERTIFIED® www.ahridirectory.org
Air-Cooling and Air-Heating Coils
AHRI Standard 410

Performance

Model: TSS: Single Duct Terminal
Size: 19
QTY: 1
Elevation: 0



Ship Cycle: Standard Shipment

Printed Date: 08/28/2026
Last Revised Date: 08/28/2026
Coil Version / Price Version: 8.12 / 1.2
User: Eliana Roberts
Estimate ID# / Line#: aAdVy000001gOgTKAU / 2

Tag: VAV-2-3.2

General

Unit Size	19	
Max CFM For Size	6500	(CFM)
Max Design	3600	(CFM)
Min CFM	1080	(CFM)
Inlet SP	2	(IN.WG)
Min SP Req.	0.78	(IN.WG)
Down S.P.	0.25	(IN.WG)
Weight	77	(LBS)
Ship Cycle	Standard Shipment	

Hot Water Coil Performance

Heat CFM	2880	(CFM)
EAT DB	55.0	(°F)
EWT / LWT	180.0 / 159.5	(°F)
LAT DB	109.2	(°F)
Sensible Capacity	169.37	(MBH)
Rows / FPI / Circuits	3 Row / 10 FPI / 6 Ckt	
Fluid Flow	17	(GPM)
Fluid PD	6.81	(FT.WG)
Coil APD	0.64	(IN.WG)
Tube Diameter	1/2	(IN.)
Tube Wall	0.016	(IN.)
Fluid Type	Water	

Sound Data

RadNC	DiscNC	RadNCRoom	DiscNCRoom	RadNCFan	DiscNCRFan
38	32	38	32	-	-

Freq.	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz
Rad	66	62	63	54	48	41
Dis	74	73	71	67	66	61
Rad Room	18	19	20	26	31	36
Dis Room	22	27	39	53	59	40

"-" signifies an NC value (radiated or discharge) that is less than 15.

Unit Details

Insulation Type	Standard Fiberglass
Insulation Thickness	1/2 Inch
20 ga Casing	None
Cover Inlet and Outlet Openings	Yes
Hanger Brackets	Yes
Isolation Transformer 24V	Yes
Controls Manufacturer	Field Supplied
Controller Model	Field Supplied
Damper Actuator Model	Field Supplied
Controls Communication	Field Supplied
Controller Output	No Heat or HW
Controls Sequence	SDC-FL110
Control Enclosure Type	Electronic
Disconnect Switch	Toggle Disconnect Switch (15 Amp)

Hot Water Coil Details

Coil 1 Type	Hot Water
Coil 1 Handing	Left Hand

AHRI CERTIFIED® www.ahridirectory.org
Air-Cooling and Air-Heating Coils
AHRI Standard 410

Performance

Model: TSS: Single Duct Terminal
Size: 19
QTY: 1
Elevation: 0



Ship Cycle: Standard Shipment

Printed Date: 08/28/2026
Last Revised Date: 08/28/2026
Coil Version / Price Version: 8.12 / 1.2
User: Eliana Roberts
Estimate ID# / Line#: aAdVy000001gOgTKAU / 2

Tag: VAV-2-3.3

General

Unit Size	19	
Max CFM For Size	6500	(CFM)
Max Design	4200	(CFM)
Min CFM	1260	(CFM)
Inlet SP	2	(IN.WG)
Min SP Req.	1.01	(IN.WG)
Down S.P.	0.25	(IN.WG)
Weight	77	(LBS)
Ship Cycle	Standard Shipment	

Hot Water Coil Performance

Heat CFM	3360	(CFM)
EAT DB	55.0	(°F)
EWT / LWT	180.0 / 159.7	(°F)
LAT DB	104.8	(°F)
Sensible Capacity	181.65	(MBH)
Rows / FPI / Circuits	3 Row / 10 FPI / 6 Ckt	
Fluid Flow	18.4	(GPM)
Fluid PD	7.92	(FT.WG)
Coil APD	0.82	(IN.WG)
Tube Diameter	1/2	(IN.)
Tube Wall	0.016	(IN.)
Fluid Type	Water	

Sound Data

RadNC	DiscNC	RadNCRoom	DiscNCRoom	RadNCFan	DiscNCRFan
38	30	38	30	-	-

Freq.	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz
Rad	65	63	63	53	48	41
Dis	75	71	70	67	66	62
Rad Room	18	19	20	26	31	36
Dis Room	22	27	39	53	59	40

"-" signifies an NC value (radiated or discharge) that is less than 15.

Unit Details

Insulation Type	Standard Fiberglass
Insulation Thickness	1/2 Inch
20 ga Casing	None
Cover Inlet and Outlet Openings	Yes
Hanger Brackets	Yes
Isolation Transformer 24V	Yes
Controls Manufacturer	Field Supplied
Controller Model	Field Supplied
Damper Actuator Model	Field Supplied
Controls Communication	Field Supplied
Controller Output	No Heat or HW
Controls Sequence	SDC-FL110
Control Enclosure Type	Electronic
Disconnect Switch	Toggle Disconnect Switch (15 Amp)

Hot Water Coil Details

Coil 1 Type	Hot Water
Coil 1 Handing	Left Hand

AHRI CERTIFIED® www.ahridirectory.org
Air-Cooling and Air-Heating Coils AHRI Standard 410

Performance

Model: TSS: Single Duct Terminal
Size: 12
QTY: 1
Elevation: 0



Ship Cycle: Standard Shipment

Printed Date: 08/28/2026
Last Revised Date: 08/28/2026
Coil Version / Price Version: 8.12 / 1.2
User: Eliana Roberts
Estimate ID# / Line#: aAdVy000001gOgTKAU / 2

Tag: VAV-2-3.4

General

Unit Size	12	
Max CFM For Size	2420	(CFM)
Max Design	1400	(CFM)
Min CFM	420	(CFM)
Inlet SP	1	(IN.WG)
Min SP Req.	0.33	(IN.WG)
Down S.P.	0.25	(IN.WG)
Weight	38	(LBS)
Ship Cycle	Standard Shipment	

Hot Water Coil Performance

Heat CFM	1120	(CFM)
EAT DB	55.0	(°F)
EWT / LWT	180.0 / 159.4	(°F)
LAT DB	111.1	(°F)
Sensible Capacity	68.16	(MBH)
Rows / FPI / Circuits	2 Row / 10 FPI / 2 Ckt	
Fluid Flow	6.8	(GPM)
Fluid PD	9.65	(FT.WG)
Coil APD	0.31	(IN.WG)
Tube Diameter	1/2	(IN.)
Tube Wall	0.016	(IN.)
Fluid Type	Water	

Sound Data

RadNC	DiscNC	RadNCRoom	DiscNCRoom	RadNCFan	DiscNCRFan
-	-	-	-	-	-

Freq.	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz
Rad	50	45	41	34	31	28
Dis	63	56	53	50	47	43
Rad Room	18	19	20	26	31	36
Dis Room	22	27	39	53	59	40

"-" signifies an NC value (radiated or discharge) that is less than 15.

Unit Details

Insulation Type	Standard Fiberglass
Insulation Thickness	1/2 Inch
20 ga Casing	None
Cover Inlet and Outlet Openings	Yes
Hanger Brackets	Yes
Isolation Transformer 24V	Yes
Controls Manufacturer	Field Supplied
Controller Model	Field Supplied
Damper Actuator Model	Field Supplied
Controls Communication	Field Supplied
Controller Output	No Heat or HW
Controls Sequence	SDC-FL110
Control Enclosure Type	Electronic
Disconnect Switch	Toggle Disconnect Switch (15 Amp)

Hot Water Coil Details

Coil 1 Type	Hot Water
Coil 1 Handing	Left Hand

Coil certified in accordance with the AHRI Forced-Circulation Air-Cooling and Air-Heating Coils Certification Program, which is based on AHRI Standard 410 within the Range of Standard Rating Conditions listed in Table 1 of the Standard.

AHRI CERTIFIED® www.ahridirectory.org
Air-Cooling and Air-Heating Coils AHRI Standard 410

Performance

Model: TSS: Single Duct Terminal
Size: 14
QTY: 1
Elevation: 0



Ship Cycle: Standard Shipment

Printed Date: 08/28/2026
Last Revised Date: 08/28/2026
Coil Version / Price Version: 8.12 / 1.2
User: Eliana Roberts
Estimate ID# / Line#: aAdVy000001gOgTKAU / 1

Tag: VAV-1-1.1

General

Unit Size	14	
Max CFM For Size	3368	(CFM)
Max Design	2000	(CFM)
Min CFM	600	(CFM)
Inlet SP	1	(IN.WG)
Min SP Req.	0.18	(IN.WG)
Down S.P.	0.25	(IN.WG)
Weight	44	(LBS)
Ship Cycle	Standard Shipment	

Hot Water Coil Performance

Heat CFM	1000	(CFM)
EAT DB	55.0	(°F)
EWT / LWT	180.0 / 159.8	(°F)
LAT DB	93.0	(°F)
Sensible Capacity	41.21	(MBH)
Rows / FPI / Circuits	1 Row / 10 FPI / 2 Ckt	
Fluid Flow	4.2	(GPM)
Fluid PD	2.68	(FT.WG)
Coil APD	0.14	(IN.WG)
Tube Diameter	1/2	(IN.)
Tube Wall	0.016	(IN.)
Fluid Type	Water	

Sound Data

RadNC	DiscNC	RadNCRoom	DiscNCRoom	RadNCFan	DiscNCRFan
18	16	18	16	-	-

Freq.	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz
Rad	52	48	44	38	36	32
Dis	66	58	56	52	49	46
Rad Room	18	19	20	26	31	36
Dis Room	22	27	39	53	59	40

"-" signifies an NC value (radiated or discharge) that is less than 15.

Unit Details

Insulation Type	Standard Fiberglass
Insulation Thickness	1/2 Inch
20 ga Casing	None
Cover Inlet and Outlet Openings	Yes
Hanger Brackets	Yes
Isolation Transformer 24V	Yes
Controls Manufacturer	Field Supplied
Controller Model	Field Supplied
Damper Actuator Model	Field Supplied
Controls Communication	Field Supplied
Controller Output	No Heat or HW
Controls Sequence	SDC-FL110
Control Enclosure Type	Electronic
Disconnect Switch	Toggle Disconnect Switch (15 Amp)

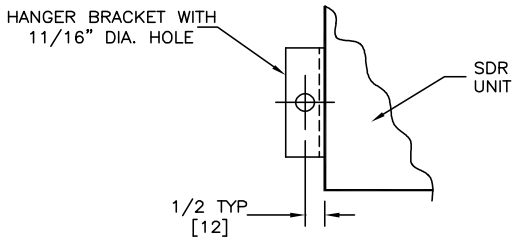
Hot Water Coil Details

Coil 1 Type	Hot Water
Coil 1 Handing	Left Hand

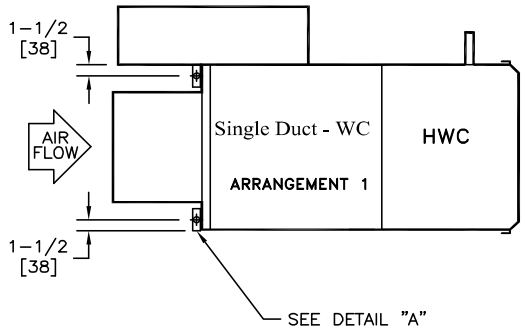
Coil certified in accordance with the AHRI Forced-Circulation Air-Cooling and Air-Heating Coils Certification Program, which is based on AHRI Standard 410 within the Range of Standard Rating Conditions listed in Table 1 of the Standard.

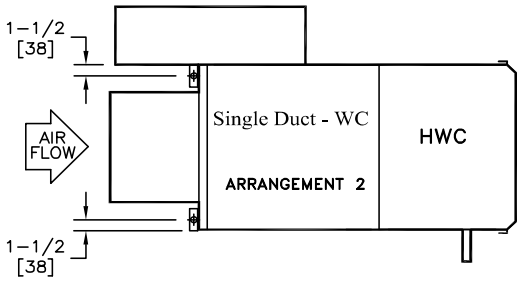
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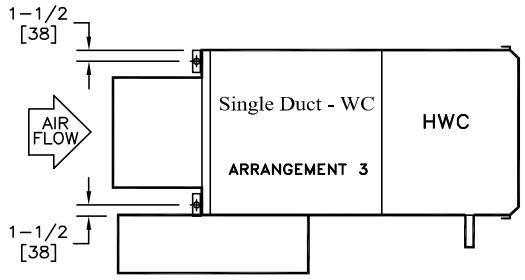
1. All dimensions are Inches [millimeters]. All dimensions are ±1/4" [6mm]. Metric values are soft conversion.
2. The Factory will not accept responsibility for unit support based on additional field supplied suspension devices, which are sized and designed by others.

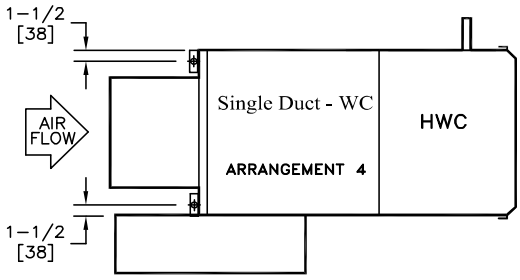


DETAIL "A"



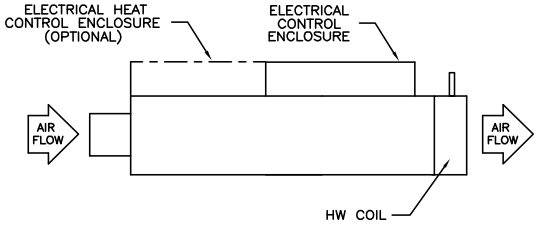




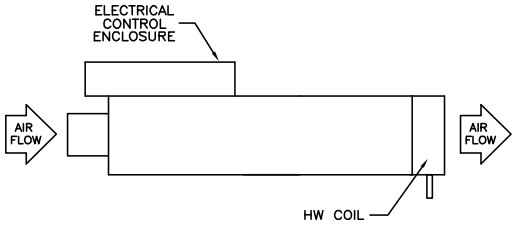


TOP VIEWS

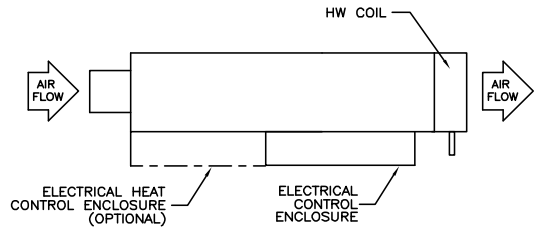
TITLE: **Model: TSS** Single Duct WC Hanger Brackets		Johnson Controls
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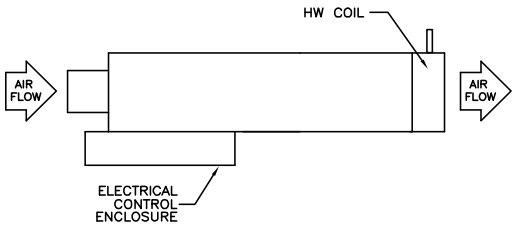
☐ ARRANGEMENT 1
LEFT HAND CONTROL UNIT
WITH LEFT HAND COIL



☐ ARRANGEMENT 2
LEFT HAND CONTROL UNIT
WITH RIGHT HAND COIL



☐ ARRANGEMENT 3
RIGHT HAND CONTROL UNIT
WITH RIGHT HAND COIL



☐ ARRANGEMENT 4
RIGHT HAND CONTROL UNIT
WITH LEFT HAND COIL

NOTES:
1. ELECTRIC HEATING CONTROL ENCLOSURE IS ON THE SAME SIDE AS STANDARD CONTROL ENCLOSURE.
2. ELECTRIC HEAT ONLY AVAILABLE ON ARRANGEMENTS 1 & 3.
3. ELECTRIC HEAT NOT AVAILABLE WITH HW COIL.

TITLE:
Model: TSS
Single Duct Unit Arrangements

Johnson Controls

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DATE: 11/17/2004
ECR#:
REV: 1
DRAWING NO: 01-80012

1 ROW

UNIT SIZE	A	B	C	D	F
04-08	10-1/8"	2-3/16"	3/8"	2-3/16"	1"
10	12-5/8"	2-3/16"	3/8"	2-3/16"	1"
12	15-1/8"	2-3/16"	3/8"	2-3/16"	1"
14-16	17-5/8"	2-3/16"	3/8"	2-3/16"	1"
19-22	17-5/8"	2-3/16"	3/8"	2-3/16"	1"

2 ROW

UNIT SIZE	A	B	C	D	E
04-08	10-1/8"	2-3/4"	11/16"	2-3/4"	11/16"
10	12-5/8"	2-3/4"	11/16"	2-3/4"	11/16"
12	15-1/8"	2-3/4"	11/16"	2-3/4"	11/16"
14-16	17-5/8"	2-3/4"	11/16"	2-3/4"	11/16"
19-22	17-5/8"	2-3/4"	11/16"	2-3/4"	11/16"

3 ROW

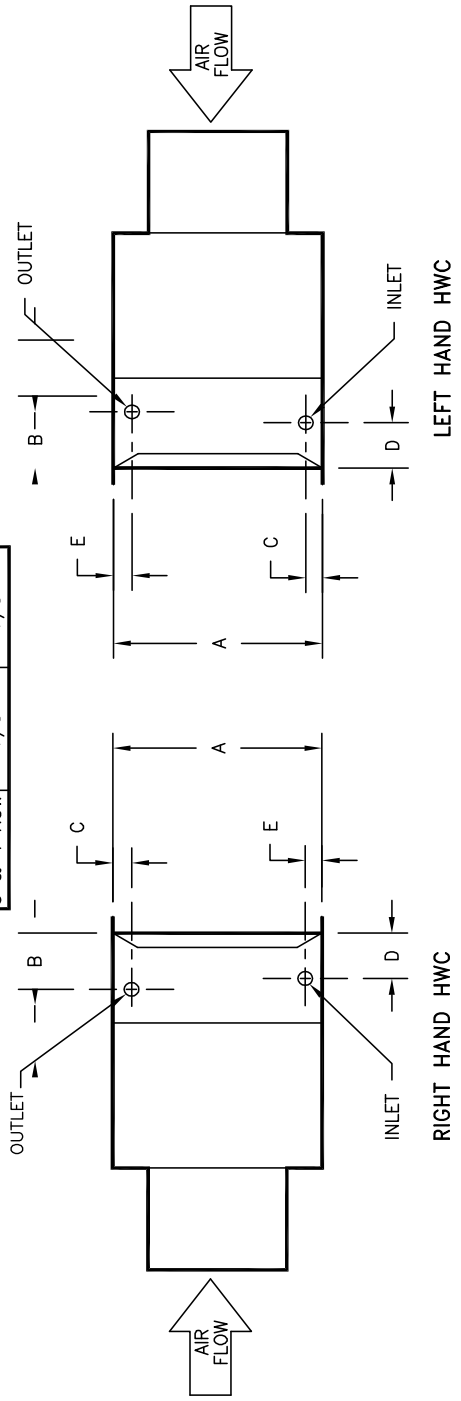
UNIT SIZE	A	B	C	D	E
04-08	10-1/8"	3-1/4"	1-3/16"	1-1/8"	1-3/16"
10	12-5/8"	3-1/4"	1-3/16"	1-1/8"	1-3/16"
12	15-1/8"	3-1/4"	1-3/16"	1-1/8"	1-3/16"
14-16	17-5/8"	3-1/4"	1-3/16"	1-1/8"	1-3/16"
19-22	17-5/8"	3-1/4"	1-3/16"	1-1/8"	1-3/16"

4 ROW

UNIT SIZE	A	B	C	D	E
04-08	10-1/8"	4-3/8"	1-3/16"	1-1/8"	1-3/16"
10	12-5/8"	4-3/8"	1-3/16"	1-1/8"	1-3/16"
12	15-1/8"	4-3/8"	1-3/16"	1-1/8"	1-3/16"
14-16	17-5/8"	4-3/8"	1-3/16"	1-1/8"	1-3/16"
19-22	17-5/8"	4-3/8"	1-3/16"	1-1/8"	1-3/16"

CONNECTION SIZES

COIL ROWS	STANDARD	MULTI-CKT
1 ROW	1/2"	5/8"
2 ROW	5/8"	5/8"
3 & 4 ROW	7/8"	7/8"



TITLE:

Model: TSS

Single Duct WC Coil Conn

Johnson Controls

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CONTACT FACTORY FOR CERTIFIED DRAWINGS.

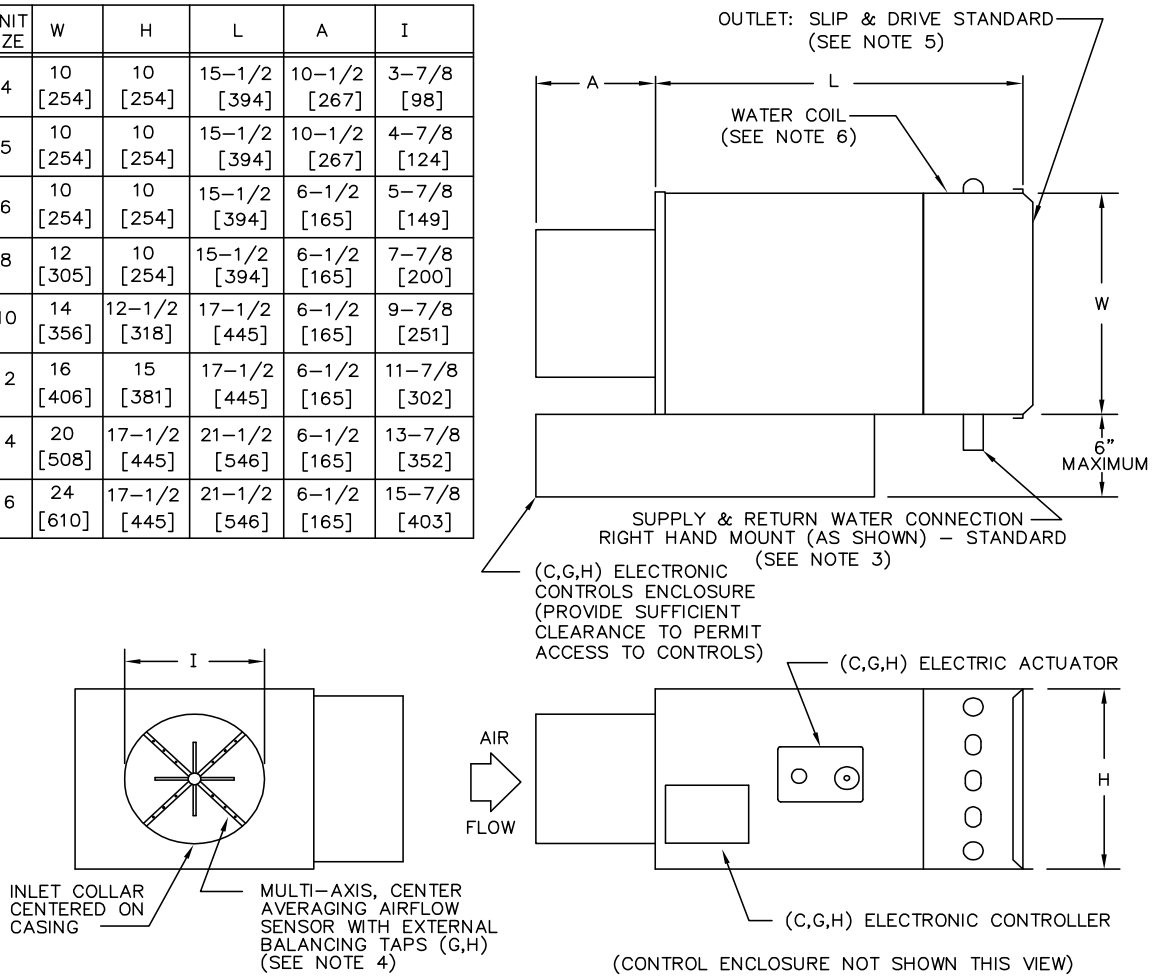
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DRAWING NO: 17444

ECR#:

REV: 3

UNIT SIZE	W	H	L	A	I
4	10 [254]	10 [254]	15–1/2 [394]	10–1/2 [267]	3–7/8 [98]
5	10 [254]	10 [254]	15–1/2 [394]	10–1/2 [267]	4–7/8 [124]
6	10 [254]	10 [254]	15–1/2 [394]	6–1/2 [165]	5–7/8 [149]
8	12 [305]	10 [254]	15–1/2 [394]	6–1/2 [165]	7–7/8 [200]
10	14 [356]	12–1/2 [318]	17–1/2 [445]	6–1/2 [165]	9–7/8 [251]
12	16 [406]	15 [381]	17–1/2 [445]	6–1/2 [165]	11–7/8 [302]
14	20 [508]	17–1/2 [445]	21–1/2 [546]	6–1/2 [165]	13–7/8 [352]
16	24 [610]	17–1/2 [445]	21–1/2 [546]	6–1/2 [165]	15–7/8 [403]



CONSTRUCTION NOTES:

1. MATERIAL: Galvanized steel; Casing –22 gauge; Air valve casing –22 gauge.
2. INSULATION: 1/2" thick fiberglass complying with NFPA 90–A and UL 181.
3. HOT WATER COIL: Copper tubing with aluminum fins, 10 fins per inch. Supply and Return water connections: 1 Row coil: 1/2" O.D., 2 Row coil: 5/8" O.D., 3 & 4 Row coil: 7/8" O.D.. Coil to be externally insulated by others if required.
4. AIRFLOW SENSOR: Sizes 4 & 5 utilize single–axis linear averaging type.
5. INSTALLATION: A) If internal insulation is utilized in the downstream ductwork, the insulation must be secured in such a manner that no raw insulation edges are exposed to the airstream. B) Inlet collar & hot water coil should be externally insulated by others (in the field) if required.
6. WATER COIL: Dimension 'L' is an additional 1" for SDRWC Units with 4–row coil.

NOTE: All drawings subject to change without prior notice.

(C) TEMPERATURE RESPONSIVE – SERIES SD600 (G) PRESSURE INDEPENDENT – SERIES SD700
(H) DIRECT DIGITAL PRESSURE INDEPENDENT – SERIES SD800 & SD900

TITLE:

Model: TSS

Single Duct - Size 4-16, Electronic, HWC

Johnson Controls

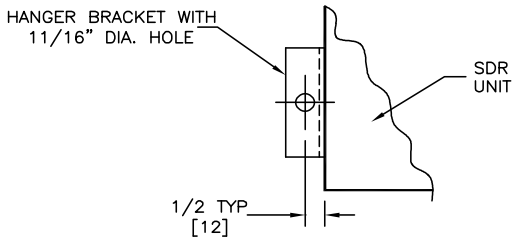
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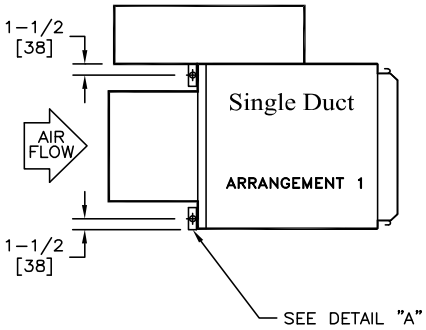
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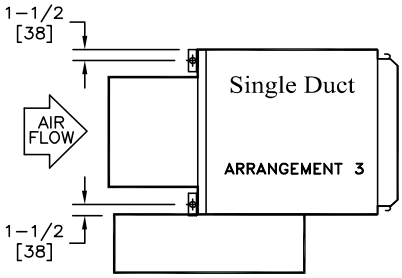
NOTES:

1. All dimensions are Inches [millimeters]. All dimensions are ±1/4" [6mm]. Metric values are soft conversion.
2. Factory will not accept responsibility for unit support based on additional field supplied suspension devices, which are sized and designed by others.



DETAIL "A"

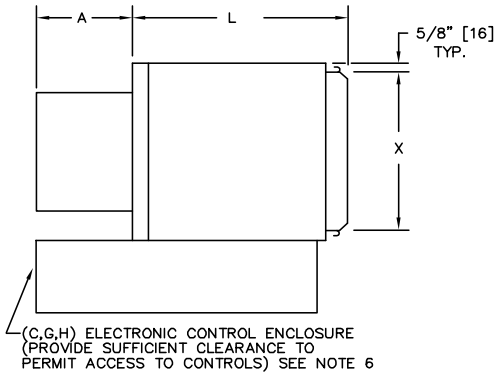


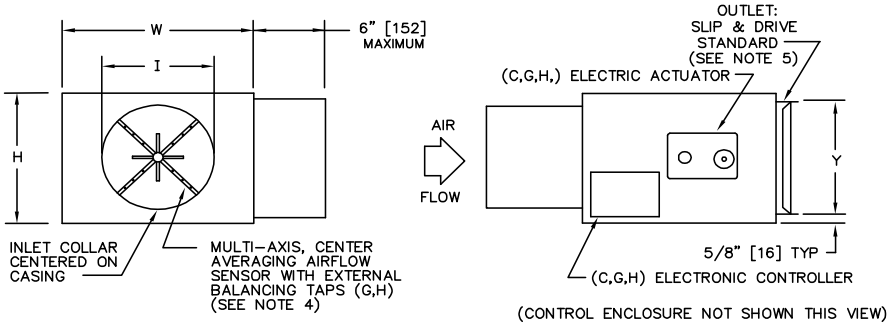


TOP VIEWS

TITLE: **Model: TSS** Single Duct Hanger Brackets		Johnson Controls	
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		ECR#:	REV: 1

UNIT SIZE	W	H	L	A	I	X	Y
4	10" [254]	10" [254]	11" [279]	10-1/2" [267]	3-7/8" [98]	8-3/4" [222]	8-3/4" [222]
5	10" [254]	10" [254]	11" [279]	10-1/2" [267]	4-7/8" [124]	8-3/4" [222]	8-3/4" [222]
6	10" [254]	10" [254]	11" [279]	6-1/2" [165]	5-7/8" [149]	8-3/4" [222]	8-3/4" [222]
8	12" [305]	10" [254]	11" [279]	6-1/2" [165]	7-7/8" [200]	10-3/4" [273]	8-3/4" [222]
10	14" [356]	12-1/2" [318]	13" [330]	6-1/2" [165]	9-7/8" [251]	12-3/4" [324]	11-1/4" [286]
12	16" [406]	15" [381]	13" [330]	6-1/2" [165]	11-7/8" [302]	14-3/4" [375]	13-3/4" [349]
14	20" [508]	17-1/2" [445]	17" [432]	6-1/2" [165]	13-7/8" [352]	18-3/4" [476]	16-1/4" [413]
16	24" [610]	17-1/2" [445]	17" [432]	6-1/2" [165]	15-7/8" [403]	22-3/4" [578]	16-1/4" [413]





CONSTRUCTION NOTES:

1. All dimensions are in inches [millimeters]. All dimensions ±1/4" [6mm]. Metric values are soft conversions.
2. MATERIAL: Galvanized steel; Casing -22 gauge; Air valve casing -22 gauge.
3. INSULATION: 1/2" [13] thick fiberglass complying with NFPA 90-A and UL 181.
4. AIRFLOW SENSOR: Sizes 4 & 5 utilize single-axis linear averaging type.
5. INSTALLATION: A) If internal insulation is utilized in the downstream ductwork, the insulation must be secured in such a manner that no raw insulation edges are exposed to the airstream.
   B) Inlet & Outlet collars should be externally insulated by others (in the field) if required.
6. Provide sufficient clearance to permit access to controls and comply with applicable codes and ordinances.

☐ DOUBLE WALL CASING

(C) DIGITAL CONTROLS BY OTHERS
(G) PRESSURE INDEPENDENT - SERIES SD7000
(H) DIRECT DIGITAL PRESSURE INDEPENDENT - SERIES SDV900

TITLE:

Model: TSS

Single Duct - Size 4-16, Electronic, No-Reheat

Johnson Controls

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DATE: 02/13/1992

DRAWING NO: 15240

ECR#:

REV: 4

City Council Staff Report

DATE: **OCTOBER 6, 2026**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **PUBLIC WORKS DEPARTMENT**
CAPITAL IMPROVEMENT PROGRAM DIVISION

DISTRICT: **1**

SUBJECT: **APPROVE REQUISITION WITH CHEF'S DEPOT, INC., DBA CULINARY DEPOT, FOR PROCUREMENT OF OWNER-FURNISHED CONTRACTOR INSTALLED (OFCI-6) FOOD SERVICE EQUIPMENT FOR CHIMBOLE CENTER RENOVATION PROJECT PHASE I, PN 878, FOR A TOTAL NOT TO EXCEED AMOUNT OF $460,207**

RECOMMENDATION

Staff recommend that the City Council:

1. Approve Requisition No. 270413, with Chef's Depot, Inc., dba Culinary Depot, for procurement of OFCI-6 Food Service Equipment for the Chimbole Center Renovation Project Phase 1, PN 878, which includes the purchase of equipment, sales tax, in the amount of $400,180, plus a 15% contingency amount of $60,027, for a total not to exceed amount of $460,207, and;

2. Authorize the City Manager or designee to approve the requisition and resulting purchase order with Chef's Depot Inc., dba Culinary Depot, including minimal and/or non-substantial changes up to the 15% contingency amount approved by the Council.

BACKGROUND

The City of Palmdale is delivering Phase 1 of the Chimbole Center Renovations, PN 878, which includes multiple owner-furnished, contractor-installed (OFCI) equipment packages. OFCI-6 consists of food service equipment identified in the project plans, specifications, and procurement documents. The City will purchase the equipment, with the General Contractor and applicable subcontractors responsible for coordinated delivery, installation, and assembly in accordance with the Contract Documents.

DISCUSSION

On July 21, 2026, the City solicited proposals for the OFCI-6 equipment package, with proposals due August 6, 2026. Chef's Depot Inc., dba Culinary Depot, submitted a timely proposal utilizing Sourcewell Cooperative Contract No. 040726-CULD in the amount of $400,180, including applicable sales tax.

Vendor	Response	Amount
1. Chef's Depot Inc. dba Culinary Depot	Proposal Received	$400,180
2. Cooks Direct	No Proposal Received	-
3. Bargreen	No Proposal Received	-
4. Gator Chef	No Proposal Received	-
5. Stafford-Smith	No Proposal Received	-
6. TriMark USA	No Proposal Received	-

The City's Construction Management Team, Cumming Group, reviewed the Culinary Depot proposal for conformance with the project requirements and recommends proceeding with Chef's Depot Inc., dba Culinary Depot, as the OFCI-6 supplier.

FISCAL IMPACT

$460,207: Sufficient funds are budgeted and available in Fiscal Year 2026-27. The project is funded using ARPA (American Rescue Plan Act) Fund.

STRATEGIC PLAN

Goal III: Invest in infrastructure to improve community livability.

C. Plan and maintain safe and attractive neighborhoods, streets, facilities, and public spaces with exciting programming that promotes active fun for everyone.

Prepared by:	Leonardo Torres, P.E., Director of Public Works
Certified as to availability of Funds:	Janelle Samson, Deputy City Manager
Approved by:	Salvador Mendez, City Manager
Approved as to form:	Alexandra Severino, City Attorney

ATTACHMENTS

Req. No. 270413 with Chef's Depot
Proposal
OFCI-6 Booklet

Bill To	Requisition 00270413-00 FY 2027
FINANCE DEPARTMENT	
38300 SIERRA HWY	Acct No:
STE D	F0161158-724525
PALMDALE, CA	Review:
93550	Buyer: cmantell
	Status: Allocated Page 1

Vendor	Ship To
CHEFS DEPOT	PUBLIC WORKS DEPARTMENT
67 ROUTE 59	38250 SIERRA HWY
	PALMDALE, CA 93550
SPRING VALLEY, NY 10977	HHOWELL@CITYOFPALMDALECA.GOV
	Delivery Reference
	HARRIET HOWELL

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
09/17/26	014440				CAPITAL IMPROVEMENT PROJEC

LN	Description / Account	Qty	Unit Price	Net Price
	General Notes --- ITEM IS PENDING CITY COUNCIL APPROVAL ON OCTOBER 6, 2026			
001	OWNER-FURNISHED CONTRACTOR INSTALLED (OFCI-6) FOOD SERVICE EQUIPMENT FOR PN 878 CHIMBOLE CENTER RENOVATION PROJECT PHASE I	1.00	460207.00000	460207.00
1	F0161158-724525	460207.00		

Requisition Link

Requisition Total 460207.00

***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
F0161158-724525	460207.00	3463572.82
CHIMBOLE/LIBRARY/CITY HALL IMP CAPITAL PROJECT PROF SERVICES		

08/06/2026 NY691365

Quote

Project: CA - City of Palmdale - PN 878

From: Culinary Depot
Nikki Yeung
67 Route 59
Spring Valley, NY 10977
(888) 845-8200
845-414-5974 (Contact)

Sourcewell Cooperative Contract: 040726-CULD

Item	Qty	Description	Sell	Sell Total
B02	1 ea	**REACH-IN REFRIGERATOR** True Mfg. - General Foodservice T-19-HC Refrigerator, reach-in, one-section, (1) solid door, (3) adjustable PVC coated shelves, interior lighting, stainless steel door, stainless steel front, aluminum sides, aluminum interior with stainless steel floor, 2-1/2" castors, view Spec sheet for Electrical Information and Certifications	$3,141.03	$3,141.03
	1 ea	7 year compressor warranty, 7 years parts warranty, 7 year labor warranty, standard. Visit www.truemfg.com for specifics.		
	1 ea	Self-contained refrigeration standard		
	1 ea	Door hinged right standard		
	1 ea	2.5" castor kit (set of 4), standard		
			Extended Total:	**$3,141.03**
B03	1 ea	**WORK TABLE, CABINET BASE OPEN FRONT** John Boos 4CO4R5-3060 Work Table, cabinet base with open front, 60"W x 30"D, 14/300 stainless steel top with 5" backsplash, Stallion Safety Edge front, 18/430 stainless steel wrap, stainless steel legs with adjustable feet, NSF	$1,788.00	$1,788.00
	1 ea	4CO4R5-30120 Work Table, cabinet base with open front, 120"W x 30"D, 14/300 stainless steel top with 5" backsplash, Stallion Safety Edge front, 18/430 stainless steel wrap, stainless steel legs with adjustable feet, NSF	$2,735.68	$2,735.68
	1 ea	X-0002L Size modification to reduce size, price next largest size		
	1 ea	X-0115X Modified to specifications, PER SKETCH (used when changing		

Initial: _____

Item	Qty	Description	Sell	Sell Total
		size)		
		**Modify to be 82" on left x 112" on right		
		(left of "L") 52" W * sink on left w/ deck mount faucet holes 4" OC * Open base for roll in - (item B04) * curb base where applicable **(No soap and towel disp. - do not provide)		
		(Right side of "L") 112" W * shelf @ corner- may not be produced as shown on elev. * Cut out for B06 - water ice station- by others * Open Base for Glass racks (2) - by others) * curb base where applicable		
		** THIS WILL SHIP IN SECTIONS AND BOLT TOGETHER IN THE FIELD		
	1 ea	X-0002J1 2" deep 5"H rear riser, with turndown & "Z" clips, in lieu of standard 1-1/2" deep 5"H rear riser	$42.79	$42.79
	12 ft	X-0002D0 6" Riser in lieu of standard riser, price per linear ft., ADD	$6.76	$81.12
	12 ft	SD-1LF Sound Deadening, spray on undercoating (per linear foot)	$42.79	$513.48
	1 ea	X-0216C Turned Down Field Joint Provision, bolted, (bolted in field by K.E.C.) (modification)	$288.99	$288.99
	1 ea	CUT1014104 Weld-In Undermount Sink, 1-compartment, 10"W x 14" front-to-back x 10" deep, 3-1/2" drain opening, 14/300 stainless steel fabricated bowl, includes cutout, bowl, faucet holes & welding/polishing (Not available for FBLG & UFBLG)	$503.67	$503.67
	1 ea	X-0205A On the left (modification)		
	1 ea	X-0204A Mullion - Interior Portion Panel (modification)	$129.86	$129.86
	10 ft	X-0208I Stainless Steel Curb Base Provision, for modular base work tables (per linear foot)	$91.20	$912.00
	2 ea	X-0207A Base open to floor, price per section		
	1 ea	CSA-3036 Modular Cabinet, adjustable midshelf, 36"W x 30"D, 18ga stainless steel	$545.33	$545.33
	1 ea	X-0205J24L Single Swing Door, 24" wide, left side (modification)	$190.66	$190.66
	1 ea	X-0204A Mullion - Interior Portion Panel (modification)	$129.86	$129.86
	1 ea	X-0205J30R Single Swing Door, 30" wide, right side (modification)	$199.29	$199.29
	1 ea	X-0204A Mullion - Interior Portion Panel (modification)	$129.86	$129.86
	1 ea	RSS3-152008 Removable 3-sided splash, 15"W x 20"D x 8"H, 16/300 stainless steel, for 10" x 14" drop-in sink (sink not included)	$87.82	$87.82
		**** FAUCETS BY OTHERS **** **NOTE: THIS ITEM IS OFFERED AS AN ALTERNATE TO CUSTOM FAB AND IS MANUFACTURED PER JOHN BOOS STANDARD SPEC**		
			Extended Total:	**$8,278.41**

Item	Qty	Description	Sell	Sell Total
B03A	1 ea	**PANTRY FAUCET** T&S Brass B-0300-WH4 Double Pantry Faucet, deck mount, single hole base, 5-3/4" swivel/rigid gooseneck faucet (lock washer included), stream regulator outlet, quarter-turn Eterna cartridges with spring checks, 4" wrist action handles with color coded indexes, 18" flexible stainless steel supply hoses with 1/2" NPSM male inlets, low lead content, ADA Compliant (replaces B-0301)	$184.03	$184.03
			Extended Total:	**$184.03**
B04	1 ea	**UNDERCOUNTER REFRIGERATOR** True Mfg. - General Foodservice TUC-27-HC Undercounter Refrigerator, 33 - 38°F, (1) stainless steel door, (2) PVC coated adjustable wire shelves, stainless steel top, front & sides, clear coated aluminum interior with stainless steel floor, view spec sheet for electrical information & certifications, Made in USA	$2,336.34	$2,336.34
	1 ea	7 year compressor warranty, 7 years parts warranty, 7 year labor warranty, standard. Visit www.truemfg.com for specifics.		
	1 ea	Self-contained refrigeration standard		
	1 ea	Right Hand, Standard: Unit comes with field reversible hinges & is built with hinging on right side of unit.		
	1 ea	Locks, factory installed, standard		
	1 ea	Castors, 5" (36" work surface height) standard		
			Extended Total:	**$2,336.34**
B05	1 ea	**SHELVING, WALL MOUNTED** Advance Tabco WS-15-72 Shelf, wall-mounted, 72"W x 15"D, 1-5/8" bullnose front edge, 1-1/2"H rear up-turn, 18/430 satin finish stainless steel, NSF	$290.27	$290.27
	1 ea	TA-22A Square edge on overshelf or wall shelf	$63.05	$63.05
	1 ea	TA-60 Modification to reduce length and/or width of shelf, start with next largest size then add "TA-60" to model number 72" to 69"		
	6 ft	TA-117 Undermount Add On Shelf, for paper or accessories, 5-1/2" height clearance (when mounted under a shelf, clearance will be reduced by height of the front turn down), max. load 5 pounds per linear foot evenly distributed, includes (2) fixed paper partitions, shelves under 36" have 1 partition standard (usable work space will be 1-1/2" shorter and 3/4" shallower than the size ordered) factory installation only, specify the item and location for mounting (per linear foot)	$168.53	$1,011.18
			Extended Total:	**$1,364.50**

Initial: _____

Item	Qty	Description	Sell	Sell Total
B06	1 ea	**ICE & WATER DISPENSER** Atlas Metal WSB-19 Ice & Water Drop-In Unit, non-mechanical, insulated ice chest with hinged lift-off lids, approximately 60-pound ice storage capacity, stainless steel top & inner liner, galvanized steel outer liner, 17-1/4" x 22-1/4" cut-out required	$2,536.58	$2,536.58
	1 ea	NOTE: Contact Atlas Metal direct for freight quote: FreightQuotes@Atlasfoodserv.com		
			Extended Total:	**$2,536.58**
B07	1 ea	**COFFEE TEA BREWER** FETCO T122DUS-1A117-PN001 Extractor® Plus Series Double Station Tea Brewer, 2.66 gallon tank, 18 gallons per hour, high-volume batch brewing, pre-programmed, digital touch pad operation, USB, fits iced tea dispensers (Not included), 1.7kW heater, 120v/60/1-ph, 14.7 amps, 1.7 kW, NEMA 5-15P, cULus, NSF	$1,100.84	$1,100.84
	1 ea	NOTE: Pricing and specifications subject to change with or without notice - Please call 1.800.FETCO.99 for confirmation		
			Extended Total:	**$1,100.84**
B08	1 ea	**COFFEE BREWER** FETCO C62016 6000 Series Coffee Brewer, twin, 3.0 gallon capacity, automatic, on/off switch, gravity flow dispense tube system, gourmet coffee brew basket locks during brew cycle, hot water service, 3 x 3.0kW heaters, 120/208-240v, 1-ph, 3+G wires, 32.9 - 37.9 max amp draw, 6.9 - 9.1kW, terminal block, 18.0 - 21.0 gallons per hour, UL, cUL, NSF (Use with FETCO TPD-30 - sold separately)	$3,708.52	$3,708.52
	1 ea	NOTE: Pricing and specifications subject to change with or without notice - Please call 1.800.FETCO.99 for confirmation		
	1 ea	Circuit board: 3 year parts & 1 year labor warranty, standard		
	1 ea	Electro-mechanical parts: 2 year parts & 1 year labor warranty, standard		
	1 ea	All other parts: 1 year parts & 1 year labor warranty, standard		
			Extended Total:	**$3,708.52**

Initial: _____

Item	Qty	Description	Sell	Sell Total
B09	1 ea	**HAND SINK**	$1,279.67	$1,279.67
		Advance Tabco 7-PS-82 Hand Sink, wall mounted, 14" wide x 10" front-to-back x 5" deep bowl, Deep Drawn™ sink bowl, 20 gauge 304 stainless steel, heavy duty splash mounted gooseneck faucet, knee valve, soap & towel dispenser, basket drain, keyhole wall mount bracket, NSF, cCSAus		
	1 ea	Note: Conforms to NSF 61/9 lead free requirements. Notice for use or sale in California: WARNING this faucet may expose you to chemicals, including lead, that are known to the State of California to cause cancer, or birth defects or other reproductive harm. For more information visit www.p65warnings.ca.gov.		
	1 ea	K-08 Low-flow aerator 0.5gpm, fits 55/64-27 male or 15/16-27 female thread on spout, conforms to California AB 1953	$22.21	$22.21
	1 ea	K-425 Thermostatic Mixing Valve, for knee pedal, foot pedal and electronic hand sinks and valves	$260.93	$260.93
	1 ea	7-PS-17 Welded Side Splash, 7-3/4"H (installed height), both sides, for hand sinks with 14" wide x 10" front-to-back bowl, splash mounted faucets	$289.88	$289.88
			Extended Total:	**$1,852.69**
B10	1 ea	**REACH-IN REFRIGERATOR**	$10,655.52	$10,655.52
		Continental Refrigerator 3RENSS Extra-Wide Refrigerator, reach-in, 85-1/2" wide three-section, self-contained refrigeration, stainless steel exterior & interior, standard depth, full-height solid doors, electronic controller w/ digital display, electric condensate evaporator, 5" casters, ENERGY STAR®		
	1 ea	Standard warranty (for the United States & Canada Only): 7 year parts, labor, and compressor		
	1 ea	115v/60/1-ph, cord, NEMA 5-15P, standard		
	1 ea	Left Door hinged on left, center & right doors hinged on right, standard		
	1 ea	5" Casters, standard		
			Extended Total:	**$10,655.52**
B11		**SPARE NO.**		Spare
B12		**SPARE NO.**		Spare

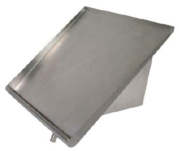
Item	Qty	Description	Sell	Sell Total
B13	2 ea	**WORK TABLE, 60", STAINLESS STEEL TOP** John Boos ST4-3060SBW Work Table, 60"W x 30"D, 14/300 stainless steel flat top, with Stallion Safety Edge front & back, 90° turndown on sides, box channel understructure with sound deadening tape, stainless steel legs, side & rear welded bracing, adjustable bullet feet, NSF, Full Welded Setup	$924.03	$1,848.06
	2 ea	WSUG-4 Welded Setup, (4) legs with gussets, (base is removable from top) (freight class change required when choosing this option)	$57.80	$115.60
	2 st	CAS01-R-X Casters, 5", heavy duty, locking, for 1-5/8" diameter legs (set of 4)	$105.04	$210.08
	2 ea	X-CUTLEG Legs cut for casters for a standard 35.75" working height		
	1 ea	X-0002Z *** 14 G CHANNELING ***	$92.33	$92.33
		NOTE: THIS ITEM IS OFFERED AS AN ALTERNATE TO CUSTOM FAB AND IS MANUFACTURED PER JOHN BOOS STANDARD SPEC		
			Extended Total:	**$2,266.07**
B14	1 ea	**DECORATIVE LAMP**  Hatco DLH-775 Decorative Heat Lamp, High Wattage, (1) bulb type (not included), 8-1/2"H x 10-1/2" diameter shade, 375 watt max, CE, cULus, UL EPH Classified, Made in USA	$280.50	$280.50
	1 ea	NOTE: Sale of this product must comply with Hatco's Minimum Resale Price Policy; consult order acknowledgement for details		
	1 ea	NOTE: The decorative lamp & Luminaires are NOT returnable		
	1 ea	120v/60/1-ph, 375 watt, standard		
	1 ea	No bulb is included, 375 watt max.		
	1 ea	BLACK Black, designer color (available at time of purchase only)		
	1 ea	SPECIFY MUST SPECIFY designer color selected from list of standard colors & indicated on order (available at time of purchase only)	$116.05	$116.05
	1 ea	R Mounting Style - Retractable (specify cord color) - retractable Coiled cord mount, adjusts from 31" to 69-1/2" (available at time of purchase only)		
	1 ea	R Switch Location - Remote (available at time of purchase only)		
	1 ea	DL-CORD-BK Black Cord, standard, (CL, CU, CT, RL mounts only) (available at time of purchase only)		
	1 ea	NOTE: Includes 24/7 parts & service assistance, call 414-671-6350		
			Extended Total:	**$396.55**

Initial: _____

Item	Qty	Description	Sell	Sell Total
B15	1 ea	**WATER FILTRATION SYSTEM, FOR MULTIPLE APPLICATIONS**  Everpure EV943732 Endurance® Water Filtration System, Endurance® Quad, (1) EC210 Prefilter, (4) SEN Fibredyne® submicron carbon block cartridge, reduces chlorine, taste & odor, (1) 2SR-BW phosphate cartridge For scale reduction, outlet pressure gauge, 200,000 gallons, 15.0 gpm, 0.2 micron, 3/4" inlet, 3/4" outlet, NSF 42 & 53 (EV943732)	$2,031.49	$2,031.49
	1 kt	EV962872 Endurance® Quad Water Filter Cartridge Kit, Endurance® Quad Cartridge Kit, (4) SEN cartridges, (1) 2SR-BW cartridge, (1) TKO pleated filter, 200,000 gallons, 15.0 gpm, 0.5 micron (EV962872)	$1,027.18	$1,027.18
			Extended Total:	**$3,058.67**

Item	Qty	Description	Sell	Sell Total
D01	1 ea	**DISHTABLE, SOILED "L" SHAPED**	$4,432.86	$4,432.86
		 John Boos SDT4-L7072SBK-L Pro-Bowl Soiled Dishtable, landing design, 70" machine to corner, 72" corner to end, 44"H overall size, L-shaped with 10" landing shelf, left-to-right operation, (1) 20"W x 20" front-to-back x 8" deep pre-rinse sink bowl, 10"H boxed backsplash with 45° top & 2" return, (1) set of splash mount faucet holes with 8" centers, 2-1/4"H rolled edge, 14/300 stainless steel top, stainless steel legs, bracing, & adjustable bullet feet, NSF		
	1 ea	*** HOBART: CL44-ADV+BUILDUP		
	1 ea	X-0002L Size modification to reduce size, price next largest size		
	1 ea	X-0115X Modified to specifications, PER SKETCH (used when changing size) **Modify to BE 76" From machine to corner, 70" from corner to end. * (2) sets of glass rack slides - under drop off section - *** see elev. and detail SD014.1		
	1 ea	X-0414D Quick Drain Trough, with scrap basket, included cutout & welding /polishing (modification)	$605.76	$605.76
	2 ea	X-0204H (2) Additional stainless steel legs (modification)	$119.35	$238.70
	1 ea	DTSS-3072-T Sorting Shelf, tubular design, double sided, 72"W x 30-1/2"D x 32"H, 1-5/8" diameter uprights, for use with soiled dish table, both ends table mount or one end wall mounted and one end table mounted, stainless steel construction	$1,056.14	$1,056.14
	1 ea	PB-DTA-20-01 Dish Table Pre-Rinse Basket, with welded slide bar, stainless steel construction, fits 20" x 20" pre-rinse sink	$270.60	$270.60
	1 ea	PB-DTA-20-01-X Dish Table Pre-Rinse Basket, with welded slide bar, stainless steel construction, fits 20" x 20" pre-rinse sink (Available in Effingham)	$202.65	$202.65
	1 ea	DTDS4-2415 Dump Sink, 24"W x 15" front-to-back x 8" deep bowl, attaches to dish table with landing, legs to support underside of bowl, includes (1) scrap basket	$1,442.34	$1,442.34
	2 ea	X-0208D Glass Rack Slide, priced per section (modification)	$371.56	$743.12
		**** OVERHEAD GLASS RACK DESIGN WILL DIFFER- WE WILL NOT PRODUCE TO THE DETAILS- THIS WILL BE PRODUCED USING JOHN BOOS CONSTUCTION METHODS.** **NOTE: THIS ITEM IS OFFERED AS AN ALTERNATE TO CUSTOM FAB AND IS MANUFACTURED PER JOHN BOOS STANDARD SPEC**		
			Extended Total:	**$8,992.17**

Item	Qty	Description	Sell	Sell Total
D02A	1 ea	**PRE-RINSE FAUCET ASSEMBLY**  T&S Brass S-0133-CR-B8TP EverSteel DuraPull Pull-Down Pre-Rinse Unit, 8" adjustable wall mount faucet, quarter-turn Cerama cartridges with check valves, lever handles with color coded indexes, 12" riser, accessory fitting tee, 6" wall bracket, stainless steel pull-down activated valve unit with 1.07 GPM insulated grip handle blue sprayer, 30" flexible stainless steel hose, 1/2" NPT female inlets, cCSAus, low lead	$1,139.74	$1,139.74
	1 kt	B-0230-KIT Inlet Kit, 1/2" NPT nipple, close elbows, 24" flex supply hoses	$37.60	$37.60
			Extended Total:	**$1,177.34**
D03	1 ea	**VENTILATION CANOPY** Custom STREVIOR DMH 78 48 20.5 Hood Construction The Hood assembly to be per size and shape shown on the drawing. The hood sides shall be fabricated from 18 gauge stainless steel or heavier. The remainder of the hood will be fabricated of material not less than 20 gauge. All exposed surfaces to be fabricated from Type 304 stainless steel with a #4 finish. All exposed welds to be ground smooth and polished to a #4 finish. The hood will have a continuous 2” gutter around the entire internal perimeter of the hood, and will have a removable aluminum mesh filter covering the exhaust collar. The hood gutter will include one nickel plated brass drain that will accommodate a 3/8” drain tube. Hood Dimensions Hood Canopy : 78 Length X 48 Width X 20.5 Height: Hood Overall : 78 Length X 48 Width X 20.5 Height Condensate Baffle The hood will include a stainless steel panel that slopes from back to front that covers the exhaust collar. The stainless steel Type and Finish to match Exposed surfaces. The panel will collect, contain and direct any condensation dripping from the exhaust collar to the hood gutter. Includes perforated venting screens and a duct connection for dishmachine's vent stack. Ceiling Enclosure (Front Left Right) Ceiling Enclosure Panels 18 Gauge of the same material and finish as the exposed material of the hood. Not to exceed 12" in height. NOT INCLUDED - Grease filter removal tool.	$6,094.45	$6,094.45
			Extended Total:	**$6,094.45**

Item	Qty	Description	Sell	Sell Total
D04	1 ea	**CLEAN TABLE** Custom	$8,000.00	$8,000.00
			Extended Total:	**$8,000.00**
D05	1 ea	**DISHTABLE SORTING SHELF**  John Boos PB-SRW-63-X Sorting Shelf, 63"W x 15-3/8"D X 16-1/2"H, holds (3) racks, wall mounted, solid, includes brackets, 18/300 stainless steel, NSF	$280.83	$280.83
			Extended Total:	**$280.83**
D06	1 ea	**FLOOR TROUGH**  John Boos FTSG-1248 Floor Trough, 48"W x 12"D, subway-style stainless steel grating, 4" deep all-welded drain pan with built-in pitch, accommodates up to a 4" diameter pipe, includes stainless steel removable perforated strainer, 14/300 stainless steel ***** JBC CLOSET STANDARD MATCH** **NOTE: THIS ITEM IS OFFERED AS AN ALTERNATE TO CUSTOM FAB AND IS MANUFACTURED PER JOHN BOOS STANDARD SPEC**	$1,578.95	$1,578.95
			Extended Total:	**$1,578.95**
D07	1 ea	**THREE (3) COMPARTMENT SINK**  Advance Tabco 94-23-60-24RL Regaline Sink, 3-compartment, with left & right-hand drainboards, 20" front-to-back x 20"W sink compartments, 14" deep, with 11"H backsplash, stainless steel legs with adjustable left-to-right and front cross rails, 24" drainboards, 1" adjustable bullet feet, 14 gauge 304 stainless steel, overall 28" F/B x 113" L/R, NSF	$4,669.77	$4,669.77
	3 ea	K-5 Drain, twist operated, 2" NPT & 1-1/2" IPS outlet connections	$96.36	$289.08
	3 ea	K-4 Support Bracket, for lever waste drain handle, (1) support required for each lever drain	$43.62	$130.86
		Faucet by others		
			Extended Total:	**$5,089.71**
D07A	1 ea	**PRE-RINSE FAUCET ASSEMBLY**  T&S Brass S-0133-CR-B8TP EverSteel DuraPull Pull-Down Pre-Rinse Unit, 8" adjustable wall mount faucet, quarter-turn Cerama cartridges with check valves, lever handles with color coded indexes, 12" riser, accessory fitting tee, 6" wall bracket, stainless steel pull-down activated valve unit with 1.07 GPM insulated grip handle blue sprayer, 30" flexible stainless steel hose, 1/2" NPT female inlets, cCSAus, low lead	$1,139.74	$1,139.74
	1 kt	B-0230-KIT Inlet Kit, 1/2" NPT nipple, close elbows, 24" flex supply hoses	$37.60	$37.60
			Extended Total:	**$1,177.34**

Item	Qty	Description	Sell	Sell Total
D08	2 ea	**TUBULAR SHELVING** Advance Tabco DT-6R-48 Drainage Shelf, wall mount, tubular design, 48"W x 15"D x 8"H, stainless steel, KD	$732.03	$1,464.06
			Extended Total:	**$1,464.06**
D09	1 ea	**HAND SINK** Advance Tabco 7-PS-73 Hand Sink, wall mounted, with left & right side splashes, 9" wide x 9" front-to-back x 5" deep bowl, 20 gauge 304 stainless steel, heavy duty splash mounted faucet, towel dispenser, deck mounted soap dispenser, drain with crumb basket & 1-1/2" IPS connection, NSF, cCSAus	$1,223.36	$1,223.36
	1 ea	Note: Conforms to NSF 61/9 lead free requirements. Notice for use or sale in California: WARNING this faucet may expose you to chemicals, including lead, that are known to the State of California to cause cancer, or birth defects or other reproductive harm. For more information visit www.p65warnings.ca.gov.		
	1 ea	K-08 Low-flow aerator 0.5gpm, fits 55/64-27 male or 15/16-27 female thread on spout, conforms to California AB 1953	$22.21	$22.21
			Extended Total:	**$1,245.57**
D10		**SPARE NO.**		Spare
D11		**SPARE NO.**		Spare
D12		**SPARE NO.**		Spare
D13	1 ea	**RACK DOLLY** Metro D2121C Dolly, for Cup/Glass Rack, platform design, single stack, designed for 20" x 20" racks, all aluminum construction, without bumpers & handle	$376.41	$376.41
			Extended Total:	**$376.41**
D14	1 ea	**DISH CART / DOLLY** Metro PCD11A Quick Ship - Poker Chip Dish Dolly, 26-5/8"W x 26-5/8"D x 31-15/16"H, adjustable, dish size 4-1/4" to 11-3/4", removable dividers & towers, two-handed access, recessed handles, 5"Dia. swivel casters with neoprene wheels (2 with brakes), chip-resistant polymer shell with Microban® antimicrobial protection, aesthetic blue, vinyl dust/water splash cover, NSF	$1,025.88	$1,025.88
			Extended Total:	**$1,025.88**
D15		**SPARE NO.**		Spare

Item	Qty	Description	Sell	Sell Total
D16		**SPARE NO.**		Spare
J01	1 ea	**MOP SINK CABINET**	$3,815.17	$3,815.17
		 John Boos PBJC-222584-X Janitor Cabinet, 25"W x 22-1/2"D x 84"H overall size, enclosed cabinet with open back for plumbing, (2) lockable louvered swing doors, includes: 20" x 16" x 12" deep mop sink with drain, overhead shelf, rear-mounted mop holder with (2) locking cams, service faucet with vacuum breaker and 120" hose, 18/300 stainless steel, NSF		
	1 ea	PBF-SS-6-X Service Sink Faucet, 8" centers, vacuum breaker nozzle with 3-4" garden hose thread, pail hook, top support arm, 1/2" NPT female flanged, with adjustable inlet with screwdriver stop	$198.64	$198.64
	1 kt	PB-SMMK Splash Mount Faucet Mounting Kit, includes (2) 1/2" supply nipples, (2) retainer nuts, (2) lock washers, (2) rubber washers and (2) male & female short 90° elbows	$19.75	$19.75
			Extended Total:	**$4,033.56**
K01	1 ea	**COMBI OVEN, ELECTRIC**	$31,262.45	$31,262.45
		 RATIONAL ICP 6-FULL ON 6-FULL E 208/240V 3 PH Two (2) (CC1ERRA.0000218) iCombi Pro® 6-Full Size Combi Ovens, double stack, electric, (12) 18" x 26" sheet pan or (24) 12" x 20" steam pan or (12) 2/1 GN pan capacity, (6) stainless steel grids included, intelligent cooking system with (4) assistants; iDensityControl, iCookingSuite, iProductionManager, & iCareSystem, (6) operating modes, (5) cooking methods, (3) manual operating modes, 85° to 572°F temperature range, quick clean, care control, eco mode, 6-point core temperature probe, retractable hand shower, Ethernet interface, Wi-Fi enabled, 208/240v/60Hz/3-ph, 22.4 kW each, CE, IPX5, UL, cULus, NSF, ENERGY STAR®		
	1 kt	60.74.725 Combi-Duo Stacking Kit for iCombi 6-full size (electric or gas) on iCombi 6- or 10-full size (electric only)	$856.07	$856.07
	1 ea	60.31.204 Stand I for Combi-Duo, mobile, 7-3/4"H, all sides open, stainless steel construction, height adjustable casters, for iCombi 6-full size on 6-full size	$750.65	$750.65
	1 ea	NOTE: All discounts subject to approval by manufacturer		
	2 ea	ICARESYSTEM AUTODOSE iCareSystem AutoDose, Integrated autonomous cleaning and storage system for iCombi Pro tabletop units. Uses RATIONAL Active Green and Care cartridges	$714.22	$1,428.44
	1 ea	2 years parts and labor, 5 years steam generator warranty		
	1 ea	CAP Chef Assistance Program, a RATIONAL certified Chef conducts 4 hours/location specialized application training with personnel, no charge		
	1 ea	9999.2002 Pre-Installation Site Consultation, provides an installation consultation to ensure the site has proper space and connections for gas, electric, drain & water, one (1) Consultation is needed for every four (4) cooking systems, add 'in one (1) kitchen', includes 100 miles	$498.75	$498.75

Item	Qty	Description	Sell	Sell Total
		(200 miles round trip). (see attached installation flyer for details) THIS ITEM IS NON-DISCOUNTABLE, USA ONLY (NET)		
	2 ea	9999.2252 RCI RATIONAL Certified Installation, new certified installation for each table-top iCombi of a combi-duo, 100 miles (200 round-trip) included. (See attached installation flyer for details) THIS ITEM IS NON-DISCOUNTABLE, USA ONLY (NET)	$1,258.75	$2,517.50
	2 ea	8720.1563US Installation Kit, for electric iCombi/SCC/CMP 62 (208/60Hz/3ph & 240/60Hz/3ph); THIS ITEM IS NON-DISCOUNTABLE, USA ONLY (NET)	$533.90	$1,067.80
	1 ea	1900.1158US Water Filtration Double Cartridge System, for full-size Combi-Duos or if used for more than (2) units, includes: (1) double head with pressure gauge, (2) R95-CLX filter & (1) filter installation kit (for each additional unit add (1) additional head & additional cartridge. Maximum (4) cartridges)	$1,381.53	$1,381.53
	1 ea	9999.2271 RCI RATIONAL Certified Installation, additional installation cost for a RATIONAL Water Filter System is available when purchased with Certified Installation of RATIONAL unit THIS ITEM IS NON-DISCOUNTABLE, USA ONLY (NET)	$166.25	$166.25
	1 ea	Note: The RATIONAL Water Filtration Systems helps provide consistent high-quality water to your RATIONAL cooking systems. The patented carbon block technology reduces the effects of sediment, chloramines, and chlorine while delivering the required flow rates.		
	1 ea	60.76.178 UltraVent® Plus Ventless Recirculating Condensation Hood, Type II with HEPA filter for smoke capture, for single or Combi-Duo, for 6- and 10-full size (electric), 120v/50/60Hz/1-ph, 170 watts, 6' cord, NEMA 5-15P	$7,128.99	$7,128.99
	1 ea	9999.2240 RCI RATIONAL Certified Installation, for UltraVent or UltraVent Plus at the time of Certified Unit Installation, (See attached installation flyer for details) THIS ITEM IS NON-DISCOUNTABLE. USA ONLY (NET)	$213.75	$213.75
	2 ea	60.73.314 Diamond & Grill Plate, 1/1 GN	$141.30	$282.60
	2 ea	60.71.617 Grilling & Searing Plate, 1/1 size, 12-3/4" x 20-7/8" (the continuous lip at the back makes it ideal for roasting food that is likely to give off fat or liquid, coated with TriLax coating)	$141.30	$282.60
	2 ea	6019.1150 CombiFry Basket, 1/1 GN, 12-3/4" x 20-7/8"	$77.82	$155.64
			Extended Total:	**$47,993.02**
K02	1 ea	**COMBI OVEN, ELECTRIC**	$31,262.45	$31,262.45
		RATIONAL ICP 6-FULL ON 6-FULL E 208/240V 3 PH Two (2) (CC1ERRA.0000218) iCombi Pro® 6-Full Size Combi Ovens, double stack, electric, (12) 18" x 26" sheet pan or (24) 12" x 20" steam pan or (12) 2/1 GN pan capacity, (6) stainless steel grids included, intelligent cooking system with (4) assistants; iDensityControl, iCookingSuite, iProductionManager, & iCareSystem, (6) operating modes, (5) cooking methods, (3) manual operating modes, 85° to 572°F temperature range, quick clean, care control, eco mode, 6-point core		

Item	Qty	Description	Sell	Sell Total
		temperature probe, retractable hand shower, Ethernet interface, Wi-Fi enabled, 208/240v/60Hz/3-ph, 22.4 kW each, CE, IPX5, UL, cULus, NSF, ENERGY STAR®		
	1 kt	60.74.725 Combi-Duo Stacking Kit for iCombi 6-full size (electric or gas) on iCombi 6- or 10-full size (electric only)	$856.07	$856.07
	1 ea	60.31.204 Stand I for Combi-Duo, mobile, 7-3/4"H, all sides open, stainless steel construction, height adjustable casters, for iCombi 6-full size on 6-full size	$750.65	$750.65
	1 ea	NOTE: All discounts subject to approval by manufacturer		
	2 ea	ICARESYSTEM AUTODOSE iCareSystem AutoDose, Integrated autonomous cleaning and storage system for iCombi Pro tabletop units. Uses RATIONAL Active Green and Care cartridges	$714.22	$1,428.44
	1 ea	2 years parts and labor, 5 years steam generator warranty		
	1 ea	CAP Chef Assistance Program, a RATIONAL certified Chef conducts 4 hours/location specialized application training with personnel, no charge		
	1 ea	9999.2002 Pre-Installation Site Consultation, provides an installation consultation to ensure the site has proper space and connections for gas, electric, drain & water, one (1) Consultation is needed for every four (4) cooking systems, add 'in one (1) kitchen', includes 100 miles (200 miles round trip). (see attached installation flyer for details) THIS ITEM IS NON-DISCOUNTABLE, USA ONLY (NET)	$498.75	$498.75
	2 ea	9999.2252 RCI RATIONAL Certified Installation, new certified installation for each table-top iCombi of a combi-duo, 100 miles (200 round-trip) included. (See attached installation flyer for details) THIS ITEM IS NON-DISCOUNTABLE, USA ONLY (NET)	$1,258.75	$2,517.50
	2 ea	8720.1563US Installation Kit, for electric iCombi/SCC/CMP 62 (208/60Hz/3ph & 240/60Hz/3ph); THIS ITEM IS NON-DISCOUNTABLE, USA ONLY (NET)	$533.90	$1,067.80
	1 ea	1900.1158US Water Filtration Double Cartridge System, for full-size Combi-Duos or if used for more than (2) units, includes: (1) double head with pressure gauge, (2) R95-CLX filter & (1) filter installation kit (for each additional unit add (1) additional head & additional cartridge. Maximum (4) cartridges)	$1,381.53	$1,381.53
	1 ea	9999.2271 RCI RATIONAL Certified Installation, additional installation cost for a RATIONAL Water Filter System is available when purchased with Certified Installation of RATIONAL unit THIS ITEM IS NON-DISCOUNTABLE, USA ONLY (NET)	$166.25	$166.25
	1 ea	Note: The RATIONAL Water Filtration Systems helps provide consistent high-quality water to your RATIONAL cooking systems. The patented carbon block technology reduces the effects of sediment, chloramines, and chlorine while delivering the required flow rates.		
	1 ea	60.76.178 UltraVent® Plus Ventless Recirculating Condensation Hood, Type II with HEPA filter for smoke capture, for single or Combi-Duo, for 6- and 10-full size (electric), 120v/50/60Hz/1-ph, 170 watts, 6' cord,	$7,128.99	$7,128.99

Item	Qty	Description	Sell	Sell Total
		NEMA 5-15P		
	1 ea	9999.2240 RCI RATIONAL Certified Installation, for UltraVent or UltraVent Plus at the time of Certified Unit Installation, (See attached installation flyer for details) THIS ITEM IS NON-DISCOUNTABLE. USA ONLY (NET)	$213.75	$213.75
	2 ea	60.73.314 Diamond & Grill Plate, 1/1 GN	$141.30	$282.60
	2 ea	60.71.617 Grilling & Searing Plate, 1/1 size, 12-3/4" x 20-7/8" (the continuous lip at the back makes it ideal for roasting food that is likely to give off fat or liquid, coated with TriLax coating)	$141.30	$282.60
	2 ea	6019.1150 CombiFry Basket, 1/1 GN, 12-3/4" x 20-7/8"	$77.82	$155.64
			Extended Total:	**$47,993.02**
K03	4 ea	**WALL CLADDING** John Boos WF2-48108 Wall Flashing, 48"D x 108"H, 20/300 stainless steel, #4 brushed finish	$387.70	$1,550.80
	4 ea	WF-CS7 Wall Flashing Edge Cap, 84" long, stainless steel capping strip, bright finish (for Wall Flashing)	$24.77	$99.08
	4 ea	WF-DB10 Wall Flashing Divider Bar, 120" long, stainless steel, bright finish (for Wall Flashing)	$40.16	$160.64
	4 ea	X-0115X Modified to specifications, PER SKETCH (used when changing size) **Modify to BE 149" w **** CUSTOMER MUST CONFRIM LENGTH IS CORRECT.** **NOTE: THIS ITEM IS OFFERED AS AN ALTERNATE TO CUSTOM FAB AND IS MANUFACTURED PER JOHN BOOS STANDARD SPEC**		
			Extended Total:	**$1,810.52**
K04	1 ea	**WORK TABLE, STAINLESS STEEL TOP**  Advance Tabco KSS-303 Work Table, 36"W x 30"D, 14 gauge 304 stainless steel top with 5"H backsplash, 18 gauge stainless steel adjustable undershelf, stainless steel legs with stainless steel bullet feet, NSF	$1,176.96	$1,176.96
			Extended Total:	**$1,176.96**
K05		**SPARE NO.**		Spare

Item	Qty	Description	Sell	Sell Total
K06	1 ea	**HAND SINK**	$1,279.67	$1,279.67
		Advance Tabco 7-PS-82 Hand Sink, wall mounted, 14" wide x 10" front-to-back x 5" deep bowl, Deep Drawn™ sink bowl, 20 gauge 304 stainless steel, heavy duty splash mounted gooseneck faucet, knee valve, soap & towel dispenser, basket drain, keyhole wall mount bracket, NSF, cCSAus		
	1 ea	Note: Conforms to NSF 61/9 lead free requirements. Notice for use or sale in California: WARNING this faucet may expose you to chemicals, including lead, that are known to the State of California to cause cancer, or birth defects or other reproductive harm. For more information visit www.p65warnings.ca.gov.		
	1 ea	K-08 Low-flow aerator 0.5gpm, fits 55/64-27 male or 15/16-27 female thread on spout, conforms to California AB 1953	$22.21	$22.21
	1 ea	K-425 Thermostatic Mixing Valve, for knee pedal, foot pedal and electronic hand sinks and valves	$260.93	$260.93
	1 ea	7-PS-17 Welded Side Splash, 7-3/4"H (installed height), both sides, for hand sinks with 14" wide x 10" front-to-back bowl, splash mounted faucets	$289.88	$289.88
			Extended Total:	**$1,852.69**
K07	1 ea	**REACH-IN REFRIGERATOR**	$7,764.77	$7,764.77
		Continental Refrigerator 2RENSS Extra-Wide Refrigerator, reach-in, 57" wide two-section, self-contained refrigeration, stainless steel exterior & interior, standard depth, full-height solid doors, electronic controller w/ digital display, electric condensate evaporator, 5" casters, ENERGY STAR®		
	1 ea	Standard warranty (for the United States & Canada Only): 7 year parts, labor, and compressor		
	1 ea	115v/60/1-ph, cord, NEMA 5-15P, standard		
	1 ea	Left Door hinged on left & right door hinged on right, standard		
	1 ea	5" Casters, standard		
			Extended Total:	**$7,764.77**
K08	1 ea	**ROLL-IN REFRIGERATOR**	$11,037.33	$11,037.33
		Continental Refrigerator D2RINSS Designer Line Refrigerator, roll-in, two-section, self-contained refrigeration, stainless steel exterior & interior, standard depth cabinet, full-height solid doors, electronic controller w/ digital display, removable stainless steel ramps, electronic controller w/ digital display, ENERGY STAR®		
	1 ea	Standard warranty (for the United States & Canada Only): 7 year parts, labor, and compressor		
	1 ea	115v/60/1-ph, cord & plug, standard		
	1 ea	Left Door hinged on left & right door hinged on right, standard		
			Extended Total:	**$11,037.33**

Initial: _____

Item	Qty	Description	Sell	Sell Total
K10		**SPARE NO.**		Spare
K11		**SPARE NO.**		Spare
K12		**SPARE NO.**		Spare
K13	1 ea	**REACH-IN FREEZER**	$6,385.63	$6,385.63
		 Continental Refrigerator 1FENSS Extra-Wide Freezer, reach-in, 28-1/2" wide one-section, self-contained refrigeration, stainless steel exterior & interior, standard depth, full-height field rehingeable solid door, electronic controller w/ digital display, electric condensate evaporator, 5" casters, ENERGY STAR®		
	1 ea	Standard warranty (for the United States & Canada Only): 7 year parts, labor, and compressor		
	1 ea	115v/60/1-ph, cord, NEMA 5-15P, standard		
	1 ea	Door hinged on right, standard		
	1 ea	5" Casters, standard		
			Extended Total:	**$6,385.63**
K14	1 ea	**WORK TABLE, L-SHAPED**	$3,402.99	$3,402.99
		 John Boos ST4R5-L3060SSK Work Table, L-shaped, 60"W x 60"D x 40-3/4"H overall size, 30" working depth, 14/300 stainless steel top with 5" backsplash, with Stallion Safety Edge front, 90° turndown on sides, box channel understructure with sound deadening tape, stainless steel legs & adjustable undershelf, adjustable bullet feet, KD, NSF		
	1 ea	Note: Longest side can not exceed 144" & shortest side can not exceed 87". When shortest side exceeds 87", welded field joint required.		
	1 ea	X-0002L Size modification to reduce size, price next largest size		
	1 ea	X-0115X Modified to specifications, PER SKETCH (used when changing size) **Modify to Be 30" D x 104" W (left) 30" D x 102" W (right) (left) * full undershelf * Sink with deck mount faucet holes 8" OC (right) * undershelf * sheet pan rack slides * open Space for dollies - item D14 - by others		
	4 ft	X-0411D Side 1, additional table length, specify left or right side (per linear foot)	$140.74	$562.96
	1 ea	X-0411F (TO BE DISCONTINUED SOON) Add additional length to left side		

Item	Qty	Description	Sell	Sell Total
	1 ea	X-0413D Shop Splice (modification)	$740.87	$740.87
	3 ft	X-0411E Side 2, additional table length, specify left or right side (per linear foot)	$140.74	$422.22
	1 ea	X-0411G (TO BE DISCONTINUED SOON) Add additional length to right side		
	1 ea	X-0413D Shop Splice (modification)	$740.87	$740.87
	1 ea	Rear riser height		
	15 ft	X-0002D0 6" Riser in lieu of standard riser, price per linear ft., ADD	$6.76	$101.40
	1 ea	X-0002J1 2" deep 5"H rear riser, with turndown & "Z" clips, in lieu of standard 1-1/2" deep 5"H rear riser	$42.79	$42.79
	15 ft	SD-1LF Sound Deadening, spray on undercoating (per linear foot)	$42.79	$641.85
	2 ft	X-0208J Apron in front of sink or drop-in for modular base work tables (per linear foot) (use X-0208B for control panel mounting)	$96.08	$192.16
	1 ea	CUT2020144 Weld-In Undermount Sink, 1-compartment, 20"W x 20" front-to-back x 14" deep, 3-1/2" drain opening, 14/300 stainless steel fabricated bowl, includes cutout, bowl, faucet holes & welding/polishing (Not available for FBLG & UFBLG)	$920.27	$920.27
	1 ea	X-0205A On the left (modification)		
	1 ea	PB-LWR-1-X Twist Handle Lever Waste, for 3-1/2" industry standard sink opening, standard valve, basket strainer (includes an adapter for either 2" or 1-1/2" drain outlet)	$69.72	$69.72
	1 ea	PB-LWB Lever waste support arm bracket. Not for use with PB-LWS-1 or PB-LWS-1OV straight handle lever waste.	$23.64	$23.64
	1 ea	Note: Provisions made at factory for installation.		
	4 ea	X-0204H (2) Additional stainless steel legs (modification)	$119.35	$477.40
	1 ea	BUNPR Bun Pan Rack, holds (8) 18" x 26" pans, slides on 3" centers, stainless steel	$314.89	$314.89
	1 ea	PB-SCP20 Poly Board / Sink Cover, 20"W x 21" front-to-back x 3/4" thick	$146.75	$146.75
	1 ea	X-0421A Corner rods welded in sink bowl corners for flush mounted poly sink covers (covers not included) (per bowl)	$105.84	$105.84
	1 ea	PB-SCH20-1 Sink Cover Storage Holder, holds (1) board, attaches to sink legs to hold boards vertically, for polyboard sink covers	$111.84	$111.84
		NOTE: THIS ITEM IS OFFERED AS AN ALTERNATE TO CUSTOM FAB AND IS MANUFACTURED PER JOHN BOOS STANDARD SPEC		
			Extended Total:	**$9,018.46**

Item	Qty	Description	Sell	Sell Total
K15	1 ea	**SHELVING, WALL MOUNTED** Advance Tabco WS-15-144 Shelf, wall-mounted, 144"W x 15"D, 1-5/8" bullnose front edge, 1-1/2"H rear up-turn, 18/430 satin finish stainless steel, NSF (units 84" & longer have (3) support brackets)	$571.83	$571.83
	1 ea	TA-22A Square edge on overshelf or wall shelf	$63.05	$63.05
	1 ea	TA-60 Modification to reduce length and/or width of shelf, start with next largest size then add "TA-60" to model number 144" to 138"		
	1 ea	TA-30 Right Side Splash, 1-1/2" high (each)	$57.10	$57.10
			Extended Total:	**$691.98**
K15	1 ea	**SHELVING, WALL MOUNTED** Advance Tabco WS-15-144 Shelf, wall-mounted, 144"W x 15"D, 1-5/8" bullnose front edge, 1-1/2"H rear up-turn, 18/430 satin finish stainless steel, NSF (units 84" & longer have (3) support brackets)	$571.83	$571.83
	1 ea	TA-22A Square edge on overshelf or wall shelf	$63.05	$63.05
	1 ea	TA-60 Modification to reduce length and/or width of shelf, start with next largest size then add "TA-60" to model number 144" to 138"		
	1 ea	TA-30 Right Side Splash, 1-1/2" high (each)	$57.10	$57.10
	4 ea	TA-83 Spice Bin, (max. (1) per ft.) (each)	$143.55	$574.20
			Extended Total:	**$1,266.18**
K15	2 ea	**SHELVING, WALL MOUNTED** Advance Tabco WS-15-108 Shelf, wall-mounted, 108"W x 15"D, 1-5/8" bullnose front edge, 1-1/2"H rear up-turn, 18/430 satin finish stainless steel, NSF (units 84" & longer have (3) support brackets)	$460.39	$920.78
	2 ea	TA-22A Square edge on overshelf or wall shelf	$63.05	$126.10
	2 ea	TA-60 Modification to reduce length and/or width of shelf, start with next largest size then add "TA-60" to model number 108" to 99"		
			Extended Total:	**$1,046.88**

Initial: _____

Item	Qty	Description	Sell	Sell Total
K16	1 ea	**HAND SINK**	$1,279.67	$1,279.67
		Advance Tabco 7-PS-82 Hand Sink, wall mounted, 14" wide x 10" front-to-back x 5" deep bowl, Deep Drawn™ sink bowl, 20 gauge 304 stainless steel, heavy duty splash mounted gooseneck faucet, knee valve, soap & towel dispenser, basket drain, keyhole wall mount bracket, NSF, cCSAus		
	1 ea	Note: Conforms to NSF 61/9 lead free requirements. Notice for use or sale in California: WARNING this faucet may expose you to chemicals, including lead, that are known to the State of California to cause cancer, or birth defects or other reproductive harm. For more information visit www.p65warnings.ca.gov.		
	1 ea	K-08 Low-flow aerator 0.5gpm, fits 55/64-27 male or 15/16-27 female thread on spout, conforms to California AB 1953	$22.21	$22.21
	1 ea	K-425 Thermostatic Mixing Valve, for knee pedal, foot pedal and electronic hand sinks and valves	$260.93	$260.93
	1 ea	7-PS-17 Welded Side Splash, 7-3/4"H (installed height), both sides, for hand sinks with 14" wide x 10" front-to-back bowl, splash mounted faucets	$289.88	$289.88
			Extended Total:	**$1,852.69**

Item	Qty	Description	Sell	Sell Total
K17	1 ea	**WORK TABLE, STAINLESS STEEL TOP** John Boos ST4-4896SBW Work Table, 96" x 48"D, 14/300 stainless steel flat top, with Stallion Safety Edge front & back, 90° turndown on sides, box channel understructure with sound deadening tape, stainless steel legs, side & rear welded bracing, adjustable bullet feet, NSF, Full Welded Setup	$2,121.29	$2,121.29
	1 ea	ST4-4896SBW Work Table, 96" x 48"D, 14/300 stainless steel flat top, with Stallion Safety Edge front & back, 90° turndown on sides, box channel understructure with sound deadening tape, stainless steel legs, side & rear welded bracing, adjustable bullet feet, NSF, Full Welded Setup	$2,121.29	$2,121.29
	1 ea	X-0002L Size modification to reduce size, price next largest size		
	1 ea	X-0115X Modified to specifications, PER SKETCH (used when changing size) **Modify to be 42" D X 190" total over all length. * Partial undershelf and Set of pan slides - on right. * open base w/ leg placement allow : for (4) u/c units K19, and (2) u/c plate dollies on right w/ partial undershelf on rear. see elev. FS7.0 ** TABLE TO SHIP IN SECTIONS - WELD OR BOLT IN THE FIELD - CUSTOMER MUST CONFRIM. *** See elevations - E5 - on Page FS5.0.		
	1 ea	X-0216C Turned Down Field Joint Provision, bolted, (bolted in field by K.E.C.) (modification)	$288.99	$288.99
	1 ea	BUNPR Bun Pan Rack, holds (8) 18" x 26" pans, slides on 3" centers, stainless steel	$314.89	$314.89
	2 ea	X-0002Z *** 14 G CHANNELING ***	$212.05	$424.10
		**** TABLE WILL NOT HAVE ADJUSTABLE LEGS LIKE DETAIL SD033 .** **NOTE: THIS ITEM IS OFFERED AS AN ALTERNATE TO CUSTOM FAB AND IS MANUFACTURED PER JOHN BOOS STANDARD SPEC**		
			Extended Total:	**$5,270.56**

Initial: _____

Item	Qty	Description	Sell	Sell Total
K18	1 ea	**DECORATIVE LAMP** Hatco DLH-775 Decorative Heat Lamp, High Wattage, (1) bulb type (not included), 8-1/2"H x 10-1/2" diameter shade, 375 watt max, CE, cULus, UL EPH Classified, Made in USA	$280.50	$280.50
	1 ea	NOTE: Sale of this product must comply with Hatco's Minimum Resale Price Policy; consult order acknowledgement for details		
	1 ea	NOTE: The decorative lamp & Luminaires are NOT returnable		
	1 ea	120v/60/1-ph, 375 watt, standard		
	1 ea	No bulb is included, 375 watt max.		
	1 ea	BLACK Black, designer color (available at time of purchase only)		
	1 ea	SPECIFY MUST SPECIFY designer color selected from list of standard colors & indicated on order (available at time of purchase only)	$116.05	$116.05
	1 ea	R Mounting Style - Retractable (specify cord color) - retractable Coiled cord mount, adjusts from 31" to 69-1/2" (available at time of purchase only)		
	1 ea	S Switch Location - Must Specify (available at time of purchase only)		
	1 ea	DL-CORD-BK Black Cord, standard, (CL, CU, CT, RL mounts only) (available at time of purchase only)		
	1 ea	NOTE: Includes 24/7 parts & service assistance, call 414-671-6350		
			Extended Total:	**$396.55**
K19	1 ea	**HEATED CABINET, UNDERCOUNTER** Cres Cor H137SUA5D Cabinet, Mobile Heated, undercounter, insulated, top-mount heater assembly, magnetic latch, (5) sets of chrome plated wire universal angles on 4-1/2" centers adjustable 1-1/2" centers, field reversible door, solid state electronic control, LED digital display, (4) 2-1/2" swivel casters (2) braked, anti-microbial latches, stainless steel construction, NSF, cCSAus	$4,353.89	$4,353.89
	1 ea	Standard Warranty: 1 year labor with 3 year parts warranty		
	1 ea	120v/60/1-ph, 1.0 kW, 8.0 amp, 10 ft. power cord, standard		
			Extended Total:	**$4,353.89**
K20		**SPARE NO.**		Spare

Initial: _____

Item	Qty	Description	Sell	Sell Total
K21	1 ea	**REACH-IN FREEZER**	$6,385.63	$6,385.63
		Continental Refrigerator 1FENSS Extra-Wide Freezer, reach-in, 28-1/2" wide one-section, self-contained refrigeration, stainless steel exterior & interior, standard depth, full-height field rehingeable solid door, electronic controller w/ digital display, electric condensate evaporator, 5" casters, ENERGY STAR®		
	1 ea	Standard warranty (for the United States & Canada Only): 7 year parts, labor, and compressor		
	1 ea	115v/60/1-ph, cord, NEMA 5-15P, standard		
	1 ea	Door hinged on right, standard		
	1 ea	5" Casters, standard		
			Extended Total:	**$6,385.63**
K23	1 ea	**MOBILE HEATED CABINET**	$6,315.90	$6,315.90
		Cres Cor H137UA12D Cabinet, Mobile Heated, insulated, top-mount heater assembly, recessed push/pull handles, (12) sets of chrome plated wire universal angle slides aon 4-1/2" centers adjustable 1-1/2" centers, solid state electronic control, LED digital display, field reversible dutch doors, (4) heavy duty 5" swivel casters (2) braked, anti-microbial latches, aluminum exterior & interior, NSF, cCSAus		
	1 ea	Standard Warranty: 1 year labor with 3 year parts warranty		
	1 ea	120v/60/1-ph, 1.5 kW, 12.0 amp, 10 ft power cord, NEMA 5-15P, standard		
	1 ea	Right-hand door swing (top & bottom doors), standard		
			Extended Total:	**$6,315.90**
K24	1 ea	**MOBILE REFRIGERATOR CABINET**	$9,314.26	$9,314.26
		Cres Cor R171SUA10G ChillTemp® Cabinet, Mobile Refrigerated, insulated with bottom-mounted refrigeration, (10) sets of chrome plated wire universal angles, adjustable on 1-1/2" centers, 18 cu. ft. interior, 22 ga. stainless steel door, hi efficiency compressor with automatic overload reset, auto defrost, LED light, stainless steel construction, (4) heavy duty 5" swivel casters (2) braked, R513a refrigerant, cCSAus, CSA-Sanitation (replaces R-171-SUA-10)		
	1 ea	Standard Warranty: 1 year labor, 2 years parts warranty		
	1 ea	120v/60/1-ph, 4.8 amps, 10' cord, NEMA 5-15P, standard		
	1 ea	Right-hand hinging, standard		
			Extended Total:	**$9,314.26**
K26		**SPARE NO.**		Spare

Item	Qty	Description	Sell	Sell Total
S01	12 ea	**WIRE SHELVING** Metro 2148BR Super Erecta® Shelf, wire, 48"W x 21"D, Brite (zinc) finish, plastic split sleeves are included in each carton, NSF	$52.69	$632.28
	16 ea	2136BR Quick Ship - Super Erecta® Shelf, wire, 36"W x 21"D, Brite (zinc) finish, plastic split sleeves are included in each carton, NSF	$45.56	$728.96
	4 ea	2160BR Quick Ship - Super Erecta® Shelf, wire, 60"W x 21"D, Brite (zinc) finish, plastic split sleeves are included in each carton, NSF	$62.81	$251.24
	12 ea	2172BR Quick Ship - Super Erecta® Shelf, wire, 72"W x 21"D, Brite (zinc) finish, plastic split sleeves are included in each carton, NSF	$76.31	$915.72
	44 ea	74UP Quick Ship - Super Erecta® Post, 73-7/8"H, for use with stem casters, chrome plated finish	$18.38	$808.72
	22 ea	5MP Quick Ship - Super Erecta® Stem Caster, swivel, 5" dia., 1-1/4" face, 300 lb. capacity, polyurethane flat wheel tread, includes bumper	$32.25	$709.50
	22 ea	5MPB Quick Ship - Super Erecta® Stem Caster, swivel (with foot operated brake), 5" dia., 1-1/4" face, 300 lb. capacity, polyurethane flat wheel tread, includes bumper	$35.63	$783.86
		NOTE: VERIFY FINISH. TIER & CASTERS QTY QUOTED PER ELEVATION.		
			Extended Total:	**$4,830.28**
S01.1	4 ea	**WIRE SHELVING** Metro 2136NK3 Quick Ship - Super Erecta® Shelf, wire, 36"W x 21"D, Metroseal™ Green epoxy-coated corrosion-resistant finish with Microban® antimicrobial protection, plastic split sleeves are included in each carton, NSF	$58.69	$234.76
	4 ea	2130NK3 Quick Ship - Super Erecta® Shelf, wire, 30"W x 21"D, Metroseal™ Green epoxy-coated corrosion-resistant finish with Microban® antimicrobial protection, plastic split sleeves are included in each carton, NSF	$58.69	$234.76
	8 ea	74UPK3 Quick Ship - Super Erecta® SiteSelect™ Post, 73-7/8"H, for use with stem casters, Metroseal 3 Green epoxy coated corrosion-resistant finish with Microban® antimicrobial protection	$21.38	$171.04
	4 ea	5PC Quick Ship - Super Erecta® Stem Caster, swivel, 5" dia., 1-1/4" face, 300 lb. capacity, corrosion resistant, polyurethane flat wheel tread, polymer horn, includes bumper	$48.19	$192.76
	4 ea	5PCB Quick Ship - Super Erecta® Stem Caster, swivel (with foot operated brake), 5" dia., 1-1/4" face, 300 lb. capacity, corrosion resistant, polyurethane flat wheel tread, polymer horn, includes bumper	$53.06	$212.24
		NOTE: TIER QTY & CASTERS QUOTED PER ELEVATION. EPOXY COATED SHELVING QUOTED DUE TO PROXIMITY TO 3-COMP SINK. VERIFY FINISH.		
			Extended Total:	**$1,045.56**

Item	Qty	Description	Sell	Sell Total
S02	1 ea	**SECURITY UNIT** Metro SEC56C-SL-2EZ Metro SEC56C-SL-2EZ Super Erecta Stationary Security Shelving Unit with SlideSecure Sliding Door and 2 intermediate EZ-Add Shelves, Chrome, 28.5" x 62.5" x 66.8125" **NOTE: QUOTED PER SPECS. NOT FOUND ON PLANS.**	$1,678.00	$1,678.00
			Extended Total:	**$1,678.00**
S03	1 ea	**LOCKER**  Choice Equipment EL-6-12-1-P-T Employee Locker, 6-tier, single column, (6) doors, each locker 12"W x 12"D x 12"H, with hooks, vented, lockable doors (locks not included), replaceable box base, heavy duty steel, powder coated finish (preassembled)	$719.38	$719.38
			Extended Total:	**$719.38**
W01	1 ea	**ICE & WATER DISPENSER**  Atlas Metal WSB-19 Ice & Water Drop-In Unit, non-mechanical, insulated ice chest with hinged lift-off lids, approximately 60-pound ice storage capacity, stainless steel top & inner liner, galvanized steel outer liner, 17-1/4" x 22-1/4" cut-out required	$2,536.58	$2,536.58
	1 ea	NOTE: Contact Atlas Metal direct for freight quote: FreightQuotes@Atlasfoodserv.com		
	1 ea	3020-2 Pitcher filler	$423.47	$423.47
			Extended Total:	**$2,960.05**
W02	1 ea	**COFFEE TEA BREWER**  FETCO T122DUS-1A117-PN001 Extractor® Plus Series Double Station Tea Brewer, 2.66 gallon tank, 18 gallons per hour, high-volume batch brewing, pre-programmed, digital touch pad operation, USB, fits iced tea dispensers (Not included), 1.7kW heater, 120v/60/1-ph, 14.7 amps, 1.7 kW, NEMA 5-15P, cULus, NSF	$1,100.84	$1,100.84
	1 ea	NOTE: Pricing and specifications subject to change with or without notice - Please call 1.800.FETCO.99 for confirmation		
			Extended Total:	**$1,100.84**

Item	Qty	Description	Sell	Sell Total
W03	1 ea	**COFFEE BREWER**	$3,879.04	$3,879.04
		FETCO E2262US-3B640-MA110 Extractor NG™ Series Coffee Brewer, twin, 3.0 gallon capacity, LED touchscreen interface, brew status indicator light, ECO mode, USB plug-in feature, manual hot water service, stainless steel brew basket, 6 x 4.0kW heater, 208-240v/60/3-ph, 3+G wires, 50.5 max amp draw, 24.0 kW, NO CORD, 47 gallons per hour, cULus, NSF (Use with FETCO D012 - sold separately)		
	1 ea	NOTE: Pricing and specifications subject to change with or without notice - Please call 1.800.FETCO.99 for confirmation		
	1 ea	Circuit board: 3 year parts & 1 year labor warranty, standard		
	1 ea	Electro-mechanical parts: 2 year parts & 1 year labor warranty, standard		
	1 ea	All other parts: 1 year parts & 1 year labor warranty, standard		
	2 ea	D012 TPD-30 LUXUS® Thermal Dispenser, 3.0 gallon, stainless steel construction, twist & remove lid, thermally insulated, faucet & gauge guards, side handles	$457.04	$914.08
	1 ea	1 year parts warranty, standard		
			Extended Total:	**$4,793.12**
W04	1 ea	**HAND SINK**	$1,223.36	$1,223.36
		Advance Tabco 7-PS-73 Hand Sink, wall mounted, with left & right side splashes, 9" wide x 9" front-to-back x 5" deep bowl, 20 gauge 304 stainless steel, heavy duty splash mounted faucet, towel dispenser, deck mounted soap dispenser, drain with crumb basket & 1-1/2" IPS connection, NSF, cCSAus		
	1 ea	Note: Conforms to NSF 61/9 lead free requirements. Notice for use or sale in California: WARNING this faucet may expose you to chemicals, including lead, that are known to the State of California to cause cancer, or birth defects or other reproductive harm. For more information visit www.p65warnings.ca.gov.		
	1 ea	K-08 Low-flow aerator 0.5gpm, fits 55/64-27 male or 15/16-27 female thread on spout, conforms to California AB 1953	$22.21	$22.21
			Extended Total:	**$1,245.57**
W05	1 ea	**WORK TABLE, CABINET BASE HINGED DOORS**	$3,439.39	$3,439.39
		John Boos 4CH4R5-3084 Work Table, cabinet base with (2) sets of hinged doors, 84"W x 30"D, 14/300 stainless steel top with 5" backsplash, Stallion Safety Edge front, 18/430 stainless steel wrap, stainless steel legs with adjustable feet, NSF		
	1 ea	4CH4R5-30108 Work Table, cabinet base with (2) sets of hinged doors, 108"W x 30"D, 14/300 stainless steel top with 5" backsplash, Stallion Safety Edge front, 18/430 stainless steel wrap, stainless steel legs with adjustable feet, NSF	$4,154.37	$4,154.37

Item	Qty	Description	Sell	Sell Total
	1 ea	X-0002L Size modification to reduce size, price next largest size		
	1 ea	X-0115X Modified to specifications, PER SKETCH (used when changing size) **Modify to be 83" x 107 (left) * left cut out for drop in ice /water station - item W01 -by others W/ door on front * Open base for roll in glass rack (right) - * Open base for roll in glass rack * weld in trough * with a set of hinge doors ** Curb base where applicable - see Elevations - FS7.0 *** THIS WILL SHIP IN SECTIONS AND BOLT TOGETHER IN THE FIELD **		
	1 ea	Rear riser height		
	17 ft	X-0002D0 6" Riser in lieu of standard riser, price per linear ft., ADD	$6.76	$114.92
	1 ea	X-0002J1 2" deep 5"H rear riser, with turndown & "Z" clips, in lieu of standard 1-1/2" deep 5"H rear riser	$42.79	$42.79
	1 ea	X-2201J 30" left end splash, stainless steel (up to 5" in height)	$218.81	$218.81
	7 ea	X-0208A Cutout per sketch (used for special cutouts for drop-in) (modification)	$203.05	$1,421.35
	14 ft	SD-1LF Sound Deadening, spray on undercoating (per linear foot)	$42.79	$599.06
	1 ea	URN4-48-W Urn Trough, weld-in, 48"W x 4-3/4"D, 1" MPT drain, removable grate, 14/300 stainless steel construction (installed at factory)	$552.09	$552.09
	7 ft	X-0208I Stainless Steel Curb Base Provision, for modular base work tables (per linear foot)	$91.20	$638.40
	1 ea	X-0216C Turned Down Field Joint Provision, bolted, (bolted in field by K.E.C.) (modification) **NOTE: THIS ITEM IS OFFERED AS AN ALTERNATE TO CUSTOM FAB AND IS MANUFACTURED PER JOHN BOOS STANDARD SPEC**	$288.99	$288.99
			Extended Total:	**$11,470.17**

Item	Qty	Description	Sell	Sell Total
W06	1 ea	**SHELVING, WALL MOUNTED** Advance Tabco WS-15-72 Shelf, wall-mounted, 72"W x 15"D, 1-5/8" bullnose front edge, 1-1/2"H rear up-turn, 18/430 satin finish stainless steel, NSF	$290.27	$290.27
	1 ea	TA-22A Square edge on overshelf or wall shelf	$63.05	$63.05
	1 ea	TA-30 Side Splash, 1-1/2" high (each)	$57.10	$57.10
	1 ea	TA-60 Modification to reduce length and/or width of shelf, start with next largest size then add "TA-60" to model number 72" to 69"		
			Extended Total:	**$410.42**
W06	1 ea	**SHELVING, WALL MOUNTED** Advance Tabco WS-15-72 Shelf, wall-mounted, 72"W x 15"D, 1-5/8" bullnose front edge, 1-1/2"H rear up-turn, 18/430 satin finish stainless steel, NSF	$290.27	$290.27
	1 ea	TA-22A Square edge on overshelf or wall shelf	$63.05	$63.05
	1 ea	TA-60 Modification to reduce length and/or width of shelf, start with next largest size then add "TA-60" to model number 72" to 69"		
	6 ea	TA-83 Spice Bin, (max. (1) per ft.) (each)	$143.55	$861.30
			Extended Total:	**$1,214.62**
W06	1 ea	**SHELVING, WALL MOUNTED** Advance Tabco WS-15-72 Shelf, wall-mounted, 72"W x 15"D, 1-5/8" bullnose front edge, 1-1/2"H rear up-turn, 18/430 satin finish stainless steel, NSF	$290.27	$290.27
	1 ea	TA-22A Square edge on overshelf or wall shelf	$63.05	$63.05
			Extended Total:	**$353.32**
W07	1 ea	**REACH-IN REFRIGERATOR** Continental Refrigerator 1RSNSS Refrigerator, reach-in, one-section, self-contained refrigeration, stainless steel exterior & interior, shallow depth, full-height field rehingeable solid door, electronic controller w/ digital display, 5" casters	$5,445.26	$5,445.26
	1 ea	Standard warranty (for the United States & Canada Only): 7 year parts, labor, and compressor		
	1 ea	115v/60/1-ph, cord, NEMA 5-15P, standard		
	1 ea	Door hinged on right, standard		
	1 ea	5" Casters, standard		
			Extended Total:	**$5,445.26**

Initial: _____

Item	Qty	Description	Sell	Sell Total
W08	1 ea	**ICE MAKER, CUBE-STYLE** Manitowoc IDT1200A Indigo NXT™ Series Ice Maker, cube-style, air-cooled, self-contained condenser, 30"W x 24-1/2"D x 29-1/2"H, production capacity up to 1196 lb/24 hours 70°/50° (950 lb AHRI certified at 90°/70°), easyTouch display with 13 different language options, date/time stamp display, automatic reminder/alert icon, one touch asset information, automatic detection of accessories, continuous operating status, programmable production options (time, weight, day or night), one touch cleaning with displayed instructions, Alpha-San anti-microbial protection, acoustical ice sensing probe, self-diagnostic technology, DuraTech™ exterior, dice size cubes, R410A refrigerant, NSF, cULus, CE	$6,137.97	$6,137.97
	1 ea	WARRANTY-ICE-SC 3 year parts & labor (Machine), 5 year parts & labor (Evaporator), 5 year parts & 3 years labor (Compressor), standard [Refer to Ice Machine Warranty Bond for complete details]		
	1 ea	(-261) 208-230v/60/1-ph standard		
			Extended Total:	**$6,137.97**
W08A	1 ea	**ICE BIN SHUTTLE SYSTEM** Follett Products, LLC (Middleby) ITS700SG-31 ITS Ice Storage and Transport System, elevated gravity dispense bin with (1) SmartCART 240 ice cart, 652 lb. bin storage capacity, with poly liner, SmartGATE ice shield, poly door with PowerHinge door hinge, full stainless exterior and base, stainless steel top custom cut for ice machine, includes ice paddle and (1) fully insulated polyethylene ice cart with removable lids, cart capacity 240 lbs, for cube, flake, or Chewblet ice, NSF.	$9,778.85	$9,778.85
	1 ea	NOTE: Purchase orders must clearly indicate the make & model of the ice machine(s) being used with the bin to properly prepare the bin top. Lack of this information will delay order processing		
	1 ea	5 year parts & labor warranty, standard		
			Extended Total:	**$9,778.85**
W08B	1 ea	**FLOOR TROUGH** Custom	$4,130.00	$4,130.00
			Extended Total:	**$4,130.00**

Item	Qty	Description	Sell	Sell Total
W09	1 ea	**WATER FILTRATION SYSTEM, FOR MULTIPLE APPLICATIONS**	$2,031.49	$2,031.49
		Everpure EV943732 Endurance® Water Filtration System, Endurance® Quad, (1) EC210 Prefilter, (4) SEN Fibredyne® submicron carbon block cartridge, reduces chlorine, taste & odor, (1) 2SR-BW phosphate cartridge For scale reduction, outlet pressure gauge, 200,000 gallons, 15.0 gpm, 0.2 micron, 3/4" inlet, 3/4" outlet, NSF 42 & 53 (EV943732)		
	1 kt	EV962872 Endurance® Quad Water Filter Cartridge Kit, Endurance® Quad Cartridge Kit, (4) SEN cartridges, (1) 2SR-BW cartridge, (1) TKO pleated filter, 200,000 gallons, 15.0 gpm, 0.5 micron (EV962872)	$1,027.18	$1,027.18
			Extended Total:	**$3,058.67**
W10	1 ea	**WATER FILTRATION SYSTEM, FOR MULTIPLE APPLICATIONS**	$2,031.49	$2,031.49
		Everpure EV943732 Endurance® Water Filtration System, Endurance® Quad, (1) EC210 Prefilter, (4) SEN Fibredyne® submicron carbon block cartridge, reduces chlorine, taste & odor, (1) 2SR-BW phosphate cartridge For scale reduction, outlet pressure gauge, 200,000 gallons, 15.0 gpm, 0.2 micron, 3/4" inlet, 3/4" outlet, NSF 42 & 53 (EV943732)		
	1 kt	EV962872 Endurance® Quad Water Filter Cartridge Kit, Endurance® Quad Cartridge Kit, (4) SEN cartridges, (1) 2SR-BW cartridge, (1) TKO pleated filter, 200,000 gallons, 15.0 gpm, 0.5 micron (EV962872)	$1,027.18	$1,027.18
			Extended Total:	**$3,058.67**
W11		**SPARE NO.**		Spare
W12		**SPARE NO.**		Spare
Y01	1 ea	**WORK TABLE, STAINLESS STEEL TOP**	$1,587.39	$1,587.39
		Advance Tabco TSS-307 Work Table, 84"W x 30"D, 14 gauge 304 stainless steel top, stainless steel legs with side & rear crossrails, adjustable stainless steel bullet feet, NSF		
	1 ea	TA-23 Table legs welded to undershelf or cross rails, shipped set up and crated (per table) Top is not welded to legs (for fully welded table specify TA-23A)	$245.07	$245.07
	1 st	TA-25 Casters, 5", swivel, with rubber wheels (set of 4) (2 with brakes)	$259.74	$259.74
	1 ea	TA-95 16 gauge 304 stainless steel leg upgrade (per table)	$80.90	$80.90
			Extended Total:	**$2,173.10**

Initial: _____

Item	Qty	Description	Sell	Sell Total
Y02	1 ea	**ICE & WATER DISPENSER** Atlas Metal WSB-19 Ice & Water Drop-In Unit, non-mechanical, insulated ice chest with hinged lift-off lids, approximately 60-pound ice storage capacity, stainless steel top & inner liner, galvanized steel outer liner, 17-1/4" x 22-1/4" cut-out required	$2,536.58	$2,536.58
	1 ea	NOTE: Contact Atlas Metal direct for freight quote: FreightQuotes@Atlasfoodserv.com		
	1 ea	3020-2 Pitcher filler	$423.47	$423.47
			Extended Total:	**$2,960.05**
Y03	1 ea	**WORK TABLE, CABINET BASE HINGED DOORS** John Boos 4CH4R5-3084 Work Table, cabinet base with (2) sets of hinged doors, 84"W x 30"D, 14/300 stainless steel top with 5" backsplash, Stallion Safety Edge front, 18/430 stainless steel wrap, stainless steel legs with adjustable feet, NSF	$3,439.39	$3,439.39
	1 ea	4CO4R5-30108 Work Table, cabinet base with open front, 108"W x 30"D, 14/300 stainless steel top with 5" backsplash, Stallion Safety Edge front, 18/430 stainless steel wrap, stainless steel legs with adjustable feet, NSF	$2,623.08	$2,623.08
	1 ea	X-0002L Size modification to reduce size, price next largest size		
	1 ea	X-0115X Modified to specifications, PER SKETCH (used when changing size) **Modify to be 83" x 114 (left) - sink w/ deck mount holes 4" OC - w/ door on front - no towel disp quoted - do not provide * Open base for roll in u/c fridge - item Y06 ** mid shelf where applicable @ corner - may not be produced as show on elevations (right) - * cut out for drop in ice /water station - item W01 -by others W/ door on front * Open base for roll in glass rack * with a set of hinge doors *** Curb base where applicable - see Elevations - FS7.0 *** THIS WILL SHIP IN SECTIONS AND BOLT TOGETHER IN THE FIELD **		
	1 ea	Rear riser height		

Item	Qty	Description	Sell	Sell Total
	14 ft	X-0002D0 6" Riser in lieu of standard riser, price per linear ft., ADD	$6.76	$94.64
	1 ea	CUT1014104 Weld-In Undermount Sink, 1-compartment, 10"W x 14" front-to-back x 10" deep, 3-1/2" drain opening, 14/300 stainless steel fabricated bowl, includes cutout, bowl, faucet holes & welding/polishing (Not available for FBLG & UFBLG)	$503.67	$503.67
	1 ea	X-0002J1 2" deep 5"H rear riser, with turndown & "Z" clips, in lieu of standard 1-1/2" deep 5"H rear riser	$42.79	$42.79
	1 ea	X-2201J 30" left end splash, stainless steel (up to 5" in height)	$218.81	$218.81
	7 ea	X-0208A Cutout per sketch (used for special cutouts for drop-in) (modification)	$203.05	$1,421.35
	14 ft	SD-1LF Sound Deadening, spray on undercoating (per linear foot)	$42.79	$599.06
	1 ea	URN4-48-W Urn Trough, weld-in, 48"W x 4-3/4"D, 1" MPT drain, removable grate, 14/300 stainless steel construction (installed at factory)	$552.09	$552.09
	6 ft	X-0208I Stainless Steel Curb Base Provision, for modular base work tables (per linear foot)	$91.20	$547.20
	1 ea	CSA-3036 Modular Cabinet, adjustable midshelf, 36"W x 30"D, 18ga stainless steel	$545.33	$545.33
	1 ea	RSS3-152008 Removable 3-sided splash, 15"W x 20"D x 8"H, 16/300 stainless steel, for 10" x 14" drop-in sink (sink not included)	$87.82	$87.82
	1 ea	X-0216C Turned Down Field Joint Provision, bolted, (bolted in field by K.E.C.) (modification)	$288.99	$288.99
		**** FAUCETS BY OTHERS ****		
		NOTE: THIS ITEM IS OFFERED AS AN ALTERNATE TO CUSTOM FAB AND IS MANUFACTURED PER JOHN BOOS STANDARD SPEC		
			Extended Total:	**$10,964.22**
Y03A	1 ea	**PANTRY FAUCET**	$184.03	$184.03
		T&S Brass B-0300-WH4 Double Pantry Faucet, deck mount, single hole base, 5-3/4" swivel/rigid gooseneck faucet (lock washer included), stream regulator outlet, quarter-turn Eterna cartridges with spring checks, 4" wrist action handles with color coded indexes, 18" flexible stainless steel supply hoses with 1/2" NPSM male inlets, low lead content, ADA Compliant (replaces B-0301)		
			Extended Total:	**$184.03**

Item	Qty	Description	Sell	Sell Total
Y04	1 ea	**SHELVING, WALL MOUNTED** Advance Tabco WS-15-120 Shelf, wall-mounted, 120"W x 15"D, 1-5/8" bullnose front edge, 1-1/2"H rear up-turn, 18/430 satin finish stainless steel, NSF (units 84" & longer have (3) support brackets)	$473.08	$473.08
	1 ea	TA-22A Square edge on overshelf or wall shelf	$63.05	$63.05
	1 ea	TA-60 Modification to reduce length and/or width of shelf, start with next largest size then add "TA-60" to model number 120" to 114"		
	1 ea	TA-30 Side Splash, 1-1/2" high (each)	$57.10	$57.10
	10 ft	TA-117 Undermount Add On Shelf, for paper or accessories, 5-1/2" height clearance (when mounted under a shelf, clearance will be reduced by height of the front turn down), max. load 5 pounds per linear foot evenly distributed, includes (2) fixed paper partitions, shelves under 36" have 1 partition standard (usable work space will be 1-1/2" shorter and 3/4" shallower than the size ordered) factory installation only, specify the item and location for mounting (per linear foot)	$168.53	$1,685.30
			Extended Total:	**$2,278.53**
Y04	1 ea	**SHELVING, WALL MOUNTED** Advance Tabco WS-15-72 Shelf, wall-mounted, 72"W x 15"D, 1-5/8" bullnose front edge, 1-1/2"H rear up-turn, 18/430 satin finish stainless steel, NSF	$290.27	$290.27
	1 ea	TA-22A Square edge on overshelf or wall shelf	$63.05	$63.05
	1 ea	TA-60 Modification to reduce length and/or width of shelf, start with next largest size then add "TA-60" to model number 72" to 69"		
			Extended Total:	**$353.32**
Y04	1 ea	**SHELVING, WALL MOUNTED** Advance Tabco WS-15-72 Shelf, wall-mounted, 72"W x 15"D, 1-5/8" bullnose front edge, 1-1/2"H rear up-turn, 18/430 satin finish stainless steel, NSF	$290.27	$290.27
	1 ea	TA-22A Square edge on overshelf or wall shelf	$63.05	$63.05
	1 ea	TA-60 Modification to reduce length and/or width of shelf, start with next largest size then add "TA-60" to model number 72" to 69"		
	6 ea	TA-83 Spice Bin, (max. (1) per ft.) (each)	$143.55	$861.30
			Extended Total:	**$1,214.62**

Initial: _____

Item	Qty	Description	Sell	Sell Total
Y04	1 ea	**SHELVING, WALL MOUNTED** Advance Tabco WS-15-72 Shelf, wall-mounted, 72"W x 15"D, 1-5/8" bullnose front edge, 1-1/2"H rear up-turn, 18/430 satin finish stainless steel, NSF	$290.27	$290.27
	1 ea	TA-22A Square edge on overshelf or wall shelf	$63.05	$63.05
			Extended Total:	**$353.32**
Y05	1 ea	**COFFEE BREWER** FETCO C62016 6000 Series Coffee Brewer, twin, 3.0 gallon capacity, automatic, on/off switch, gravity flow dispense tube system, gourmet coffee brew basket locks during brew cycle, hot water service, 3 x 3.0kW heaters, 120/208-240v, 1-ph, 3+G wires, 32.9 - 37.9 max amp draw, 6.9 - 9.1kW, terminal block, 18.0 - 21.0 gallons per hour, UL, cUL, NSF (Use with FETCO TPD-30 - sold separately)	$3,708.52	$3,708.52
	1 ea	NOTE: Pricing and specifications subject to change with or without notice - Please call 1.800.FETCO.99 for confirmation		
	1 ea	Circuit board: 3 year parts & 1 year labor warranty, standard		
	1 ea	Electro-mechanical parts: 2 year parts & 1 year labor warranty, standard		
	1 ea	All other parts: 1 year parts & 1 year labor warranty, standard		
	2 ea	D012 TPD-30 LUXUS® Thermal Dispenser, 3.0 gallon, stainless steel construction, twist & remove lid, thermally insulated, faucet & gauge guards, side handles	$457.04	$914.08
	1 ea	1 year parts warranty, standard		
	1 ea	Black dispenser faucet, standard		
			Extended Total:	**$4,622.60**
Y06	1 ea	**UNDERCOUNTER REFRIGERATOR** True Mfg. - General Foodservice TUC-27-HC Undercounter Refrigerator, 33 - 38°F, (1) stainless steel door, (2) PVC coated adjustable wire shelves, stainless steel top, front & sides, clear coated aluminum interior with stainless steel floor, view spec sheet for electrical information & certifications, Made in USA	$2,336.34	$2,336.34
	1 ea	7 year compressor warranty, 7 years parts warranty, 7 year labor warranty, standard. Visit www.truemfg.com for specifics.		
	1 ea	Self-contained refrigeration standard		
	1 ea	Right Hand, Standard: Unit comes with field reversible hinges & is built with hinging on right side of unit.		
	1 ea	Locks, factory installed, standard		
	1 ea	Castors, 5" (36" work surface height) standard		
			Extended Total:	**$2,336.34**

Item	Qty	Description	Sell	Sell Total
Y07	1 ea	**COFFEE TEA BREWER** FETCO T122DUS-1A117-PN001 Extractor® Plus Series Double Station Tea Brewer, 2.66 gallon tank, 18 gallons per hour, high-volume batch brewing, pre-programmed, digital touch pad operation, USB, fits iced tea dispensers (Not included), 1.7kW heater, 120v/60/1-ph, 14.7 amps, 1.7 kW, NEMA 5-15P, cULus, NSF	$1,100.84	$1,100.84
	1 ea	NOTE: Pricing and specifications subject to change with or without notice - Please call 1.800.FETCO.99 for confirmation		
			Extended Total:	**$1,100.84**
Y08	1 ea	**WATER FILTRATION SYSTEM, FOR MULTIPLE APPLICATIONS** Everpure EV943732 Endurance® Water Filtration System, Endurance® Quad, (1) EC210 Prefilter, (4) SEN Fibredyne® submicron carbon block cartridge, reduces chlorine, taste & odor, (1) 2SR-BW phosphate cartridge For scale reduction, outlet pressure gauge, 200,000 gallons, 15.0 gpm, 0.2 micron, 3/4" inlet, 3/4" outlet, NSF 42 & 53 (EV943732)	$2,031.49	$2,031.49
	1 kt	EV962872 Endurance® Quad Water Filter Cartridge Kit, Endurance® Quad Cartridge Kit, (4) SEN cartridges, (1) 2SR-BW cartridge, (1) TKO pleated filter, 200,000 gallons, 15.0 gpm, 0.5 micron (EV962872)	$1,027.18	$1,027.18
			Extended Total:	**$3,058.67**

Item	Qty	Description	Sell	Sell Total
Y09	1 ea	**ICE MAKER, CUBE-STYLE** Manitowoc IRT0620A Indigo NXT™ Series Ice Maker, cube-style, air-cooled, self-contained condenser, 22"W x 24-1/2"D x 21-1/2"H, production capacity up to 525 lb/24 hours at 70°/50° (410 lb AHRI certified at 90°/70°), easyTouch display with 13 different language options, date/time stamp display, automatic reminder/alert icon, one touch asset information, automatic detection of accessories, continuous operating status, programmable production options (time, weight, day or night), one touch cleaning with displayed instructions, Alpha-San anti-microbial protection, acoustical ice sensing probe, self-diagnostic technology, DuraTech™ exterior, regular dice size cubes, R410A refrigerant, NSF, cULus, CE, ENERGY STAR®	$3,709.26	$3,709.26
	1 ea	WARRANTY-ICE-SC 3 year parts & labor (Machine), 5 year parts & labor (Evaporator), 5 year parts & 3 years labor (Compressor), standard [Refer to Ice Machine Warranty Bond for complete details]		
	1 ea	(-161) 115v/60/1-ph, 12.2 amps		
	1 ea	D420 Ice Bin, 22"W, 34"D x 50"H, with side-hinged front-opening door, side grips, 383 lbs. application capacity, AHRI certified 12.9 cu. ft., for top-mounted ice maker, Duratech exterior, NSF	$1,339.08	$1,339.08
	1 ea	WARRANTY-BIN/DISP 3 year parts & labor warranty, standard [Refer to Ice Storage Bin & Dispensers Warranty Bond for complete details]		
	1 ea	Legs, 6" adjustable stainless steel, standard		
			Extended Total:	**$5,048.34**
Y10		**SPARE NO.**		Spare
Y11		**SPARE NO.**		Spare
Y12		**SPARE NO.**		Spare
Y13	1 ea	**REACH-IN REFRIGERATOR** Continental Refrigerator 1RENSS Extra-Wide Refrigerator, reach-in, 28-1/2" wide one-section, self-contained refrigeration, stainless steel exterior & interior, standard depth, full-height field rehingeable solid door, electronic controller w/ digital display, electric condensate evaporator, 5" casters, ENERGY STAR®	$5,894.13	$5,894.13
	1 ea	Standard warranty (for the United States & Canada Only): 7 year parts, labor, and compressor		
	1 ea	115v/60/1-ph, cord, NEMA 5-15P, standard		
	1 ea	Door hinged on right, standard		
	1 ea	5" Casters, standard		
			Extended Total:	**$5,894.13**

Item	Qty	Description	Sell	Sell Total
Y14	1 ea	**DECORATIVE LAMP** Hatco DLH-775 Decorative Heat Lamp, High Wattage, (1) bulb type (not included), 8-1/2"H x 10-1/2" diameter shade, 375 watt max, CE, cULus, UL EPH Classified, Made in USA	$280.50	$280.50
	1 ea	NOTE: Sale of this product must comply with Hatco's Minimum Resale Price Policy; consult order acknowledgement for details		
	1 ea	NOTE: The decorative lamp & Luminaires are NOT returnable		
	1 ea	120v/60/1-ph, 375 watt, standard		
	1 ea	No bulb is included, 375 watt max.		
	1 ea	BLACK Black, designer color (available at time of purchase only)		
	1 ea	SPECIFY MUST SPECIFY designer color selected from list of standard colors & indicated on order (available at time of purchase only)	$116.05	$116.05
	1 ea	R Mounting Style - Retractable (specify cord color) - retractable Coiled cord mount, adjusts from 31" to 69-1/2" (available at time of purchase only)		
	1 ea	S Switch Location - Must Specify (available at time of purchase only)		
	1 ea	DL-CORD-BK Black Cord, standard, (CL, CU, CT, RL mounts only) (available at time of purchase only)		
	1 ea	NOTE: Includes 24/7 parts & service assistance, call 414-671-6350		
			Extended Total:	**$396.55**
			Total	$359,712.35

Acceptance: _____ Date: _____

Printed Name: _____

Project Grand Total: $359,712.35

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

SVA Architects
6 Hutton Centre Drive, Suite 1150
Santa Ana, CA 92707
T: (949) 809-3380 F: (949) 809-3381
www.sva-architects.com

Transmittal

To:	**OF –6**	**Date:**	7/20/2026
Project:	**City of Palmdale - Phase 1** **Chimbole Center and Library Expansion** **38350 Sierra Highway** **Palmdale, CA. 93550**	**Job No.:**	PN 878
Re:	**OF - 6** **FOOD SERVICE EQUIPMENT**	**Via:** To:	e-mail

From: **City of Palmdale – Purchasing Department**

Included in this package is all of the information necessary to procure equipment and/or furnishings as identified in this document. This includes:

- Product cut sheet technical information (as appropriate)
- Technical specifications (as relevant to the specified product)

ITEM: OF-1 DIESEL GENERATOR EQUIPMENT

1. **Manufacturer:** refer to ***Food Service Equipment by Muller Design***
2. **Model No.:** refer to ***Food Service Equipment by Muller Design***
3. **Quantity:** refer to ***sheet FS2.0*** **and** ***Food Service Equipment by Muller Design***
4. **Anticipated cost:** (material only)
5. **Anticipated lead time:**
6. **Purchase date:**
7. **Purchase Method by City of Palmdale**: Via check / ETF
8. **Anticipated delivery date:**
9. **Anticipated Delivery site**: (project site) or
   (City owned storage area)
10. **Warranty commencement date:**

CITY OF PALMDALE PROCUREMENT ITEMS

NOTE: *All of the items identified below will be purchased by the City of Palmdale from a separate funding source. Arrangements for storing these items will be coordinated by the City of Palmdale. The General Contractor will be responsible for sharing regular updates of their construction schedule with the City, Construction Manager and Architect/Engineering team so that delivery of all furnishings and equipment can be arranged in a timely manner. Installation of all infrastructure required to be tied in to the specified equipment and/or furnishings will be the responsibility of the General Contractor. All warranty periods for specified equipment and/or furnishings will need to be coordinated between Owner and Contractor. THE ITEMS LISTED BELOW WILL BE OWNER-FURNISHED CONTRACTOR-NSTALLED (OFCI).* ***The highlighted item represents the product cut sheets that follow***

OF-1 Diesel Generator Equipment (10 pages)

OF-2 ChargePoint Express 250 CPE250 EV Charging Equipment (1 page)

OF-3 Landscape Site Furnishings (1 page listed items)

OF-4 Rooftop Mechanical Equipment (55 pages)

OF-5 Variable Air Volume (VAV) Equipment (1 page)

OF-6 Food Service Equipment (210 pages)

OF-7 High Low Drinking Fountains (2 pages)

OF-8 Restroom Accessories (15 pages)

OF-9 Audio Visual / IT equipment (15 pages)

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Project:
Chimbole Cultural Center
38350 Sierra Hwy
Palmdale, CA 93550

Date: 6/18/2026

From:
Muller Design Inc.
Sharon Ching
1564 Deseret Drive
Minden, NV 89423
14152726494
650-823-5993 (Contact)

To:
SVA Architechs
Dean Hawkins
6 Hutton Center Drive
STE# 1150
Santa Ana, CA 92707

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Project:
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Santa Ana, CA 92707

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Description: Dishtable, Soiled

Notes: Custom Dishtable, Soiled

HOBART

Project _____

AIA #_____ SIS #_____

Item #_____ Quantity _____ C.S.I. Section 114000

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

COMMERCIAL DISHWASHERS

CL44-ADV advansys ELECTRIC

High Temperature Rack Conveyor Dishwashing Machine



c UL us NSF ENERGY STAR

SPECIFIER STATEMENT

Specified dishwasher will be Hobart CL44 Advansys electric tank heat model. Features include Drain Water Energy Recovery (DWER), Automatic Soil Removal (ASR), Complete Delime™ with Delime Notification, Auto Dispensing and Booster Guard™, capless anti-clogging wash arms, 202 racks per hour, 90 gallons per hour pumped final rinse, ENERGY STAR® (pending), insulated ergonomic cabinet style doors, touchscreen controls with WiFi connectivity, and NSF approved pot and pan cycle mode. The wash tank utilizes durable precision pressure sensor monitors in lieu of conventional mechanical floats. The 19.5" standard chamber height will accommodate up to (6) standard sheet pans at a time on an open-end sheet pan rack.

STANDARD FEATURES

+ 90 gallons per hour pumped final rinse
+ 202 racks per hour
+ Automatic Soil Removal (ASR)
+ Drain Water Energy Recovery (DWER)
+ Drain water tempering kit (factory installed)
+ ENERGY STAR® Certified
+ Complete Delime™ with Delime Notification, Auto Dispensing and Booster Guard™
+ Internal stainless steel pressure-less 18 kW booster heater (70°F rise)
  — Single point electrical connection standard
+ Capless, anti-clogging wash arms
+ Self-aligning wash manifolds
+ Large double door opening for ease of cleaning
+ 19.5" chamber height opening (accepts sheet pans)
+ Doors are insulated & hinged with door interlock switches
+ User-friendly smart touchscreen controls with diagnostics & troubleshooting
+ WiFi connectivity
+ SmartConnect app and cloud with machine status, temperature logs, error code reporting, and cost, consumption and usage analysis
+ Energy saver mode (programmable auto-shut down)
+ NSF rated configurable pot and pan cycle
+ Stainless steel self-draining pump and impeller
+ Single, sloping scrap screen and deep scrap basket
+ Rapid return conveyor drive mechanism
+ Service diagnostics
+ Door actuated drain closure
+ Vent fan control

OPTIONS & ACCESSORIES (Available at extra cost)

❑ Standard, short, and extended stainless steel vent hoods
❑ Direct drive unloader – adds 38" length; Reference spec F48944 for more details
❑ Side loader – SL23 adds 23" length, SL30 adds 30" length; Reference specs F40926 and F40927 for more details
❑ Blower-dryer – adds 33¼" to length; Reference spec F48945 (electric blower-dryer) and F48950 (steam blower-dryer) for more details (ships separate from dishmachine, contact Hobart Service for installation)
❑ Higher than standard chamber (24" opening)
❑ Table limit switch with 20' cable
❑ Correctional package (factory installed, contact Hobart for details)
❑ Water hammer arrester
❑ Factory-mounted circuit breakers (contact Hobart for details)

CL SERIES – CL44-ADV advansys ELECTRIC

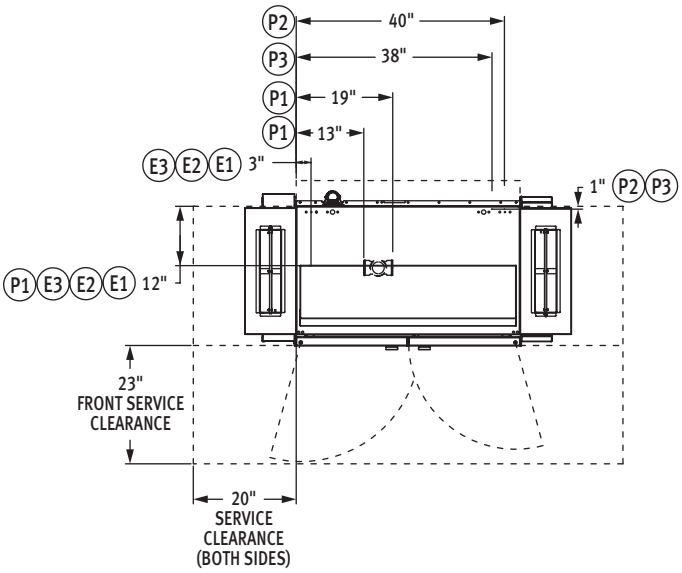
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HOBART

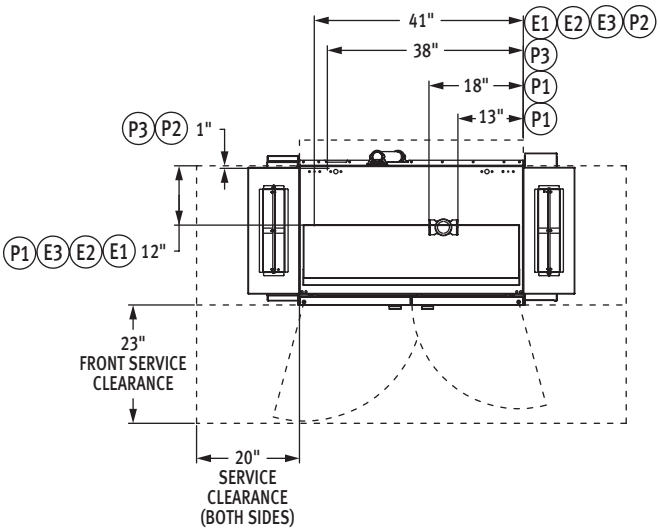
CL44-A

High Temperature Rack Conveyor Dishwashing Machine

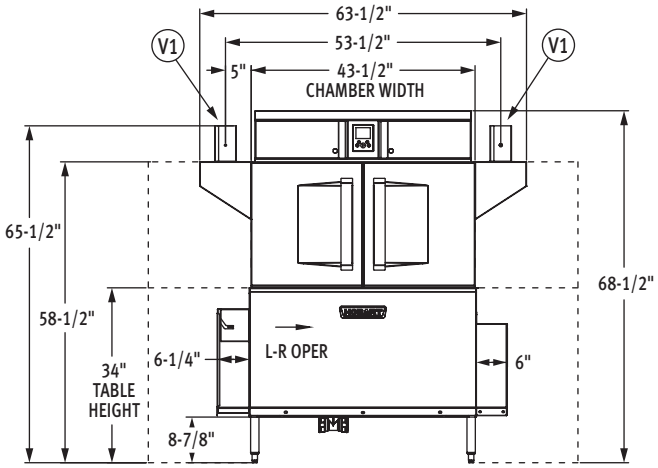
PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment



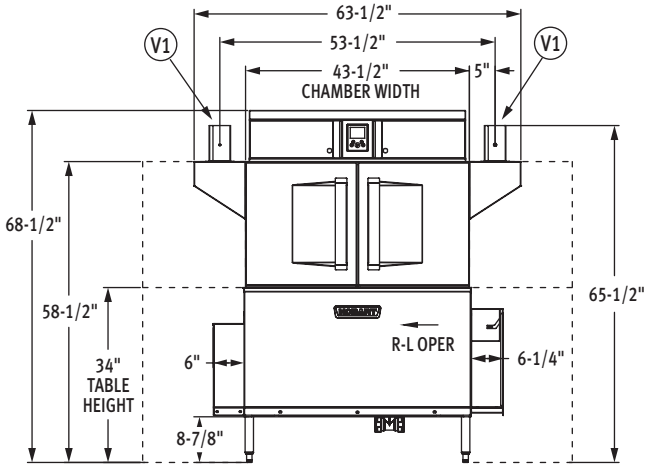
Top View Left to Right Machine



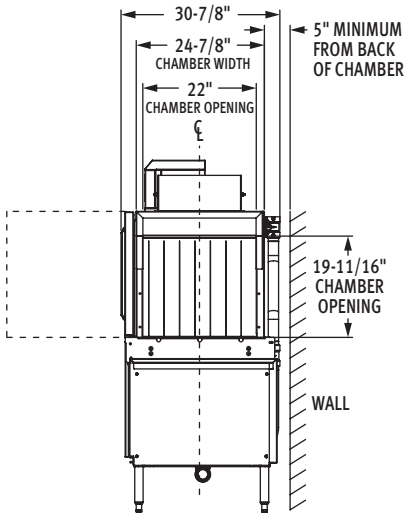
Top View Right to Left Machine



Front View Left to Right Machine



Front View Right to Left Machine



Side View

MODEL:
CL44 ADVANSYS
L-R OPERATION
00-563920
REV A

MODEL:
CL44eN ADVANSYS
R-L OPERATION
00-563930
REV A

CAD and/or Revit Files Available

HOBART

CL44

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

High Temperature Rack Conveyor
Dishwashing Machine

LEGEND

Electrical Connections	
SINGLE POINT CONNECTION	
E1	Electric connection, single point: motors, controls, tank heat, with 18 kW electric booster heater, 65" AFF.
DUAL POINT CONNECTION WITH BOOSTER	
E2	Electric connection: motors, tank heat, 62" AFF.
E3	Electric connection: controls, 18kW booster heater, 65" AFF.
Plumbing Connections	
P1	Drain: 2" FPT, 7-3/8" AFF, two possible connections; may be drained to either side of drain housing, plug opposite side.
P2	Hot water connection: 1/2" FPT, 12" AFF, 18kW booster, 110°F minimum.
P3	Cold water connection: 1/2" FPT, 12" AFF, 55°F minimum and 80°F maximum.
Vent Connections	
V1	Optional vent hoods: 4" x 16" vent stack with damper. Load end 200 CFM, unload end 400 CFM.

SPECIFICATIONS

Capacities
- Racks per Hour (NSF rated) 202
- Wash Tank (U.S. gallons) 23
- Conveyor Speed (feet per minute) 5.6

Motor Horsepower
- Drive 1/6
- Wash 2
- Final Rinse 2/3
- Drain Water Energy Recovery 1/5
- Automatic Soil Removal 1/5

Water Consumption
- U.S. Gallons per Hour 90
- U.S. Gallons per Rack 0.45
- Peak Drain Flow (U.S. gallons per minute) 38

Heating
- Tank Heat, Electric (kW) 15
- Electric Booster (built-in) (kW for 70°F rise) 18

Venting
- Load End (minimum CFM) 200
- Unload End (minimum CFM) 400

Shipping Weight (approximate) . . . . . 725 lbs.

Crated Dimensions . . . . . 59"L x 38"W x 79"H

E1	Single Point Electrical Connection with Internal Booster	
Voltage	(E1) Motors, Controls, Tank Heat, 18 kW Booster Heater	
	Rated Amps	Minimum Supply Circuit Ampacity/ Maximum Protective Device
208/60/3	109.6	150
240/60/3	99.9	125
480/60/3	51.7	60
600/60/3	39.1	50

E2 E3	Dual Point Electrical Connection with Internal Booster (Field Conversion Only)			
Voltage	(E2) Motors, Tank Heat		(E3) Controls, 18 kW Booster Heater	
	Rated Amps	Minimum Supply Circuit Ampacity/ Maximum Protective Device	Rated Amps	Minimum Supply Circuit Ampacity/ Maximum Protective Device
208/60/3	51.1	70	58.5	80
240/60/3	48.1	60	51.8	70
480/60/3	24.5	30	27.2	35
600/60/3	16.7	20	22.4	30

WARNING: Electrical and grounding connections must comply with the applicable portions of the National Electrical Code and/or other local electrical codes.

CAUTION: Certain materials including silver, aluminum, and pewter are attacked by sodium hypochlorite (liquid bleach).

ATTN: Plumbing connections must comply with applicable sanitary, safety and plumbing codes.

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

HOBART

CL44-A
High Temperature Rack Conveyor Dishwashing Machine

Plumbing Notes: Water hammer arrestor (meeting ASSE-1010 standard or equivalent) to be supplied (by others) in common water supply line at service connection.

Recommended water hardness to be 3 grains or less for best results.

110°F minimum incoming hot water temperature.

Building flowing water pressure to dish machine is 20 to 65 PSI at the machine.

For convenience when cleaning, water tap should be installed near machine with heavy duty hose and squeeze valve.

Miscellaneous Notes: All dimensions taken from floor line may be increased approximately 3/4" or decreased 1/2".

For HTS, add 4-5/16" to all dimensions above table line.

For HTS, add TBD to the domestic shipping weight of each model.

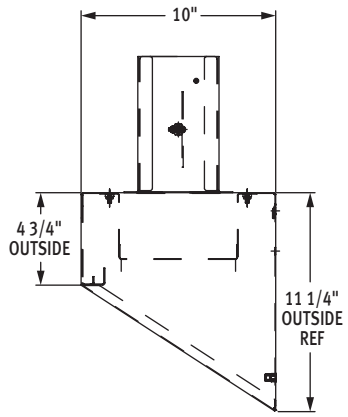
Electrical Note: Dishmachine not provided with internal GFCI protection.

CL44-ADV Electric Heat Dissipation		
Booster	BTU/HR.	
	Latent	Sensible
18kW Booster	32,100	13,700

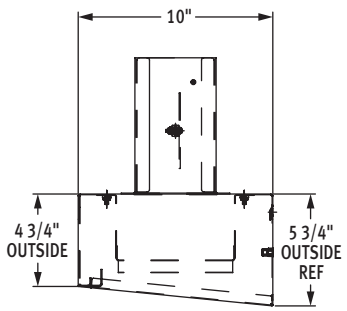
NOTE: Additional Voltages and Amperages are available, see document F48913.

VENT HOOD OPTIONS (Adjustable, vent stack can be adjusted 1" to either side)

Standard



Short



Extended

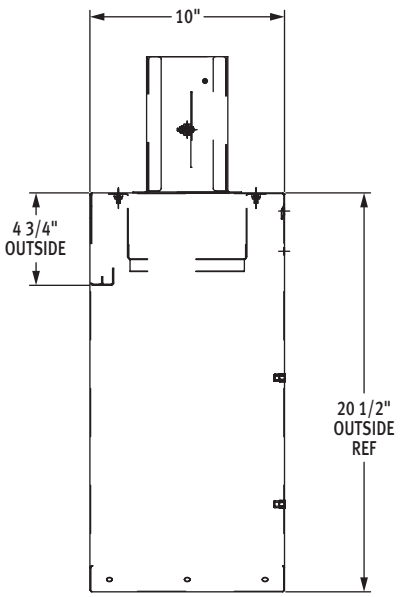
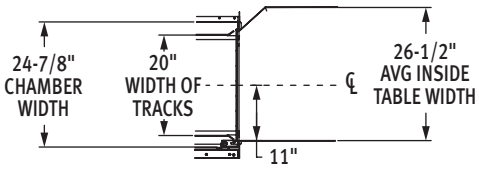
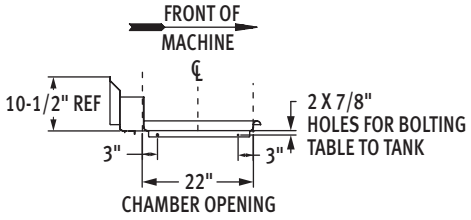


TABLE CONNECTION DETAILS

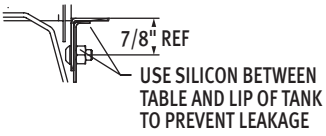
Tabling Connection: 44" inside tank (at table connection)



Suggested Track and Table Layout



View Showing Hole Locations in Turned Down Portion of Table



Sectional View Showing Table Connections

As continued product improvement is a policy of Hobart, specifications are subject to change without notice.

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Oversized Equipment Quick Reference Guide

Oversized units with crated shipping dimensions greater or equal to 72" in length and/or 90" in height. If delivery is to a facility without a standard height dock, additional shipping charges will apply depending on the service requested.

HOBART

DOOR TYPES
- AM15T
- AM15VLT



CONVEYOR TYPES (CL, FT)
- CL44*e*N-ADV
- CL44*e*NVL
- All 54" Models or Greater
- All FT Models



PREP WASHERS
- PW10*e*R
- PW20*e*R
- PWV*e*R



TURBOWASHERS (TW), TOTEWASHERS (CL64T) WASTE PULPERS (WPS)
- All Models



WRAPPING SYSTEM (NGW)
- All Models



Traulsen

centerline by Traulsen

G, R and A SERIES
- All Roll-In & Roll-Thru Models
- All Three Section Models



UNDERCOUNTERS (UHT, UHD, ULT, TU)
- All 72" Models or Greater



PREP TABLES (UST, USD, UPT, UPD, TS, TB)
- TB - 60" Models or Greater
- TS - 66" Models or Greater
- All 72" Models or Greater



EQUIPMENT STANDS (TE)
- All Models 48" or Greater



UNDERCOUNTERS (CLUC) & PREP TABLES (CLPT)
- All 72" Models or Greater



THE INFORMATION PROVIDED IS TO BE USED AS A QUICK REFERENCE QUIDE ONLY. PLEASE CONSULT ITW FEG CUSTOMER CARE FOR UNITS NOT LISTED OR ANY QUESTIONS SURROUNDING DELIVERY OPTIONS.

HB2913 (10-20)

T&S BRASS AND BRONZE WORKS
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PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Item No.

This Space for Architect/Engineer Approval

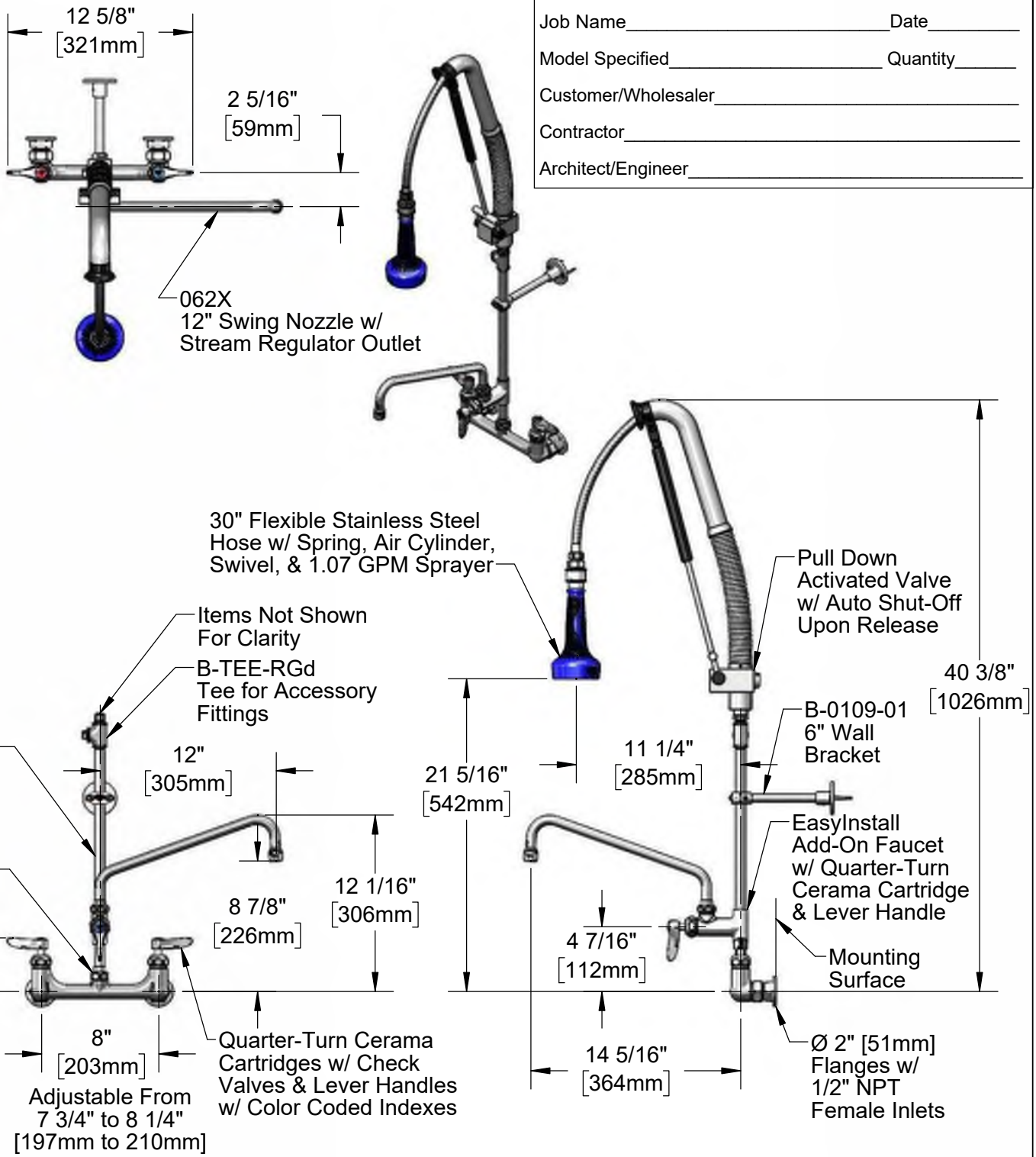
Job Name_____Date_____

Model Specified_____ Quantity_____

Customer/Wholesaler_____

Contractor_____

Architect/Engineer_____



Product Specifications:

EasyInstall Pull-Down Pre-Rinse Unit: 8" Wall Mount Mixing Faucet, Quarter-Turn Cerama Cartridges w/ Check Valves, Lever Handles, Add-On Faucet w/ 12" Swing Nozzle, Accessory Tee, 12" Riser, 30" Flexible Stainless Steel Hose, 1.07 GPM Sprayer, 6" Wall Bracket & 1/2" NPT Female Inlets

Product Compliance:

ASME A112.18.1 / CSA B125.1
NSF 61 - Section 9
NSF 372 (Low Lead Content)
2019 DOE PRSV - Class II

Drawn: AMG	Checked: JRM	Approved: JHB	Date: 03/15/19	Scale: 1:10	Sheet: 1 of 2

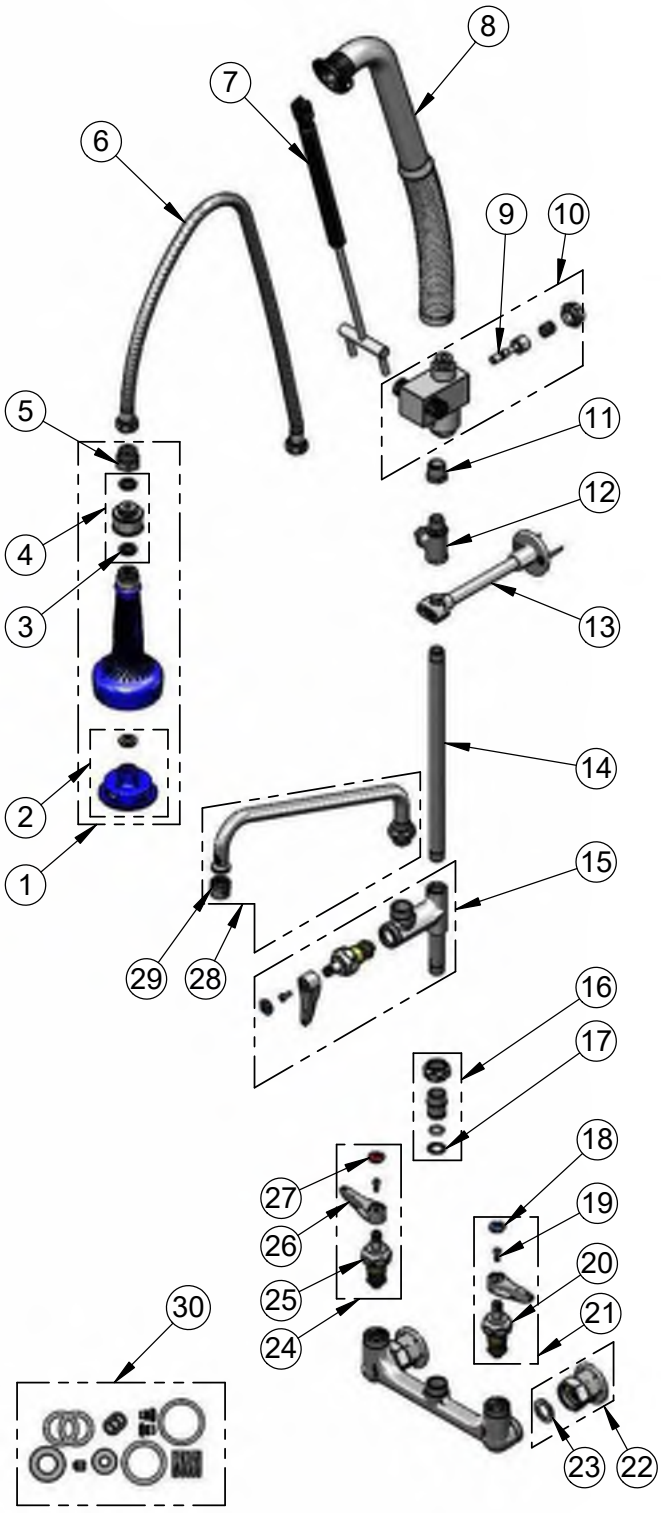
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PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Item No.



ITEM NO.	SALES NO.	DESCRIPTION
1	019898-40	1.07 GPM Sprayer w/ Swivel
2	108SF-RK	Spray Face Repair Kit
3	001014-45	Washer, B-0100 Hose Barrel
4	018200-40	3/8" NPT Live Swivel
5	005221-25	7/8"-20 x 1/2" BSPP Adapter
6	019901-45	30" Stainless Steel Braided Hose w/ 1/2" NPSM Threads
7	020062-45	Air Cylinder Repair Kit
8	020060-45	Spring & Tube Repair Kit
9	020061-45	Valve Stem Repair Kit
10	020063-45	Valve Body Repair Kit
11	001359-40	Hex Bushing, 1/2" NPT Male x 3/8" NPT Female
12	B-TEE-RGD	3/8" NPT Rigid Tee
13	B-0109-01	6" Wall Bracket
14	000366-40	Nipple, 3/8" NPT x 12"
15	B-0155-CR-LN	Add-On Faucet w/ Cerama Cartridge, RTC & Lever Handle (Less Nozzle)
16	EZ-K	EasyInstall Kit: Nut, Bushing, O-ring & Lock Washer
17	014200-45	Star Washer, Anti-Rotation
18	018506-19NS	Blue Button Index, Press-in
19	000925-45	Lab Handle Screw
20	012395-25NS	Quarter-Turn Cerama Cartridge w/ Check Valve, LTC
21	012447-25NS	Quarter-Turn Cerama Cartridge w/ Check Valve, Handle, Red Index & Screw, LTC
22	00AA	1/2" NPT Female Eccentric Flange
23	001019-45	Coupling Nut Washer
24	012446-25NS	Quarter-Turn Cerama Cartridge w/ Check Valve, Handle, Red Index & Screw, RTC
25	012394-25NS	Quarter-Turn Cerama Cartridge w/ Check Valve, RTC
26	001638-45NS	Lever Handle (New Style)
27	001193-19NS	Red Button Index, Press-in
28	062X	12" Swing Nozzle
29	B-PT	Full Flow Stream Regulator, 55/64-27
30	020064-45	PRU Control Valve Seal Repair Kit

Product Specifications:

EasyInstall Pull-Down Pre-Rinse Unit: 8" Wall Mount Mixing Faucet, Quarter-Turn Cerama Cartridges w/ Check Valves, Lever Handles, Add-On Faucet w/ 12" Swing Nozzle, Accessory Tee, 12" Riser, 30" Flexible Stainless Steel Hose, 1.07 GPM Sprayer, 6" Wall Bracket & 1/2" NPT Female Inlets

Product Compliance:

ASME A112.18.1 / CSA B125.1
NSF 61 - Section 9
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Drawn: AMG	Checked: JRM	Approved: JHB	Date: 03/15/19	Scale: NTS	Sheet: 2 of 2

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PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Item No.

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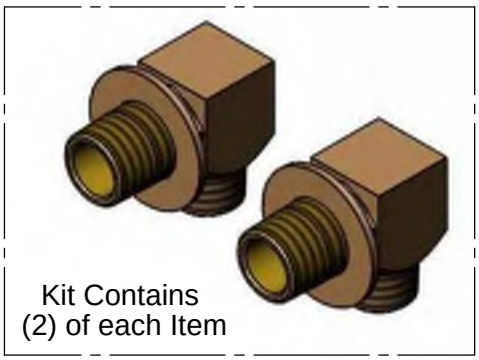
Job Name_____Date_____

Model Specified_____ Quantity_____

Customer/Wholesaler_____

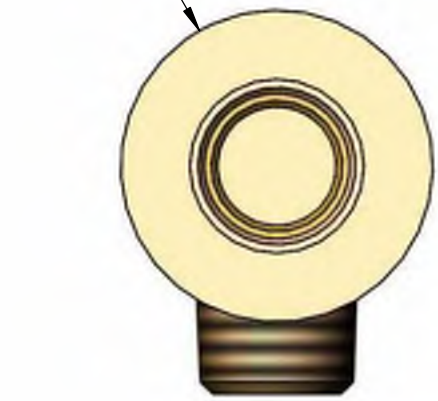
Contractor_____

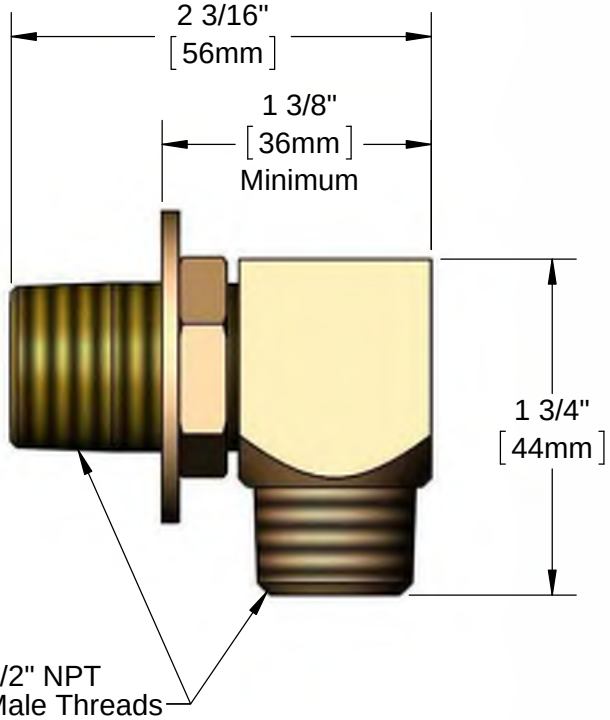
Architect/Engineer_____



Kit Contains
(2) of each Item







Product Specifications:
1/2" NPT Male Elbow Kit w/ Lock Nut & Washer

Product Compliance:

ASME A112.18.1 / CSA B125.1
NSF 61 - Section 9
NSF 372 (Low Lead Content)

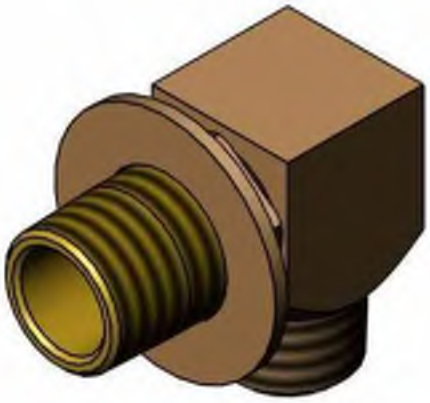
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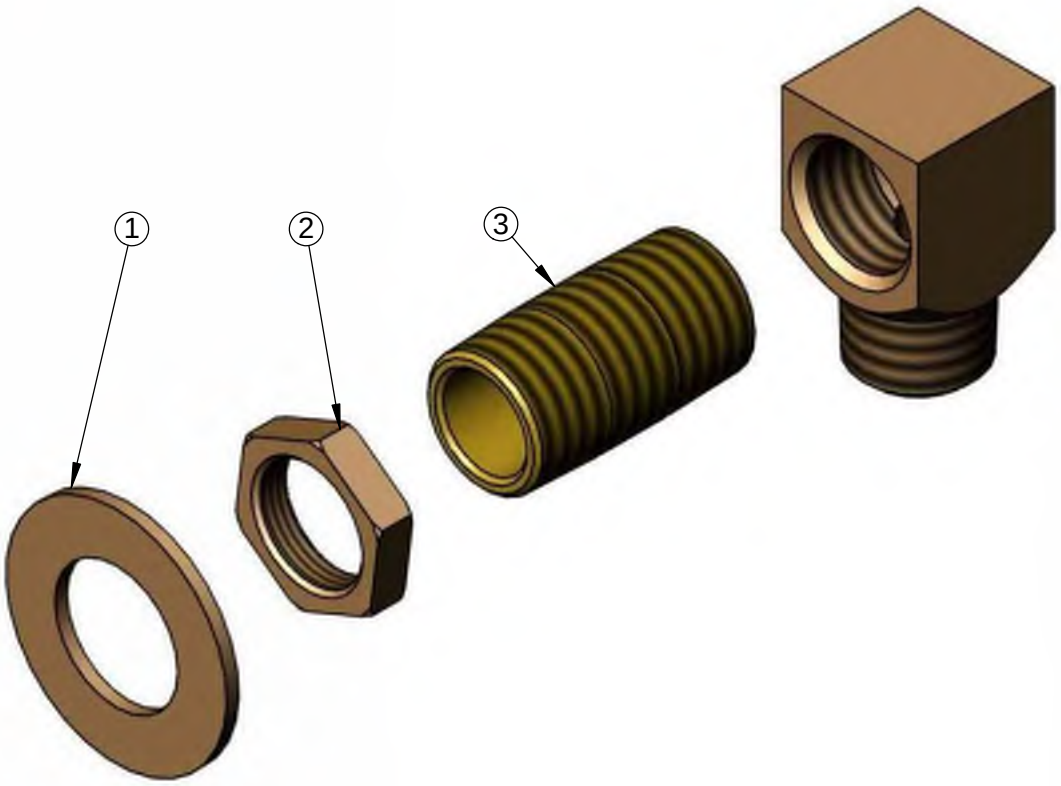
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PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Item No.

ITEM NO.	SALES NO.	DESCRIPTION
1	000999-45	Brass Lock Washer
2	002954-45	Shank Lock Nut
3	013357-20	1/2" NPT x 1-5/8" Lg. Close Nipple





Product Specifications:
1/2" NPT Male Elbow Kit w/ Lock Nut & Washer

Product Compliance:

ASME A112.18.1 / CSA B125.1
NSF 61 - Section 9
NSF 372 (Low Lead Content)

Drawn: DHL	Checked: JRM	Approved: JHB	Date: 03/13/14	Scale: NTS	Sheet: 2 of 2

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Description: Exhaust Hood

Notes: Custom Ventilation Canopy

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Description: Dishtable, Clean

Notes: Custom clean dishtable

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

"PB-SRW" SORTING SHELVES

Solid Construction, Wall Mounted

FEATURES:
- Solid Sorting Wall Shelf
- Drainage Tube In Corner

SPECIFICATIONS:
- TIG Welded With Exposed Surfaces Blended To Match
- Brackets: 18GA Type 300 Stainless Steel
- Shelf: 18GA Type 300 Stainless Steel

CERTIFICATIONS:



PB-SRW-21

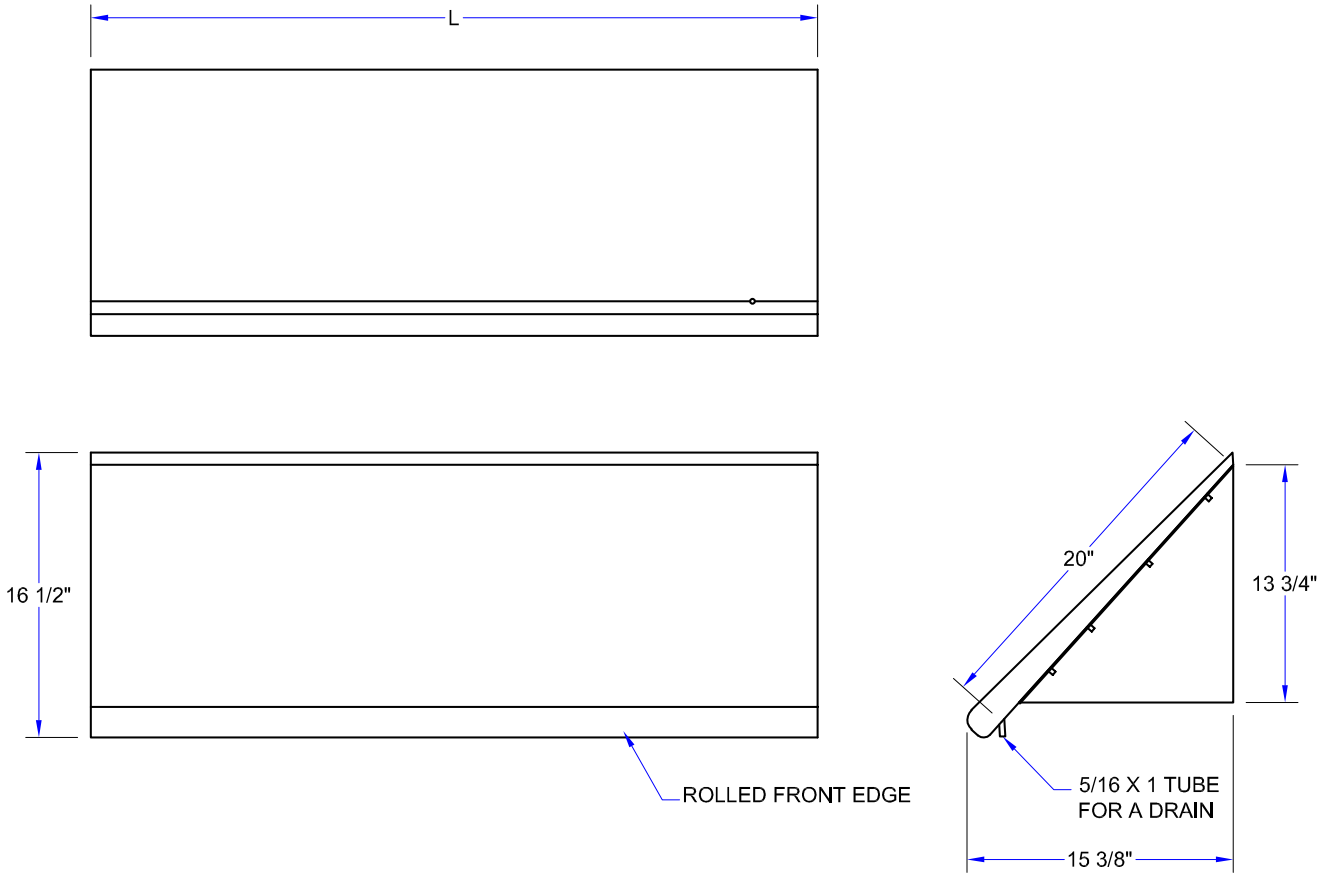
"PB-SRW" SORTING SH ELVES

MODEL	SIZE (LXWXH)	WEIGHT (LBS)
PB-SRW-21	21"x15-3/8"x16-1/2"	5
PB-SRW-42	42"x15-3/8"x16-1/2"	10
PB-SRW-63	63"x15-3/8"x16-1/2"	28

ALL DIMENSIONS ARE TYPICAL. TOLERANCE +/- .500". JOHN BOOS & CO. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE.

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

DETAILED SPECIFICATIONS



"PB-SRW" SORTING SHELVES

MODEL	SIZE (LXWXH)	WEIGHT (LBS)
PB-SRW-21	21"x15-3/8"x16-1/2"	5
PB-SRW-42	42"x15-3/8"x16-1/2"	10
PB-SRW-63	63"x15-3/8"x16-1/2"	28

ALL DIMENSIONS ARE TYPICAL. TOLERANCE +/- .500". JOHN BOOS & CO. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE.

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Description: Drain, Floor Trough

Notes: Custom Drain, Floor Trough

ADVANCE TABCO® SMART FABRICATION™

STAIN

REGALI

Three Compartments - Two Drainboards

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Item #: _____ Qty #: _____
Model #: _____
Project #: _____



93 & 9 SERIES
Adjustable Side Cross-Bracing

YES! It's SeaMLess!

NSF



94 SERIES
Adjustable Side & Front Cross-Bracing



93 & 9 Series Adjustable Side Cross-Bracing



94 Series Adjustable Side & Front Cross-Bracing



Recessed Bowl Surface Accommodates Poly-Vance Cutting Boards & Sink Covers

FEATURES:

Tile edge for ease of installation.

One piece **Deep Drawn** sink bowls with integral drainboards with splash.

All sink bowls have a large liberal 3" radius.

"94" Series is supplied with adjustable front and side cross braces featuring leg clamps.

"93" & "9" Series is supplied with adjustable side cross braces featuring leg clamps.

CONSTRUCTION:

All TIG welded.

Welded areas blended to match adjacent surfaces and to a satin finish.

MATERIALS:

Spec-Line (94 Series): 14 gauge type 304 stainless steel 11" High Splash.

Standard (93 Series): 16 gauge type 304 stainless steel 8" High Splash.

Super Saver (9 Series): 18 gauge type 304 stainless steel 8" High Splash.

LEGS:
- 1 5/8" diameter tubular stainless steel.
- Stainless steel gussets.
- Stainless Steel 1" adjustable bullet feet.

Bowl Size	O.A. Length	DRBD. Size	SPEC-LINE 94 Series Model #	WT.	STANDARD 93 Series Model #	WT.	SUPER SAVER 9 Series Model #	WT.	Cu. Ft.
			14 Ga. 304 S/S 14" Water Level		16 Ga. 304 S/S 12" Water Level		18 Ga. 304 S/S 12" Water Level		
16" x 20"	91"	18"	94-3-54-18RL	230 lbs.	93-3-54-18RL	189 lbs.	9-3-54-18RL	182 lbs.	49
	103"	24"	94-3-54-24RL	248 lbs.	93-3-54-24RL	197 lbs.	9-3-54-24RL	190 lbs.	55
	127"	36"*	94-3-54-36RL	275 lbs.	93-3-54-36RL	239 lbs.	9-3-54-36RL	208 lbs.	96
20" x 20"	103"	18"	94-23-60-18RL	248 lbs.	93-23-60-18RL	203 lbs.	9-23-60-18RL	198 lbs.	59
	115"	24"	94-23-60-24RL	276 lbs.	93-23-60-24RL	220 lbs.	9-23-60-24RL	195 lbs.	65
	139"	36"*	94-23-60-36RL	408 lbs.	93-23-60-36RL	387 lbs.	9-23-60-36RL	364 lbs.	89
24" x 24"	†127"	24"	94-43-72-24RL	390 lbs.	93-43-72-24RL	331 lbs.	9-43-72-24RL	318 lbs.	98
	†151"	36"*	94-43-72-36RL	448 lbs.	93-43-72-36RL	393 lbs.	9-43-72-36RL	345 lbs.	110
20" x 28"	103"	18"	94-83-60-18RL	358 lbs.	93-83-60-18RL	315 lbs.	9-83-60-18RL	277 lbs.	83
	115"	24"	94-83-60-24RL	394 lbs.	93-83-60-24RL	346 lbs.	9-83-60-24RL	305 lbs.	95
	139"	36"*	94-83-60-36RL	451 lbs.	93-83-60-36RL	398 lbs.	9-83-60-36RL	350 lbs.	109
			14" Water Level 18" Flood Level		12" Water Level 16" Flood Level		12" Water Level 16" Flood Level		

*** Regalines with 36" Drainboards are Supplied with Two Additional Legs (per drainboard) for Support.**
† Requires Two Faucets

Weights & Cubes Are Approximate

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www.advancetabco.com

Customer Service Available To Assist You 1-800-645-3166 8:30 am - 7:00 pm E.S.T.

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For Smart Fabrication™ Quotes:
Email: smartfab@advancetabco.com or **Fax:** 631-586-2933

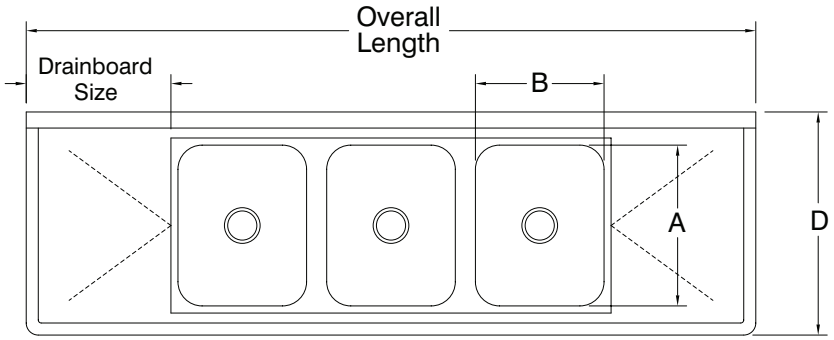
REF-C

DIMENSIONS and SPECIF

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

TOL Overall: ± .500”
Interior: ± .250”

ALL DIMENSIONS ARE TYPICAL

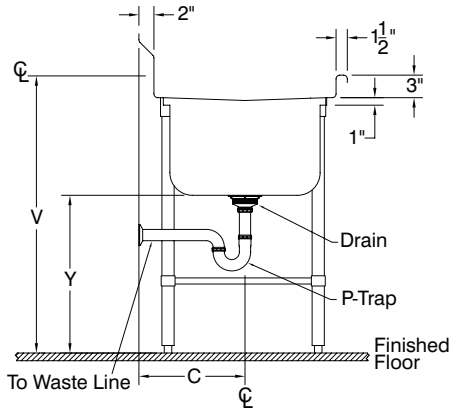


DESCRIPTION								94 SERIES					9 & 93 SERIES				
BOWL SIZE	Overall Length	DRBD SIZE	Recommended Use	A	B	C	D	V	W	X	Y	Z	V	W	X	Y	Z
16”x20”	91” 103” 127”	18” 24” *36”	**DISH SINKS**	20”	16”	14 1/8”	28”	**38”**	**11”**	**14”**	**19”**	**45”**	**38”**	**8”**	**12”**	**21”**	**42”**
20”x20”	103” 115” 139”	18” 24” *36”	**DISH & POT SINKS**	20”	20”	14 1/8”	28”	**38”**	**11”**	**14”**	**19”**	**45”**	**38”**	**8”**	**12”**	**21”**	**42”**
18”x24”	97” 109” 133”	18” 24” *36”	**POT & PAN SINKS**	24”	18”	16 1/8”	32”	**38”**	**11”**	**14”**	**19”**	**45”**	**38”**	**8”**	**12”**	**21”**	**42”**
24”x24”	†127” †151”	24” *36”	**POT SINKS**	24”	24”	16 1/8”	32”	**38”**	**11”**	**14”**	**19”**	**45”**	**38”**	**8”**	**12”**	**21”**	**42”**
20”x28”	103” 115” 139”	18” 24” *36”	**PAN SINKS**	28”	20”	18 1/8”	36”	**38”**	**11”**	**14”**	**19”**	**45”**	**38”**	**8”**	**12”**	**21”**	**42”**

† Requires Two Faucets

*** Regalines with 36” Drainboards are Supplied with Two Additional Legs (per drainboard) for Support.**

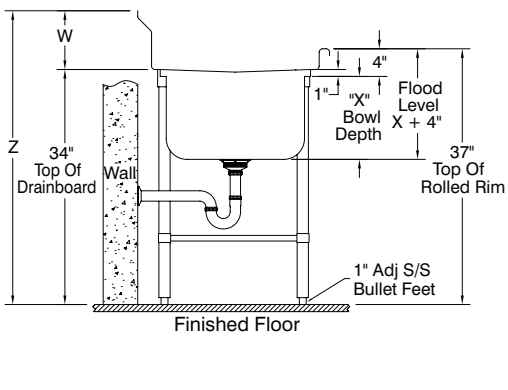
PLUMBING ROUGH-IN



MECHANICAL:

- Supply is 1/2” IPS hot & cold.
- Faucet holes on 8” centers.
- Faucets are not included **(see accessories)**.
- Waste drains are 1 1/2” IPS S/S basket type, located in center of sink bowl, and are included.

SECTION



ADVANCE TABCO
SMART FABRICATION™

ADVANCE TABCO is constantly engaged in a program of improving our products. Therefore, we reserve the right to change specifications without prior notice.

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PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

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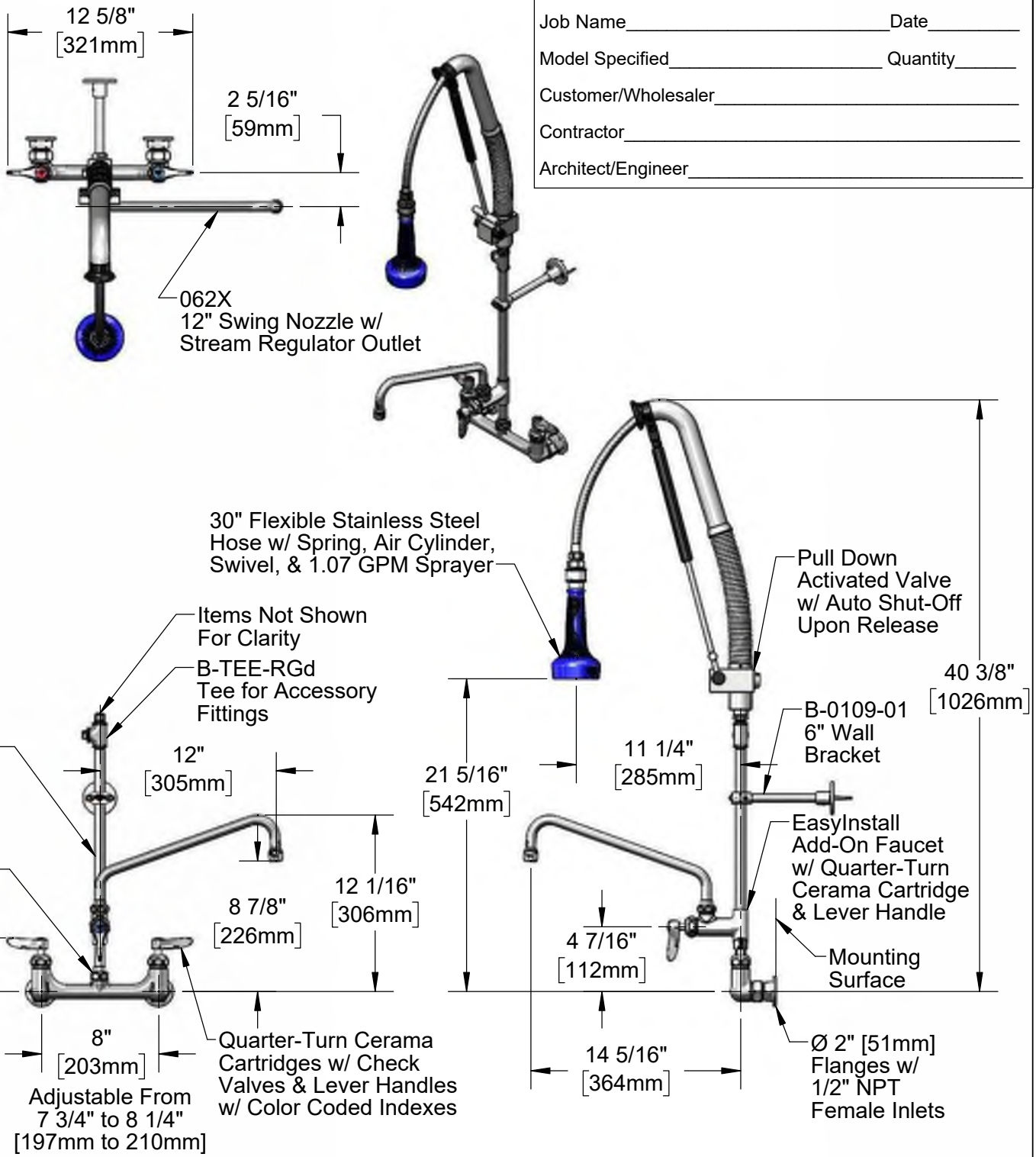
Job Name_____Date_____

Model Specified_____ Quantity_____

Customer/Wholesaler_____

Contractor_____

Architect/Engineer_____



Product Specifications:

EasyInstall Pull-Down Pre-Rinse Unit: 8" Wall Mount Mixing Faucet, Quarter-Turn Cerama Cartridges w/ Check Valves, Lever Handles, Add-On Faucet w/ 12" Swing Nozzle, Accessory Tee, 12" Riser, 30" Flexible Stainless Steel Hose, 1.07 GPM Sprayer, 6" Wall Bracket & 1/2" NPT Female Inlets

Product Compliance:

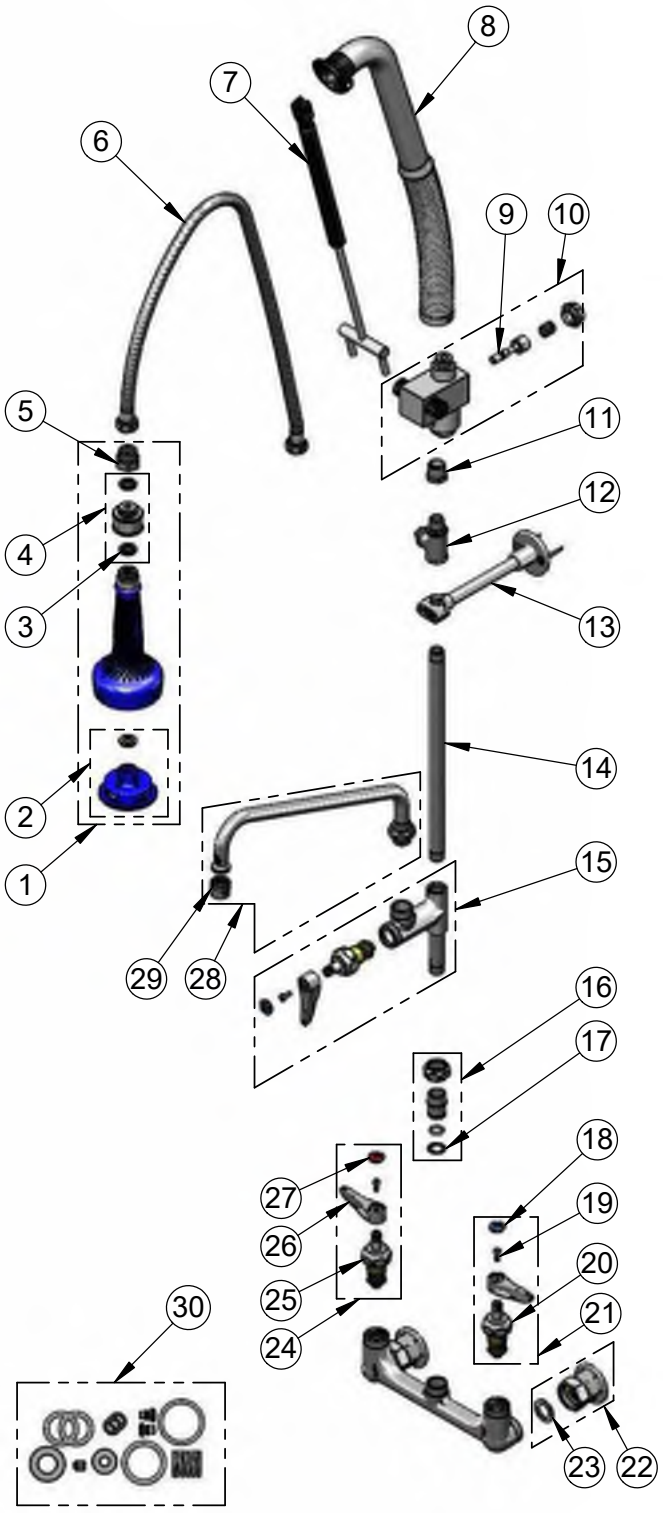
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NSF 372 (Low Lead Content)
2019 DOE PRSV - Class II

Drawn: AMG	Checked: JRM	Approved: JHB	Date: 03/15/19	Scale: 1:10	Sheet: 1 of 2

T&S BRASS AND BRONZE WORKS
2 Saddleback Cove / P.O. Box 1088
Travelers Rest, SC 29690
Travelers Rest, SC: 800-476-4103 • Simi Valley, CA: 800-423-0150 • Fax: 864-834-3518 • www.tsbrass.com

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Item No.



ITEM NO.	SALES NO.	DESCRIPTION
1	019898-40	1.07 GPM Sprayer w/ Swivel
2	108SF-RK	Spray Face Repair Kit
3	001014-45	Washer, B-0100 Hose Barrel
4	018200-40	3/8" NPT Live Swivel
5	005221-25	7/8"-20 x 1/2" BSPP Adapter
6	019901-45	30" Stainless Steel Braided Hose w/ 1/2" NPSM Threads
7	020062-45	Air Cylinder Repair Kit
8	020060-45	Spring & Tube Repair Kit
9	020061-45	Valve Stem Repair Kit
10	020063-45	Valve Body Repair Kit
11	001359-40	Hex Bushing, 1/2" NPT Male x 3/8" NPT Female
12	B-TEE-RGD	3/8" NPT Rigid Tee
13	B-0109-01	6" Wall Bracket
14	000366-40	Nipple, 3/8" NPT x 12"
15	B-0155-CR-LN	Add-On Faucet w/ Cerama Cartridge, RTC & Lever Handle (Less Nozzle)
16	EZ-K	EasyInstall Kit: Nut, Bushing, O-ring & Lock Washer
17	014200-45	Star Washer, Anti-Rotation
18	018506-19NS	Blue Button Index, Press-in
19	000925-45	Lab Handle Screw
20	012395-25NS	Quarter-Turn Cerama Cartridge w/ Check Valve, LTC
21	012447-25NS	Quarter-Turn Cerama Cartridge w/ Check Valve, Handle, Red Index & Screw, LTC
22	00AA	1/2" NPT Female Eccentric Flange
23	001019-45	Coupling Nut Washer
24	012446-25NS	Quarter-Turn Cerama Cartridge w/ Check Valve, Handle, Red Index & Screw, RTC
25	012394-25NS	Quarter-Turn Cerama Cartridge w/ Check Valve, RTC
26	001638-45NS	Lever Handle (New Style)
27	001193-19NS	Red Button Index, Press-in
28	062X	12" Swing Nozzle
29	B-PT	Full Flow Stream Regulator, 55/64-27
30	020064-45	PRU Control Valve Seal Repair Kit

Product Specifications:
EasyInstall Pull-Down Pre-Rinse Unit: 8" Wall Mount Mixing Faucet, Quarter-Turn Cerama Cartridges w/ Check Valves, Lever Handles, Add-On Faucet w/ 12" Swing Nozzle, Accessory Tee, 12" Riser, 30" Flexible Stainless Steel Hose, 1.07 GPM Sprayer, 6" Wall Bracket & 1/2" NPT Female Inlets

Product Compliance:
ASME A112.18.1 / CSA B125.1
NSF 61 - Section 9
NSF 372 (Low Lead Content)
2019 DOE PRSV - Class II

Drawn: AMG	Checked: JRM	Approved: JHB	Date: 03/15/19	Scale: NTS	Sheet: 2 of 2

T&S BRASS AND BRONZE WORKS
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PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Item No.

This Space for Architect/Engineer Approval

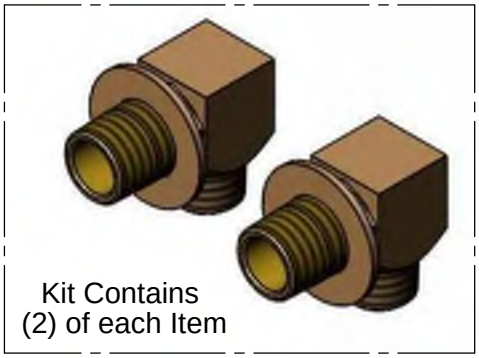
Job Name_____Date_____

Model Specified_____ Quantity_____

Customer/Wholesaler_____

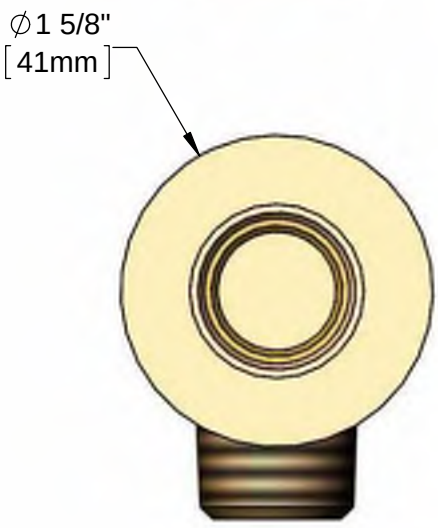
Contractor_____

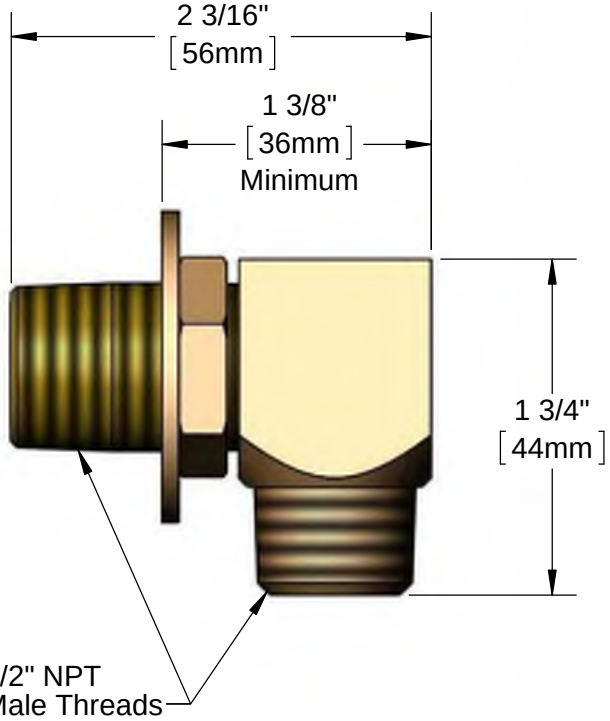
Architect/Engineer_____



Kit Contains
(2) of each Item







Product Specifications:
1/2" NPT Male Elbow Kit w/ Lock Nut & Washer

Product Compliance:

ASME A112.18.1 / CSA B125.1
NSF 61 - Section 9
NSF 372 (Low Lead Content)

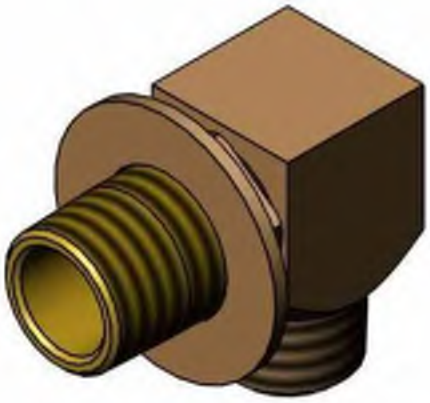
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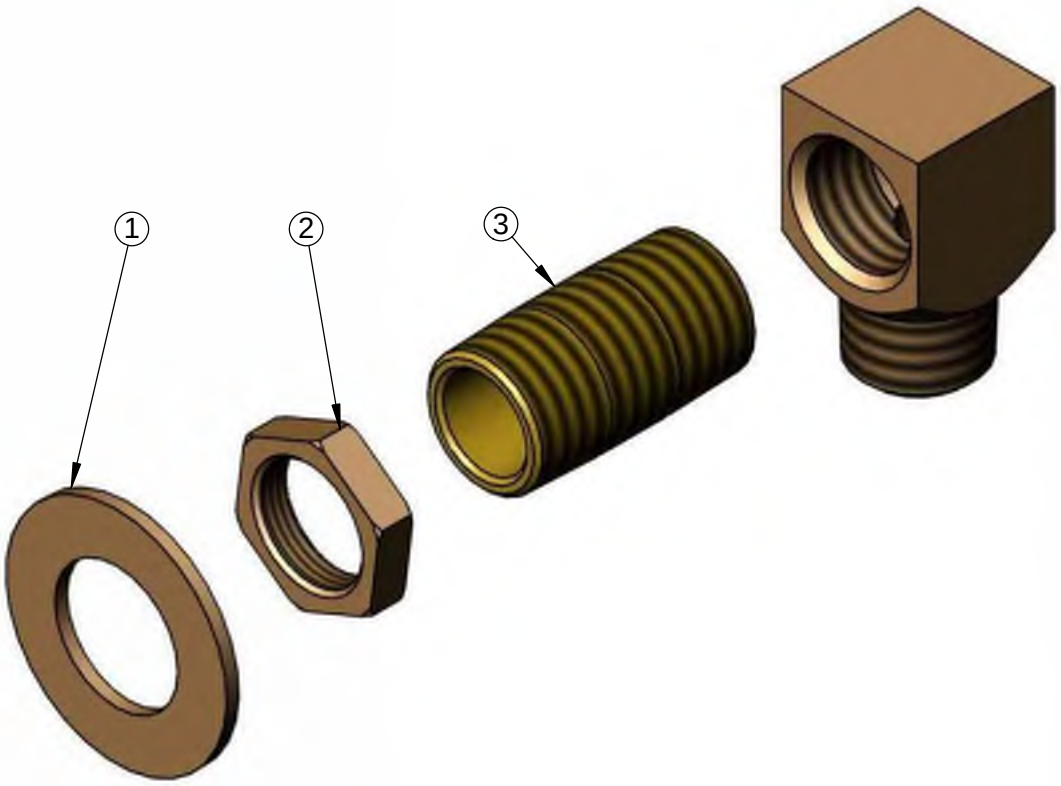
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PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Item No.

ITEM NO.	SALES NO.	DESCRIPTION
1	000999-45	Brass Lock Washer
2	002954-45	Shank Lock Nut
3	013357-20	1/2" NPT x 1-5/8" Lg. Close Nipple





Product Specifications:
1/2" NPT Male Elbow Kit w/ Lock Nut & Washer

Product Compliance:

ASME A112.18.1 / CSA B125.1
NSF 61 - Section 9
NSF 372 (Low Lead Content)

Drawn: DHL	Checked: JRM	Approved: JHB	Date: 03/13/14	Scale: NTS	Sheet: 2 of 2

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Description: Wall shelves

Notes: Custom barred wall shelves

ADVANCE TABCO
SMART FABRICATION™

STAINLESS S

HAND S

12" WIDE SPACE-SAVER UNITS

Conforms To NSF 61/9 Lead Free Requirements

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment



7-PS-22



7-PS-23



7-PS-53

Item #: _____ **Qty #:** _____

Model #: _____

Project #: _____

FEATURES:

One piece 9" x 9" x 5" **Deep Drawn** sink bowl design.

All sink bowls have a large liberal radii with a minimum dimension of 1" and are square in design.

2" stainless steel drain with crumb basket.

Units with towel dispensers use standard C-fold towels.

Specific Features:

7-PS-22 - 4" O.C. K-22 deck mounted faucet with aerator.

7-PS-83 - 4" O.C. K-22 deck mounted faucet with aerator. Liquid soap & towel dispenser with hinged towel box.

7-PS-23 - 4" O.C. K-123 splash mounted faucet with aerator.

7-PS-84 - 4" O.C. K-123 splash mounted faucet with aerator. Liquid soap & towel dispenser with hinged towel box.

7-PS-53 - 4" O.C. K-175 splash mounted electronic faucet with aerator.

7-PS-73 - 4" O.C. K-123 splash mounted faucet with aerator. Liquid soap & towel dispenser with hinged towel box.
7 3/4" high Side Splashes (from top of deck).

7-PS-89 - 4" O.C. K-175 splash mounted electronic faucet with aerator. Liquid soap & towel dispenser with hinged towel box.
7 3/4" high Side Splashes (from top of deck).

WITH SOAP & TOWEL DISPENSERS



7-PS-84



7-PS-83



7-PS-73



7-PS-89

CONSTRUCTION:

All TIG welded.

Welded areas blended to match adjacent surfaces and to a satin finish.

Die formed Countertop Edge with a No-Drip offset.

One sheet of stainless steel - No Seams.

MATERIAL:

Heavy gauge type 304 series stainless steel.

Wall mounting bracket is stainless steel and of offset design.

All fittings are brass / chrome plated unless otherwise indicated.

MECHANICAL:

Faucet supply is 1/2" IPS male thread hot and cold.

Faucet Flow Rate: 1.0 GPM/3.8 LPM aerator. 60 PSI.
Drains are 1-1/2" IPS.

⚠ WARNING:

Equipment that includes a faucet may expose you to chemicals, including lead, that are known to the State of California to cause cancer or birth defects or other reproductive harm. For more Info.,visit www.p65warnings.ca.gov.

ADVANCE TABCO
SMART FABRICATION™
www.advancetabco.com

Customer Service Available To Assist You 1-800-645-3166 8:30 am - 7:00 pm E.S.T.

For Orders & Customer Service:
Email: customer@advancetabco.com or Fax: 631-242-6900

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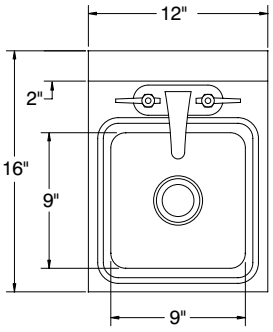
REF-B

DIMENSIONS and SPECIF

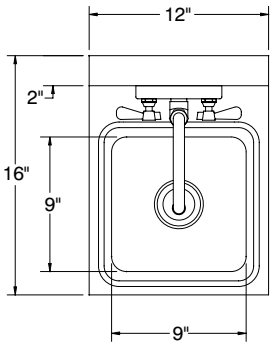
PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

TOL Overall: ± .500" Interior: ± .250" **FITTINGS SUPPLIED AS SHOWN**

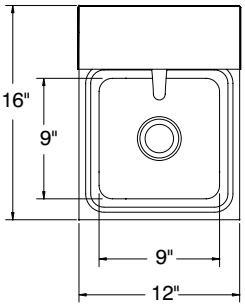
TOP VIEW FOR 7-PS-22



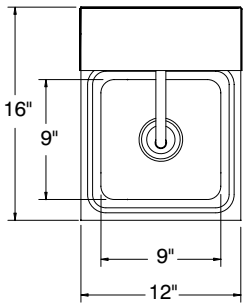
TOP VIEW FOR 7-PS-23



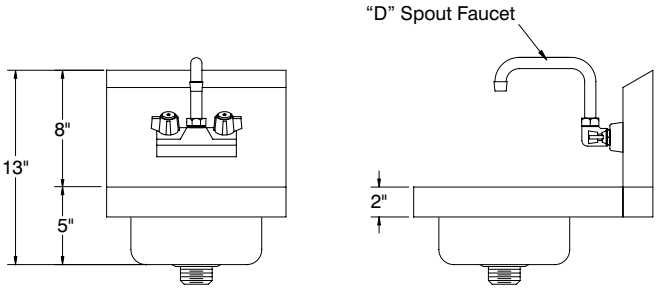
TOP VIEW FOR 7-PS-83



TOP VIEW FOR 7-PS-73/7-PS-84/7-PS-89

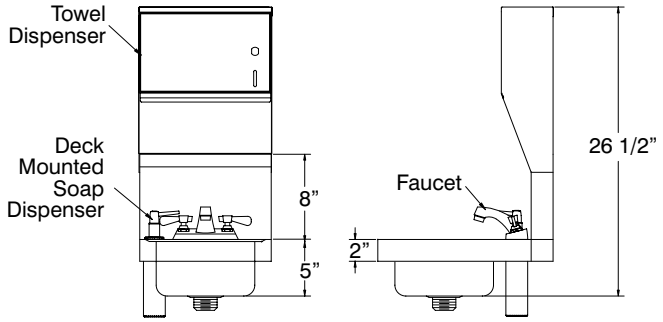


7-PS-23



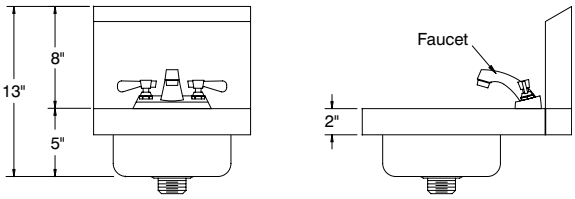
12 lbs.

7-PS-83



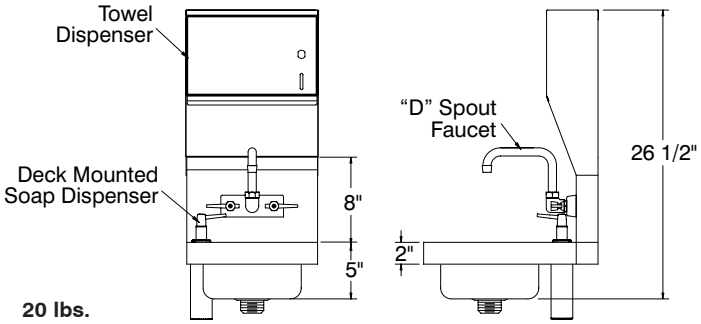
20 lbs.

7-PS-22



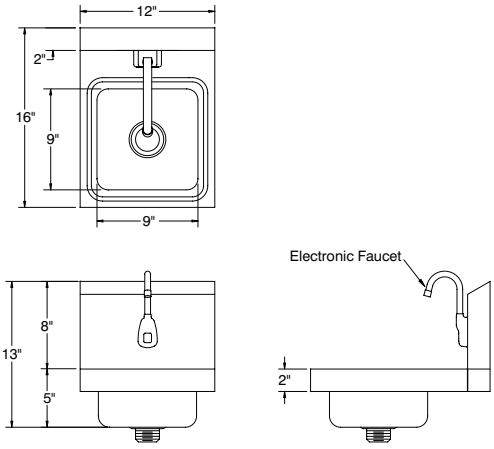
12 lbs.

7-PS-84



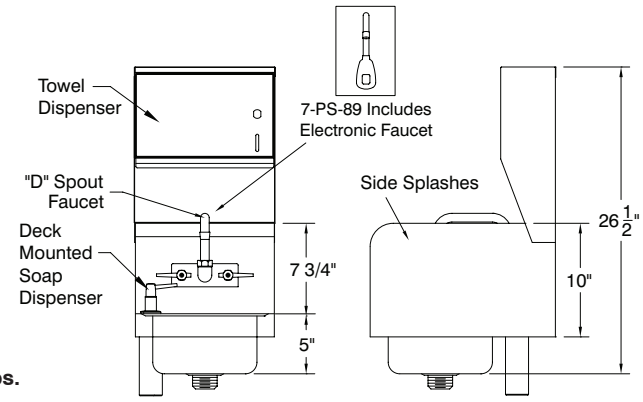
20 lbs.

7-PS-53



12 lbs.

7-PS-73/7-PS-89



31 lbs.

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ADVANCE TABCO is constantly engaged in a program of improving our products. Therefore, we reserve the right to change specifications without prior notice.

© ADVANCE TABCO, FEBRUARY 2024

Description: Spare No.

Notes:

Description: Spare No.

Notes:

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Description: Spare No.

Notes:

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

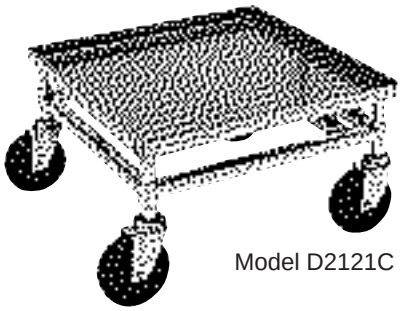
Item# _____

Job _____

RACK DOLLIES & ACCESSORIES

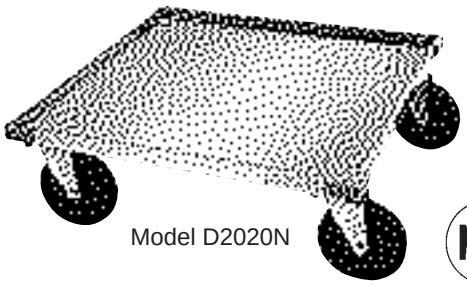


Model CBH2121C (with Sani-Stack Racks)



Heavy-Duty Cup/Glass Rack Dollies

Model D2121C



Dish Rack Dolly

Model D2020N

Rack Dollies

¥ Reduce Breakage: Use of these rack dollies keeps handling of tableware to a minimum, thereby reducing breakage and saving money on replacement.

¥ Simplify Storage and Set-Up: These dollies facilitate the movement of heavily loaded racks from the dish room into storage or directly into use in banquet areas.

¥ Keep Contents Clean: One-piece solid pan construction protects cups and glassware from dust and dirt particles which may be stirred up by caster rotation. Prevents dripping.

¥ Maneuver Easily: Dollies have five-inch (127mm) heavy-duty, non-marking, resilient tread swivel casters for easy maneuverability.

¥ Handle Provides Extra Control: A tubular steel handle, standard on three models, provides extra control in transporting loaded dollies.

¥ Corner Bumpers Offer Protection: Non-marking corner bumpers, standard on four models, protect walls, doorways and furniture from nicks and scratches.

Heavy-Duty Cup/Glass Rack Dollies

¥ Easy Loading/Unloading: Dollies are a convenient 13" (330mm) off the floor so they can be loaded and unloaded with minimum stooping.

¥ Durable: Sturdy Super Erecta Shelf® construction ensures strength and durability.

Dish Rack Dollies

¥ Lightweight Aluminum , but built for heavy service. Moderately priced.

InterMetro Industries Corporation
North Washington Street
Wilkes-Barre, PA 18705
www.metro.com

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PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Description: Linen Cart

Notes: Clean Linen Cart-BY VENDOR

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Description: Linen Cart

Notes: Soiled Linen Cart-BY VENDOR

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

"PBJC" JANITOR CABINET

16GA Sink Bowl

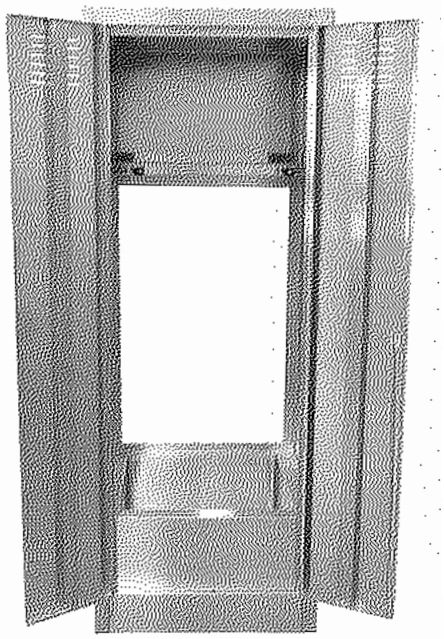
FEATURES:

- Type 300 Stainless Steel With #4 Polish Satin Finish
- All Exposed Hardware Is Tamper Proof
- Includes Overhead Shelf For Chemical Storage
- (2) Swing Lockable Louvered Doors
- (1) Oversized Mop Sink
- Bottoms Of Bowls Formed For Drainage To 3-1/2" Diameter Die Stamped Opening
- Includes (1) Heavy Duty Service Faucet (PBF-S-6)
- Includes (1) 10" Service Faucet Hose (PB-HOSE-120)
- (2) Shelf Mounted Mop Holders With Locking Cams
- Mounting Location Of Service Faucet Can Be Specified By Kitchen Equipment Contractor
- 3-1/2" Drain Accepts 2" Male Drain Pipe

SPECIFICATIONS:

- Cabinet: Stainless Steel Cabinets TIG Welded, Exposed Edges Are Polished To Match Adjacent Surface
- Cabinet: 18GA Type 300 Stainless Steel With #4 Polish, Satin Finish
- 18GA Type 300 Cabinet
- 16GA Type 300 Sink Bowl And Deck

CERTIFICATIONS:







PBF-SS-6



PB-HOSE-120

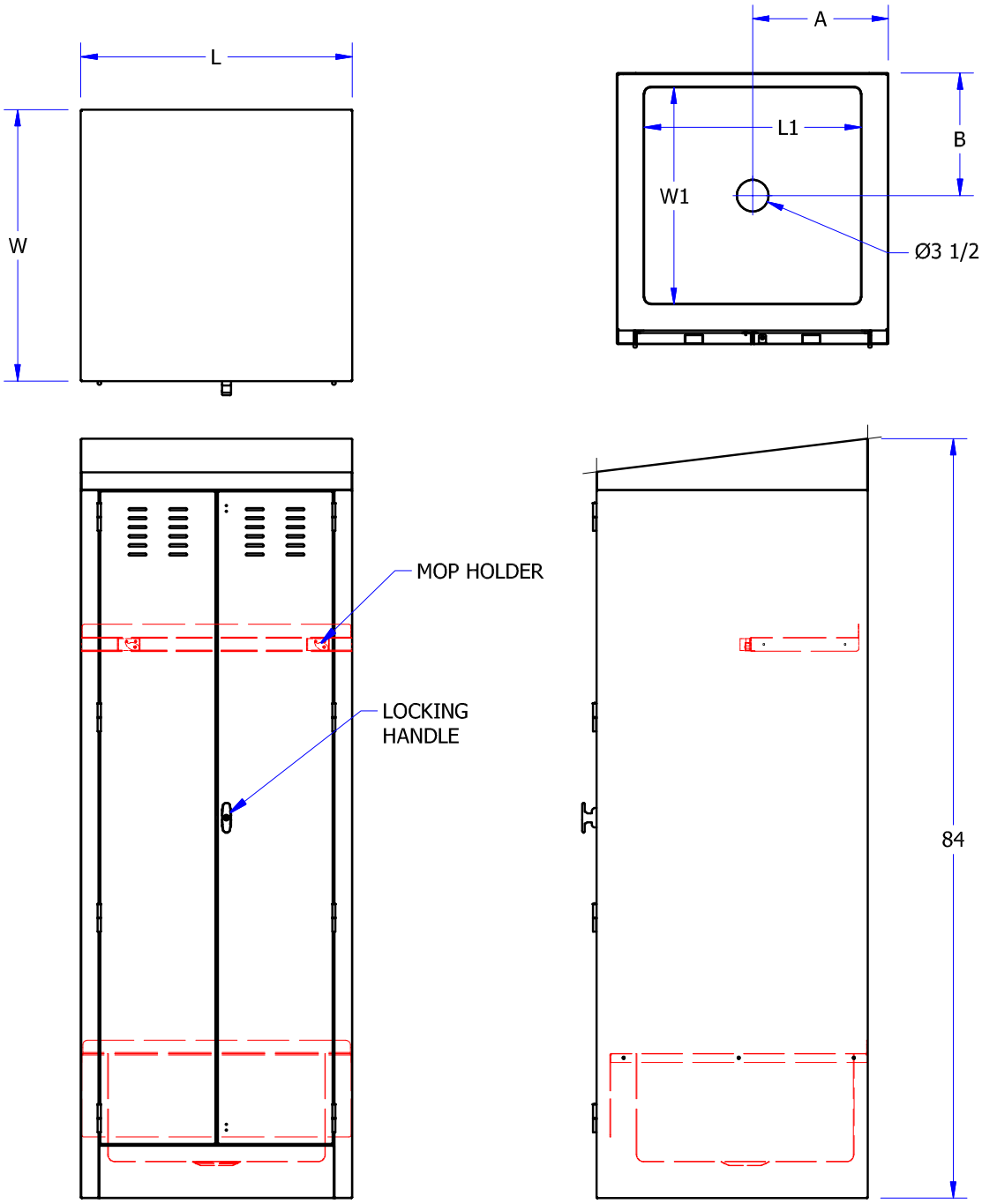
"PBJC" JANITOR CABINET

MODEL	SIZE (L X W X H)	MOP SINK SIZE (L¹ X W¹ X DEPTH)	A	B	WEIGHT (LBS)
PBJC-222584	25"x22-1/2"x84"	16"x20"x12"	12-1/2"	9-9/16"	169
PBJC-303084	30"x30"x84"	24"x24"x12"	15"	13-9/16"	213

ALL DIMENSIONS ARE TYPICAL. TOLERANCE +/- .500". JOHN BOOS & CO. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE.

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

DETAILED SPECIFICATIONS



"PBJC" JANITOR CABINET

MODEL	SIZE (L X W X H)	MOP SINK SIZE (L¹ X W¹ X DEPTH)	A	B	WEIGHT (LBS)
PBJC-222584	25"x22-1/2"x84"	16"x20"x12"	12-1/2"	9-9/16"	169
PBJC-303084	30"x30"x84"	24"x24"x12"	15"	13-9/16"	213

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PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

John BOOS Since 1887

ITEM #: _____ QTY: _____
MODEL #: _____
PROJECT NAME: _____

020121

3601 S. Banker St. Effingham, IL 62401 • P.O. BOX 609 • Ph: (888) 431-2667 • Fax: (800) 433-2667

FAUCETS & PARTS


PBF-FV2-SM-35GLF


PB-KV1-SM-35GLF


PB-KV1-DM-35GLF


PB-KV2-SM-35GLF


PB-KV2-DM-35GLF


PB-WR


PB-LWR-1


PB-PT1.5


PBF-SS-6

FAUCETS & PARTS

	MODEL #	QTY	DESCRIPTION	WT.
FOOT VALVE	PBF-FV2-SM-35GLF		W/ 3-1/2" GOOSENECK SPOUT (LOW LEAD)	3
KNEE VALVE	PBF-KV1-SM-35GLF		SINGLE PEDAL, SPLASH MOUNT, 3.5" GOOSE NECK (LOW LEAD)	3
	PBF-KV1-DM-35GLF		SINGLE PEDAL, DECK MOUNT, 3.5" GOOSE NECK (LOW LEAD)	2.5
	PBF-KV2-SM-35GLF		DOUBLE PEDAL, SPLASH MOUNT, 3.5" GOOSE NECK (LOW LEAD)	2
	PBF-KV2-DM-35GLF		DOUBLE PEDAL, DECK MOUNT, 3.5" GOOSE NECK (LOW LEAD)	4
WRIST BLADES	PB-WR		ADA, STAINLESS STEEL, (1 PAIR), USE W/ HEAVY DUTY FAUCETS ONLY	1
TWIST ACTION LEVER DRAINS	PB-LWR-1		FITS 3-1/2" DRAIN OPENING, 2" OUTLET	4
	PB-LWR-1OV		FITS 3-1/2" DRAIN OPENING, 2" OUTLET, W/ OVERFLOW	4
STRAIGHT ACTION LEVER DRAINS	PB-LWS-1		FITS 3-1/2" DRAIN OPENING, 2" OUTLET	4
	PB-LWS-1OV		W/ OVERFLOW, FITS 3-1/2" DRAIN OPENING	4
P-TRAPS	PB-PT1.5		FOR HAND SINKS, P-TRAP 1-1/2" & TAIL PIPE	7
MOP SINK FAUCET	PBF-SS-6		VACUUM BREAKER NOZZLE W/ 3-4" GARDEN HOSE THREAD, PAIL HOOK, TOP SUPPORT ARM, 1/2" NPT FEMALE FLANGED, W/ ADJUSTABLE INLET W/ SCREWDRIVER STOP	5
MOUNTING KIT	PB-DMMK		FOR DECK MOUNT, INCLUDES (2) 1/2" SUPPLY NIPPLES, (2) RETAINER NUTS, (2) LOCK WASHERS & (2) RUBBER WASHERS	1
	PB-SMMK-90		FOR SPLASH MOUNT, INCLUDES (2) 1/2" SUPPLY NIPPLES, (2) RETAINER NUTS, (2) LOCK WASHERS, (2) RUBBER WASHERS & (2) MALE & FEMALE SHORT 90° ELBOWS	1

SOME UNITS SHIP UNASSEMBLED FOR REDUCED SHIPPING COST. ALL DIMENSIONS ARE TYPICAL. TOLERANCE +/- .500"

John Boos & Co. is constantly engaged in a program of improving products and therefore reserves the right to change specifications without prior notice.

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Datasheet

iCombi® Pro 6-full size + 6-full size E UG



Description

Two intelligent, network-compatible cooking systems with poultry, meat, fish, egg-based dishes/desserts, side dishes/vegetables, baked goods modes as well as pan frying, grilling, steaming, baking, and finishing cooking methods.
> Combi steamer as per DIN 18866 (in manual mode).
> For most cooking processes used in commercial kitchens.
> For using steam and convection, individually, one after the other, or combined.
Ventilation approvals: This appliance conforms to the EPA 202 test in accordance with ANSI/ NFPA 96 "Ventilation Control and Fire Protection of Commercial Cooking Operations" Refer to UL Listing KNLZ.E148536 (America) or KNLZ7.E148536 (Canada).
The following intelligent assistants are available:

Intelligent assistant

iDensityControl iProductionManager iCookingSuite iCareSystem

iDensityControl
iDensityControl is the iCombi Pro's intelligent climate management. The interaction among intelligent sensors, a high-performance heating system and fresh steam generator, and active dehumidification ensures that the right cooking cabinet climate is always available. Intelligent air circulation ensures the best possible energy input into the food. Consequently, this ensures extraordinary productivity while maintaining high levels of food quality, even cooking and minimum energy consumption.

iCookingSuite
The iCookingSuite is the iCombi Pro's cooking intelligence. The user starts by selecting the right cooking path for the food, choosing from among 6 operating modes and / or 5 cooking methods. Users also specify the desired cooking result. The unit suggests settings for browning and degree of doneness. Intelligent sensors detect the size, quantity and condition of the food. While the cooking path is in progress, the system adjusts key parameters like cooking cabinet temperature, airspeed, and cooking time accurately to the second. The selected desired results are achieved, yielding the best possible quality in the shortest possible time. It is possible to optionally influence the cooking sequence and adapt the cooking result. Users can change to iProductionManager or manual mode at any time. Thanks to iCookingSuite you can simply save time, raw materials, and energy while maintaining a standardized food quality without having to check the procedure.

iProductionManager
iProductionManager intelligently and flexibly organizes the production process. This includes which products can be prepared together on different trays, the ideal sequence of dishes, and monitoring the cooking sequence. iProductionManager supports users with prompts to load or unload dishes. Depending on kitchen processes you can freely position orders (up to two per level) or schedule them on the basis of a certain target time. iProductionManager arranges the sequence of dishes accordingly and automatically specifies the correct settings. Users decide whether dishes are cooked based on optimum energy consumption or a certain target time. Simple monitoring activities are no longer required, saving you working time and energy.

iCareSystem
The iCareSystem is the intelligent iCombi Pro cleaning and descaling system. It recommends the amount of chemicals and ideal cleaning stage from the nine available programs based on usage and any limescale in the steam generator. Ultra-fast interim cleaning cleans iCombi Pro in only 12 minutes, all cleaning programs can also run overnight without the need for supervision. The iCareSystem is particularly efficient and environmentally friendly, consuming small quantities of phosphate-free care products, water, and energy. This means that the iCombi Pro is always hygienically clean without manual work and at minimal costs.

Capacity
> Twelve (12) Full-size sheet pans or Twenty four (24) Steam table pans / GN 1/1
> Removable standard hinging rack with 2 5/8 inch rack spacing (68 mm)
> Large selection of accessories for various cooking procedures, such as grilling, braising or baking
> For use with 2/1, 1/1, 2/4 GN accessories

Combi-steamer mode
> Steaming 86 °F - 266 °F
> Convection 86 °F – 572 °F
> Combination of steam and convection 86 °F – 572 °F

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Unit description and functions

Intelligent functions
> Intelligent climate management that measures, adjusts and controls the humidity down to the exact percentage
> The actual measured humidity in the cooking cabinet can be adjusted and viewed
> Dynamic air circulation in the cooking cabinet thanks to intelligent, reversible, high-performance five-speed fan with intelligent activation and manual programming capabilities
> Intelligent cooking path regulation and automatic adjustment of cooking steps in order to achieve the target results, e.g., browning and degree of doneness, safely and efficiently - regardless of product size, load quantity, or who is using the unit
> Monitoring accurate to the second and calculation of browning on the basis of the Maillard reaction to reproduce ideal cooking results
> Adjust intelligent cooking methods or switch between iCookingSuite and iProductionManager for maximum flexibility
> Intelligent cooking step to proof baked goods
> Individual, intuitive programming of up to 1,200 cooking programs with up to 12 steps using drag-and-drop, per cooking system
> Easy transfer of cooking programs to other cooking systems through secure cloud connection with ConnectedCooking or via USB stick
> iProductionManager, the automated, intelligent planning and controlling tool, organizes multiple cooking processes and mixed loads perfectly. Automatic closing of planning gaps. Automatically optimize schedules and energy consumption in planning and target time preparation to start or end cooking dishes at the same time.
> Visual indication of loading and removal requests using energy-saving LED lighting
> Automatically resumes and optimally completes cooking processes following power outages lasting less than 15 minutes
> Intelligent cleaning system suggests cleaning programs and the required amount of care products based on the degree of soiling within the cooking system
> Display of the current cleaning and descaling status
> Condensation/exhaust air hoods (accessories) with situational adjustment of the extraction performance and transfer of service messages.

Cooking functions
> High-performance steam generator for optimal steaming performance even at low temperatures below 212°F
> Power-steam function: increased steaming power available for Asian applications
> Integrated, maintenance-free grease separation system without an additional grease filter
> Cool-down function to quickly cool down the cooking cabinet; additional fast cooling using internal water nozzle
> Core temperature probe with six measuring points and automatic error correction in the event of incorrect positioning. Optional positioning tool for soft or very small cooking products (accessory)
> Delta-T cooking for extremely gentle preparation with minimal cooking losses
> Precise burst-steam injection; water quantities can be set to 4 different levels within a temperature range of 85°F – 500°F for convection or steam-convection combination modes
> Digital temperature display, can be set to °C or °F, displays target and actual values
> Cooking cabinet humidity and time displayed digitally; displays target and actual values
> Time can be set to display in 12- or 24-hour format
> 24-hour real-time clock with automatic adjustment for daylight savings time when connected to ConnectedCooking
> Automatic pre-selected starting time with variable date and time
> Integrated hand shower with automatic retraction and switchable spray/jet function
> Energy-saving, long-lasting LED lighting in the cooking cabinet, with excellent color fidelity to allow quick determination of cooking progress
> No-charge 4-hour RATIONAL certified chef assistance program

Occupational and operating safety
> Electronic safety temperature limiter for steam generator and convection heating
> Integrated fan wheel brake
> Contact temperature of the cooking cabinet door max. 163 °F
> Use of Active Green cleaning tabs and Care tabs (solid cleaning agent) for ideal occupational safety levels
> HACCP data storage and output via USB or optional storage and management in the cloud-based networking solution ConnectedCooking
> Tested according to national and international standards for unsupervised operation
> Maximum tray height must not exceed 63 inch when using a RATIONAL stand
> Ergonomic door handle with right- / left-handed door opening and swing-shut function

Networking
> Integrated, IP-protected Ethernet interface for wired connection to the cloud-based ConnectedCooking networking solution or for networking with each other
> Integrated Wi-Fi interface for wireless connection to the cloud-based networking solution ConnectedCooking
> Integrated USB interface for local data exchange
> Cloud-based ConnectedCooking solution allows central unit management; recipe, shopping cart and program management; HACCP data management; maintenance management

Cleaning and care
> Automatic, water pressure-independent cleaning and maintenance system for cooking cabinet and steam generator
> Nine cleaning programs for unsupervised cleaning, also overnight, with automatic cleaning and removal of limescale deposits within the steam generator
> Ultrafast cleaning in only 12 minutes for practically uninterrupted, hygienic production
> Automatic cleaning routine following power outages, ensuring that cooking cabinet remains free of cleaning agents even after the cleaning process has been canceled
> Use of phosphate and phosphorus-free Active-Green cleaning agent tabs and Care tabs

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> Hygienic setup that is flush with the counter without feet for simple, safe cleaning
> Triple glass pane cooking cabinet door with rear ventilation, thermally reflecting special coating and swiveling glass panes for easy cleaning
> Inside and outside material: stainless steel DIN 1.4301 / ASTM 304, seamless hygienic cooking cabinet with rounded corners and optimized air flow
> Glass and stainless steel surfaces allow easy, safe external cleaning; IPX5-class protection against spraying water in all directions
> Monitoring option for automatic cleaning using the cloud-based ConnectedCooking networking solution

Operation

> High-resolution 10.1 inch TFT color display and capacitative touchscreen with self-explanatory icons for simple, intuitive operation with gestures like swiping and dragging
> Acoustic prompts and visual messages when user action is required
> Central dial with Push function for intuitive selection and confirmation of entries
> User interface and help function can be set to over 55 languages
> Basic national cuisine preferences can be selected regardless of language settings. Possible to select additional, local cuisine
> Specially adapted cooking parameters for international or country-specific dishes can be selected and started regardless of unit language settings
> Extensive search function including all cooking paths, application examples and settings
> Context-sensitive support that always shows the current help content for the displayed screen content
> Start application examples from help file
> Simple selection of cooking paths using six operating modes and/or five cooking methods
> Cockpit function to display information about the processes within a cooking path
> Customization and control of user profiles to prevent operator errors
> Interactive notifications regarding cooking paths, requested actions, intelligent functions and warnings thanks to Messenger
> Use the upper unit to control the lower unit conveniently and ergonomically

Installation, maintenance and environment

> Professional installation by RATIONAL-certified technicians recommended
> Fixed waste water connection conforming to SVGW requirements is permitted
> Adaptation to the installation site (height above sea level) through automatic calibration
> Operation without water softener and without additional manual descaling possible
> Installation flush with the floor and wall through connection in the base area *
> Installation variations with RATIONAL Stand I (standard, mobile, with fixing) or RATIONAL Stand II (standard, mobile)
> Service diagnostic system with automatic service message display, self-test function for active testing of unit functions
> Remote diagnosis via ConnectedCooking by certified RATIONAL service partners
> 2-year RATIONAL warranty including parts, labor, and travel and 5-year steam generator warranty**
> Regular maintenance is recommended. Servicing by RATIONAL service partner according to manufacturer recommendations
> Energy-efficiency tested as per DIN 18873 and consumption values published in HKICert database
> Energy efficiency in accordance with ENERGY STAR tested and passed. Published at www.energystar.gov

* See the installation or planner manual for details
** Terms and conditions apply, see manufacturer warranty statement at www.rational-online.com

Options

> Cooking cabinet door, left-hinged
> MarineLine - marine version
> SecurityLine – prison / security version
> HeavyDutyLine – particularly heavy-duty version
> Integrated fat drain
> Safety door lock
> Lockable control panel
> Mobile oven rack package for Combi-Duo

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Technical specifications

Dimensions and weights

Dimensions (W x H x D)	
Cooking system (total, incl. Stand I)	42 1/4 x 71 5/8 x 44 3/4 inches

Weights	
Net weight cooking system incl. Combi-Duo kit and Stand I	653 lb
Maximum load size per level	66/66 lb
Maximum total load capacity	132/132 lb

Each cooking system is individually

Electrical connection conditions

Voltage 3 AC 208 V /240V	
Connected loads - electric	22.4 kW
Steam power	18 kW
Convection power	21.6 kW
Breaker	70 A
Connection impedance	0.09 Ω
RCD type	B
Cable diameter	AWG 3 140°F
Voltage 3 AC 440 V / 480 V	
Connected loads - electric	22.4 kW
Steam power	18 kW
Convection power	21.6 kW
Breaker	35 A
Connection impedance	0.09 Ω
RCD type	B
Cable diameter	AWG 8 140°F

Connection conditions water

Water inlet (pressure hose), each	3/4"
Water pressure (flow pressure), each	14.5-87.0 psi
Water drain, each	2" OD
Maximum flow rate per cooking system	3.17 gal/min

Water quality requirements

Untreated water can be 0 to 24.5 gr/gal (0 to 420ppm) hardness. We do not recommend treated water hardness < 5 gr/gal (86ppm) because the water could be corrosive. Sodium ion exchangers are not recommended; H+ Ion exchange systems are recommended. Water that does not meet the following minimum standards will require the proper conditioning

Contaminant	Water Requirements	If > than recommended
Sand / Particles	< 15 µm	Particle filter
Chlorine (Cl2)	< 0.12 gr/gal (0.2 ppm)	Active carbon filter
Chloride (Cl-)	< 4.68 gr/gal (80 ppm)	RO

Connected loads - exhaust air and thermal load

Latent heat load	6538 BTU
Sensible heat emission	8688 BTU
Sound level	56 dBA

Connection loads - data

LAN data interface	RJ45
WiFi data interface	IEEE 802.11 a/g/n

Minimum distances at installation

Clearance Requirements
To facilitate servicing, we recommend leaving a 20" (500 mm) gap on the left-hand side of the unit. If there is not 20" (500 mm) left side clearance available, provisions for moving the unit to the left for service access must be made. Such provisions include, but are not limited to, having quick connections (water, gas, etc.) and lengthened electrical connections with flexible cords.
If there are no external heat sources acting on the unit, there should be at least 2" (50 mm) of clearance on either side of the unit. The back of the unit can be mounted flush with the wall.
If a high temperature heat source is on the left side of the unit, clearance of at least 14" (350 mm) must be maintained on the left-hand side. This clearance may be reduced to 2" (50 mm) if a heat shield is used (see accessories).
Recommended clearance from unobstructed rear exhaust pipes and any surface collecting grease or flammable material; 16" (400 mm) gas, 10" (254 mm) electric. It is recommended to have a hood overhang of 6" (150 mm) to 18" (450 mm) at the front of the unit and 6" (150 mm) on the sides if installed at the end of the cooking line. Please refer to the Installation Manual for additional technical data and for instructions on installation and setup.

Terms and conditions of installation

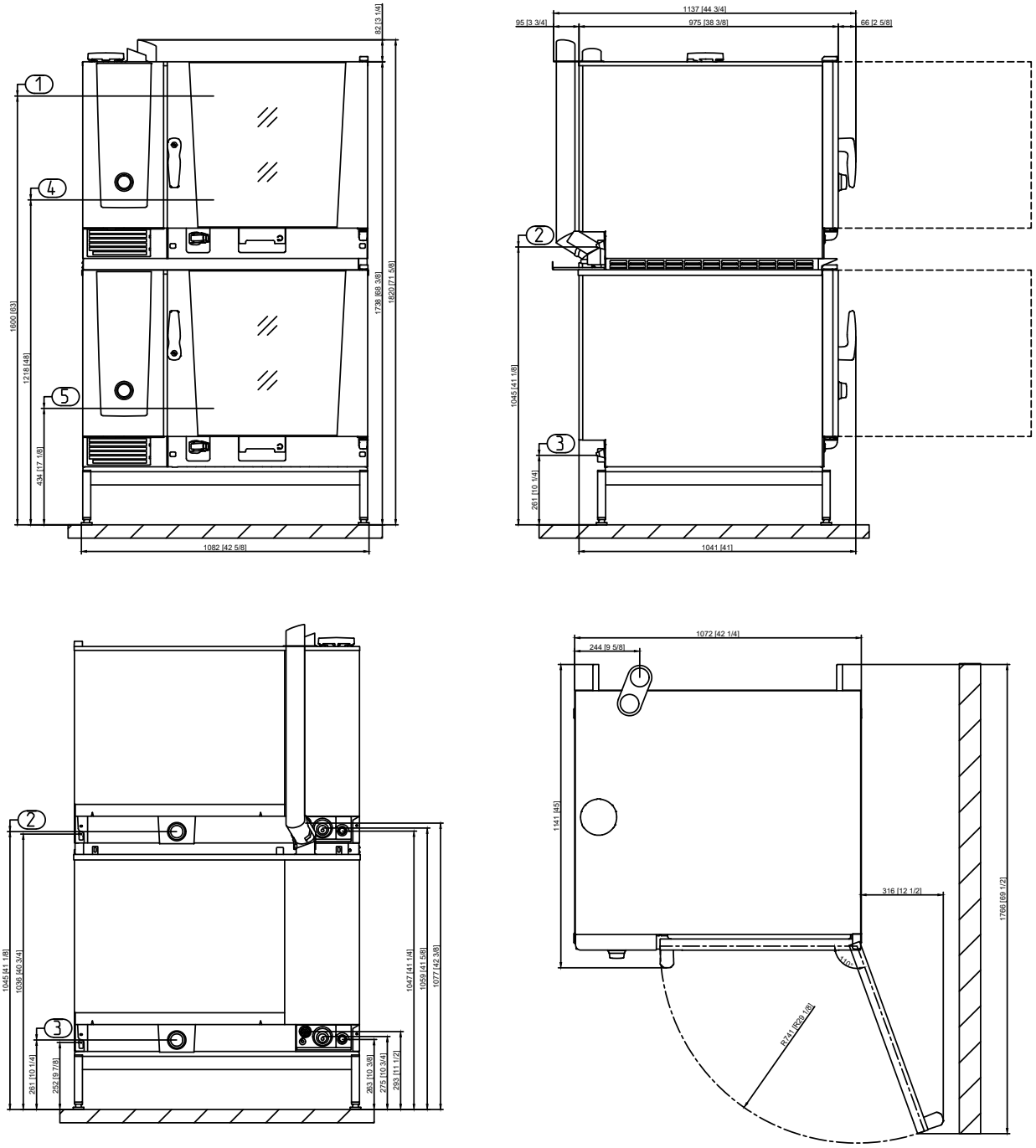
> Observe all local and country-specific standards and regulations regarding the installation and operation of industrial cooking appliances. The local standards and regulations for interior ventilation systems must also be taken into account.
> To use ConnectedCooking, an RJ45 network socket or a WLAN connection option (IEEE 802.11 a/g/n) must be in place on-site. For optimal performance, a data rate of at least 100 MB/s is required.

Approvals

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PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Technical drawing, electric, with stand I – feet

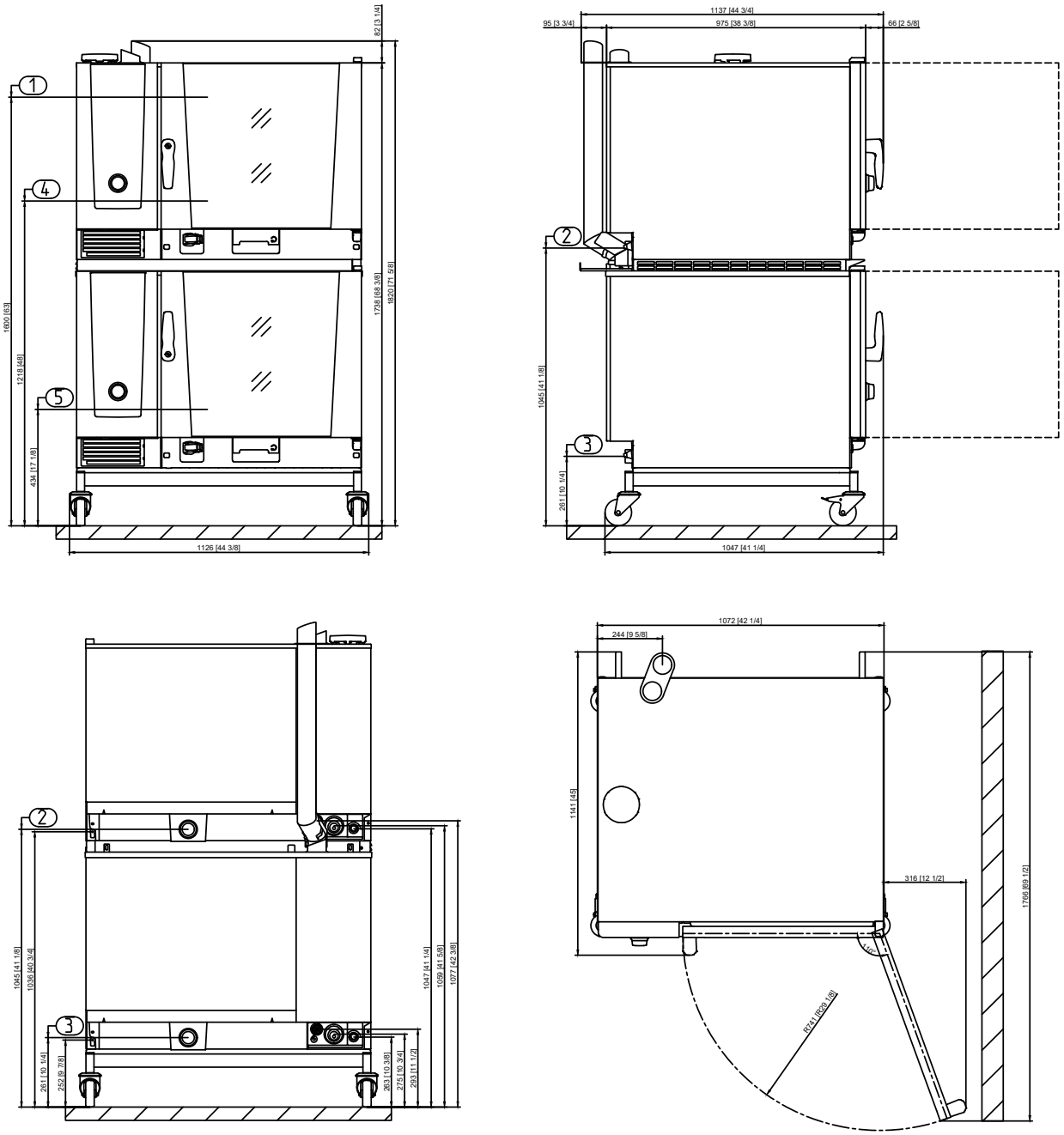


1	Top rack height
2	Water drain height - top unit
3	Water drain height - bottom unit
4	Rack loading height - top unit
5	Rack loading height - bottom unit

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PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Technical drawing, electric with stand I – mobile



1	Top rack height
2	Water drain height - top unit
3	Water drain height - bottom unit
4	Rack loading height - top unit
5	Rack loading height - bottom unit

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PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Accessories

> 6 full size stainless steel grids included with delivery of the cooking system

Accessories	Item number
RATIONAL Active Green cleaning agent tabs – guarantee the best cleaning performance	Item no. 56.01.535
RATIONAL Care tabs – effectively prevent limescale deposits	Item no. 56.00.562
Mobile oven rack and mobile plate oven rack – for simple loading outside the cooking system	See Cooking Systems and Accessories catalog
Condensation breaker – diverts steam and vapors to an existing exhaust air system Sizes 6-half size, 10-half size, 6-full size and 10-full size	Item no. 60.72.592
RATIONAL USB stick – to securely transfer cooking programs and HACCP data	Item no. 42.00.162
Combi-Duo run-in rail for mobile rack and mobile plate rack Size 6-full size, 10-full size	Item no. 60.75.760
Finishing system for banquets Size 6-full size, 34 plates	Item no. 60.62.196
Full size sheet pan adapter	Item no. 60.12.156
Hinging racks - Size 6-full size	Item no. 7 racks 60.62.168 Item no. 5 racks 60.62.171
Heat shield – for installing a unit near a heat source, e.g. a grill - Size 6-full size	Item no. left side 60.75.769 Item no. right side 60.75.768
Combi-Duo transport trolley for mobile rack and mobile plate rack - height-adjustable - Sizes 6-full size, 10-full size	Item no. 60.75.387
Stackable Combi-Duo kit Size 6-half size E/G on Size 6-half size E or Size 10-half size E	Item no. 60.74.725
UltraVent recirculating hood –for Combi-Duo 6-full size, 10-full size electrical units only	Item no. 60.76.180
UltraVent Plus recirculating hood – for electrical units only – Combi-Duo 6-full size, 10-full size	Item no. 60.76.178
Stands are available in various versions - standard, with casters, or with anchorable stainless steel feet	See Cooking Systems and Accessories catalog
RATIONAL Double Water Filter - for Combi Duo 6-full size/6-full size and 6-full size/10-full size or if used for more than 2 units	Item no. 1900.1150US

We offer a wide range of cooking accessories to help you achieve ideal cooking results; for more information, please consult our accessories brochure, ask your dealer, or visit www.rational-online.com

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Planner	RATIONAL USA Inc.
	1701 Golf Road, Suite C-120, Commercium Rolling Meadows, IL 60008 Toll Free: 888-320-7274 Fax: 847-755-9583 Email: info@rational-online.com Visit us on the internet: www.rational-online.com

Specification/Datasheet

UltraVent Plus Types 6-full size, 10-full size

Article number

60.76.178

Description

The UltraVent Plus gets rid of the steam emitted with its condensation technology. No connection to the outside or extension of an existing exhaust system is necessary with this air recirculation hood.

It is also equipped with special filter technology which reduces lingering smoke, which can be created with fatty/oily products at high temperature.

Intended use

This product is intended exclusively for professional use, such as in restaurant kitchens or catering operations for schools, hospitals, or delis. Any other use runs counter to its intended purpose, and could be dangerous. RATIONAL AG assumes no liability for consequences of improper use.

Features

- Intelligent control with automatic, continuously variable adjustment of the capture power to the quantity of steam produced
- Automatically boosts extraction rate when cooking cabinet door is opened
- Reduces lingering steam and vapors. These are captured and condensed in the hood
- Wastewater discharged by the device - no additional discharge line needed
- Easy to install and retrofit
- Issue of service notifications on the display of the iCombi Pro and iCombi Classic
- Easy to clean stainless steel grease baffles, dishwasher safe
- Special filter technology with a replacable HEPA H13 main filter to reduce smoke
- Connects to both cooking systems in a Combi-Duo

Technical specifications

Supplied with an 8 ft 2 in (2.5 m) power cable with 5-15 P-connector

Connection:	120 V - 1 ph
Frequency:	60 Hz
Connected load:	180 W
Running Amps (A):	1.6 A
Extraction capacity:	415 ft^3/min
Operating noise level:	50-65 dB(A)

Dimensions and weights

Width (W):	42 3/8 in
Height (H):	16 in
Depth (D):	42 3/4 in
Weight:	196.2 lb

Material

Stainless steel (CNS 1.4301/AISI 304)

Equipment/Scope of delivery

- The condensation hood includes an adapter kit for optional installation on a Combi-Duo

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Specification/Datasheet

UltraVent Plus Types 6-full size, 10-full size

Note

- To install an UltraVent or UltraVent Plus on a SelfCookingCenter (from 04/2004) or CombiMaster Plus, a corresponding adapter kit is required
- The local standards and regulations for ventilation systems must be adhered to
- Only permitted for installation on electrical units
- We recommend maintaining an overhead clearance of at least 18" (450 mm) for all cooking systems and Combi-Duos using an UltraVent or an UltraVent Plus
- In individual cases involving Model 10-half size or smaller tabletop cooking systems, this clearance cab be reduced to a minimum of 10" (250 mm) following expert evaluation of local framework conditions
- Not to be used with VarioSmoker

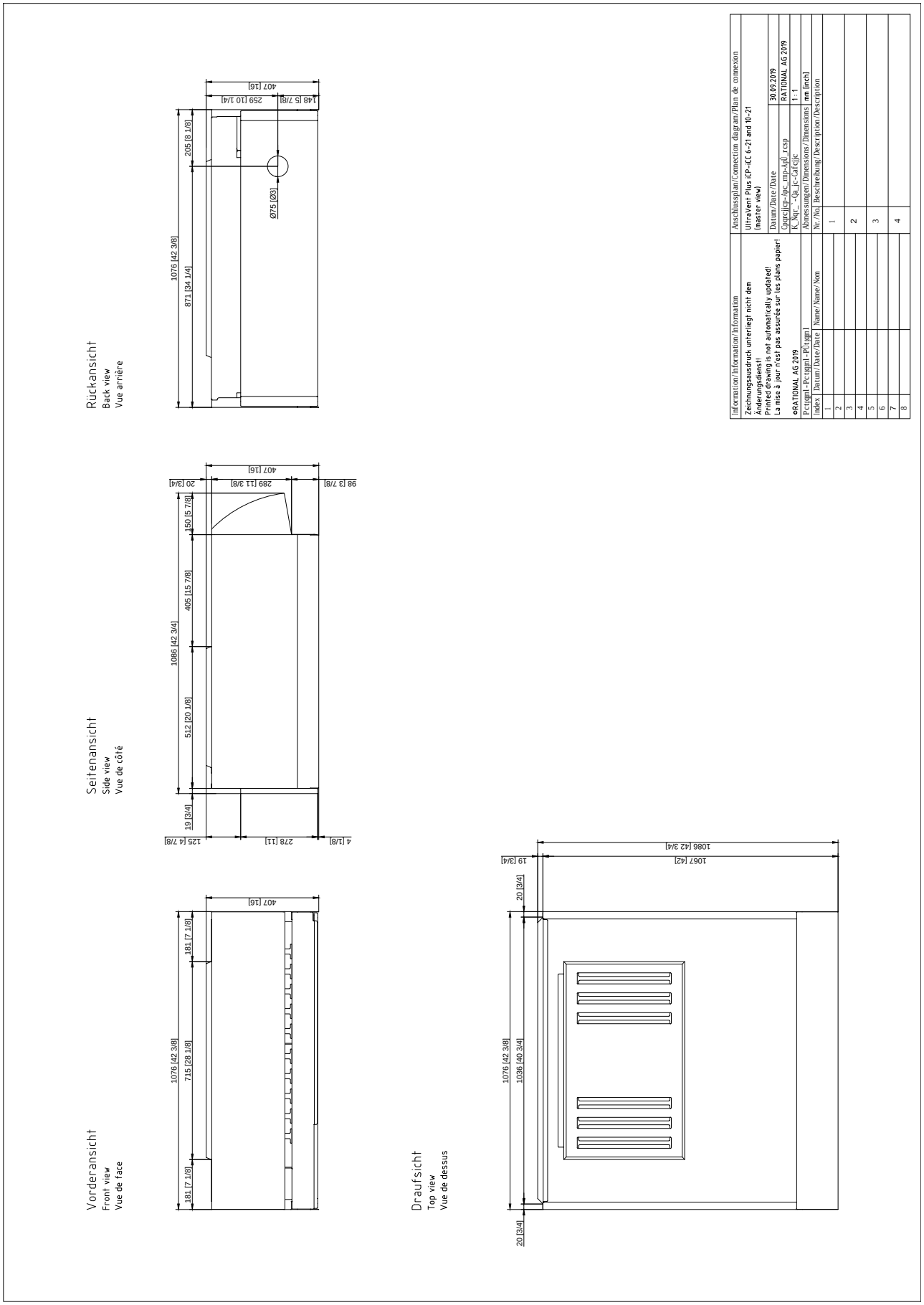
Approvals

2023-07-18

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Specification/Datasheet

UltraVent Plus Types 6-full size, 10-full size



PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Datasheet

iCombi® Pro 6-full size + 6-full size E UG



Description

Two intelligent, network-compatible cooking systems with poultry, meat, fish, egg-based dishes/desserts, side dishes/vegetables, baked goods modes as well as pan frying, grilling, steaming, baking, and finishing cooking methods.
> Combi steamer as per DIN 18866 (in manual mode).
> For most cooking processes used in commercial kitchens.
> For using steam and convection, individually, one after the other, or combined.
Ventilation approvals: This appliance conforms to the EPA 202 test in accordance with ANSI/ NFPA 96 "Ventilation Control and Fire Protection of Commercial Cooking Operations" Refer to UL Listing KNLZ.E148536 (America) or KNLZ7.E148536 (Canada).
The following intelligent assistants are available:

Intelligent assistant

iDensityControl iProductionManager iCookingSuite iCareSystem

iDensityControl
iDensityControl is the iCombi Pro's intelligent climate management. The interaction among intelligent sensors, a high-performance heating system and fresh steam generator, and active dehumidification ensures that the right cooking cabinet climate is always available. Intelligent air circulation ensures the best possible energy input into the food. Consequently, this ensures extraordinary productivity while maintaining high levels of food quality, even cooking and minimum energy consumption.

iCookingSuite
The iCookingSuite is the iCombi Pro's cooking intelligence. The user starts by selecting the right cooking path for the food, choosing from among 6 operating modes and / or 5 cooking methods. Users also specify the desired cooking result. The unit suggests settings for browning and degree of doneness. Intelligent sensors detect the size, quantity and condition of the food. While the cooking path is in progress, the system adjusts key parameters like cooking cabinet temperature, airspeed, and cooking time accurately to the second. The selected desired results are achieved, yielding the best possible quality in the shortest possible time. It is possible to optionally influence the cooking sequence and adapt the cooking result. Users can change to iProductionManager or manual mode at any time. Thanks to iCookingSuite you can simply save time, raw materials, and energy while maintaining a standardized food quality without having to check the procedure.

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> Automatically resumes and optimally completes cooking processes following power outages lasting less than 15 minutes
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> Simple selection of cooking paths using six operating modes and/or five cooking methods
> Cockpit function to display information about the processes within a cooking path
> Customization and control of user profiles to prevent operator errors
> Interactive notifications regarding cooking paths, requested actions, intelligent functions and warnings thanks to Messenger
> Use the upper unit to control the lower unit conveniently and ergonomically

Installation, maintenance and environment
> Professional installation by RATIONAL-certified technicians recommended
> Fixed waste water connection conforming to SVGW requirements is permitted
> Adaptation to the installation site (height above sea level) through automatic calibration
> Operation without water softener and without additional manual descaling possible
> Installation flush with the floor and wall through connection in the base area *
> Installation variations with RATIONAL Stand I (standard, mobile, with fixing) or RATIONAL Stand II (standard, mobile)
> Service diagnostic system with automatic service message display, self-test function for active testing of unit functions
> Remote diagnosis via ConnectedCooking by certified RATIONAL service partners
> 2-year RATIONAL warranty including parts, labor, and travel and 5-year steam generator warranty**
> Regular maintenance is recommended. Servicing by RATIONAL service partner according to manufacturer recommendations
> Energy-efficiency tested as per DIN 18873 and consumption values published in HKICert database
> Energy efficiency in accordance with ENERGY STAR tested and passed. Published at www.energystar.gov

* See the installation or planner manual for details
** Terms and conditions apply, see manufacturer warranty statement at www.rational-online.com

Options
> Cooking cabinet door, left-hinged
> MarineLine - marine version
> SecurityLine – prison / security version
> HeavyDutyLine – particularly heavy-duty version
> Integrated fat drain
> Safety door lock
> Lockable control panel
> Mobile oven rack package for Combi-Duo

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Technical specifications

Dimensions and weights

Dimensions (W x H x D)	
Cooking system (total, incl. Stand I)	42 1/4 x 71 5/8 x 44 3/4 inches

Weights	
Net weight cooking system incl. Combi-Duo kit and Stand I	653 lb
Maximum load size per level	66/66 lb
Maximum total load capacity	132/132 lb

Each cooking system is individually

Electrical connection conditions

Voltage 3 AC 208 V /240V	
Connected loads - electric	22.4 kW
Steam power	18 kW
Convection power	21.6 kW
Breaker	70 A
Connection impedance	0.09 Ω
RCD type	B
Cable diameter	AWG 3 140°F
Voltage 3 AC 440 V / 480 V	
Connected loads - electric	22.4 kW
Steam power	18 kW
Convection power	21.6 kW
Breaker	35 A
Connection impedance	0.09 Ω
RCD type	B
Cable diameter	AWG 8 140°F

Connection conditions water

Water inlet (pressure hose), each	3/4"
Water pressure (flow pressure), each	14.5-87.0 psi
Water drain, each	2" OD
Maximum flow rate per cooking system	3.17 gal/min

Water quality requirements

Untreated water can be 0 to 24.5 gr/gal (0 to 420ppm) hardness. We do not recommend treated water hardness < 5 gr/gal (86ppm) because the water could be corrosive. Sodium ion exchangers are not recommended; H+ Ion exchange systems are recommended. Water that does not meet the following minimum standards will require the proper conditioning

Contaminant	Water Requirements	If > than recommended
Sand / Particles	< 15 µm	Particle filter
Chlorine (Cl2)	< 0.12 gr/gal (0.2 ppm)	Active carbon filter
Chloride (Cl-)	< 4.68 gr/gal (80 ppm)	RO

Connected loads - exhaust air and thermal load

Latent heat load	6538 BTU
Sensible heat emission	8688 BTU
Sound level	56 dBA

Connection loads - data

LAN data interface	RJ45
WiFi data interface	IEEE 802.11 a/g/n

Minimum distances at installation

Clearance Requirements
To facilitate servicing, we recommend leaving a 20" (500 mm) gap on the left-hand side of the unit. If there is not 20" (500 mm) left side clearance available, provisions for moving the unit to the left for service access must be made. Such provisions include, but are not limited to, having quick connections (water, gas, etc.) and lengthened electrical connections with flexible cords.
If there are no external heat sources acting on the unit, there should be at least 2" (50 mm) of clearance on either side of the unit. The back of the unit can be mounted flush with the wall.
If a high temperature heat source is on the left side of the unit, clearance of at least 14" (350 mm) must be maintained on the left-hand side. This clearance may be reduced to 2" (50 mm) if a heat shield is used (see accessories).
Recommended clearance from unobstructed rear exhaust pipes and any surface collecting grease or flammable material; 16" (400 mm) gas, 10" (254 mm) electric. It is recommended to have a hood overhang of 6" (150 mm) to 18" (450 mm) at the front of the unit and 6" (150 mm) on the sides if installed at the end of the cooking line. Please refer to the Installation Manual for additional technical data and for instructions on installation and setup.

Terms and conditions of installation

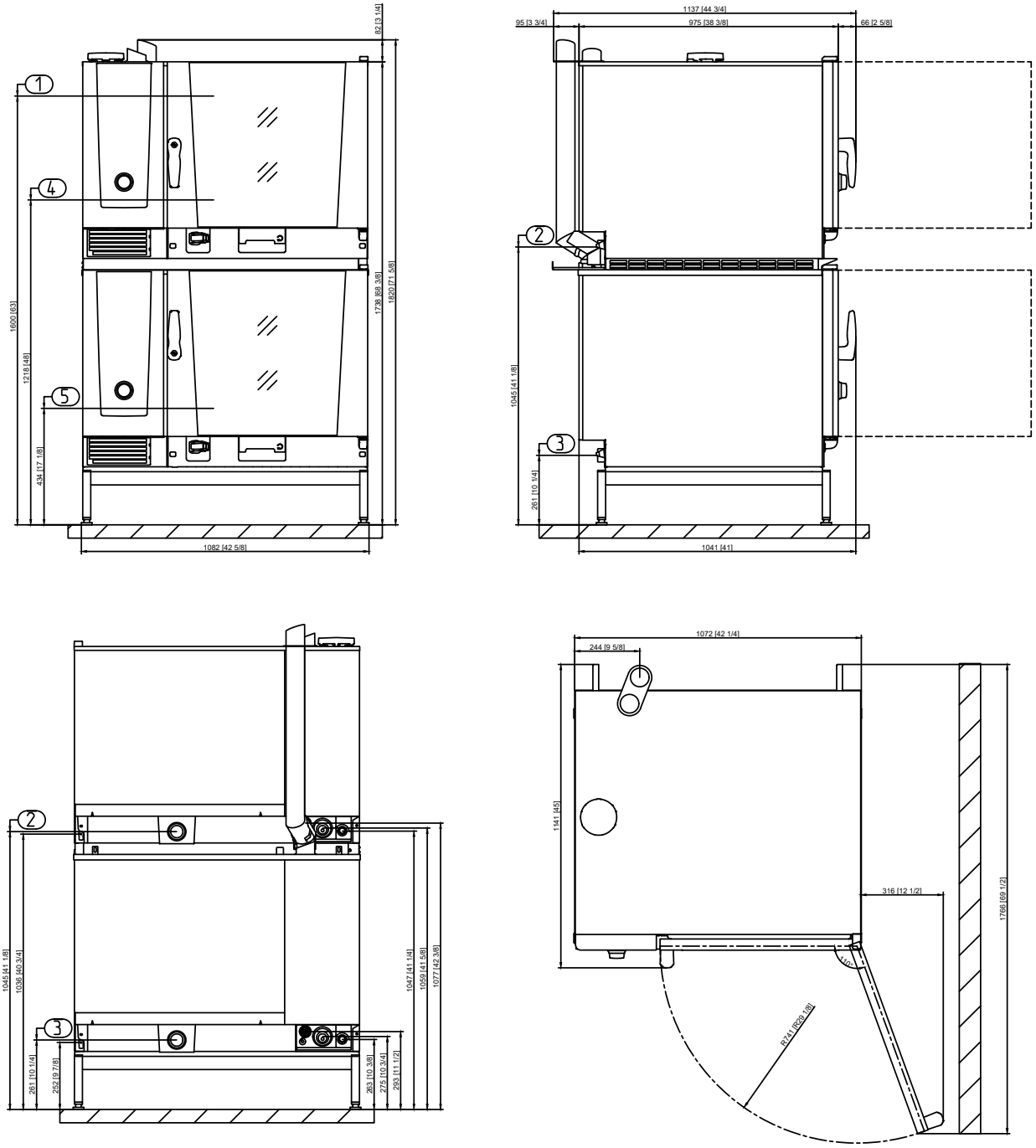
> Observe all local and country-specific standards and regulations regarding the installation and operation of industrial cooking appliances. The local standards and regulations for interior ventilation systems must also be taken into account.
> To use ConnectedCooking, an RJ45 network socket or a WLAN connection option (IEEE 802.11 a/g/n) must be in place on-site. For optimal performance, a data rate of at least 100 MB/s is required.

Approvals

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PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Technical drawing, electric, with stand I – feet

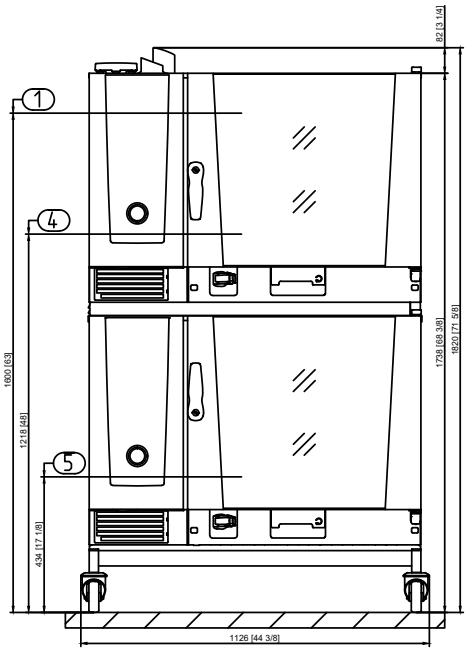


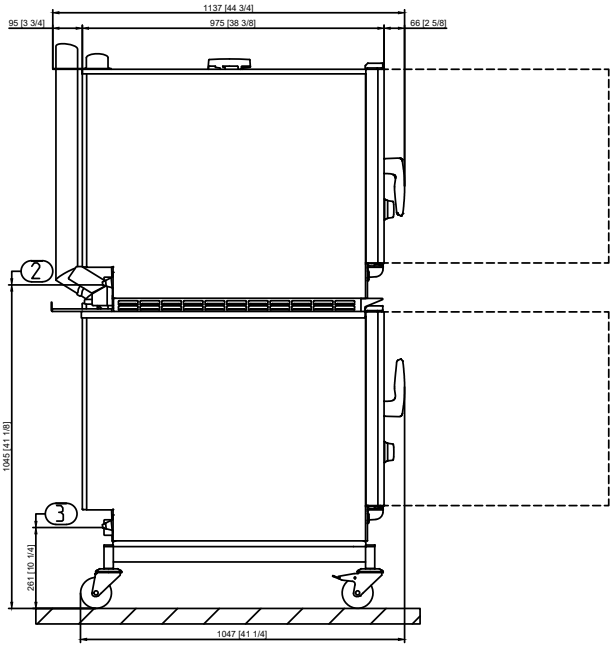
1	Top rack height
2	Water drain height - top unit
3	Water drain height - bottom unit
4	Rack loading height - top unit
5	Rack loading height - bottom unit

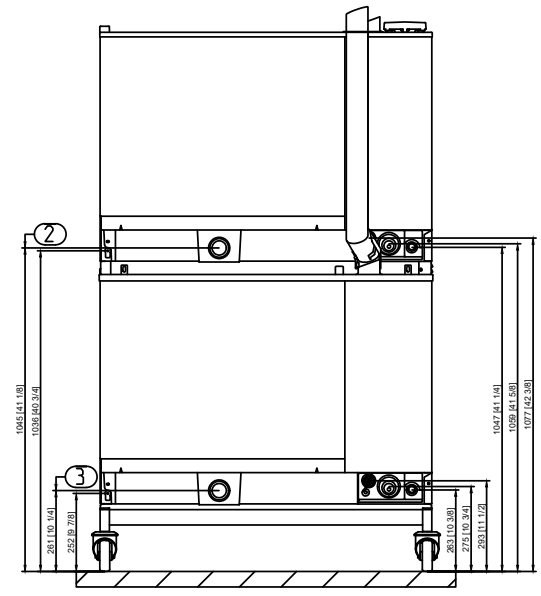
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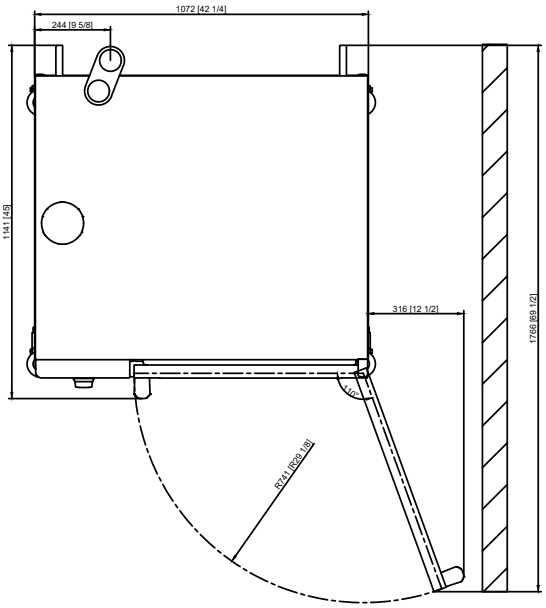
PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Technical drawing, electric with stand I – mobile









1	Top rack height
2	Water drain height - top unit
3	Water drain height - bottom unit
4	Rack loading height - top unit
5	Rack loading height - bottom unit

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OF-6 - Food Service Equipment

Accessories

> 6 full size stainless steel grids included with delivery of the cooking system

Accessories	Item number
RATIONAL Active Green cleaning agent tabs – guarantee the best cleaning performance	Item no. 56.01.535
RATIONAL Care tabs – effectively prevent limescale deposits	Item no. 56.00.562
Mobile oven rack and mobile plate oven rack – for simple loading outside the cooking system	See Cooking Systems and Accessories catalog
Condensation breaker – diverts steam and vapors to an existing exhaust air system Sizes 6-half size, 10-half size, 6-full size and 10-full size	Item no. 60.72.592
RATIONAL USB stick – to securely transfer cooking programs and HACCP data	Item no. 42.00.162
Combi-Duo run-in rail for mobile rack and mobile plate rack Size 6-full size, 10-full size	Item no. 60.75.760
Finishing system for banquets Size 6-full size, 34 plates	Item no. 60.62.196
Full size sheet pan adapter	Item no. 60.12.156
Hinging racks - Size 6-full size	Item no. 7 racks 60.62.168 Item no. 5 racks 60.62.171
Heat shield – for installing a unit near a heat source, e.g. a grill - Size 6-full size	Item no. left side 60.75.769 Item no. right side 60.75.768
Combi-Duo transport trolley for mobile rack and mobile plate rack - height-adjustable - Sizes 6-full size, 10-full size	Item no. 60.75.387
Stackable Combi-Duo kit Size 6-half size E/G on Size 6-half size E or Size 10-half size E	Item no. 60.74.725
UltraVent recirculating hood –for Combi-Duo 6-full size, 10-full size electrical units only	Item no. 60.76.180
UltraVent Plus recirculating hood – for electrical units only – Combi-Duo 6-full size, 10-full size	Item no. 60.76.178
Stands are available in various versions - standard, with casters, or with anchorable stainless steel feet	See Cooking Systems and Accessories catalog
RATIONAL Double Water Filter - for Combi Duo 6-full size/6-full size and 6-full size/10-full size or if used for more than 2 units	Item no. 1900.1150US

We offer a wide range of cooking accessories to help you achieve ideal cooking results; for more information, please consult our accessories brochure, ask your dealer, or visit www.rational-online.com

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Planner	RATIONAL USA Inc.
	1701 Golf Road, Suite C-120, Commercium Rolling Meadows, IL 60008 Toll Free: 888-320-7274 Fax: 847-755-9583 Email: info@rational-online.com Visit us on the internet: www.rational-online.com

Specification/Datasheet

UltraVent Plus Types 6-full size, 10-full size

Article number

60.76.178

Description

The UltraVent Plus gets rid of the steam emitted with its condensation technology. No connection to the outside or extension of an existing exhaust system is necessary with this air recirculation hood.

It is also equipped with special filter technology which reduces lingering smoke, which can be created with fatty/oily products at high temperature.

Intended use

This product is intended exclusively for professional use, such as in restaurant kitchens or catering operations for schools, hospitals, or delis. Any other use runs counter to its intended purpose, and could be dangerous. RATIONAL AG assumes no liability for consequences of improper use.

Features

- Intelligent control with automatic, continuously variable adjustment of the capture power to the quantity of steam produced
- Automatically boosts extraction rate when cooking cabinet door is opened
- Reduces lingering steam and vapors. These are captured and condensed in the hood
- Wastewater discharged by the device - no additional discharge line needed
- Easy to install and retrofit
- Issue of service notifications on the display of the iCombi Pro and iCombi Classic
- Easy to clean stainless steel grease baffles, dishwasher safe
- Special filter technology with a replacable HEPA H13 main filter to reduce smoke
- Connects to both cooking systems in a Combi-Duo

Technical specifications

Supplied with an 8 ft 2 in (2.5 m) power cable with 5-15 P-connector

Connection:	120 V - 1 ph
Frequency:	60 Hz
Connected load:	180 W
Running Amps (A):	1.6 A
Extraction capacity:	415 ft^3/min
Operating noise level:	50-65 dB(A)

Dimensions and weights

Width (W):	42 3/8 in
Height (H):	16 in
Depth (D):	42 3/4 in
Weight:	196.2 lb

Material

Stainless steel (CNS 1.4301/AISI 304)

Equipment/Scope of delivery

- The condensation hood includes an adapter kit for optional installation on a Combi-Duo

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Specification/Datasheet

UltraVent Plus Types 6-full size, 10-full size

Note

- To install an UltraVent or UltraVent Plus on a SelfCookingCenter (from 04/2004) or CombiMaster Plus, a corresponding adapter kit is required
- The local standards and regulations for ventilation systems must be adhered to
- Only permitted for installation on electrical units
- We recommend maintaining an overhead clearance of at least 18" (450 mm) for all cooking systems and Combi-Duos using an UltraVent or an UltraVent Plus
- In individual cases involving Model 10-half size or smaller tabletop cooking systems, this clearance cab be reduced to a minimum of 10" (250 mm) following expert evaluation of local framework conditions
- Not to be used with VarioSmoker

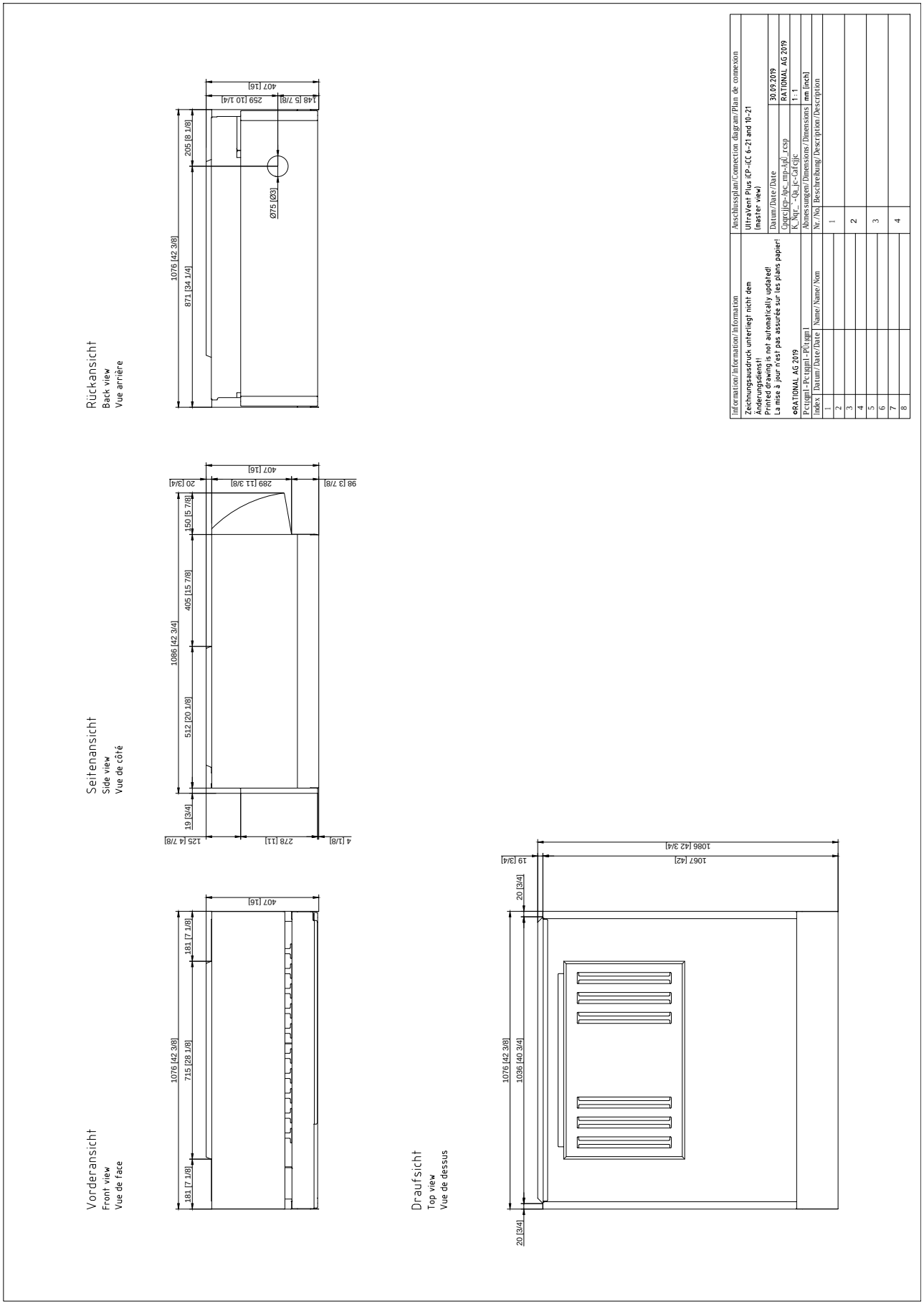
Approvals

2023-07-18

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Specification/Datasheet

UltraVent Plus Types 6-full size, 10-full size



Visit us on the internet: www.rational-online.com
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PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Description: Wall Liner

Notes: Custom S/S Wall Liner

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PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

PREMIUM Series - 5" Backsplash - Undershelf Style



Item #: _____ Qty #: _____
Model #: _____
Project #: _____



Rolled Rim Edges on Front & Splash on Back and Square Side Edges



Featuring as Standard:
"THE PROVEN"
ORIGINAL ADVANCE TABCO
Adjustable Undershelf with Die Cast Leg Clamp

FEATURES:

Top is furnished with a 1 5/8" sanitary rolled rim edge on front, 1 5/8" square side edges, and a 5" splash with a 1" return on the rear side.

24" wide tables supplied with TWO hat channels stud welded to reinforce and maintain a level working surface. 30" and 36" wide tables supplied with THREE hat channels.

Pre-engineered welded angle adapters insure ease of future drawer installation.

Aluminum die cast "leg-to-shelf" clamp secures shelf to leg eliminating unsightly nuts and bolts. Undershelf is adjustable.

CONSTRUCTION:

All TIG welded. Exposed weld areas polished to match adjacent surfaces.

Entire top mechanically polished to a satin finish.

Top is sound deadened.

Roll formed embossed galvanized hat channels are secured to top by means of structural adhesive and weld studs.

Gussets welded to support hat sections.

MATERIAL:

KSS-SERIES: Stainless Steel Legs & Undershelf

TOP: 14 gauge stainless steel type "304" series.
SHELF: 18 gauge stainless steel.
LEGS: 1 5/8" diameter tubular stainless steel.
1" adjustable stainless steel bullet feet.
Stainless steel gussets.

KLG-SERIES: Galvanized Legs & Undershelf

TOP: 14 gauge stainless steel type "304" series.
SHELF: 18 gauge galvanized steel.
LEGS: 1 5/8" diameter tubular galvanized steel.
1" adjustable plastic bullet feet.
Galvanized steel gussets.

KSS-Series:
Stainless Steel Legs & Undershelf

L	24" Wide	30" Wide	36" Wide
30"	KSS-240	KSS-300	
24"	KSS-242	KSS-302	KSS-362
36"	KSS-243	KSS-303	KSS-363
48"	KSS-244	KSS-304	KSS-364
60"	KSS-245	KSS-305	KSS-365
72"	KSS-246	KSS-306	KSS-366
84"	KSS-247	KSS-307	KSS-367
*96"	KSS-248	KSS-308	KSS-368
*108"	KSS-249	KSS-309	KSS-369
*120"	KSS-2410	KSS-3010	KSS-3610
*132"	KSS-2411	KSS-3011	KSS-3611
*144"	KSS-2412	KSS-3012	KSS-3612

NSF

KLG-Series:
Galvanized Steel Legs & Undershelf

L	24" Wide	30" Wide	36" Wide
30"	KLG-240	KLG-300	
24"	KLG-242	KLG-302	KLG-362
36"	KLG-243	KLG-303	KLG-363
48"	KLG-244	KLG-304	KLG-364
60"	KLG-245	KLG-305	KLG-365
72"	KLG-246	KLG-306	KLG-366
84"	KLG-247	KLG-307	KLG-367
*96"	KLG-248	KLG-308	KLG-368
*108"	KLG-249	KLG-309	KLG-369
*120"	KLG-2410	KLG-3010	KLG-3610
*132"	KLG-2411	KLG-3011	KLG-3611
*144"	KLG-2412	KLG-3012	KLG-3612

*Units 8 ft. and larger are furnished with six (6) legs

Create Your Own Efficient Workstation with the Available Standard Accessories (Visit Section K)

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NEVADA Fax: (775) 972-1578

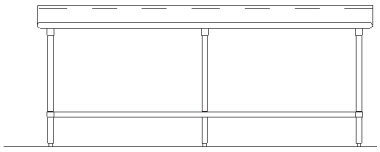
DETAILS and SPECIFIC

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

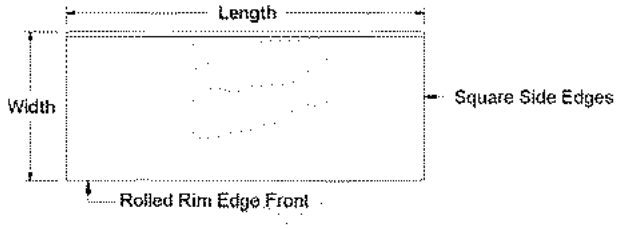
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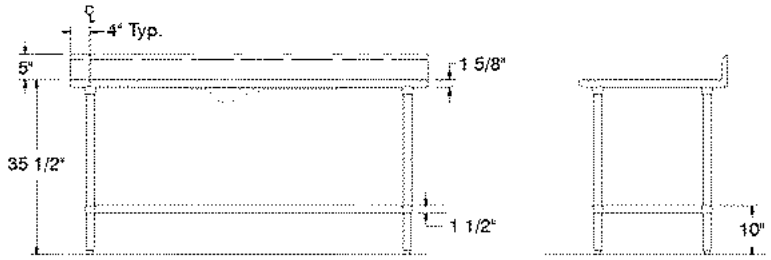
KSS & KLG Series
Undershelf Style
5" Backsplash

Finished size of undershelf = Length minus 5 3/4"
Width minus 5 3/4"



Units 8ft. and larger are furnished with six (6) legs





KSS-Series: Stainless Steel Legs & Undershelf

L	24" Wide	Wt.	30" Wide	Wt.	36" Wide	Wt.
30"	KSS-240	55 lbs.	KSS-300	70 lbs.		
24"	KSS-242	50 lbs.	KSS-302	56 lbs.	KSS-362	86 lbs.
36"	KSS-243	66 lbs.	KSS-303	77 lbs.	KSS-363	92 lbs.
48"	KSS-244	81 lbs.	KSS-304	92 lbs.	KSS-364	101 lbs.
60"	KSS-245	95 lbs.	KSS-305	111 lbs.	KSS-365	121 lbs.
72"	KSS-246	113 lbs.	KSS-306	129 lbs.	KSS-366	142 lbs.
84"	KSS-247	135 lbs.	KSS-307	153 lbs.	KSS-367	169 lbs.
96"	KSS-248	150 lbs.	KSS-308	171 lbs.	KSS-368	189 lbs.
108"	KSS-249	165 lbs.	KSS-309	195 lbs.	KSS-369	260 lbs.
120"	KSS-2410	268 lbs.	KSS-3010	294 lbs.	KSS-3610	315 lbs.
132"	KSS-2411	301 lbs.	KSS-3011	331 lbs.	KSS-3611	358 lbs.
144"	KSS-2412	316 lbs.	KSS-3012	346 lbs.	KSS-3612	373 lbs.

KLG-Series: Galvanized Steel Legs & Undershelf

L	24" Wide	Wt.	30" Wide	Wt.	36" Wide	Wt.
30"	KLG-240	55 lbs.	KLG-300	70 lbs.		
24"	KLG-242	50 lbs.	KLG-302	56 lbs.	KLG-362	86 lbs.
36"	KLG-243	66 lbs.	KLG-303	77 lbs.	KLG-363	92 lbs.
48"	KLG-244	81 lbs.	KLG-304	92 lbs.	KLG-364	101 lbs.
60"	KLG-245	95 lbs.	KLG-305	111 lbs.	KLG-365	121 lbs.
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132"	KLG-2411	301 lbs.	KLG-3011	331 lbs.	KLG-3611	358 lbs.
144"	KLG-2412	316 lbs.	KLG-3012	346 lbs.	KLG-3612	373 lbs.

ADVANCE TABCO is constantly engaged in a program of improving our products. Therefore, we reserve the right to change specifications without prior notice.

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PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Quantity:

MIRAGE® CADET COUNTERTOP INDUCTION RANGE



ITEMS

Item No.	Description
59300	Countertop Induction Range, 1800 Watt
59310	Countertop Induction Range, 1440 Watt (Recommended for Canada)

DESCRIPTION

The portable countertop induction range is designed for light-duty front-of-the-house cooking such as omelette and pasta stations; and as a heat source for front-of-the-house serving applications. The ranges plug into standard, dedicated 15A outlets which are readily available in most restaurants and kitchens.

The induction ranges are equipped with a variety of safety features including:

- Over-heat protection
- Small-article detection
- Pan auto-detection function
- Empty-pan shut-off
- Safety auto-shut-off function

FEATURES

- Power and temperature control
- 1-20 power levels
- °F and °C temperature from 100°- 400° F or 40°- 210° C
- Easy to read digital readout for power level
- 1-180 minute timer
- 75% efficiency rating
- Pushbutton controls
- 18-gauge stainless steel top case with a ceramic top.
- The bottom case assembly is durable molded plastic.
- Top displays HOT when unit is turned off, if the cooking surface is still hot
- 6-ft. (183 cm) cord with plug

WARRANTY

All models shown come with Vollrath's standard warranty against defects in materials and workmanship. For full warranty details, please refer to www.Vollrath.com.

- This appliance is intended for use with induction-ready cookware
- Intended for cookware with a flat base with a minimum diameter of 4¾" (12.1 cm).
- Not recommended for use with Vollrath pans N3817, 3150, 47755 and 69607.
- Not intended to be used with aluminum pans with a metal disk on the bottom.

AGENCY LISTINGS

59300

This device complies with Part 18 FCC Rules.

59310

This device complies with Part 18 FCC Rules.

Approvals	Date

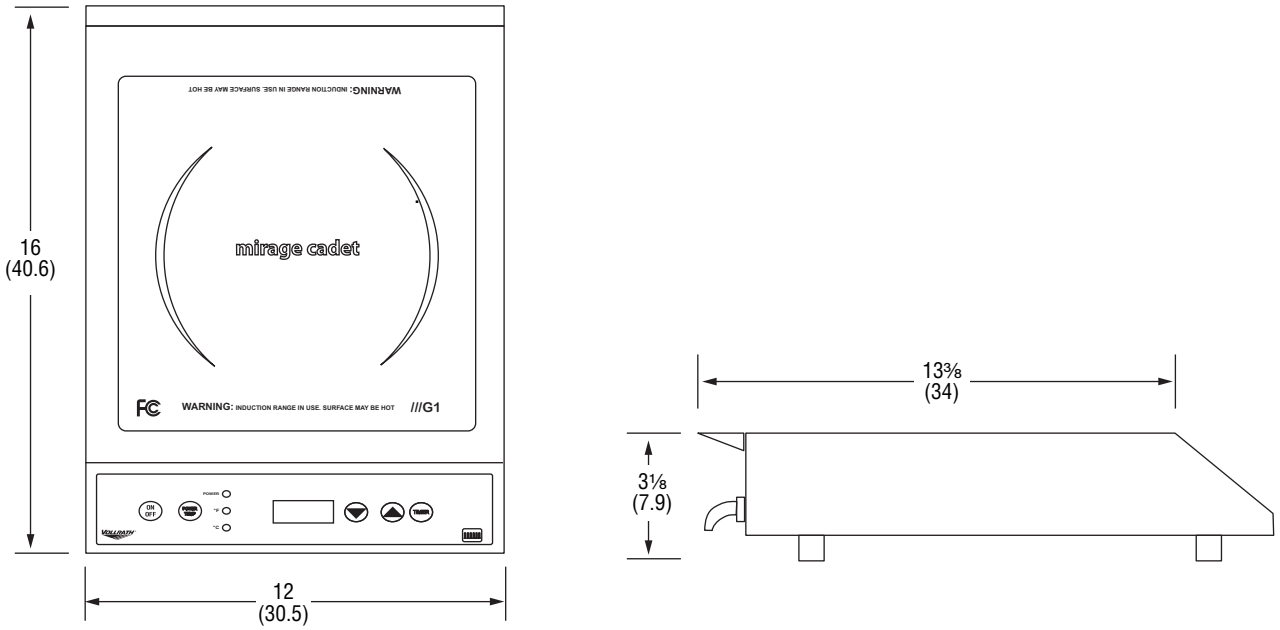
Due to continued product improvement, please consult www.vollrath.com for current product specifications.

The Vollrath Company, L.L.C.
1236 North 18th Street
Sheboygan, WI 53081-3201 U.S.A.
Main Tel: 800.624.2051 or 920.457.4851
Main Fax: 800.752.5620 or 920.459.6573
Customer Service: 800.628.0830

Technical Services
techservicereps@vollrathco.com
Induction Products: 800.825.6036
Countertop Warming Products: 800.354.1970
All Other Products: 800.628.0832

MIRAGE® CADET COUNTERTOP INDUCTION RANGE

DIMENSIONS (Shown in inches (cm))



CLEARANCE REQUIREMENTS

- Indoor use only.
- Minimum required clearance is 4 inches (10.2 cm) at the rear and 1 inch (2.5 cm) at the bottom.
- All models require unrestricted intake and exhaust air ventilation for proper operation of the controls.
- The maximum intake temperature must not exceed 110°F (43°C). Temperatures are measured in ambient air while all appliances in the kitchen are in operation.
- This equipment requires a dedicated circuit.

SPECIFICATIONS

Item No.	Max Pan Diameter* In (cm)	Watts	Volts	Hz	Amps	Plug	Weight Lb (Kg)
59300	10¼ (26)	1800	120	60	15	NEMA 5-15P	10 (4.5)
59310		1440			12		

* Maximum pan diameter is provided as a guideline for achieving maximum performance. Cookware with a larger base diameter can be used, however only the area of the cookware above the induction coil will heat. The more cookware extends past the coil, the more the overall performance will be reduced. Other factors impact performance including pan construction, material, the density and volume of the food in the pan, ambient temperature and food temperature. Cookware with inferior construction or material may not perform well.

Receptacle

120V



NEMA 5-15R

VOLLRATH®
www.vollrath.com

The Vollrath Company, L.L.C.
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Sheboygan, WI 53081-3201 U.S.A.
Main Tel: 800.624.2051 or 920.457.4851
Main Fax: 800.752.5620 or 920.459.6573
Customer Service: 800.628.0830
Canada Customer Service: 800.695.8560

Technical Services
techservicereps@vollrathco.com
Induction Products: 800.825.6036
Countertop Warming Products: 800.354.1970
All Other Products: 800.628.0832

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MIRAGE®
INDUCTION RANGES

Mirage Pro

- Proprietary high-performance induction technology
- 90% energy efficiency – compare to the approximate 40% efficiency of gas ranges
- 100 power levels for precise cooking control
- 80°-400°F (27°-204°C) temperature setting

Visit VOLLRATH.com/induction
for induction videos and articles.



2 TWO YEAR WARRANTY

ITEM #	DESCRIPTION	DIMENSIONS (W X D X H): IN (CM)	VOLTAGE	KW	AMPS	PLUG	CASE LOT
59500P	Countertop – US only	14 x 15¼ x 3 (35.6 x 38.7 x 7.6)	120 AC	1.8	15	5-15P	1
59510P	Countertop – US and Canada	14 x 15¼ x 3 (35.6 x 38.7 x 7.6)	120 AC	1.4	12	5-15P	1

Mirage Cadet

- Proprietary induction technology
- 75% efficient – compare to the approximate 40% efficiency of gas ranges
- 20 power levels
- 100°-400°F (38°-204°C) temperature setting



1 ONE YEAR WARRANTY

ITEM #	DESCRIPTION	DIMENSIONS (W X D X H): IN (CM)	VOLTAGE	KW	AMPS	PLUG	CASE LOT
59300	Countertop – US only	12 x 16 x 3⅛ (30.5 x 40.6 x 7.9)	120 AC	1.8	15	5-15P	1
59310	Countertop – Canada only	12 x 16 x 3⅛ (30.5 x 40.6 x 7.9)	120 AC	1.4	12	5-15P	1

Mirage Carrying Case

- Convenient carrying case to transport and protect your countertop induction range
- Side pocket fits cookware or other items



ITEM #	DESCRIPTION	DIMENSIONS (W X D X H): IN (CM)	CASE LOT
59145	Carrying case for Mirage countertop units	16½ x 18½ x 4½ (41.9 x 47 x 11.4)	1

ADVANCE TABCO
SMART FABRICATION™

STAINLESS S

HAND S

KNEE VALVE

Conforms To NSF 61/9 Lead Free Requirements

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment



7-PS-62



7-PS-59

SPACE SAVERS



7-PS-58



7-PS-63



7-PS-30



7-PS-78



7-PS-82

Item #: _____ **Qty #:** _____

Model #: _____

Project #: _____

FEATURES:

One piece **Deep Drawn** sink bowl design.

7-PS-30 Sink bowl is 16" x 14" x 6".

7-PS-78 Sink bowl is 16" x 20" x 8".

7-PS-59, 7-PS-62, 7-PS-82 Sink bowl is 10" x 14" x 5".

7-PS-63 Sink bowl is 9" x 9" x 5".

7-PS-58 Sink bowl is 9" x 9" x 5". Includes two side splashes.

7-PS-59 Welded 7 3/4" high side splashes.

Stainless steel basket drain 1-1/2" IPS.

Knee valve operated faucet provides true hands-free operation.

All sink bowls have a large liberal radii with a minimum dimension of 2" and are rectangular in design for increased capacity.

Apron conceals plumbing on all three sides.

"Hands Free" splash mounted gooseneck faucet furnished with aerator.

Specific Features:

7-PS-82 has Towel Dispenser with hinged towel box. Unit uses standard C-fold towels. Liquid soap dispenser also included.

7-PS-63 "Hands Free" splash mounted 6" "D" Spout faucet furnished with aerator.

CONSTRUCTION:

All TIG welded.

Welded areas blended to match adjacent surfaces and to a satin finish.

Die formed Countertop Edge with a 3/8" No-Drip offset.

One sheet of stainless steel - No Seams.

MATERIAL:

Heavy gauge type 304 series stainless steel.

Wall mounting bracket is galvanized steel and of offset design.

All fittings are brass / chrome plated unless otherwise indicated.

MECHANICAL:

Spout supply is 1/2" IPS male thread.

Faucet Flow Rate: 1.0 GPM/3.8 LPM aerator. 60 PSI.
Knee Valve is barrel type and is activated by pedal.

(Contractor on site must connect faucet to knee operated valves.)

⚠ WARNING:

Equipment that includes a faucet may expose you to chemicals, including lead, that are known to the State of California to cause cancer or birth defects or other reproductive harm. For more Info.,visit www.p65warnings.ca.gov.

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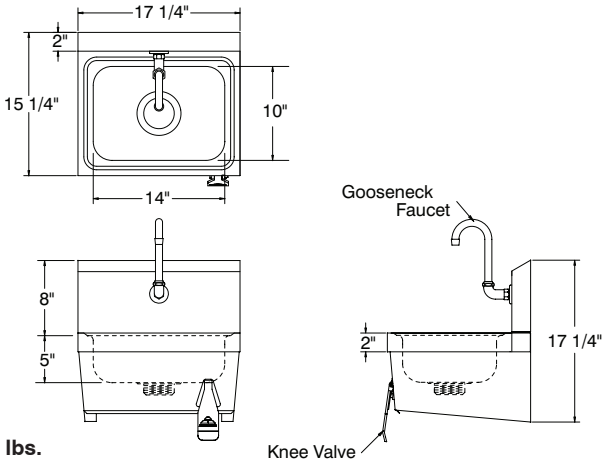
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DIMENSIONS and SPECIFICATIONS

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

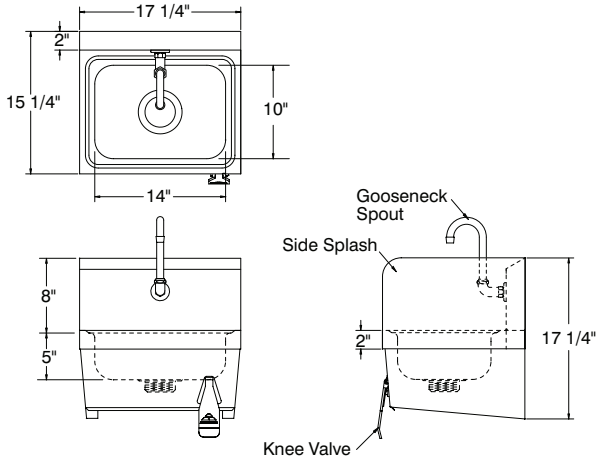
TOL Overall: ± .500" Interior: ± .250" **FITTINGS SUPPLIED AS SHOWN**

7-PS-62



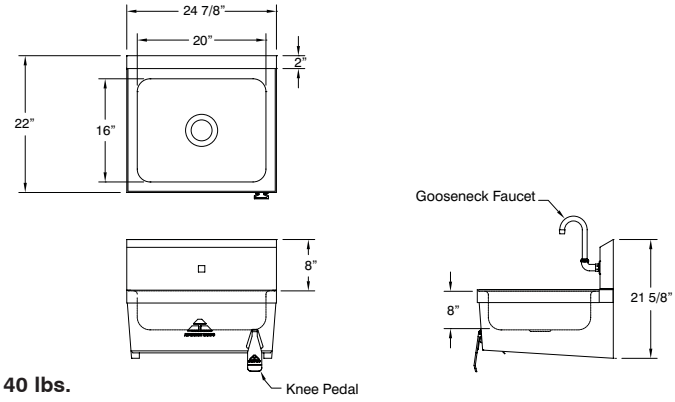
25 lbs.

7-PS-59



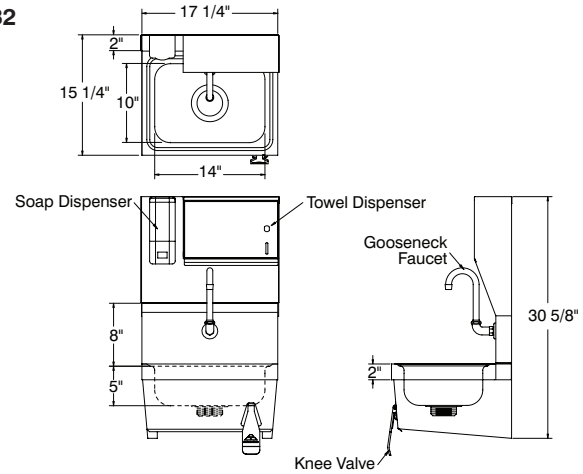
27 lbs.

7-PS-78



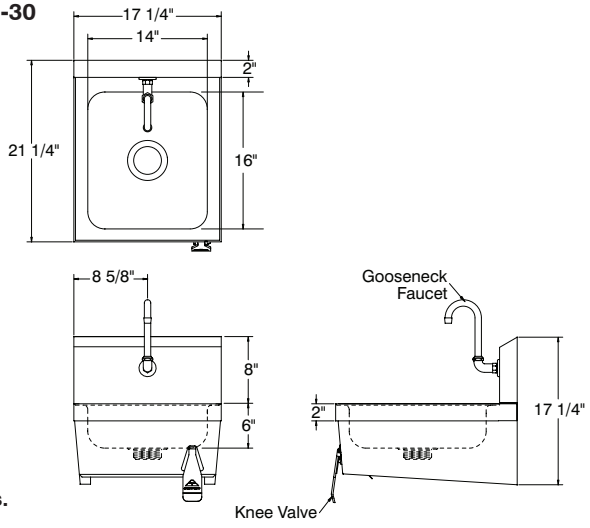
40 lbs.

7-PS-82



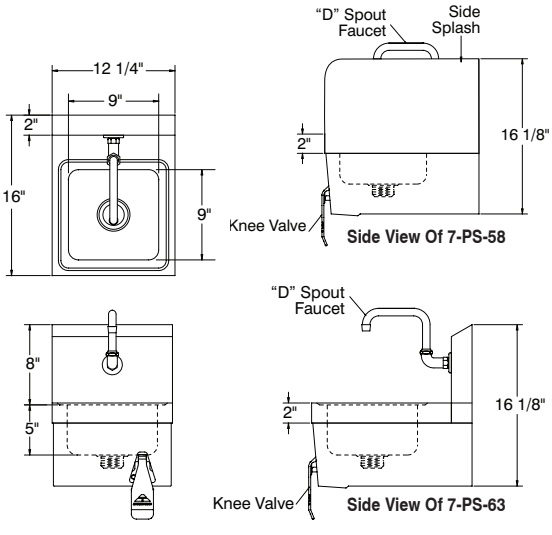
38 lbs.

7-PS-30



33 lbs.

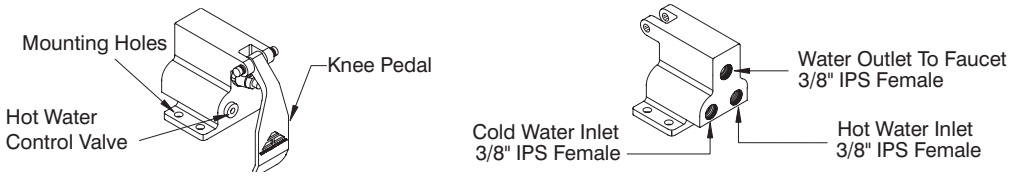
7-PS-63/ 7-PS-58



20 lbs.

KNEE VALVE DETAIL

3/8" IPS FEMALE



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REF-B 325 Wireless Boulevard, Hauppauge, NY 11788

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FAUCET PARTS & ACCE

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Faucet Repair Kit
For K-22, K-59, K-123, K-125, K-126, K-206 & K-316 Faucets
Includes 2 Cartridges and Handles
*Can Only Be Used On Faucets Purchased After January 2016. For Older Faucets, Consult Customer Service.
K-00A (Set of 2)



Faucet Repair Kit
For K-1, K-11, K-50, K-51, K-52, K-53, K-56, K-124, K-101, K-160, K-208 & K-240 Faucets
Includes 2 Cartridges and Handles
*Can Only Be Used On Faucets Purchased After January 2016. For Older Faucets, Consult Customer Service.
K-00B (Set of 2)





K-02 Filler Faucet Repair Kit
For K-54 & K-54A Faucets
*Can Only Be Used On Faucets Purchased From 2016 - 2019. For Older Faucets, See Below.



K-02A Filler Faucet Repair Kit
For K-54 & K-54A Faucets
*Can Only Be Used On Faucets Purchased Before January 2016 or After 2019.



Service Faucet Vacuum Breaker Repair Kit
For K-240 Faucet
*Can Only Be Used On Faucets Purchased After January 2016. For Older Faucets, Consult Customer Service.
K-03

Pedal/Knee Valve Replacement Parts

Replacement Bonnet for Pedal/Knee Valve
For K-103, K-104, 7-PS-32 & 7-PS-39
K-01



Replacement Check Valves
For K-103, K-104, 7-PS-32 & 7-PS-39
K-19



Thermostatic Mixing Valve
For K-103, K-104, 7-PS-32 & 7-PS-39
K-425



Mixing Valve & Retainer
For K-103, K-104, 7-PS-32 & 7-PS-39
K-19A



Faucet Options & Accessories

Hands-Free Wand





K-400

Low Flow Aerator



.5 GPM
K-08

Wrist Handles (Pair)



*Can Only Be Used On Faucets Purchased After January 2016. For Older Faucets, Consult Customer Service.
K-316-LU

Wrist Handles (Pair)
For Heavy Duty 8" O.C. Faucets



K-416-LU

Splash Mount Faucet Mounting Kit
K-1, K-11, K-101, K-105, K-112, K-119 & K-211



K-06

Faucet Wall Mounting Bracket
8" O.C.



K-30

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REF-G

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16 GAUGE

HAND SIN

WELDED & BOLT-ON

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Item #:_____ Qty #:_____
Model #:_____
Project #:_____

FEATURES:

Shields surround work area from splashes and prevents cross-contamination.

Available as 7-3/4" and 12" high.

Welded Side Splashes

Available as 7-3/4", 12" & 24" high.

Factory installed only.

Bolt-on Single Panel Side Splash

Available as 7-3/4" and 12" high.

Includes holes only. Hardware not included.

CONSTRUCTION:

Welded Side Splashes (factory installed) are spot welded and polished to a satin finish.

Bolt-on Side Splashes (field installation) require drilling holes in hand sink to match holes in side splash. Mounting hardware is not included.



24" Side Splashes With Included Back Panel Shown
Factory Installed Only



Single Sided
7-3/4" Side Splash Shown
Factory Installed Only



Double Sided Bolt-On
7-3/4" Side Splashes Shown
Hardware Not Included

WELDED

	One Side Splash			Two Side Splashes				
	Model #	Approx. Weight	Approx. Cu. Ft.	Model #	Approx. Weight	Approx. Cu. Ft.	O.A. Splash Size W x H	Description
7-3/4" High Welded Side Splashes	**7-PS-16**	5 lbs.	1	**7-PS-17**	12 lbs.	1	15-1/4" x 9-3/4"	For 10" x 14" Bowls w/ Splash Mt. Faucets
	7-PS-16A	5 lbs.	1	**7-PS-17A**	12 lbs.	1	16-1/8" x 9-3/4"	For 9" x 9" Bowls
	7-PS-16B	5 lbs.	1	**7-PS-17B**	13 lbs.	1	17-1/8" x 9-3/4"	For 10" x 14" Bowls w/ Deck Mt. Faucets
	7-PS-16C	7 lbs.	1	**7-PS-17C**	15 lbs.	1	21-3/4" x 9-3/4"	For 16" x 20" Bowls
	7-PS-16D	8 lbs.	1	**7-PS-17D**	16 lbs.	1	23-3/8" x 9-3/4"	For Handicapped Hand Sinks
	7-PS-16E	6 lbs.	1	**7-PS-17E**	14 lbs.	1	19-5/8" x 9-3/4"	For 14" (F/B) x 16" Bowls
	7-PS-16F	6 lbs.	1	**7-PS-17F**	14 lbs.	1	21-1/8" x 9-3/4"	For 16" (F/B) x 14" Bowls
12" High Welded Side Splashes	**7-PS-11**	6 lbs.	1	**7-PS-15**	14 lbs.	1	15-1/4" x 14"	For 10" x 14" Bowls w/ Splash Mt. Faucets
	7-PS-11A	6 lbs.	1	**7-PS-15A**	14 lbs.	1	16-1/8" x 14"	For 9" x 9" Bowls
	7-PS-11B	6 lbs.	1	**7-PS-15B**	14 lbs.	1	17-1/8" x 14"	For 10" x 14" Bowls w/ Deck Mt. Faucets
	7-PS-11C	8 lbs.	1	**7-PS-15C**	18 lbs.	1	21-3/4" x 14"	For 16" x 20" Bowls
	7-PS-11D	9 lbs.	1	**7-PS-15D**	20 lbs.	1	23-3/8" x 14"	For Handicapped Hand Sinks
	7-PS-11E	7 lbs.	1	**7-PS-15E**	16 lbs.	1	19-5/8" x 14"	For 14" (F/B) x 16" Bowls
	7-PS-11F	8 lbs.	1	**7-PS-15F**	18 lbs.	1	21-1/8" x 14"	For 16" (F/B) x 14" Bowls
24" High Welded Side Splashes	**NOTE:** 24" High Side Splashes Include A Rear Panel That Matches The Height Of The Side Panels. (Only Available As Two Side Design, Single Side Not Offered)			**7-PS-28**	28 lbs.	1	15-1/4" x 26"	For 10" x 14" Bowls w/ Splash Mt. Faucets
				7-PS-28A	28 lbs.	1	16-1/8" x 26"	For 9" x 9" Bowls
				7-PS-28B	28 lbs.	1	17-1/8" x 26"	For 10" x 14" Bowls w/ Deck Mt. Faucets
				7-PS-28C	36 lbs.	1	21-3/4" x 26"	For 16" x 20" Bowls
				7-PS-28D	40 lbs.	1	23-3/8" x 26"	For Handicapped Hand Sinks
				7-PS-28E	32 lbs.	1	19-5/8" x 26"	For 14" (F/B) x 16" Bowls
				7-PS-28F	36 lbs.	1	21-1/8" x 26"	For 16" (F/B) x 14" Bowls

BOLT-ON Hardware Not Included

7-3/4" High				12" High				
Model #	O.A. Splash Size W x H	Approx. Weight	Approx. Cu. Ft.	Model #	O.A. Splash Size W x H	Approx. Weight	Approx. Cu. Ft.	Description
7-PS-27	15-1/4" x 10"	5 lbs.	1	**7-PS-13**	15-1/4" x 14"	6 lbs.	1	For 10" x 14" Bowls w/ Splash Mt. Faucets
7-PS-27A	16-1/8" x 10"	6 lbs.	1	**7-PS-13A**	16-1/8" x 14"	7 lbs.	1	For 9" x 9" Bowls
7-PS-27B	17-1/8" x 10"	6 lbs.	1	**7-PS-13B**	17-1/8" x 14"	7 lbs.	1	For 10" x 14" Bowls w/ Deck Mt. Faucets
7-PS-27C	21-3/4" x 10"	6 lbs.	1	**7-PS-13C**	21-3/4" x 14"	7 lbs.	1	For 16" x 20" Bowls
7-PS-27D	23-3/8" x 10"	7 lbs.	1	**7-PS-13D**	23-3/8" x 14"	8 lbs.	1	For Handicapped Hand Sinks
7-PS-27E	19-5/8" x 10"	7 lbs.	1	**7-PS-13E**	19-5/8" x 14"	8 lbs.	1	For 14" (F/B) x 16" Bowls
7-PS-27F	21-1/8" x 10"	7 lbs.	1	**7-PS-13F**	21-1/8" x 14"	8 lbs.	1	For 16" (F/B) x 14" Bowls

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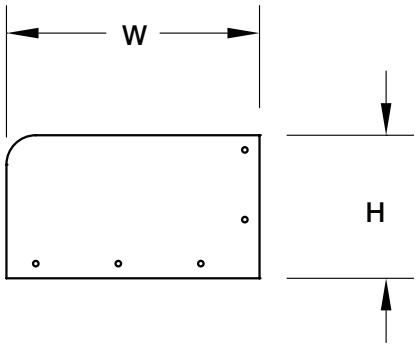
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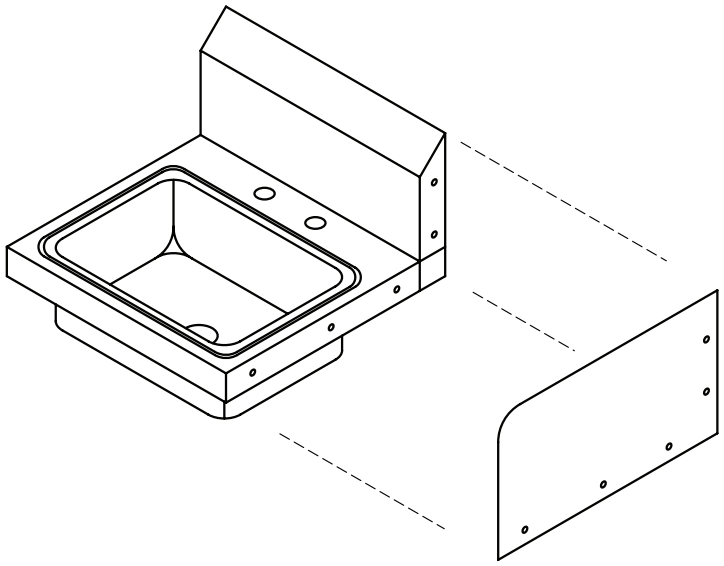
DIMENSIONS and SPECIFICATIONS

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

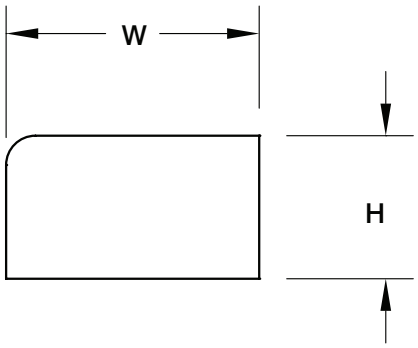
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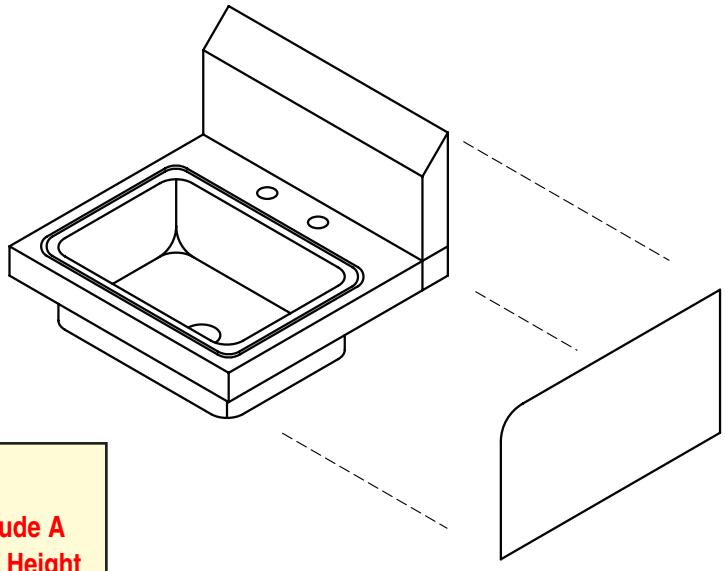
BOLT-ON SIDE SPLASHES (Hardware Not Included)





WELDED SIDE SPLASHES (Factory Installed Only)





NOTE:
24” High Side Splashes Include A Rear Panel That Matches The Height Of The Side Panels And Is To Be Secured To The Rear Wall.

Rear Panel Mounting Holes Are Provided. (Hardware Not Included).

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STAINLESS S

HAND S

KNEE VALVE

Conforms To NSF 61/9 Lead Free Requirements

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment



7-PS-62



7-PS-59

SPACE SAVERS



7-PS-58



7-PS-63



7-PS-30



7-PS-78



7-PS-82

Item #:_____ **Qty #:**_____
Model #:_____
Project #:_____

FEATURES:

One piece **Deep Drawn** sink bowl design.

7-PS-30 Sink bowl is 16" x 14" x 6".

7-PS-78 Sink bowl is 16" x 20" x 8".

7-PS-59, 7-PS-62, 7-PS-82 Sink bowl is 10" x 14" x 5".

7-PS-63 Sink bowl is 9" x 9" x 5".

7-PS-58 Sink bowl is 9" x 9" x 5". Includes two side splashes.

7-PS-59 Welded 7 3/4" high side splashes.

Stainless steel basket drain 1-1/2" IPS.

Knee valve operated faucet provides true hands-free operation.

All sink bowls have a large liberal radii with a minimum dimension of 2" and are rectangular in design for increased capacity.

Apron conceals plumbing on all three sides.

"Hands Free" splash mounted gooseneck faucet furnished with aerator.

Specific Features:

7-PS-82 has Towel Dispenser with hinged towel box. Unit uses standard C-fold towels. Liquid soap dispenser also included.

7-PS-63 "Hands Free" splash mounted 6" "D" Spout faucet furnished with aerator.

CONSTRUCTION:

All TIG welded.

Welded areas blended to match adjacent surfaces and to a satin finish.

Die formed Countertop Edge with a 3/8" No-Drip offset.

One sheet of stainless steel - No Seams.

MATERIAL:

Heavy gauge type 304 series stainless steel.

Wall mounting bracket is galvanized steel and of offset design.

All fittings are brass / chrome plated unless otherwise indicated.

MECHANICAL:

Spout supply is 1/2" IPS male thread.

Faucet Flow Rate: 1.0 GPM/3.8 LPM aerator. 60 PSI.
Knee Valve is barrel type and is activated by pedal.

(Contractor on site must connect faucet to knee operated valves.)

⚠WARNING:

Equipment that includes a faucet may expose you to chemicals, including lead, that are known to the State of California to cause cancer or birth defects or other reproductive harm. For more Info.,visit www.p65warnings.ca.gov.

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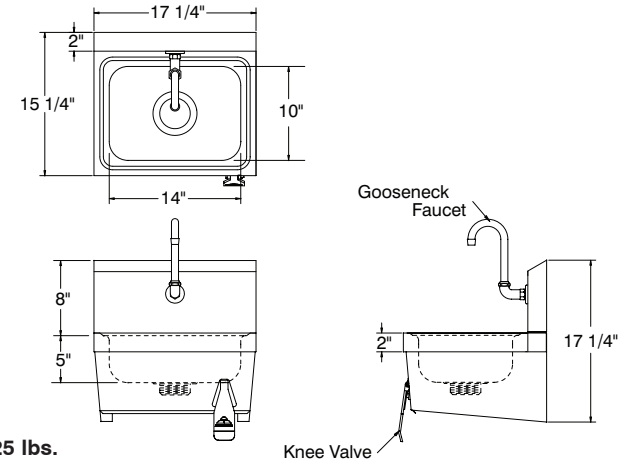
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DIMENSIONS and SPECIFICATIONS

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

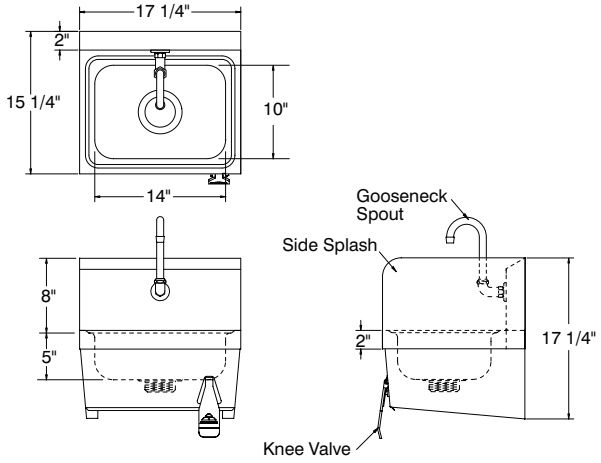
TOL Overall: ± .500" Interior: ± .250" **FITTINGS SUPPLIED AS SHOWN**

7-PS-62



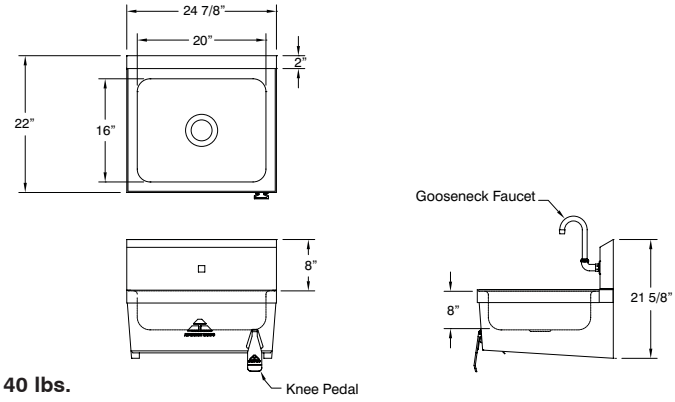
25 lbs.

7-PS-59



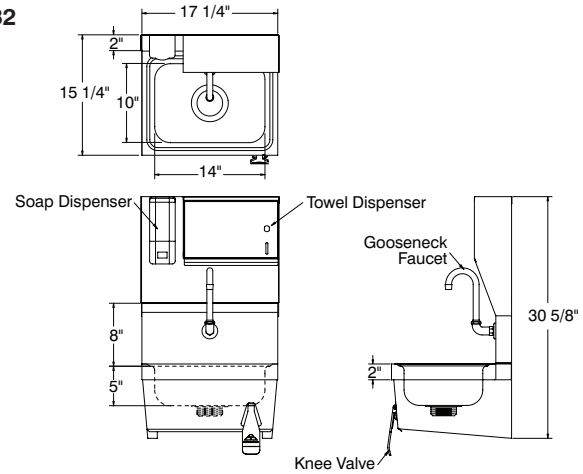
27 lbs.

7-PS-78



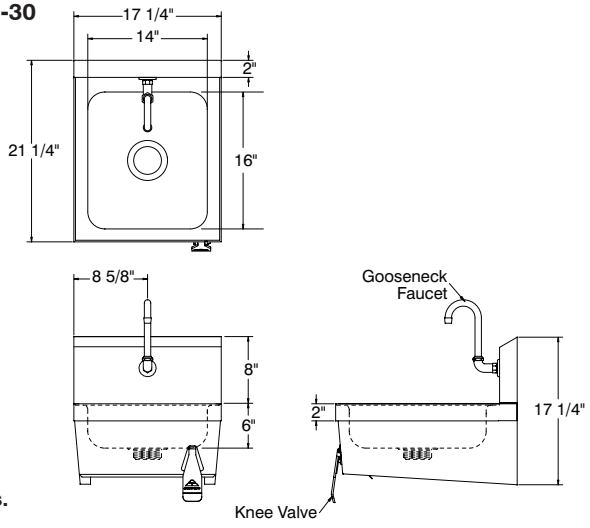
40 lbs.

7-PS-82



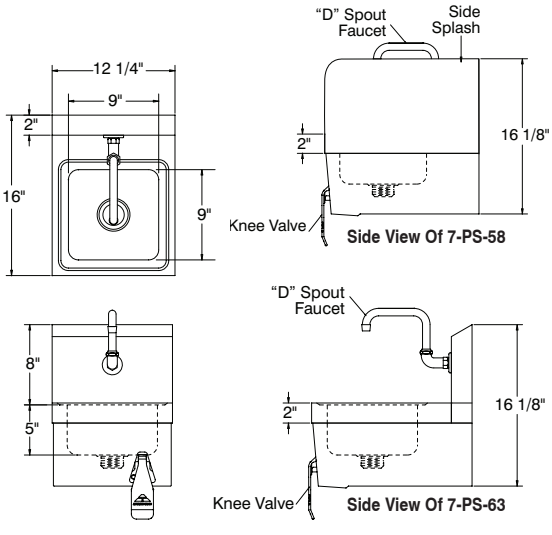
38 lbs.

7-PS-30



33 lbs.

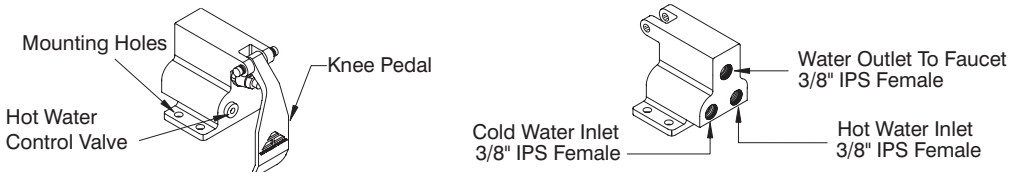
7-PS-63/ 7-PS-58



20 lbs.

KNEE VALVE DETAIL

3/8" IPS FEMALE



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SMART FABRICATION

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REF-B 325 Wireless Boulevard, Hauppauge, NY 11788

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FAUCET PARTS & ACCE

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Faucet Repair Kit
For K-22, K-59, K-123, K-125, K-126, K-206 & K-316 Faucets
Includes 2 Cartridges and Handles
*Can Only Be Used On Faucets Purchased After January 2016. For Older Faucets, Consult Customer Service.
K-00A (Set of 2)



Faucet Repair Kit
For K-1, K-11, K-50, K-51, K-52, K-53, K-56, K-124, K-101, K-160, K-208 & K-240 Faucets
Includes 2 Cartridges and Handles
*Can Only Be Used On Faucets Purchased After January 2016. For Older Faucets, Consult Customer Service.
K-00B (Set of 2)





K-02 Filler Faucet Repair Kit
For K-54 & K-54A Faucets
*Can Only Be Used On Faucets Purchased From 2016 - 2019. For Older Faucets, See Below.



K-02A Filler Faucet Repair Kit
For K-54 & K-54A Faucets
*Can Only Be Used On Faucets Purchased Before January 2016 or After 2019.



Service Faucet Vacuum Breaker Repair Kit
For K-240 Faucet
*Can Only Be Used On Faucets Purchased After January 2016. For Older Faucets, Consult Customer Service.
K-03

Pedal/Knee Valve Replacement Parts

Replacement Bonnet for Pedal/Knee Valve
For K-103, K-104, 7-PS-32 & 7-PS-39
K-01



Replacement Check Valves
For K-103, K-104, 7-PS-32 & 7-PS-39
K-19



Thermostatic Mixing Valve
For K-103, K-104, 7-PS-32 & 7-PS-39
K-425



Mixing Valve & Retainer
For K-103, K-104, 7-PS-32 & 7-PS-39
K-19A



Faucet Options & Accessories

Hands-Free Wand





K-400

Low Flow Aerator



.5 GPM
K-08

Wrist Handles (Pair)



*Can Only Be Used On Faucets Purchased After January 2016. For Older Faucets, Consult Customer Service.
K-316-LU

Wrist Handles (Pair)
For Heavy Duty 8" O.C. Faucets



K-416-LU

Splash Mount Faucet Mounting Kit
K-1, K-11, K-101, K-105, K-112, K-119 & K-211



K-06

Faucet Wall Mounting Bracket
8" O.C.



K-30

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ADVANCE TABCO
SMART FABRICATION™

16 GAUGE

HAND SIN

WELDED & BOLT-ON

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Item #:_____ Qty #:_____
Model #:_____
Project #:_____

FEATURES:

Shields surround work area from splashes and prevents cross-contamination.

Available as 7-3/4" and 12" high.

Welded Side Splashes

Available as 7-3/4", 12" & 24" high.

Factory installed only.

Bolt-on Single Panel Side Splash

Available as 7-3/4" and 12" high.

Includes holes only. Hardware not included.

CONSTRUCTION:

Welded Side Splashes (factory installed) are spot welded and polished to a satin finish.

Bolt-on Side Splashes (field installation) require drilling holes in hand sink to match holes in side splash. Mounting hardware is not included.



24" Side Splashes With Included Back Panel Shown
Factory Installed Only



Single Sided
7-3/4" Side Splash Shown
Factory Installed Only



Double Sided Bolt-On
7-3/4" Side Splashes Shown
Hardware Not Included

WELDED

	One Side Splash			Two Side Splashes				
	Model #	Approx. Weight	Approx. Cu. Ft.	Model #	Approx. Weight	Approx. Cu. Ft.	O.A. Splash Size W x H	Description
7-3/4" High Welded Side Splashes	**7-PS-16**	5 lbs.	1	**7-PS-17**	12 lbs.	1	15-1/4" x 9-3/4"	For 10" x 14" Bowls w/ Splash Mt. Faucets
	7-PS-16A	5 lbs.	1	**7-PS-17A**	12 lbs.	1	16-1/8" x 9-3/4"	For 9" x 9" Bowls
	7-PS-16B	5 lbs.	1	**7-PS-17B**	13 lbs.	1	17-1/8" x 9-3/4"	For 10" x 14" Bowls w/ Deck Mt. Faucets
	7-PS-16C	7 lbs.	1	**7-PS-17C**	15 lbs.	1	21-3/4" x 9-3/4"	For 16" x 20" Bowls
	7-PS-16D	8 lbs.	1	**7-PS-17D**	16 lbs.	1	23-3/8" x 9-3/4"	For Handicapped Hand Sinks
	7-PS-16E	6 lbs.	1	**7-PS-17E**	14 lbs.	1	19-5/8" x 9-3/4"	For 14" (F/B) x 16" Bowls
	7-PS-16F	6 lbs.	1	**7-PS-17F**	14 lbs.	1	21-1/8" x 9-3/4"	For 16" (F/B) x 14" Bowls
12" High Welded Side Splashes	**7-PS-11**	6 lbs.	1	**7-PS-15**	14 lbs.	1	15-1/4" x 14"	For 10" x 14" Bowls w/ Splash Mt. Faucets
	7-PS-11A	6 lbs.	1	**7-PS-15A**	14 lbs.	1	16-1/8" x 14"	For 9" x 9" Bowls
	7-PS-11B	6 lbs.	1	**7-PS-15B**	14 lbs.	1	17-1/8" x 14"	For 10" x 14" Bowls w/ Deck Mt. Faucets
	7-PS-11C	8 lbs.	1	**7-PS-15C**	18 lbs.	1	21-3/4" x 14"	For 16" x 20" Bowls
	7-PS-11D	9 lbs.	1	**7-PS-15D**	20 lbs.	1	23-3/8" x 14"	For Handicapped Hand Sinks
	7-PS-11E	7 lbs.	1	**7-PS-15E**	16 lbs.	1	19-5/8" x 14"	For 14" (F/B) x 16" Bowls
	7-PS-11F	8 lbs.	1	**7-PS-15F**	18 lbs.	1	21-1/8" x 14"	For 16" (F/B) x 14" Bowls
24" High Welded Side Splashes	**NOTE:** 24" High Side Splashes Include A Rear Panel That Matches The Height Of The Side Panels. (Only Available As Two Side Design, Single Side Not Offered)			**7-PS-28**	28 lbs.	1	15-1/4" x 26"	For 10" x 14" Bowls w/ Splash Mt. Faucets
				7-PS-28A	28 lbs.	1	16-1/8" x 26"	For 9" x 9" Bowls
				7-PS-28B	28 lbs.	1	17-1/8" x 26"	For 10" x 14" Bowls w/ Deck Mt. Faucets
				7-PS-28C	36 lbs.	1	21-3/4" x 26"	For 16" x 20" Bowls
				7-PS-28D	40 lbs.	1	23-3/8" x 26"	For Handicapped Hand Sinks
				7-PS-28E	32 lbs.	1	19-5/8" x 26"	For 14" (F/B) x 16" Bowls
				7-PS-28F	36 lbs.	1	21-1/8" x 26"	For 16" (F/B) x 14" Bowls

BOLT-ON Hardware Not Included

7-3/4" High				12" High				
Model #	O.A. Splash Size W x H	Approx. Weight	Approx. Cu. Ft.	Model #	O.A. Splash Size W x H	Approx. Weight	Approx. Cu. Ft.	Description
7-PS-27	15-1/4" x 10"	5 lbs.	1	**7-PS-13**	15-1/4" x 14"	6 lbs.	1	For 10" x 14" Bowls w/ Splash Mt. Faucets
7-PS-27A	16-1/8" x 10"	6 lbs.	1	**7-PS-13A**	16-1/8" x 14"	7 lbs.	1	For 9" x 9" Bowls
7-PS-27B	17-1/8" x 10"	6 lbs.	1	**7-PS-13B**	17-1/8" x 14"	7 lbs.	1	For 10" x 14" Bowls w/ Deck Mt. Faucets
7-PS-27C	21-3/4" x 10"	6 lbs.	1	**7-PS-13C**	21-3/4" x 14"	7 lbs.	1	For 16" x 20" Bowls
7-PS-27D	23-3/8" x 10"	7 lbs.	1	**7-PS-13D**	23-3/8" x 14"	8 lbs.	1	For Handicapped Hand Sinks
7-PS-27E	19-5/8" x 10"	7 lbs.	1	**7-PS-13E**	19-5/8" x 14"	8 lbs.	1	For 14" (F/B) x 16" Bowls
7-PS-27F	21-1/8" x 10"	7 lbs.	1	**7-PS-13F**	21-1/8" x 14"	8 lbs.	1	For 16" (F/B) x 14" Bowls

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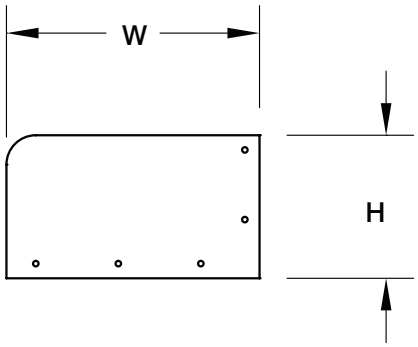
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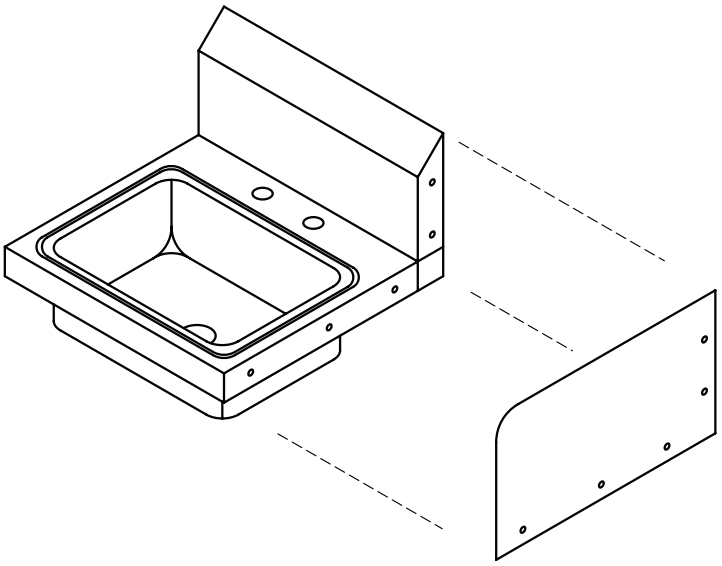
DIMENSIONS and SPECIFICATIONS

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

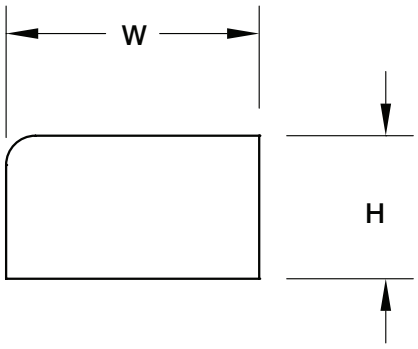
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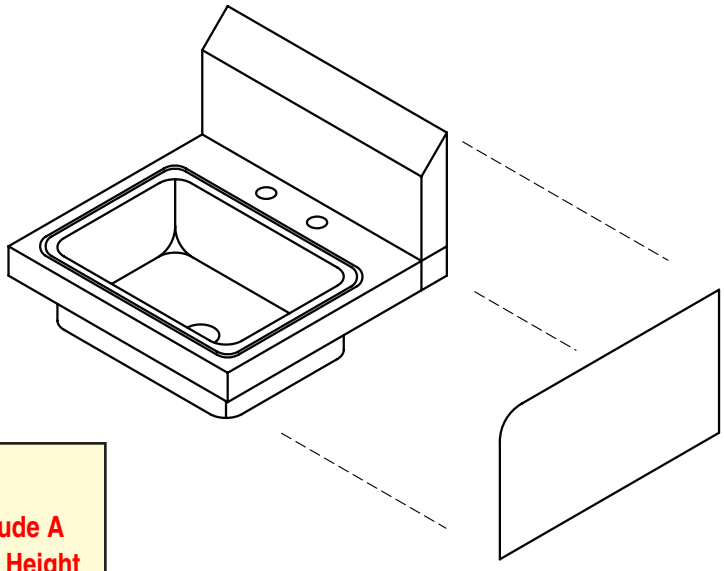
BOLT-ON SIDE SPLASHES (Hardware Not Included)





WELDED SIDE SPLASHES (Factory Installed Only)





NOTE:
24” High Side Splashes Include A Rear Panel That Matches The Height Of The Side Panels And Is To Be Secured To The Rear Wall.

Rear Panel Mounting Holes Are Provided. (Hardware Not Included).

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REACH-IN FREEZER (0°F)

Model: 2FEN

Natural Refrigerant R-290 Model

2-Section Extra-Wide Reach-In Freezer

ENERGY STAR® Qualified Commercial Freezer

2FEN - Stainless steel front, aluminum end panels and interior
2FENSA - Stainless steel exterior, aluminum interior
2FENSS - Stainless steel exterior and interior



Options and Accessories

(upcharge and lead times may apply)

Stainless steel case back	Shallow depth (consult factory)
Additional epoxy coated steel shelves	Hinged glass door (consult factory)
Chrome or stainless steel shelves	Half doors
Heavy duty pilaster strips	Rehinging of doors (consult factory)
Wine rack	Pass-Thru (consult factory)
Adjustable legs	**Correctional Facility Options**
Custom laminates	• One way security screws
Universal pan slides	• Locking hasp (lock not included)
Special electrical requirements (consult factory)	• Stainless steel mesh cover
	• Coverless hinges

Consult factory for other model configurations, options and accessories.

Continental® Refrigerator

WARRANTY 6 Year Parts & Labor 7 Year Compressor

Pro

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Model Specified:

Location:

Item No: **Quantity:**

AIA #: **SIS #:**

Standard Model Features

REFRIGERATION SYSTEM

- Self contained, performance rated refrigeration system
- Natural, environmentally safe, high efficiency R-290 refrigerant[1]
- Automatic, electric condensate evaporator
- Expansion valve system

Standard operating temperature is 0 to -5°F and can be adjusted to operate as low as -10°F in a 90°F ambient.

CABINET ARCHITECTURE

- 3" non-CFC polyurethane foam insulation
- Smooth, polished chrome workflow door handles
- Cam action, lift off hinges
- Self-closing doors
- Mangetic snap in Santoprene® door gaskets
- Cylinder lock in each door
- Heavy duty, epoxy coated steel shelves
- 5" casters

MODEL FEATURES

- LED interior lighting
- Electronic control, automatic electric defrost

[1] R-290 refrigerant meets all federal and state regulatory requirements.

APPROVAL:

Model Specifications

Mode

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

DIMENSIONAL DATA

Net Capacity (cubic feet)	50 (1416 cu l)
Width, Overall (inches)	57 (1448 mm)
Depth, Overall (inches) (including handles)	35 3/8 (899 mm)
Depth (inches) (less doors)	32 (813 mm)
Depth (inches) (doors open 90°)	58 (1473 mm)
Clear Door Width (inches)	21 7/8 (556 mm)
Clear Door Height (inches)	58 5/8 (1489 mm)
Height, Overall (inches) (including 5" casters)	82 1/4 (2089 mm)
Number of Doors	2
Number of Shelves	6
Shelf Area (square feet)	40.8 (3.8 sq m)
Tray Slide Capacity (per section) (2" centers)	24

REFRIGERANT DATA

Condensing Unit Size (H.P.)	1/2
Capacity (BTU per hour)*	2470

* Rating @ -15°F evaporator, 90°F ambient

ELECTRICAL DATA

Voltage (International)	115/60/1 (220/50/1)
Feed Wires (including ground)	3
Total Amps (International)	9.4 (4.4)
Defrost Amps (International)	6.1 (3.2)
10 ft. Cord/Plug [attached] (International)	Yes (No)

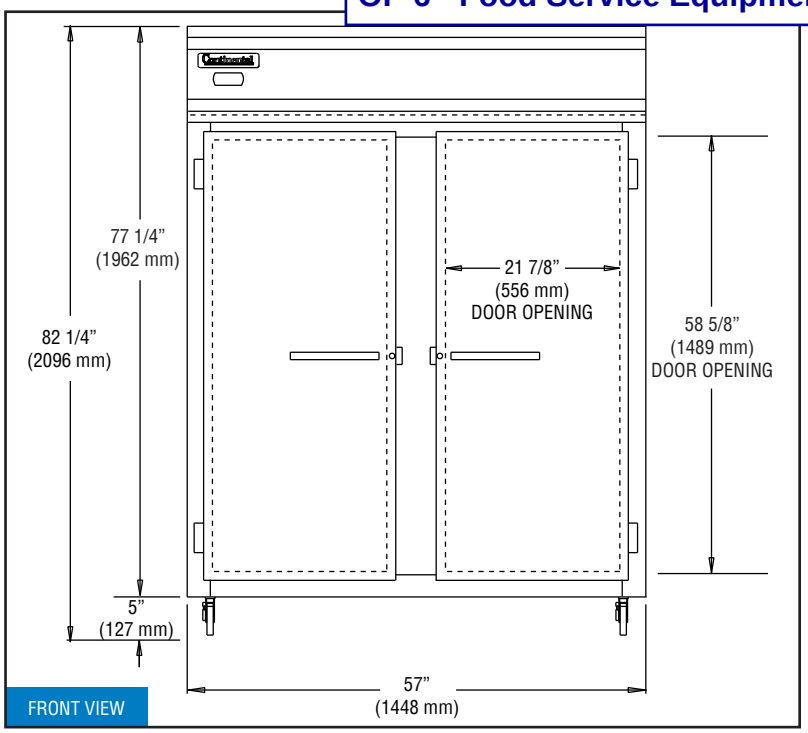
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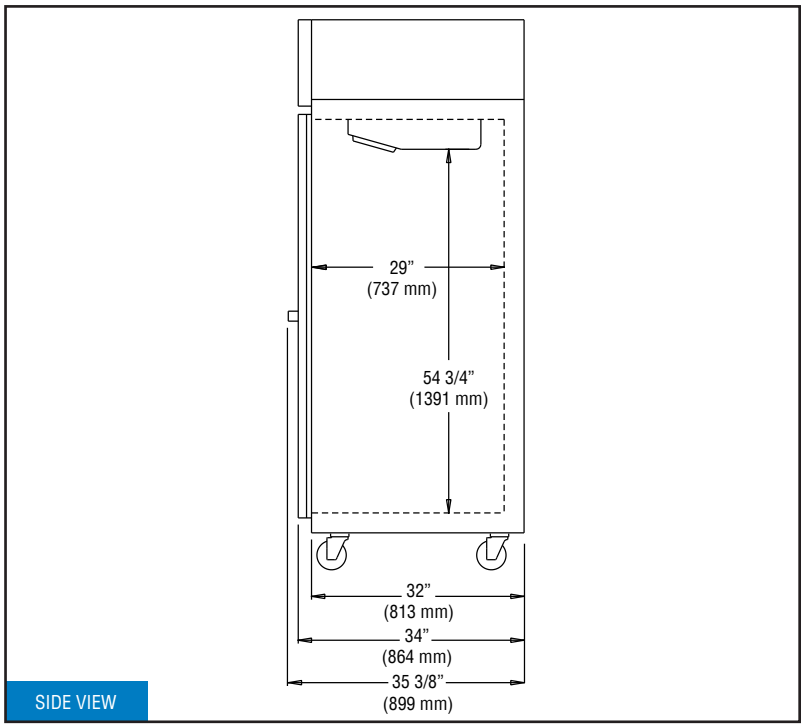
Height - Crated (inches)	85 1/2 (2172 mm)
Width - Crated (inches)	64 (1626 mm)
Depth - Crated (inches)	42 (1067 mm)
Volume - Crated (cubic feet)	133 (3766 cu l)
Weight Std - Crated (pounds)	484 (220 kg)
Weight SS - Crated (pounds)	581 (264 kg)

Figures in parentheses reflect metric equivalents rounded to the nearest whole unit.



Equipped with one NEMA-5-15P Plug (varies by country)





IMPORTANT NOTE: If the cabinet is located directly against a wall and/or under a low ceiling, a minimum clearance of 12" is required on top and 3" on sides and rear.

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REVISED: 3/28/24

DESIGNER LINE ROLL-IN REFRIGERATOR

Model: D2RIN
Natural Refrigerant R-290 Model

Designer Line

2-Section Roll-In Refrigerator with 66¼" Cart Capacity

ENERGY STAR® Qualified Commercial Refrigerator

D2RIN - Stainless steel front, aluminum end panels and interior
D2RINSA - Stainless steel exterior, aluminum interior
D2RINSS - Stainless steel exterior and interior



Proj

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Model Specified:

Location:

Item No: **Quantity:**

AIA #: **SIS #:**

Options and Accessories

(upcharge and lead times may apply)

Epoxy coated steel shelves	Special electrical req. (consult factory)
Chrome or stainless steel shelves	**Correctional Facility Options**
Rehinging of doors (consult factory)	• One way security screws
Custom laminates	• Locking hasp (lock not included)
Half doors	• Stainless steel mesh cover
Stainless steel back	• Coverless hinges

Consult factory for other model configurations, options and accessories.

Standard Model Features

REFRIGERATION SYSTEM

- Self contained, performance rated "plug" refrigeration system
- Natural, environmentally safe, high efficiency R-290 refrigerant[1]
- Refrigeration system is readily accessible on top of cabinet, separate from the "food zone"
- Automatic, hot gas condensate evaporator
- Expansion valve system

CABINET ARCHITECTURE

- 3" non-CFC polyurethane foam insulation
- Smooth, polished chrome workflow door handles
- Cam action, lift off hinges
- Magnetic snap in Santoprene™ door gaskets
- Cylinder lock in each door
- Self-closing doors
- 66 ½" high door opening (66 ¼"H rack capacity*)

MODEL FEATURES

- Electronic control, off cycle defrost
- LED interior lighting
- Top and side air distribution ducts
- Cabinet upper side panels and refrigeration "plug" system can be removed and reinstalled at job site
- Removable stainless steel rack guides
- Removable stainless steel ramps
- Reinforced stainless steel floor

* Rack not supplied

IMPORTANT NOTE: [1] R-290 refrigerant meets all federal and state regulatory requirements.

Continental® Refrigerator

WARRANTY 6 Year Parts & Labor 7 Year Compressor

APPROVAL:

Model Specifications

Mode

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

DIMENSIONAL DATA

Net Capacity (cubic feet)	64 (1812 cu l)
Width, Overall (inches)	68 ½ (1740 mm)
Depth, Overall (inches) (including handles)	35 ⅜ (899 mm)
Depth (inches) (less doors)	32 (813 mm)
Depth (inches) (doors open 90°)	65 (1651 mm)
Clear Door Width (inches)	27 ⅜ (695 mm)
Clear Full Door Height (inches)	66 ½ (1676 mm)
Height, Overall (inches)	86 (2184 mm)
Number of Door(s)	2
Rack Capacity**	2

REFRIGERANT DATA

Condensing Unit Size (H.P.)	½+
Capacity (BTU per hour)*	4010

* Rating @ +25°F evaporator, 90°F ambient

ELECTRICAL DATA

Voltage (International)	115/60/1 (220/50/1)
Feed Wires (including ground)	3
Total Amps (International)	9.4 (4.2)
10 ft. Cord/Plug [attached] (International)	Yes (No)

SHIPPING DATA

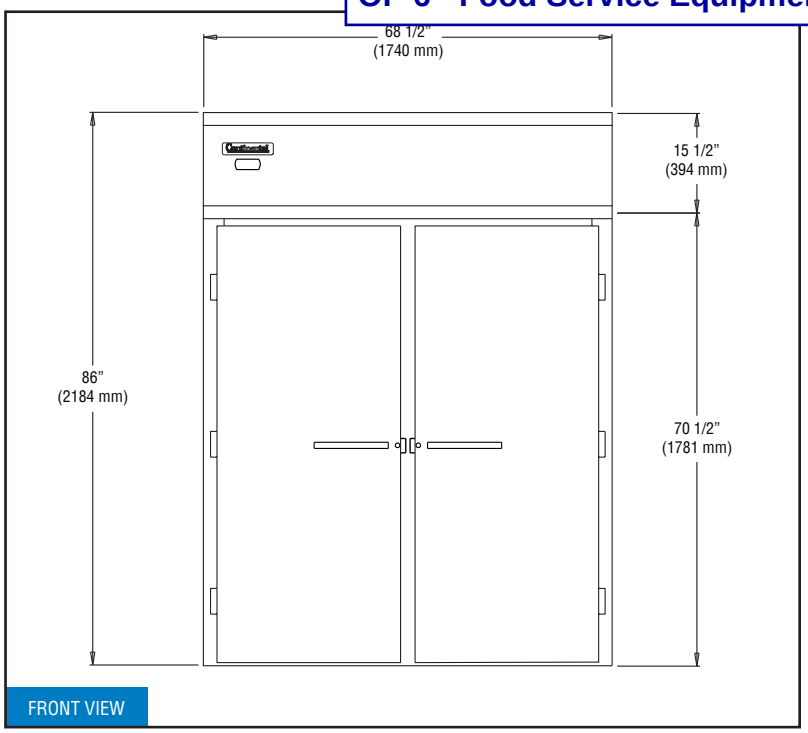
Height - Crated (inches)	94 (2288 mm)
Width - Crated (inches)	77 (1956 mm)
Depth - Crated (inches)	42 (1067 mm)
Volume - Crated (cubic feet)	168 (4757 cu l)
Weight Std - Crated (pounds)	634 (288 kg)
Weight SS - Crated (pounds)	665 (302 kg)

* Rating @ +25°F evaporator, 90°F ambient

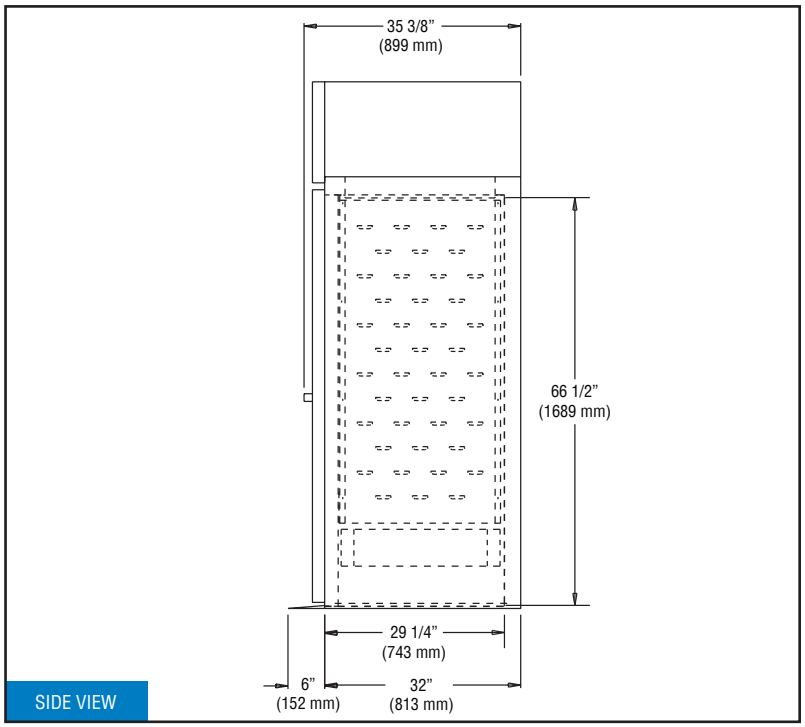
** Maximum rack size including wheels - 27"W x 29"D x 66 ¼"H
Figures in parentheses reflect metric equivalents rounded to the nearest whole unit.



Equipped with one NEMA-5-15P Plug
(varies by country)



FRONT VIEW



SIDE VIEW

IMPORTANT NOTE: If the cabinet is located directly against a wall and/or under a low ceiling, a minimum clearance of 12" is required on top and 3" on sides and rear.

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REVISED: 5/04/2024

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

ITEM NO: _____

ANGLE LEDGE
ROLL-IN REFRIGERATOR RACKS
207 SERIES



207-1818C

FEATURES AND BENEFITS:

- Durable rack specifically designed to fit roll-in or pass through refrigerators, freezers, and warming cabinets; eliminates unnecessary product handling while maintaining proper temperature levels. Holds 18" x 26" pans.
- Fully welded framework of structural aluminum extrusions for rigidity and durability.
- Constructed of non-corrosive, Hi-Tensile aluminum for strength.
- Extruded angle ledge pan supports, riveted in place, accommodate heavy loads. Bottom of pan rests on angle ledges. See reverse side for capacity and pan spacing.
- Inboard heavy duty 5" swivel casters, two with brakes. Wheel placement permits easy “in-and-out” of roll-ins.
- Two styles available; Custom (C) or Deluxe (D). Deluxe includes perimeter bumper and enclosed base.

ACCESSORIES and OPTIONS (Available at extra cost):

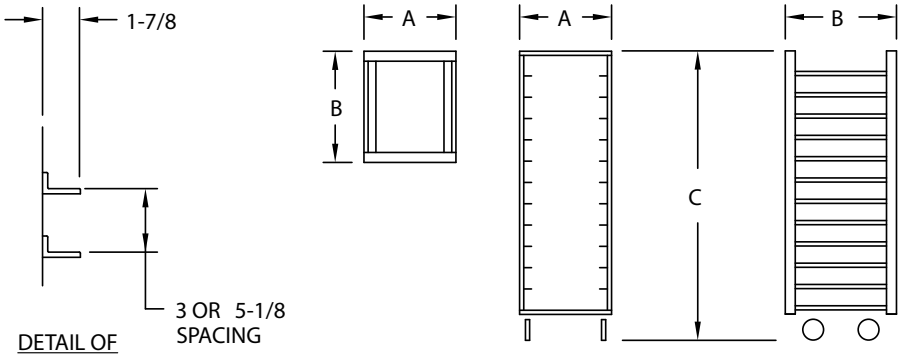
- ☐ Pan Stop
- ☐ Corner Bumpers
- ☐ Vertical Bumpers
- ☐ Various Caster Options

See page G-36 for accessory details.

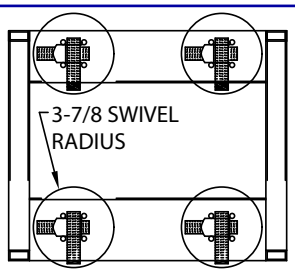
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GOLD Gold indicates our Best Rack with the best warranty in the industry. 3-Year Parts / 1-Year Labor with lifetime guarantee against rust & corrosion

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment



DETAIL OF PAN SLIDE



INBOARD CASTER PLACEMENT

CUSTOM ("C")

CRES COR MODEL NO.	PAN			DIM "A"	DIM "B"	DIM "C"	INSIDE DIMENSIONS				WEIGHT ACT.
	CAP	SIZE		WIDTH	DEPTH	HEIGHT	WIDTH	DEPTH	HEIGHT		
207-1818-C	18	18 x 26	IN	21	25-1/8	64-1/2	18-3/8	24-3/8	55-15/16	LBS	65
		460 x 660	MM	535	640	1640	470	620	1425	KG	29
207-1811-C	11	18 x 26	IN	21	25-1/8	64-1/2	18-3/8	24-3/8	55-15/16	LBS	60
		460 x 660	MM	535	640	1640	470	620	1425	KG	27

DELUXE ("D")

CRES COR MODEL NO.	PAN			DIM "A"	DIM "B"	DIM "C"	INSIDE DIMENSIONS				WEIGHT ACT.
	CAP	SIZE		WIDTH	DEPTH	HEIGHT	WIDTH	DEPTH	HEIGHT		
207-1818-D	18	18 x 26	IN	22-7/8	27	64-1/2	18-3/8	24-3/8	55-15/16	LBS	70
		460 x 660	MM	585	690	1640	470	620	1425	KG	32
207-1811-D	11	18 x 26	IN	22-7/8	27	64-1/2	18-3/8	24-3/8	55-15/16	LBS	65
		460 x 660	MM	585	690	1640	470	620	1425	KG	29

ALL ALUMINUM CONSTRUCTION IS RIVETED, WELDED AND FINISHED.

GOLD

Gold indicates our Best Rack with the best warranty in the industry.
3-Year Parts / 1-Year Labor with lifetime guarantee against rust & corrosion

RACK:
- Posts: Extruded aluminum channels, 1-1/16 x 2 x .125.
- Top and bottom: Extruded aluminum channels, 1-1/16 x 2-3/8 x .188; welded to posts.
- Bolsters: Formed .190 aluminum; welded to posts, casters attached.
- Casters: 5" dia., swivel, modulus tires, 1-1/4 wide, load cap. 250 lbs. each, temp. range -45˚/+180˚F. Delrin bearings. Two casters equipped with brakes.

DELUXE ("D") MODELS:
- Base plate: One piece .063 aluminum.
- Bumper: 1" wide gray rubber, perimeter type.

PAN SLIDES:
- Extruded angles, 1-7/16 x 1-7/8 x .102; riveted to posts.
- Pan spacing:
  Model 207-1818: 3" centers.
  Model 207-1811: 5-1/8" centers.

SHORT FORM SPECIFICATIONS

Cres Cor Roll-In Refrigerator Rack Model 207-18____- (C) or (D). Extruded aluminum welded construction with angles riveted. Capacity (___) 18" x 26" pans on (___) centers. Formed .190 bolsters. Inboard 5" swivel modulus casters, Delrin bearings. Load capacity 250 lbs. each, temperature -45˚ to +180˚F.

❑ Custom Model (C)
❑ Deluxe Model (D) has .063 aluminum base plate; perimeter bumper.

3-Year Parts / 1-Year Labor warranty. Lifetime guarantee against rust & corrosion. Provide the following accessories: _____ _____ _____. NSF listed.

CRES COR®
5925 Heisley Road • Mentor, OH 44060-1833
Phone: 877/CRESCOR • Fax: 440/350-7267
www.crescor.com

In line with its policy to continually improve its products, CRES COR reserves the right to change materials and specifications without notice.

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Litho in U.S.A.

Description: Spare No.

Notes:

Description: Spare No.

Notes:

Description: Spare No.

Notes:

REACH-IN FREEZER (0°F)

Model: 1FEN

Natural Refrigerant R-290 Model

1-Section Extra-Wide Reach-In Freezer

ENERGY STAR® Qualified Commercial Refrigerator

1FEN - Stainless steel front, aluminum end panels and interior
1FENSA - Stainless steel exterior, aluminum interior
1FENSS - Stainless steel exterior and interior



Options and Accessories

(upcharge and lead times may apply)

Stainless steel case back	Shallow depth (consult factory)
Additional epoxy coated steel shelves	Hinged glass door (consult factory)
Chrome or stainless steel shelves	Half doors
Heavy duty pilaster strips	Pass-Thru (consult factory)
Wine rack	**Correctional Facility Options**
Adjustable legs	• One way security screws
Custom laminates	• Locking hasp (lock not included)
Universal pan slides	• Stainless steel mesh cover
Special electrical requirements (consult factory)	• Coverless hinges

Consult factory for other model configurations, options and accessories.

Continental® Refrigerator

WARRANTY 6 Year Parts & Labor 7 Year Compressor

Pro

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Model Specified:

Location:

Item No: **Quantity:**

AIA #: **SIS #:**

Standard Model Features

REFRIGERATION SYSTEM

- Self contained, performance rated refrigeration system
- Natural, environmentally safe, high efficiency R-290 refrigerant[1]
- Automatic, electric condensate evaporator
- Expansion valve system

Standard operating temperature is 0 to -5°F and can be adjusted to operate as low as -10°F in a 90°F ambient.

CABINET ARCHITECTURE

- 3" non-CFC polyurethane foam insulation
- Smooth, polished chrome workflow door handle
- Cam action, lift off hinges
- Self-closing door
- Mangetic snap in Santoprene® door gasket
- Cylinder lock in door
- Heavy duty, epoxy coated steel shelves
- 5" casters

MODEL FEATURES

- LED interior lighting
- Electronic control, automatic electric defrost
- Rehinging of doors (in the field)

[1] R-290 refrigerant meets all federal and state regulatory requirements.

APPROVAL:

Model Specifications

Mode

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

DIMENSIONAL DATA

Net Capacity (cubic feet)	21 (595 cu l)
Width, Overall (inches)	28 1/2 (724 mm)
Depth, Overall (inches) (including handle)	35 3/8 (899 mm)
Depth (inches) (less door)	32 (813 mm)
Depth (inches) (door open 90°)	58 (1473 mm)
Clear Door Width (inches)	21 7/8 (556 mm)
Clear Door Height (inches)	58 5/8 (1489 mm)
Height, Overall (inches) (including 5" casters)	82 1/4 (2089 mm)
Number of Doors	1
Number of Shelves	3
Shelf Area (square feet)	20.4 (1.9 sq m)
Tray Slide Capacity 2" centers	24

REFRIGERANT DATA

Condensing Unit Size (H.P.)	1/2
Capacity (BTU per hour)*	1590

* Rating @ -15°F evaporator, 90°F ambient

ELECTRICAL DATA

Voltage (International)	115/60/1 (220/50/1)
Feed Wires (including ground)	3
Total Amps (International)	7.6 (4.2)
Defrost Amps (International)	3.7 (2.0)
10 ft. Cord/Plug [attached] (International)	Yes (No)

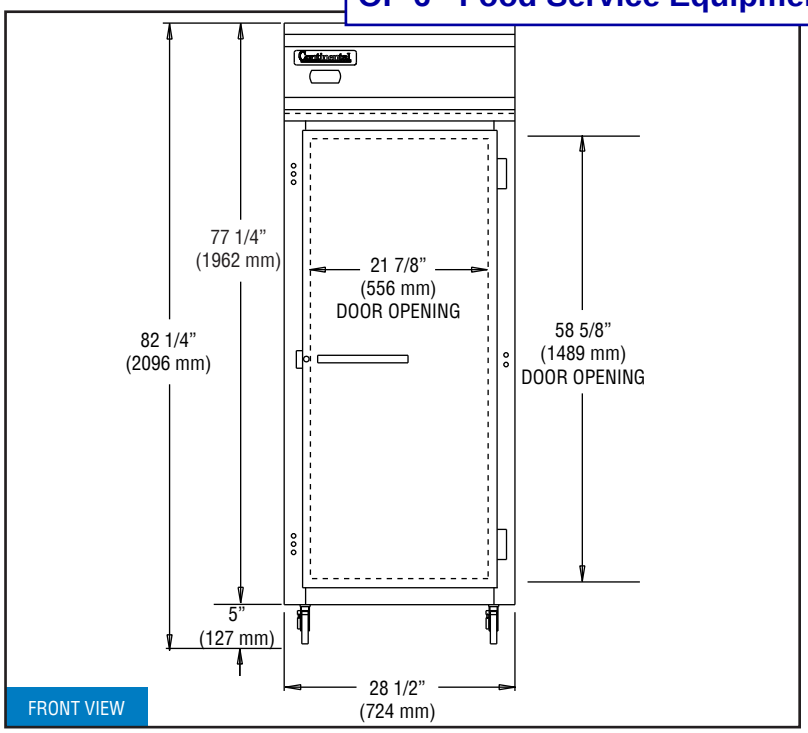
SHIPPING DATA

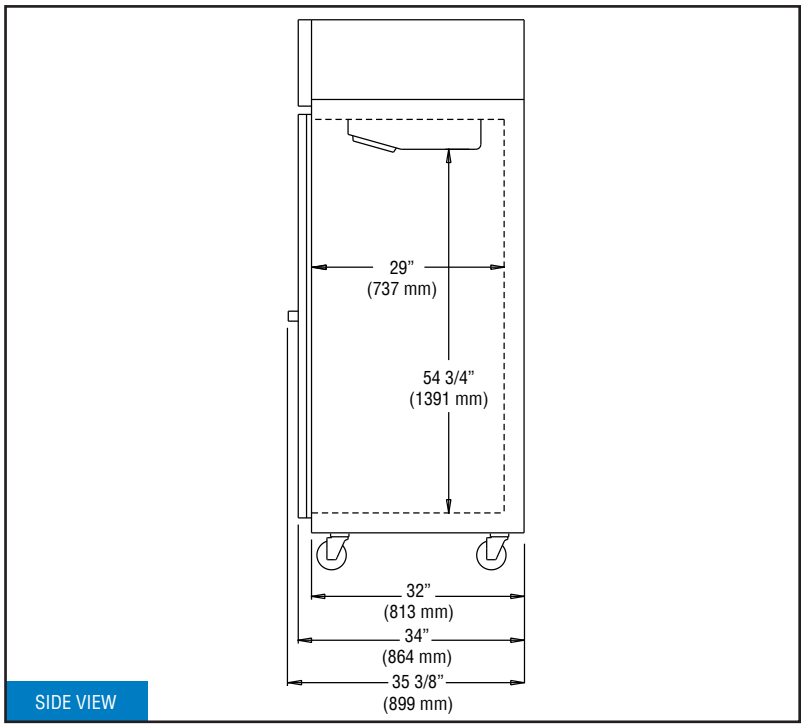
Height - Crated (inches)	85 1/2 (2172 mm)
Width - Crated (inches)	31 5/8 (803 mm)
Depth - Crated (inches)	42 (1067 mm)
Volume - Crated (cubic feet)	65 (1841 cu l)
Weight Std - Crated (pounds)	308 (140 kg)
Weight SS - Crated (pounds)	370 (168 kg)

Figures in parentheses reflect metric equivalents rounded to the nearest whole unit.



Equipped with one NEMA-5-15P Plug (varies by country)





IMPORTANT NOTE: If the cabinet is located directly against a wall and/or under a low ceiling, a minimum clearance of 12" is required on top and 3" on sides and rear.

Continental Refrigerator

Toll-Free: 800-523-7138
Phone: 215-244-1400
Fax: 215-244-9579

539 Dunksferry Road
Bensalem, PA 19020
www.continentalrefrigerator.com

Due to our continued efforts in developing innovative products, specifications subject to change without notice.

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REVISED: 3/28/24

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Description: Prep Table

Notes: Custom Prep Table

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Description: Wall sheves

Notes: Custom Wall Shelves w/ pan slides (lower shelf)

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Description: Island Counter

Notes: Custom Island Work Counter

Project PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Item #

Quantity

Decorative Lamps/ Luminaires

Models: DLL-, DL- or DLH-400, -500, -600, -700, -725, -750, -760, -775, -800, -1100, -1400, -1500, -1600, -1700, -1800, -2100, -2200, -2300, -2400

Hatco Decorative Lamps provide radiant heat to briefly hold food warm at kitchen work areas, wait staff pickup stations or customer serving points, while enhancing your décor. Versatile enough for almost any location, the range of lights are available with a selection of unlimited personalized choices. In addition to food warming, configurations for display lighting are offered as well.

Standard features

- Luminaire (Low Watt), Standard and High Watt bulbs available (bulb not included in unit price)
- Models available in nineteen lamp shade styles
- Ten different mounting arrangements to choose from
- Up to four switch options (Lower switch not available on DL-2100, -2200, -2300 or -2400)
- Available for food holding and display or lighting only applications
- Track Adapter available in 120 volt only

NOTE:
Decorative Lamps (DLL, DL or DLH Series) are non-returnable.

Build Your Decorative/Luminaire Lamp in Six Easy Steps

(not for retrofit-bulb not included) –

Step 1	Electrical
Step 2	Mounting Style
Step 3	Switch Location
Step 4	Shade Style
Step 5	Shade and Canopy Colors
Step 6	Overall Length

BUILD A LAMP

You can develop your own Hatco Decorative Lamp solutions with our online lamp configurator.

Visit "www.hatcocorp.com" and click on "Build a Lamp"





(From left to right-top photo) DL-800-CTR, -750-CL, -400-ASU, -725-SU, -775-RL, -600-SL, -500-SU, -760-ASL, -700-SU, -1100-CR, -1500-CTR and -1400-CU
(From left to right-inset photo) DL-2300-ASN, -2200-SU, -2100-SR, -1800-RL, -2400-SU, -1600-RCL and -1700-ASU

Options (available at time of purchase only)

Designer Colors (Exception: DL-1500)
☐Warm Red ☐Black ☐Gray Granite ☐White Granite
☐Navy Blue ☐Hunter Green ☐Antique Copper

Gloss Finishes (Exception: DL-1500)
☐Smooth White ☐Gleaming Gold ☐Glossy Gray ☐Bold Black

Gloss Finishes* *for Shade Only* (Exception: DL-1500)
☐Radiant Red ☐Brilliant Blue ☐Clear Brushed Metal

Plated Finishes* (Exception: DL-1500)
☐Bright Brass ☐Bright Nickel ☐Bright Copper
☐Antique Nickel ☐Antique Brass ☐Antique Bronze

DLX-1500 Color Combinations only
☐*Designer* Finishes Black/Antique Copper/Black
☐Gloss Finishes Bold Black/Radiant Red/Bold Black*
☐Gloss Bold Black/Plated Bright Nickel/Gloss Bold Black*
☐Gloss Bold Black/Plated Antique Nickel/Gloss Bold Black*
☐Gloss Bold Black/Plated Bright Copper/Gloss Bold Black*
**Special process required and extended lead times*

Cord Color (C=Cord, R=Coiled Retractable Cord Mounts & RC=Retractable Cord Mounts only)
☐Black (Standard) ☐White

☐Luminaire Lighting (100W bulb maximum, not included)

Extended Electrical Leads – For any ASU, SU, ASL, SL, ASR or SR mount unit, must specify lead length
☐1'-5' (305-1524 mm) ☐6'-10' (1829-3048 mm)
☐11'-15' (3353-4572 mm) ☐16'-20' (4877-6096 mm)

Accessories

Track Mount Bar - (120V only, maximum 16 amps per any length of track)§
☐4' (1219 mm) ☐Black ☐White
☐8' (2438 mm), two 4'(1219 mm) with Coupler⃠ ☐Black ☐White
☐12' (3657 mm), three 4'(1219 mm) with Couplers⃠ ☐Black ☐White
☐16' (4876 mm), four 4'(1219 mm) with Couplers⃠ ☐Black ☐White

Additional Track Installation and Modification Kit§: ☐Black ☐White

§ *Only sold in the United States and Canada*
⃠ *Overall length may not add up to the exact desired size for 8', 12' or 16' options due to cumulative deductions for each 4' section used*

☐16 Amp Lamp Toggle Switch

Coated Bulbs, Luminaire models only: ☐120V, 40W Clear ☐240V, 40W Clear

Coated Bulbs: ☐120V, 250W Clear ☐240V, 250W Clear ☐120V, 250W Red ☐120V, 375W Coated Bulbs for DLH models only

Uncoated Bulbs: ☐120V, 250W Clear ☐240V, 250W Clear ☐120V, 250W Red ☐120V, 375W Clear for DLH models only

IFS anti-microbial coatings use naturally-occurring, environmentally sustainable, silver ions to help inhibit the growth of microbes on the powder coated surface. See www.hatcocorp.com/antimicrobial-paint for more information.

For operation, location and safety information, please refer to the Installation and Operating Manual.

ANSI/NSF 4

MADE IN THE USA

HATCO CORPORATION | P.O. Box 340500 Milwaukee, WI 53234-0500 U.S.A. | (414) 671-6350

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PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Decorative Lamps/Lumina

Models: DLL-, DL- or DLH-400, -500, -600, -700, -725, -750, -760, -775, -800, -1100, -1400, -1500, -1600, -1700, -1800, -2100, -2200, -2300, -2400

ORDERING INSTRUCTIONS

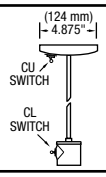
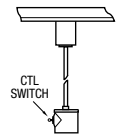
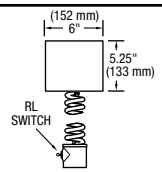
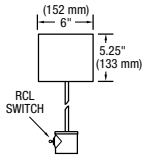
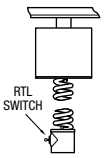
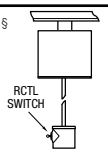
Please refer to the six steps in the Hatco Foodservice Equipment Price List or go online at www.hatcocorp.com and click on "Build A Lamp". This will help you in choosing the correct configuration for your specific needs.

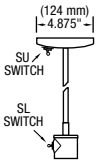
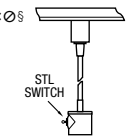
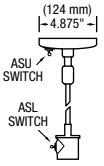
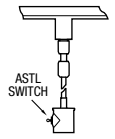
Step 1-Electrical

Model ⩤	Maximum Watt Bulb (Not included)	Voltage Single Phase	Approx. Ship Weight ☗
DLL- (Luminaire)	100	120, 240	6-10 lbs. (3-5 kg)
DL- (Standard)	250	120, 240	6-10 lbs. (3-5 kg)
DLH- (High Watt)	375	120, 240	6-10 lbs. (3-5 kg)

⩤ Not field convertible ☗ Depending on components

Step 2-Mounting Style

	MOUNTING STYLES	SPECIFY the:	Shade Height 8.5" H (216 mm)	Shade Height 10.5" H (267 mm)
CORD	**C Mount**⊗ Cord Mount to canopy. 	Overall Length	17" (432 mm) to any length	19" (483 mm) to any length
CORD	**CT Mount**⊗§ Cord Mount to track adapter. 			
RETRACTABLE CORD	**R Mount**⊗ Coiled Retractable Cord Mount. 	Adjusts to a maximum and minimum according to shade height	31" to 69½" (787 to 1765 mm)	33" to 71½" (838 to 1816 mm)
RETRACTABLE CORD	**RC Mount**⊗ Retractable Cord Mount. 		24" to 72" (610 to 1829 mm)	27" to 75" (686 to 1905 mm)
RETRACTABLE CORD	**RT Mount**✖⊗§ Coiled Retractable Cord Mount to track adapter 		33⅜" to 71⅞" (848 to 1826 mm)	35⅜" to 73⅞" (899 to 1876 mm)
RETRACTABLE CORD	**RCT Mount**✖⊗§ Retractable Cord Mount to track adapter 		27" to 75" (686 to 1905 mm)	29" to 77" (737 to 1956 mm)

	MOUNTING STYLES	SPECIFY the:	Shade Height 8.5" H (216 mm)	Shade Height 10.5" H (267 mm)
STEM	**S Mount**⊘ Rigid Stem Mount to canopy. 	Overall Length	14" to 71" (356 to 1803 mm)	16" to 73" (483 to 1854 mm)
STEM	**ST Mount**✖⊘§ Rigid Stem Mount to track adapter. 		17" to 71" (432 to 1803 mm)	19" to 73" (483 to 1854 mm)
ADJUSTABLE	**AS Mount**⊘ At install only, limited height adjustments with Rigid Stem Mount to canopy. 	Adjustable Overall Length (at install only)	**ASU, ASR, ASN**: 14" to 16", 16" to 19½", 20" to 27", 27" to 42", 42" to 72"	**ASU, ASR, ASN**: 16" to 18", 18" to 21½", 22" to 29", 29" to 44", 44" to 74"
			ASL: 16" to 17", 18" to 22", 22" to 28", 29" to 43", 44" to 73"	**ASL**: 18" to 19", 20" to 24", 24" to 30", 31" to 45", 46" to 75"
ADJUSTABLE	**AST Mount**✖⊘§ At install only, limited height adjustments with Rigid Stem Mount to track adapter. 		**ASTR, ASTN**: 16" to 18", 18" to 21", 22" to 29", 30" to 44", 45" to 74"	**ASTR, ASTN**: 18" to 20", 20" to 23", 24" to 31", 32" to 46", 47" to 76"
			ASTL: 18" to 19", 20" to 23", 24" to 31", 31" to 45", 46" to 75"	**ASTL**: 20" to 21", 22" to 25", 26" to 33", 33" to 47", 48" to 77"

✖ **NOTE:** *Lamp shade diameter and wattage may limit number of lamps per track Maximum 1920 watts or 16 amps per any length of track. To assure warranty coverage, do not install track systems in damp or wet locations (including above steam tables).* ***Track adapter available for 120V only.***

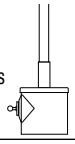
⊘ *Mounting style not available with a lower switch for* ***DL-2100, -2200, -2300, or -2400.***
⊗ *Not available for* ***DL-2100, -2200, -2300 or -2400.***
§ *Only available in the United States and Canada*

Step 3-Switch Location

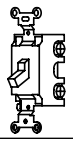
(N)-None
Supplied by installer

(L)-Lower Switch
(Horizontal toggle)

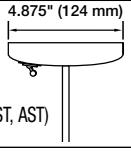
Not available on:
- DLH (High Watt models)
- 2X00 shade styles



(R)-Remote Switch
- Accommodates 16 amps
- Up to seven 250W lamps, or five 375W lamps maximum per remote switch



(U)-Upper Switch
Not available on:
- DLH (High Watt models)
- R, RC Mounts
- Track Mounts (CT, RT, RCT, ST, AST)



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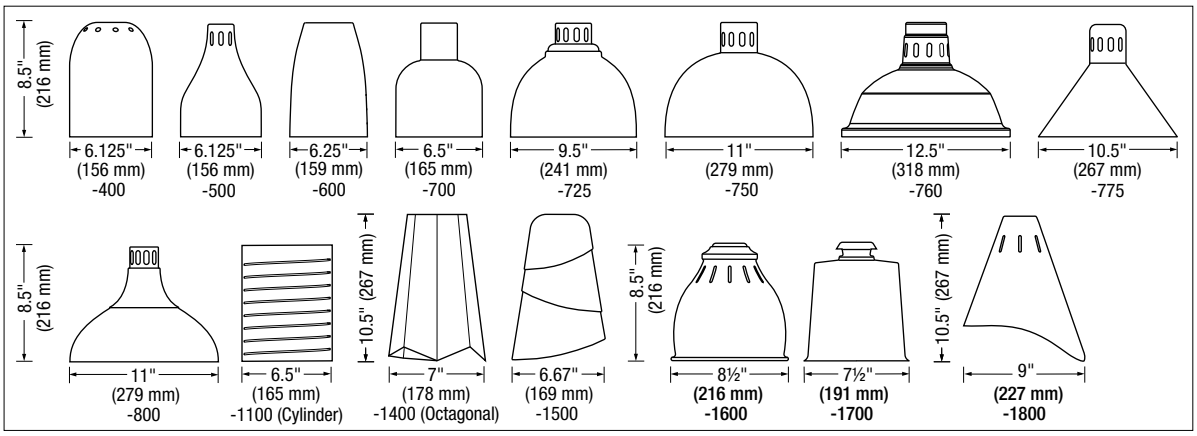
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PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Decorative Lamps/Lumina

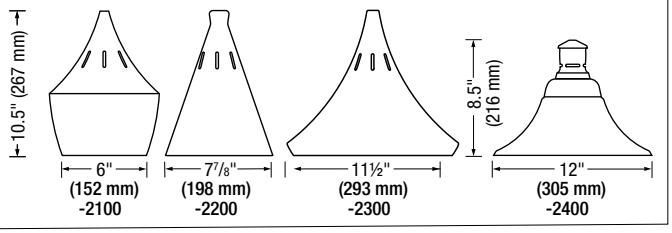
Models: DLL-, DL- or DLH-400, -500, -600, -700, -725, -750, -760, -775, -800, -1100, -1400, -1500, -1600, -1700, -1800, -2100, -2200, -2300, -2400

Step 4-Shade Style (height and width shown)



NOTE:
DL-2100, -2200, 2300 or 2400

Not available with:
- Lower switch
- R or RT Mounting
- RC or RCT Mounting
- C or CT Mounting



Step 5-Shade and Canopy Colors - Click on www.hatcocorp.com (Order Literature/Brochures/Sales Literature/Color Chip Chart) or see the Hatco Price List for color representations.

Shade and Canopy Colors	
Designer Colors	Warm Red, Black, Gray Granite, White Granite, Navy Blue, Hunter Green, Antique Copper
Gloss Finishes	Smooth White, Gleaming Gold, Glossy Gray, Bold Black
	Shade Only*: Radiant Red, Brilliant Blue, Clear Brushed Metal
Plated Finishes*	Bright Brass, Bright Nickel, Bright Copper, Antique Nickel, Antique Brass, Antique Bronze

**Special Process Required and Extended Lead Times*

DLX-1500 Shade and Canopy Colors		
Designer Black/ Antique Copper/ Black	**Gloss** Bold Black*/ **Plated** Bright Nickel/ **Gloss** Bold Black	
Gloss Bold Black*/ **Plated** Antique Nickel/ **Gloss** Bold Black	**Gloss** Bold Black*/ **Plated** Bright Copper/ **Gloss** Bold Black	**Gloss** Bold Black*/ Radiant Red/ Bold Black

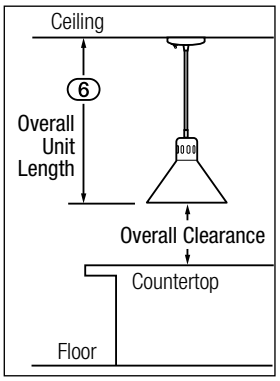


DLX-2400 Top Cap color available in standard Black



Step 6-Overall Unit Length

- For C, CT, S, ST, AS or AST Mounts: From ceiling to bottom of warmer lamp shade (#6 in drawing).
- For Clearance: See "Clearance Requirements" in the Hatco Price List Ordering Instructions.



PRODUCT SPECS
Decorative Lamps/Luminaires

The Decorative Lamp shall be a Hatco Model … as manufactured by the Hatco Corporation, Milwaukee, WI 53234 U.S.A.

The Decorative Lamp shall be rated at … watts, … volts, and … inches (millimeters) in overall width. It shall consist of a vented lamp shade and mounting. Switch locations can be upper, lower, remote or supplied by installer. Bulb options are uncoated or coated, clear or red, 60W clear (DLL), 250W (DL models) or 375W (DLH models).

Warranty consists of 24/7 parts and service assistance (US and Canada only).

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Project _____ **PALMDALE - PH. 1** OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Item # _____

Quantity _____

Decorative Lamps/ Luminaires

Models: DLL-, DL- or DLH-400, -500, -600, -700, -725, -750, -760, -775, -800, -1100, -1400, -1500, -1600, -1700, -1800, -2100, -2200, -2300, -2400

Hatco Decorative Lamps provide radiant heat to briefly hold food warm at kitchen work areas, wait staff pickup stations or customer serving points, while enhancing your décor. Versatile enough for almost any location, the range of lights are available with a selection of unlimited personalized choices. In addition to food warming, configurations for display lighting are offered as well.



(From left to right-top photo) DL-800-CTR, -750-CL, -400-ASU, -725-SU, -775-RL, -600-SL, -500-SU, -760-ASL, -700-SU, -1100-CR, -1500-CTR and -1400-CU
(From left to right-inset photo) DL-2300-ASN, -2200-SU, -2100-SR, -1800-RL, -2400-SU, -1600-RCL and -1700-ASU

Standard features

- Luminaire (Low Watt), Standard and High Watt bulbs available (bulb not included in unit price)
- Models available in nineteen lamp shade styles
- Ten different mounting arrangements to choose from
- Up to four switch options (Lower switch not available on DL-2100, -2200, -2300 or -2400)
- Available for food holding and display or lighting only applications
- Track Adapter available in 120 volt only

NOTE:
Decorative Lamps (DLL, DL or DLH Series) are non-returnable.

Build Your Decorative/Luminaire Lamp in Six Easy Steps

(not for retrofit-bulb not included) –

Step 1	Electrical
Step 2	Mounting Style
Step 3	Switch Location
Step 4	Shade Style
Step 5	Shade and Canopy Colors
Step 6	Overall Length

You can develop your own Hatco Decorative Lamp solutions with our online lamp configurator.

Visit "www.hatcocorp.com" and click on "Build a Lamp"

Options (available at time of purchase only)

Designer Colors (Exception: DL-1500) ▪
☐Warm Red ☐Black ☐Gray Granite ☐White Granite
☐Navy Blue ☐Hunter Green ☐Antique Copper

Gloss Finishes (Exception: DL-1500) ▪
☐Smooth White ☐Gleaming Gold ☐Glossy Gray ☐Bold Black

Gloss Finishes* *for Shade Only* (Exception: DL-1500)
☐Radiant Red ☐Brilliant Blue ☐Clear Brushed Metal

Plated Finishes* (Exception: DL-1500) ▪
☐Bright Brass ☐Bright Nickel ☐Bright Copper
☐Antique Nickel ☐Antique Brass ☐Antique Bronze

DLX-1500 Color Combinations only ▪
☐*Designer* Finishes Black/Antique Copper/Black
☐Gloss Finishes Bold Black/Radiant Red/Bold Black*
☐Gloss Bold Black/Plated Bright Nickel/Gloss Bold Black*
☐Gloss Bold Black/Plated Antique Nickel/Gloss Bold Black*
☐Gloss Bold Black/Plated Bright Copper/Gloss Bold Black*
**Special process required and extended lead times*

Cord Color (C=Cord, R=Coiled Retractable Cord Mounts & RC=Retractable Cord Mounts only)
☐Black (Standard) ☐White

☐Luminaire Lighting (100W bulb maximum, not included)

Extended Electrical Leads – For any ASU, SU, ASL, SL, ASR or SR mount unit, must specify lead length
☐1'-5' (305-1524 mm) ☐6'-10' (1829-3048 mm)
☐11'-15' (3353-4572 mm) ☐16'-20' (4877-6096 mm)

Accessories

Track Mount Bar - (120V only, maximum 16 amps per any length of track)§
☐4' (1219 mm) ☐Black ☐White
☐8' (2438 mm), two 4'(1219 mm) with Coupler⃠ ☐Black ☐White
☐12' (3657 mm), three 4'(1219 mm) with Couplers⃠ ☐Black ☐White
☐16' (4876 mm), four 4'(1219 mm) with Couplers⃠ ☐Black ☐White

Additional Track Installation and Modification Kit§: ☐Black ☐White

§ *Only sold in the United States and Canada*
⃠ *Overall length may not add up to the exact desired size for 8', 12' or 16' options due to cumulative deductions for each 4' section used*

☐16 Amp Lamp Toggle Switch

Coated Bulbs, Luminaire models only: ☐120V, 40W Clear ☐240V, 40W Clear

Coated Bulbs: ☐120V, 250W Clear ☐240V, 250W Clear ☐120V, 250W Red ☐120V, 375W Coated Bulbs for DLH models only

Uncoated Bulbs: ☐120V, 250W Clear ☐240V, 250W Clear ☐120V, 250W Red ☐120V, 375W Clear for DLH models only

▪ **IFS anti-microbial coatings use naturally-occurring, environmentally sustainable, silver ions to help inhibit the growth of microbes on the powder coated surface. See www.hatcocorp.com/antimicrobial-paint for more information.**

For operation, location and safety information, please refer to the Installation and Operating Manual.

ANSI/NSF 4

MADE IN THE USA

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PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Decorative Lamps/Lumina

Models: DLL-, DL- or DLH-400, -500, -600, -700, -725, -750, -760, -775, -800, -1100, -1400, -1500, -1600, -1700, -1800, -2100, -2200, -2300, -2400

ORDERING INSTRUCTIONS

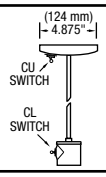
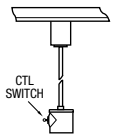
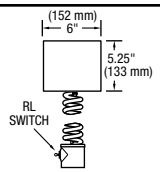
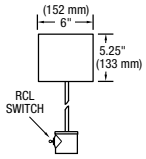
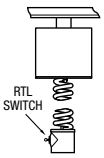
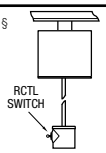
Please refer to the six steps in the Hatco Foodservice Equipment Price List or go online at www.hatcocorp.com and click on "Build A Lamp". This will help you in choosing the correct configuration for your specific needs.

Step 1-Electrical

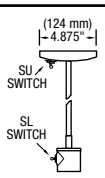
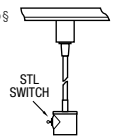
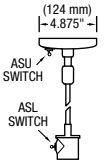
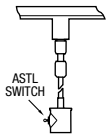
Model ⩤	Maximum Watt Bulb (Not included)	Voltage Single Phase	Approx. Ship Weight ☗
DLL- (Luminaire)	100	120, 240	6-10 lbs. (3-5 kg)
DL- (Standard)	250	120, 240	6-10 lbs. (3-5 kg)
DLH- (High Watt)	375	120, 240	6-10 lbs. (3-5 kg)

⩤ Not field convertible ☗ Depending on components

Step 2-Mounting Style

	MOUNTING STYLES	SPECIFY the:	Shade Height 8.5" H (216 mm)	Shade Height 10.5" H (267 mm)
CORD	**C Mount**⊗ Cord Mount to canopy. 	Overall Length	17" (432 mm) to any length	19" (483 mm) to any length
CORD	**CT Mount**⊗§ Cord Mount to track adapter. 			
RETRACTABLE CORD	**R Mount**⊗ Coiled Retractable Cord Mount. 	Adjusts to a maximum and minimum according to shade height	31" to 69½" (787 to 1765 mm)	33" to 71½" (838 to 1816 mm)
RETRACTABLE CORD	**RC Mount**⊗ Retractable Cord Mount. 		24" to 72" (610 to 1829 mm)	27" to 75" (686 to 1905 mm)
RETRACTABLE CORD	**RT Mount**✖⊗§ Coiled Retractable Cord Mount to track adapter 		33⅜" to 71⅞" (848 to 1826 mm)	35⅜" to 73⅞" (899 to 1876 mm)
RETRACTABLE CORD	**RCT Mount**✖⊗§ Retractable Cord Mount to track adapter 		27" to 75" (686 to 1905 mm)	29" to 77" (737 to 1956 mm)

✖ **NOTE:** *Lamp shade diameter and wattage may limit number of lamps per track Maximum 1920 watts or 16 amps per any length of track. To assure warranty coverage, do not install track systems in damp or wet locations (including above steam tables).* ***Track adapter available for 120V only.***

	MOUNTING STYLES	SPECIFY the:	Shade Height 8.5" H (216 mm)	Shade Height 10.5" H (267 mm)
STEM	**S Mount**⊘ Rigid Stem Mount to canopy. 	Overall Length	14" to 71" (356 to 1803 mm)	16" to 73" (483 to 1854 mm)
STEM	**ST Mount**✖⊘§ Rigid Stem Mount to track adapter. 		17" to 71" (432 to 1803 mm)	19" to 73" (483 to 1854 mm)
ADJUSTABLE	**AS Mount**⊘ At install only, limited height adjustments with Rigid Stem Mount to canopy. 	Adjustable Overall Length (at install only)	**ASU, ASR, ASN** 14" to 16" 16" to 19½" 20" to 27" 27" to 42" 42" to 72"	16" to 18" 18" to 21½" 22" to 29" 29" to 44" 44" to 74"
			ASL 16" to 17" 18" to 22" 22" to 28" 29" to 43" 44" to 73"	18" to 19" 20" to 24" 24" to 30" 31" to 45" 46" to 75"
ADJUSTABLE	**AST Mount**✖⊘§ At install only, limited height adjustments with Rigid Stem Mount to track adapter. 		**ASTR, ASTN** 16" to 18" 18" to 21" 22" to 29" 30" to 44" 45" to 74"	18" to 20" 20" to 23" 24" to 31" 32" to 46" 47" to 76"
			ASTL 18" to 19" 20" to 23" 24" to 31" 31" to 45" 46" to 75"	20" to 21" 22" to 25" 26" to 33" 33" to 47" 48" to 77"

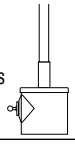
⊘ *Mounting style not available with a lower switch for* ***DL-2100, -2200, -2300, or -2400.***
⊗ *Not available for* ***DL-2100, -2200, -2300 or -2400.***
§ *Only available in the United States and Canada*

Step 3-Switch Location

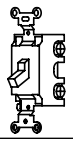
(N)-None
Supplied by installer

(L)-Lower Switch
(Horizontal toggle)

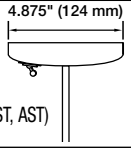
Not available on:
- DLH (High Watt models)
- 2X00 shade styles



(R)-Remote Switch
- Accommodates 16 amps
- Up to seven 250W lamps, or five 375W lamps maximum per remote switch



(U)-Upper Switch
Not available on:
- DLH (High Watt models)
- R, RC Mounts
- Track Mounts (CT, RT, RCT, ST, AST)



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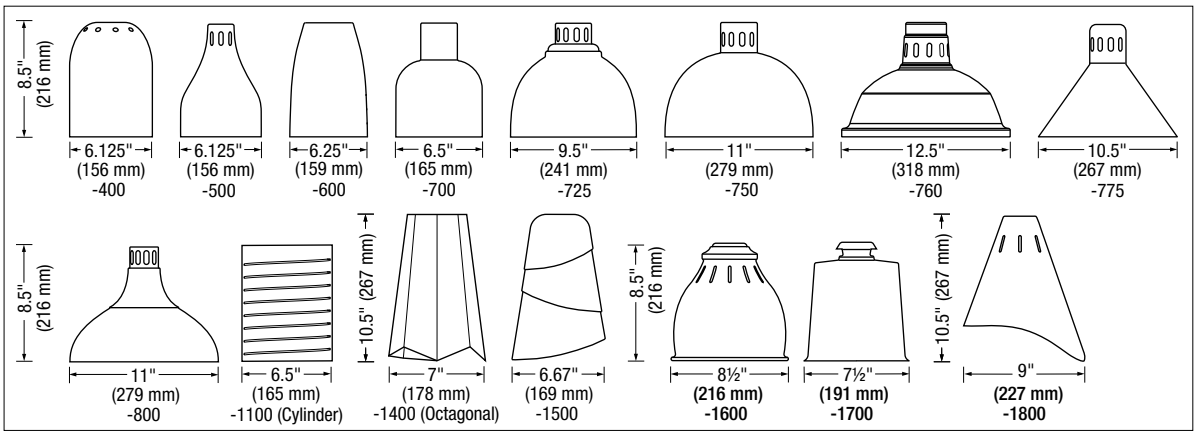
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PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Decorative Lamps/Lumina

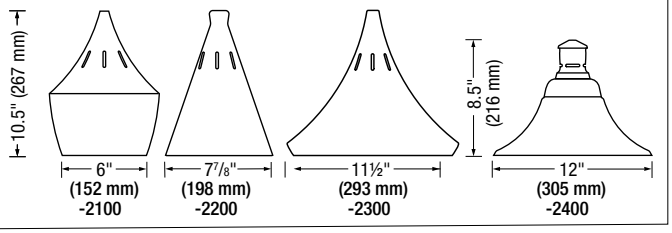
Models: DLL-, DL- or DLH-400, -500, -600, -700, -725, -750, -760, -775, -800, -1100, -1400, -1500, -1600, -1700, -1800, -2100, -2200, -2300, -2400

Step 4-Shade Style (height and width shown)



NOTE:
DL-2100, -2200, 2300 or 2400

Not available with:
- Lower switch
- R or RT Mounting
- RC or RCT Mounting
- C or CT Mounting



Step 5-Shade and Canopy Colors - Click on www.hatcocorp.com (Order Literature/Brochures/Sales Literature/Color Chip Chart) or see the Hatco Price List for color representations.

Shade and Canopy Colors	
Designer Colors	Warm Red, Black, Gray Granite, White Granite, Navy Blue, Hunter Green, Antique Copper
Gloss Finishes	Smooth White, Gleaming Gold, Glossy Gray, Bold Black
	Shade Only*: Radiant Red, Brilliant Blue, Clear Brushed Metal
Plated Finishes*	Bright Brass, Bright Nickel, Bright Copper, Antique Nickel, Antique Brass, Antique Bronze

**Special Process Required and Extended Lead Times*

DLX-1500 Shade and Canopy Colors		
Designer Black/ Antique Copper/ Black	**Gloss** Bold Black*/ **Plated** Bright Nickel/ **Gloss** Bold Black	
Gloss Bold Black*/ **Plated** Antique Nickel/ **Gloss** Bold Black	**Gloss** Bold Black*/ **Plated** Bright Copper/ **Gloss** Bold Black	**Gloss** Bold Black*/ Radiant Red/ Bold Black

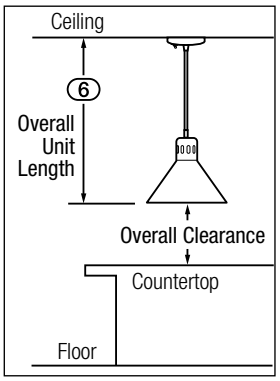


DLX-2400 Top Cap color available in standard Black



Step 6-Overall Unit Length

- For C, CT, S, ST, AS or AST Mounts: From ceiling to bottom of warmer lamp shade (#6 in drawing).
- For Clearance: See "Clearance Requirements" in the Hatco Price List Ordering Instructions.



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Warranty consists of 24/7 parts and service assistance (US and Canada only).

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PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

ITEM NO: _____

INSULATED UNDERCOUNTER STAINLESS STEEL HOT CABINET MODEL H-137-SUA-5D

FEATURES AND BENEFITS:

- Fully insulated undercounter hot cabinet keeps prepared foods at serving temperatures.
- Powerful, yet efficient, 1000 Watt heating system maintains the right temperature to properly hold products. Heats up to 200˚F (93˚C).
- Standard solid state electronic control with large, clear, easy-to-read and operate LED digital display to ensure holding at precise food temperature.
- Internal frame in body maintains structural rigidity.
- Stainless steel construction throughout for ease of cleaning. One piece extended base protects cabinet body.
- Smooth interior coved corners prevent food particle/grease buildup.
- Safety-conscious anti-microbial latch protects against spreading germs.
- Field reversible insulated door prevents temperature loss; Silicone door gasket for proper seal.
- Standard with right hand hinging; left hand hinging available upon request.
- High temperature ceramic magnetic latch for “easy open”; twist-lock catch secures door during transport. Latch and hinges mounted inboard.
- Five sets of chrome plated wire universal angles accommodate a large variety of pan sizes on adjustable 1-1/2" centers.
- Heavy duty 2-1/2" swivel casters, two with brakes.
- Cabinets can be stacked for flexibility; specify optional stacking kit.



H-137-SUA-5D



Standard solid state electronic control with large, clear, easy-to-read and operate LED digital display to ensure holding at precise food temperature

ACCESSORIES and OPTIONS (Available at extra cost):

- ❑ Key Lock Handle
- ❑ Stacking Kit
- ❑ Bail Handles
- ❑ Extra Universal Angles
- ❑ Change from standard chrome plated wire angles to angles designed for transporting
- ❑ Interior for 18" x 26" pans
- ❑ Corner Bumpers
- ❑ Perimeter Bumper
- ❑ Leg Kit
- ❑ Various Caster Options
- ❑ Removable Cord Set
- ❑ 208 or 240 Volt Service
- ❑ HACCP Documentation (Built-in USB port)

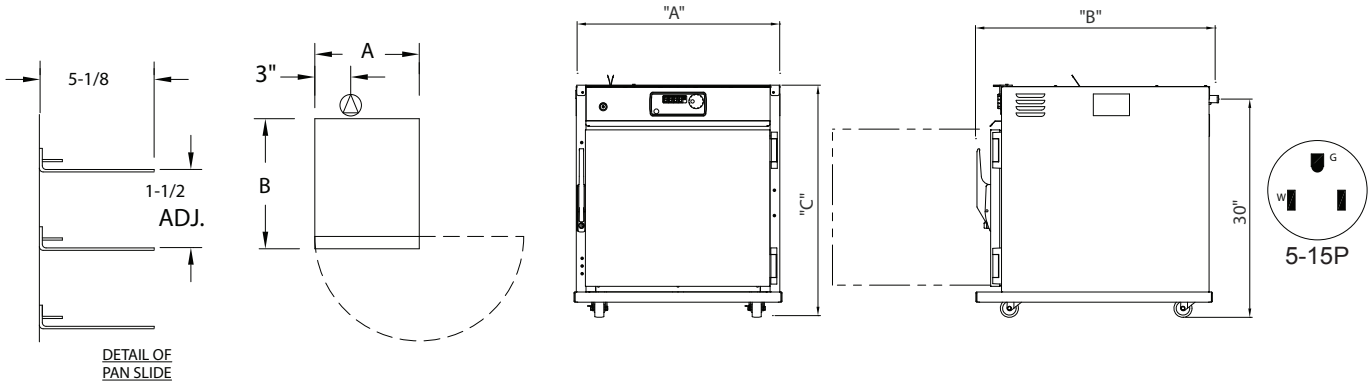
See page B-20 for accessory details.

CRES COR®
5925 Heisley Road • Mentor, OH 44060-1833
Phone: 877/CRESCOR • Fax: 440/350-7267
www.crescor.com

GOLD Gold indicates our Best Insulated Hot Cabinets with the best warranty in the industry.
3-Year Parts / 1-Year Labor.

Page B-5.6
June, 2016

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment



CRES COR MODEL NO.	PAN			DIM "A"	DIM "B"	DIM "C"	INSIDE DIMENSIONS				WEIGHT ACT.
	CAP/ANGLES	SIZE		WIDTH	DEPTH	HEIGHT	WIDTH	DEPTH	HEIGHT		
H-137-SUA-5D	5 SETS	SEE NOTE BELOW	IN	28-1/4	33-3/8	31-3/4	22	26-3/4	19-1/2	LBS	184
			MM	720	850	810	560	670	450	KG	83

NOTES: 1. Pan sizes 22" x 20" (560 x 510) Roast & Bake Pans, 10" x 20" (255 x 510) Roast & Bake Pans, 18" x 26" (460 x 660) Bun Pans, 14" x 18" (355 x 460) Service Trays, 12" x 20" (305 x 510) Steam Table Pans. Refer to Pan Size Chart at end of section.
2. When ordering bumpers, add 2" to overall dimensions.

GOLD

Gold indicates our Best Insulated Hot Cabinets with the best warranty in the industry.
3-Year Parts / 1-Year Labor.

CABINET:
- Body: 22 ga. stainless steel.
- Reinforcement: Internal framework of 18 ga. stainless steel.
- Insulation: Fiberglass, thermal conductivity (K factor) is .23 at 75˚F. 1-1/2" in door, base, top; 2" in sidewalls.
- Air tunnels: 22 ga. stainless steel; lift-out type, mounted on sides.
- Interior coved corners.

BASE:
- One piece construction, .125 aluminum.
- Casters: 2-1/2" dia., swivel, polyolefin tires, 1-1/8" wide, load cap. 150 lbs. each, temp. range -20˚/+180˚F. Plain bearings. Front casters equipped with brakes.

DOOR:
- Field reversible.
- Formed 22 ga. stainless steel.
- Latch: Chrome plated zinc, high temperature ceramic magnetic type, mounted inboard.
- Transport Latch.
- Hinges: Heavy duty chrome plated zinc.
- Gasket: Perimeter type, Silicone.
- Pan stop: Embossed.

PAN SLIDES:
- Wire angles (.306 dia.), nickel chrome plated steel, mounted on lift-off posts.
- Spaced on 3" centers; adjustable on 1-1/2" centers.

Scan QR code to view Spec Sheet, Operating Manual, Wiring Diagram or to call Customer Service.

If you need a QR reader visit your App Store on your Smartphone or Tablet.

HOT UNIT COMPONENTS:
- Thermostat: Solid state digital display control, room ambient to 200˚F (93˚C).
- Switch: ON-OFF push button type.
- Power cord: Permanent, 10 ft., 14/3 ga.
- Heater: 960 Watts.
- Blower motor.
- Vent fan.
- Thermometer: Digital.

POWER REQUIREMENTS:
- 1000 Watts, 120 Volts, 60 Hz., single phase, 8 Amps., 15 Amp. service.

SHORT FORM SPECIFICATIONS

Cres Cor Insulated undercounter Hot Cabinet Model H-137-SUA-5D. Solid state electronic controlled time and temperatures. Cabinet 22 ga. stainless steel; stainless steel internal frame. (5) sets wire universal angles for multiple pan sizes, adjustable spacing every 1-1/2". Field reversible door, 22 ga. stainless steel. Fiberglass insulation in sides 2"; door, base, top 1-1/2". Interior coved corners. 1000 Watt, 120 Volt power unit. One piece insulated base, .125 aluminum. 2-1/2" swivel polyolefin casters, plain bearings. Load capacity 150 lbs. each. 3-Year Parts / 1-Year Labor warranty. Provide the following accessories: ____ _____ _____ . NSF, CSA-US, CSA-C listed.

CRES COR®
5925 Heisley Road • Mentor, OH 44060-1833
Phone: 877/CRESCOR • Fax: 440/350-7267
www.crescor.com

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In line with its policy to continually improve its products, CRES COR reserves the right to change materials and specifications without notice.

Litho in U.S.A.

Description: Spare No.

Notes:

Description: Spare No.

Notes:

Description: Spare No.

Notes:

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

ITEM NO: _____

INSULATED HOT CABINET MODEL H-137-UA-12D

FEATURES AND BENEFITS:

- Fully insulated hot cabinet keeps prepared foods at serving temperatures.
- Powerful, yet efficient, 1500 Watt heating system maintains the right temperature to properly hold products. Heats up to 200˚F. (93˚C.).
- Standard solid state electronic control with large, clear, easy-to-read and operate LED digital display to ensure holding at precise food temperature
- Internal frame in body and doors maintains structural rigidity.
- Body constructed of non-corrosive, Hi-Tensile aluminum for strength and ease of mobility. One piece extended base protects cabinet body.
- Smooth interior coved corners prevent food particle/grease buildup.
- Self-closing insulated Dutch doors prevent temperature loss; magnetic door gaskets for proper seal. Field reversible for flexibility.
- Standard with right hand hinging; left hand hinging available upon request.
- Full length anti-microbial extruded door handles for “easy open”; positive catch secures door during transport.
- Recessed push/pull handles on both sides prevents damage to walls; allows easy maneuvering.
- Twelve sets of chrome plated wire universal angles accommodate a large variety of pan sizes on adjustable 1-1/2" centers.
- Heavy duty 5" swivel casters, two with brakes. Provides mobility when fully loaded.



H-137-UA-12D



Standard solid state electronic control with large, clear, easy-to-read and operate LED digital display to ensure holding at precise food temperature

ACCESSORIES and OPTIONS
(Available at extra cost):

- ❑ Tempered Glass Door Windows
- ❑ Extra Universal Angles
- ❑ Change from standard chrome plated wire angles to angles designed for transporting
- ❑ Magnetic Door Latch
- ❑ Corner Bumpers
- ❑ Perimeter Bumper
- ❑ Key Lock Handle
- ❑ Push Handle
- ❑ Bail Handles
- ❑ Floor Lock (for use with 5" casters)
- ❑ Various Caster Options
- ❑ Removable Cord Set
- ❑ 208 or 240 Volt Service
- ❑ Upgrade to 2000 Watt power unit
- ❑ HAACP Documentation (Built-in USB port)

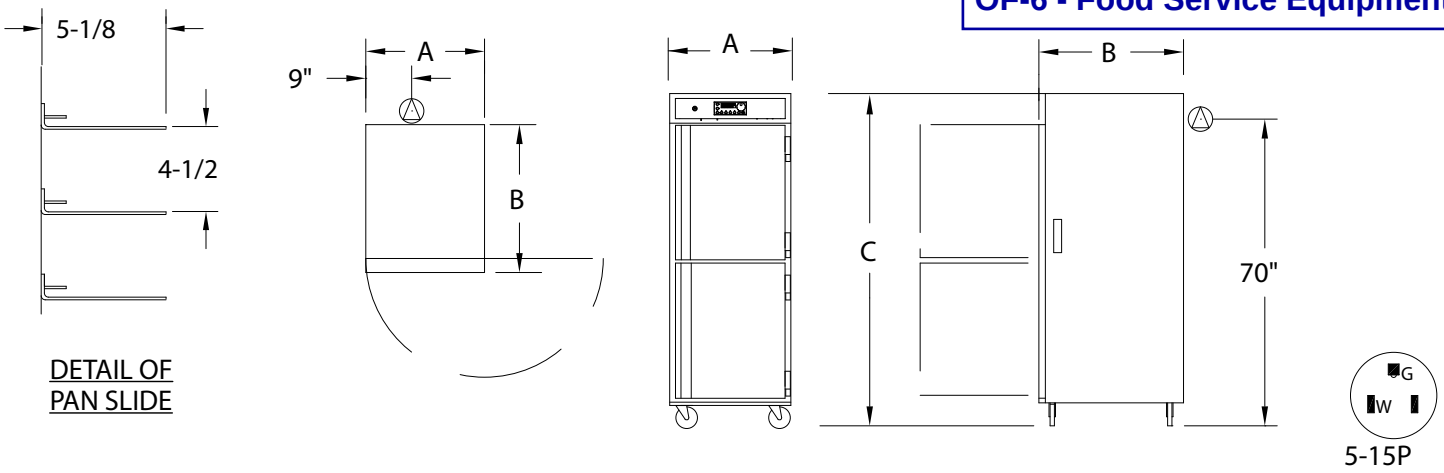
See page B-20 for accessory details

GOLD

Gold indicates our Best Insulated Hot Cabinets with the best warranty in the industry.
3-Year Parts / 1-Year Labor.

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PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment



CRES COR MODEL NO.	PAN			DIM "A"	DIM "B"	DIM "C"	INSIDE DIMENSIONS				WEIGHT ACT.
	CAP/ANGLES	SIZE		WIDTH	DEPTH	HEIGHT	WIDTH	DEPTH	HEIGHT		
H-137-UA-12D	12 SETS	SEE NOTE BELOW	IN	28-3/4	32-3/4	73	22	26-7/8	58	LBS	255
			MM	730	835	1855	560	685	1475	KG	116

NOTES: 1. Pan sizes 22" x 20" (560 x 510) Roast & Bake Pans, 10" x 20" (255 x 510) Roast & Bake Pans, 18" x 26" (460 x 660) Bun Pans, 14" x 18" (355 x 460) Service Trays, 12" x 20" (305 x 510) Steam Table Pans. Refer to Pan Size Chart at end of section.
2. When ordering bumpers, add 2" to overall dimensions.

GOLD

Gold indicates our Best Insulated Hot Cabinets with the best warranty in the industry.
3-Year Parts / 1-Year Labor.

CABINET:
- Body: .063 aluminum.
- Reinforcement: Internal framework of 18 ga. stainless steel.
- Insulation: Fiberglass, thermal conductivity (K factor) is .23 at 75˚F. 1-1/2" in doors, top, base; 2" in sidewalls.
- Air tunnels: .063 aluminum; lift-out type, mounted on sides.
- Push/pull handles (2): 5" vertical; recessed.
- Interior coved corners.

BASE:
- One piece construction, .125 aluminum.
- Casters: 5" dia., swivel, modulus tires, 1-1/4 wide, load cap. 250 lbs. each, temp. range -45˚/+180˚F. Delrin bearings. Front casters equipped with brakes.

DUTCH DOORS:
- Field reversible.
- Inner and outer: .063 aluminum.
- Latches: Positive transport type with lock hasp.
- Extruded handles.
- Hinges: Self closing, stays open past 90˚.
- Gaskets: Perimeter type, magnetic santoprene.
- Pan stop: Embossed.

PAN SLIDES:
- Wire angles (.306 dia.), nickel chrome plated steel, mounted on lift-off posts.
- Spaced on 4-1/2" centers; adjustable on 1-1/2" centers.

Scan QR code to view Spec Sheet, Operating Manual, Wiring Diagram or to call Customer Service.

If you need a QR reader visit your App Store on your Smartphone or Tablet.

HOT UNIT COMPONENTS:
- Thermostat: Solid state digital display control, room ambient to 200˚F (93˚C).
- Switch: ON-OFF push button type.
- Power cord: Permanent, 10 ft., 14/3 ga.
- Heater: 1470 Watts.
- Blower motor.
- Vent fan.
- Thermometer: Digital.

POWER REQUIREMENTS:
- 1500 Watts, 120 Volts, 60 Hz., single phase, 12 Amps., 15 Amp. service.

SHORT FORM SPECIFICATIONS

Cres Cor Insulated Hot Cabinet Model H-137-UA-12D. Solid state electronic controlled times and temperatures. Inner, outer and top liners of .063 aluminum; stainless steel internal frame. (12) sets wire universal angles for multiple pan sizes, adjustable spacing every 1-1/2". Field reversible Dutch doors, made from .063 aluminum. Fiberglass insulation in sides 2"; doors, top, base 1-1/2". Interior coved corners. 1500 Watt, 120 Volt power unit. One piece base, .125 aluminum. 5" swivel modulus casters, Delrin bearings. Load capacity 250 lbs. each. 3-Year Parts / 1-Year Labor warranty. Provide the following accessories: ____ ____ ____ . NSF, CSA-US, CSA-C listed.

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PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

ITEM NO: _____

INSULATED CHILLTEMP® REFRIGERATED CABINET MODEL R-171-SUA-10E

FEATURES AND BENEFITS:

- Fully insulated mobile ChillTemp® refrigerated cabinet for holding food and beverages at serving temperature.
- Forced air system provides even distribution of cold air; cabinet maintains temperatures from 33˚F (.5˚ C) to 40˚F (4.5˚ C). Automatically defrosts. UV bulb improves air quality and food freshness.
- Hi efficiency compressor with automatic overload reset and EC motor R134a refrigerant for environmental compatibility.
- Stainless steel construction throughout for ease of cleaning. One piece extended base protects cabinet body.
- Recessed push/pull handles on both sides prevent damage to walls; allows easy maneuvering.
- Self-closing insulated door prevents temperature loss. Magnetic door gaskets for proper seal. Field reversible for flexibility.
- Standard with right hand hinging; left hand hinging available upon request.
- Full length extruded door handles for “easy open”; positive catch (available in USA only) secures door during transport.
- Generous 18-cubic foot interior w/LED light.
- Ten sets of chrome plated wire universal angles accommodate a large variety of pan sizes on adjustable 1-1/2" centers.
- Heavy duty 5" swivel casters, two with brakes. Provides mobility when fully loaded.

C US

SANITATION NSF/ANSI 7



R-171-SUA-10E



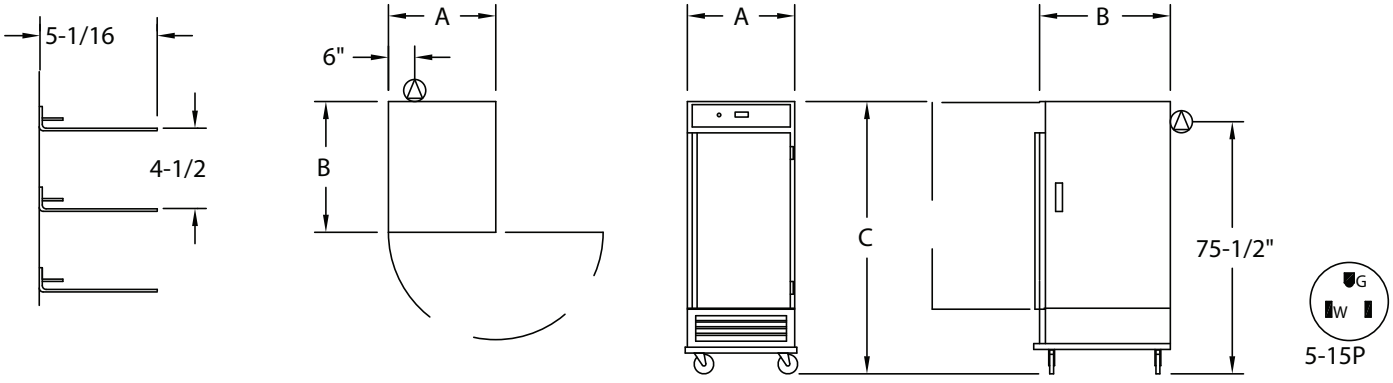
ACCESSORIES and OPTIONS (Available at extra cost):

- ❑ Extra Universal Angles
- ❑ Menu Card Holder
- ❑ Corner Bumpers
- ❑ Perimeter Bumper
- ❑ Floor Lock
- ❑ Polyurethane Casters
- ❑ Magnetic Door Latch (USA only)
- ❑ 240 Volt Service
- ❑ Digital Thermometer
- ❑ Interior for (28) 18" x 26" pans

See page K-4 for accessory details.

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OF-6 - Food Service Equipment



DETAIL OF PAN SLIDE

CRES COR MODEL NO.	PAN			DIM "A"	DIM "B"	DIM "C"	INSIDE DIMENSIONS				WEIGHT ACT.
	CAP/ ANGLES	SIZE		WIDTH	DEPTH	HEIGHT	WIDTH	DEPTH	HEIGHT		
R-171-SUA-10E	10 SETS	SEE NOTE BELOW	IN	28-5/16	37-3/8	76	23-1/2	29-3/4	47-3/8	LBS	375
			MM	719	949	1929	597	755	1203	KG	170

NOTES: 1. Pan sizes 22" x 20" (560 x 510) Roast & Bake Pans, 10" x 20" (255 x 510) Roast & Bake Pans, 18" x 26" (460 x 660) Bun Pans, 14" x 18" (355 x 460) Service Trays, 12" x 20" (305 x 510) Steam Table Pans. Refer to Pan Size Chart at end of section.
2. When ordering bumpers, add 2" to overall dimensions.

ALL CONSTRUCTION IS RIVETED, WELDED AND FINISHED.

CABINET:
- Body: 22 ga. stainless steel.
- Reinforcement: Internal framework of 16 ga. stainless steel.
- Insulation: Foam in place.
- Push/pull handles (2): 5" vertical; recessed.
- Interior coved corners.

BASE:
- One piece construction, .125 aluminum.
- Casters: 5" dia., swivel, modulus tires, 1-1/4 wide, load cap. 250 lbs. each, temp. range -45˚/+180˚F. Delrin bearings. Front casters equipped with brakes.

DOOR:
- Field reversible.
- Formed 22 ga. stainless steel.
- Extruded handle.
- Transport latch.
- Hinges: Heavy duty chrome plated steel.
- Gasket: Perimeter type, magnetic Santoprene.
- Pan stop: Embossed.

PAN SLIDES:
- Wire angles (.306 dia.), nickel chrome plated steel, mounted on lift-off posts.
- Spaced on 4-1/2" centers; adjustable on 1-1/2" centers.

ELECTRICAL COMPONENTS:
- Thermostat: Pre-set to 38˚ F (3.3˚ C).
- Lighted power switch.
- Power cord: Permanent, 10 ft., 14/3 ga. with molded plug.
- Compressor: high efficiency.
- Condensate evaporator: Air
- R134a refrigerant.

POWER REQUIREMENTS:
- 120 Volts, 4.8A, 60 Hz., single phase, 15 Amp. service.

SHORT FORM SPECIFICATIONS

Cres Cor Refrigerated Cabinet Model R-171-SUA-10E. Cabinet 22 ga. stainless steel; stainless steel internal frame. (10) sets of wire universal angles for multiple pan sizes, adjustable spacing every 1-1/2". Field reversible door, 22 ga. stainless steel. Foam insulation. Interior coved corners. High efficiency compressor, 120 Volts. 4.8A. One piece base, .125 aluminum. 5" swivel casters, Delrin bearings. Load capacity 250 lbs. each. 2-Year Parts / 1-Year Labor warranty. Provide the following accessories: _____ _____ _____.
CSA-US/C, CSA to NSF7 listed.

Scan QR code to view Spec Sheet, Operating Manual, Wiring Diagram or to call Customer Service.

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Made in America Since 1936

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Description: Spare No.

Notes:

Description: Spare No.

Notes:

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Description: Wire Shelving Unit

Notes: Super Erecta® Starter Shelving Unit, 48"W x 21"D x 74"H, (4) wire shelves, (4) posts, Super Erecta Brite™ finish, KD, NSF (VARIOUS SIZES-SEE PLAN FOR DETAILS)

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Project: _____
Item No.: _____
Quantity: _____

ATLAS METAL
1135 N.W. 159th DRIVE, MIAMI, FLORIDA 33169
TEL 305.625.2451 TOLL FREE 800.762.7565 FAX 305.623.0475
WWW.ATLASFOODSERV.COM SALES@ATLASFOODSERV.COM

DROP-IN SERVING EQUIPMENT


WSB-15

WATER STATION

Non-Mechanical, with Ice Chest

☐ **WSB-15**
☐ **WSB-19**

SPECIFICATIONS

TOP: Constructed of 18 gauge, type 304 stainless steel, die stamped with a raised perimeter bead. There shall be a solid vinyl gasket under the beaded edge to form a seal to the counter top, thus preventing seepage or marring of the counter top. A coved pan insert is secured to the top, and is equipped with a 1/4" IPS drain and a removable anti-splash grate. Mounted above the drain pan is a chrome plated, brass glass filler with a volume regulator and stream director.

ICE CHEST: The inner liner shall be 22 gauge, type 304 stainless steel. All corners are coved with a minimum 1/4" radius. A 1" plastic drain fitting is provided.

INSULATION: The pan is fully insulated with high density polystyrene, 1" thick on all sides, 1-1/2" thick on the bottom and enclosed with a 24 gauge galvanized steel outer liner.

LID: The ice chest is provided with a S/S double pan, insulated lid with a rubber, self-insulating hinge. The entire lid is removable.

Specifications subject to change without notice.

STANDARD FEATURES

- Chrome plated, lever action glass filler
- Large capacity ice chest - fully insulated to hold ice longer
- Removable S/S hinged lid
- Factory applied gasket - makes installation a snap and seals units to the counter top, thus eliminating seepage
- Sanitary - provided with a drain trough with anti-splash grate
- 1-Year Parts & Labor Warranty
- NSF Certified

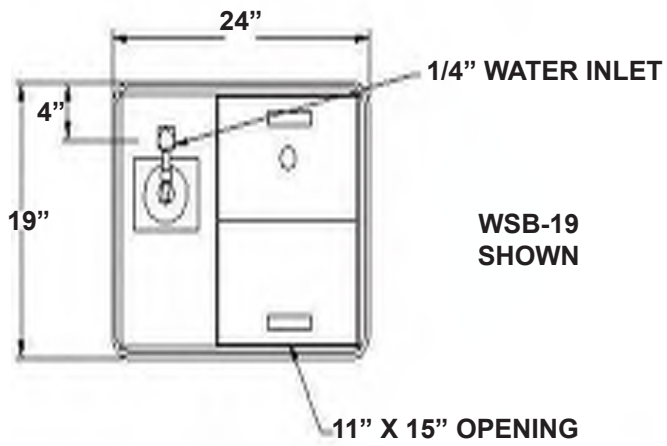
ACCESSORIES

- **3020-2** - Pitcher Filler
- **LLD** - Lid Locking Device **"Non-certified part"**

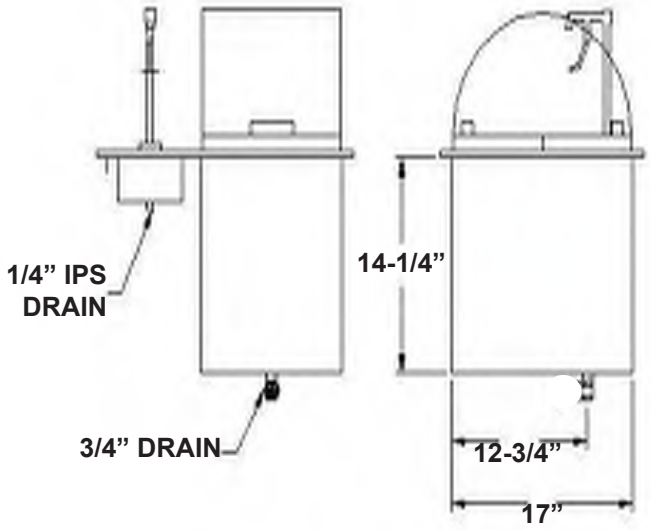
***Please see Operation & Installation Manual for ALL operation and maintenance details.**

DI-45

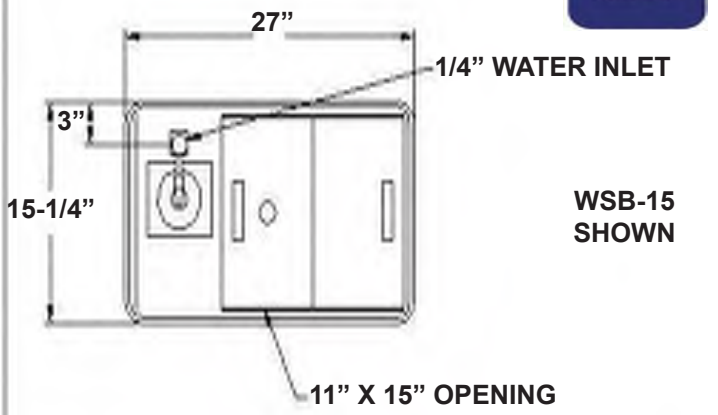
PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment



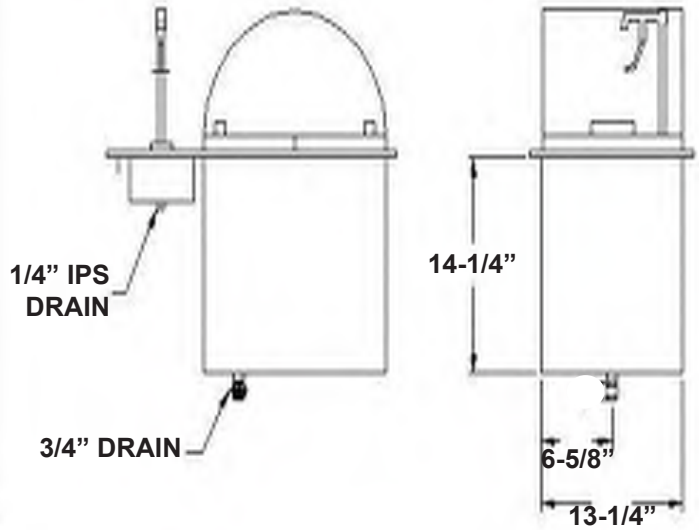
PLAN VIEW



ELEVATION END VIEW



PLAN VIEW



ELEVATION END VIEW

MODEL	CUT-OUT REQUIRED	ICE CAPACITY (LBS.)	SHIP WT (LBS.)
WSB-15	13-1/2” X 25-1/4” *(34.2 X 64.1cm)*	40 *(18.1kg)*	78 *(35.4kg)*
WSB-19	17-1/4” X 22-1/4” *(43.8 X 56.5cm)*	60 *(27.2kg)*	78 *(35.4kg)*

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Description: Coffee Tea Brewer

Notes: Extractor® Plus Series Double Station Tea Brewer, 2.66 gallon tank, 18 gallons per hour, high-volume batch brewing, pre-programmed, digital touch pad operation, USB, fits iced tea dispensers (Not included), 1.7kW heater, 120v/60/1-ph, 14.7 amps, 1.7 kW, NEMA 5-15P, cULus, NSF

EXTRACTOR NG™

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

COFFEE BREWING SYSTEMS

CBS-2260 NG Brewers

3.0-3.5 GALLON BREWING SYSTEM

Shown with **D012 12.0L / 3.0G LUXUS® Thermal Dispenser**



CAPACITIVE TOUCHSCREEN DISPLAY

The NG line features a capacitive LED touchscreen display. Set brew times, program recipe buttons and more with just the touch of a finger. It's as easy as a smartphone.



LED STATUS BAR

Quickly identify where your machine is at in the brewing process from anywhere in the room. The LED Status Bar changes color during the brewing process to let you know when it's ready to brew, brewing, almost done and ready to serve.



BREW BASKET LOCKS

Brew baskets lock in place during the brewing process for added safety and quality control.



FETCO®

EXTRACTOR NG™

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

DISPENSERS

CBS-2260 NG Brewers

DISPENSERS

D012

12.0 Liter / 3.0 Gallon
LUXUS® Thermal
Dispenser
TPD-30

NSF



All dispensers **SOLD SEPARATELY**.





BREW BASKET DESIGN

Advanced brew basket design provides a deeper bed depth and superior thermal insulation for better extraction.



CASCADING SPRAY DOME

Patented design provides even saturation of the coffee bed for maximum extraction. Lime resistant design makes for less service calls.



ECO MODE

Reduces tank temperature during periods of non-operation to cut down on electricity usage.

EXTRACTOR NG™

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

ACCESSORIES

CBS-2260 NG Brewers

BREW BASKETS AND PAPER FILTERS

Item Number	Brew Basket	Coffee Capacity	Filter Size	Filter SKU	Filter/Case
All configurations	Stainless Steel	Up to 32oz / 907g	20" x 8"	F004	500/cs

B00828004
21" x 7"
Stainless Steel
Brew Basket

B00828005
21" x 7"
Stainless Steel
Brew Basket
with Clips



F004
20" x 8"
Paper Filters



Contact Customer Service or your Sales Person for more options.

WATER FILTRATION SYSTEM

Filtration System	Item Number	Item Description	Rated Capacity	Working Pressure	Weight
Everpure®	A039	In-Line System	113,563 liters	10-125 psi [0.7-8.6 bar], non-shock	6.0 lbs / 2.7 kg
Everpure®	A075	Replacement Cartridge	113,563 liters	10-125 psi [0.7-8.6 bar], non-shock	6.0 lbs / 2.7 kg
BWT Bestmax	A138	In-Line System	3,002 liters	29-116 psi [2-8 bar], non-shock	11.0 lbs / 5.0 kg
BWT Bestmax	A139	Replacement Cartridge	3,002 liters	29-116 psi [2-8 bar], non-shock	11.0 lbs / 5.0 kg
BWT Bestmax	A140	In-Line System	4,562 liters	29-116 psi [2-8 bar], non-shock	11.0 lbs / 5.0 kg
BWT Bestmax	A141	Replacement Cartridge	4,562 liters	29-116 psi [2-8 bar], non-shock	11.0 lbs / 5.0 kg

EVERPURE®
In-Line Water
Filtration System



SET INCLUDES: 1ea. commercial quality corrosion resistant filter head 1ea. taste and odor filter cartridge (FETCO® #A075) / 1ea. 3/8” x 4’ connection hose / 1 set — mounting bracket and hardware.

- Recommended for large-sized operations
- Taste and odor filter for extremely turbid (cloudy) water
- Granular-activated carbon reduces sediment and chlorine
- Quick-disconnect style head/cartridge design cartridge for effortless replacement
- Durable, corrosion-resistant head inlcudes built-in shutoff valve

BWT BESTMAX
In-Line Water
Filtration System



SET INCLUDES: 1ea. filter cartridge / 1ea. universal filter head / 1ea. wall mounting bracket Braided hose supplies 3/8” and 3/4” compression, in 24” or 48” lengths

- Recommended for small- to medium-sized operations
- Carbonate hardness removal prevents scale deposits and retains minerals
- Granular-activated carbon reduces sediment and chlorine
- Quick-disconnect style head/cartridge design cartridge for effortless replacement
- Durable, corrosion-resistant head inlcudes built-in shutoff valve
- Four bypass settings allows for different water qualities and product preferences

EXTRACTOR NG™

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

TECHNICAL SPECIFICATIONS

NORTH AMERICA

CBS-2261 NG Brewer

ELECTRICAL

Item Number	Brew Basket	Voltage	Heater Config.	Phase	Wires	kW	Connection	Max Amp Draw	[Gal] / [L] Hour	Certification
E2261US-UB230-MA110	21x7" Metal	208-240	2 x 3.0 kW / 240 V	1	2+G	4.6-6.1	No Cord	22.1-25.4	15.9 / 60.4	
DUAL PHASE	21x7" Metal	208-240	3 x 3.0 kW / 240 V	3	3+G	6.9-9.1	No Cord	19.2-22.1	23.9 / 90.6	

WATER

Water Inlet	Water Pressure [psig] / [Bar]	Minimum Flow Rate [gpm] / [L/min]	Tank Capacity [Gal] / [L]
3/8" Male Flare	20-75 / 1.37-5.17	1.50 / 5.68	8.63 / 32.67

CBS-2262 NG Brewer

ELECTRICAL

Item Number	Brew Basket	Voltage	Heater Config.	Phase	Wires	kW	Connection	Max Amp Draw	[Gal] / [L] Hour	Certification
E2262US-3B330-MA110	21x7" Metal	208-240	3 x 3.0 kW / 240 V	3	3+G	6.9-9.1	No Cord	19.2-22.1	23.9 / 90.6	
E2262US-3B630-MA110	21x7" Metal	208-240	6 x 3.0 kW / 240 V	3	3+G	13.6-18.1	No Cord	37.5-43.7	31.9 / 120.8	
E2262US-3B340-MA110	21x7" Metal	208-240	6 x 4.0 kW / 240 V	3	3+G	6.9-9.1	No Cord	25.5-29.3	47.8 / 181.3	
E2262US-3B640-MA110	21x7" Metal	208	6 x 4.0 kW / 240 V	3	3+G	18.1	No Cord	50.4	47.8 / 181.3	

WATER

Water Inlet	Water Pressure [psig] / [Bar]	Minimum Flow Rate [gpm] / [L/min]	Tank Capacity [Gal] / [L]
3/8" Male Flare	20-75 / 1.37-5.17	3.00 / 11.36	15.86 / 60.04

1 This version is made to order and it might require longer production lead time. Please ask your local sales representative for more information.

EXTRACTOR NG™

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

TECHNICAL SPECIFICATIONS

INTERNATIONAL

CBS-2261 NG Brewer

ELECTRICAL

Item Number	Brew Basket	Voltage	Heater Config.	Phase	Wires	kW	Connection	Max Amp Draw	[Gal] / [L] Hour	Certification
E2261IN-3C330-MA110	21x7" Metal	220/380-240/415	3 x 3.0 kW / 240 V	3	3L/N/PE	7.7-9.1	No Cord	11.9-12.9	23.9 / 90.6	NSF, cULus
E2261IN-3C340-MA110	21x7" Metal	220/380-240/415	3 x 4.0 kW / 240 V	3	3L/N/PE	10.2-12.1	No Cord	15.7-17.1	30.0 / 113.7	NSF, cULus
E2261IN-3C350-MA110[1]	21x7" Metal	220/380-240/415	3 x 5.0 kW / 240 V	3	3L/N/PE	12.7-15.1	No Cord	19.6-21.3	30.0 / 113.7	NSF, cULus
E2261NM-3B350-MA110	21x7" Metal	208-240	3 x 5.0 kW / 240 V	3	3+G	11.4-15.1	No Cord	31.7-36.5	30.0 / 113.7	NSF, NOM
E2261CE-3C330-MA110	21x7" Metal	230/400	3 x 3.0 kW / 240 V	3	3L/N/PE	8.4	No Cord	12.3	22.1 / 83.6	NSF, CE
E2261CE-3C340-MA110	21x7" Metal	230/400	3 x 4.0 kW / 240 V	3	3L/N/PE	11.1	No Cord	16.3	29.2 / 110.8	NSF, CE

WATER

Water Inlet	Water Pressure [psig] / [Bar]	Minimum Flow Rate [gpm] / [L/min]	Tank Capacity [Gal] / [L]
3/8" Male Flare	20-75 / 1.37-5.17	1.50 / 5.68	8.63 / 32.67

CBS-2262 NG Brewer

ELECTRICAL

Item Number	Brew Basket	Voltage	Heater Config.	Phase	Wires	kW	Connection	Max Amp Draw	[Gal] / [L] Hour	Certification
E2262IN-3C350-MA110[1]	21x7" Metal	220/380-240/415	3 x 5.0 kW / 240 V	3	3L/N/PE	12.7-15.1	No Cord	19.6-21.3	39.9 / 151.1	NSF, cULus
E2262IN-3C630-MA110	21x7" Metal	220/380-240/415	6 x 3.0 kW / 240 V	3	3L/N/PE	15.2-18.1	No Cord	23.4-25.4	47.8 / 181.3	NSF, cULus
E2262NM-3B630-MA110	21x7" Metal	208-240	6 x 3.0 kW / 240 V	3	3+G	13.6-18.1	No Cord	37.9-43.7	47.8 / 181.3	NSF, NOM
E2262CE-3C340-MA110	21x7" Metal	230/400	3 x 4.0 kW / 240 V	3	3L/N/PE	11.1	No Cord	16.3	29.2 / 110.8	NSF, CE
E2262CE-3C350-MA110	21x7" Metal	230/400	3 x 5.0 kW / 240 V	3	3L/N/PE	13.9	No Cord	20.3	36.7 / 139.0	NSF, CE

WATER

Water Inlet	Water Pressure [psig] / [Bar]	Minimum Flow Rate [gpm] / [L/min]	Tank Capacity [Gal] / [L]
3/8" Male Flare	20-75 / 1.37-5.17	3.00 / 11.36	15.86 / 60.04

1 This version is made to order and it might require longer production lead time. Please ask your local sales representative for more information.
2 Based on standard (factory) settings: 6.0 minute brew time (0% prewet; 93°C water), DT=140°F, 3 gallon per batch.

EXTRACTOR NG™

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

DIMENSIONS

CBS-2261 NG Brewer

DIMENSIONS

	Height (A)	Width (B)	Depth (D)	Depth (E)	Brew Basket Clearance (F)	Faucet Clearance (G)
Product Dimensions	41.38" 105.11 cm	17.88" 45.42 cm	27.50" 69.85 cm	22.25" 56.52 cm	23.88" 60.66 cm	12.13" 30.80 cm
Shipping Dimensions	39.0" 99.06 cm	23.0" 58.42 cm	28.0" 71.72 cm	N/A	N/A	N/A

WEIGHT

	Empty [lbs] / [kg]	Filled [lbs] / [kg]
Product Weight	88 lbs 39.9 kg	160 lbs 72.6 kg
Shipping Weight	97 lbs 44.0 kg	N/A

CBS-2262 NG Brewer

DIMENSIONS

	Height (A)	Width (C)	Depth (D)	Depth (E)	Brew Basket Clearance (F)	Faucet Clearance (G)
Product Dimensions	41.38" 105.11 cm	32.0" 81.28 cm	27.50" 69.85 cm	22.25" 56.52 cm	23.88" 60.66 cm	12.13" 30.80 cm
Shipping Dimensions	39.0" 99.06 cm	37.0" 93.98 cm	29.0" 73.66 cm	N/A	N/A	N/A

WEIGHT

	Empty [lbs] / [kg]	Filled [lbs] / [kg]
Product Weight	130 lbs 59.0 kg	266 lbs 120.7 kg
Shipping Weight	140 lbs 63.5 kg	N/A



1 On/Off
2 USB
3 Power
4 Water

FETCO®
WEBSITE fetco.com
EMAIL inquiries@fetco.com
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FAX +1.847.719.3001
ADDRESS FETCO® 600 Rose Road Lake Zurich, IL 60047, USA

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Dispensers, airpots, paper filters, water filters, stands, accessories and options sold separately
Rev. 1.0 2024.08.28 Digital Letter

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

FETCO®

ITEM N

MODEL TPD-30
SERIES TPD



NATURAL EVOLUTION

It Started in 1987.....

We pioneered the **LUXUS® THERMAL DISPENSER,** dreaming that one day it would become the standard for dispensing coffee that always tastes “just brewed”. Fifteen years and hundreds of thousands of dispensers later our vision is the mark of serving the freshest tasting coffee.

Now for those who are driven and passionate about providing the best coffee, we present our newest model of **LUXUS® THERMAL DISPENSERS** with these patented innovations:

Thermally Insulated

All Stainless Construction

Twist & Remove Lid

Sight Gauge

Consultant & Contractor Approvals:

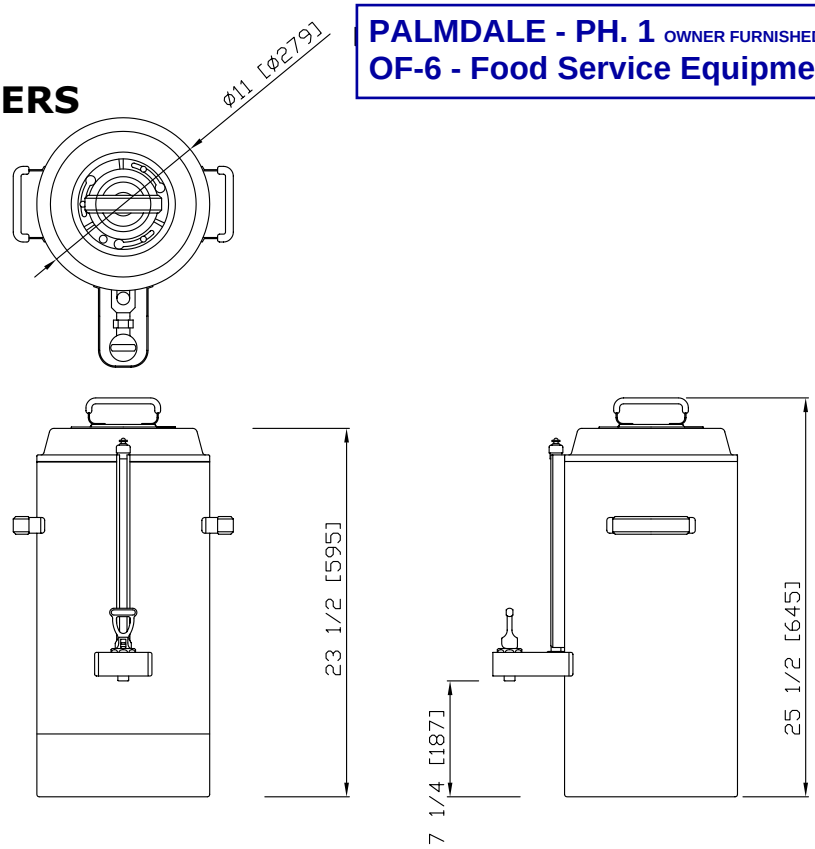
The LUXUS® Thermal Dispenser
Brewing directly into our LUXUS® Thermal Dispenser ensures a continuous flow of hot, aromatic, great tasting coffee. LUXUS® Thermal Dispensers are totally portable and require no electric power to maintain serving temperature. LUXUS® Thermal Dispensers remove the hazards of utilizing glass-lined products without loss of performance, while adding the durability of stainless steel.

Printed in USA 2006

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sales@fetco.com
http://www.fetco.com

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

MODEL TPD-30
LUXUS® THERMAL DISPENSERS



TPD-30

ITEM / CAPACITY
D012 / 3.0 Gallon

SHIPMENT DIMENSIONS / WEIGHT
W14 D16 H28 / 21lbs

ACCESSORIES

A015	Round Drip Tray
A031	3.0 Gallon Maritime Brewer & Server Ring For TPD-30 (MSR-30)
A069	Identifier Plate, Acrylic
A086	Ring Plastic Base For TPD-30

OPTIONS

Z044	Wrap Application

FETCO®
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Phone: (847) 719-3000 Toll Free: (800) FETCO-99
FAX: (847) 719-3001
sales@fetco.com http://www.fetco.com

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Printed in USA 2006

ADVANCE TABCO
SMART FABRICATION™

STAINLESS S

HAND S

12" WIDE SPACE-SAVER UNITS

Conforms To NSF 61/9 Lead Free Requirements

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment



7-PS-22



7-PS-23



7-PS-53

WITH SOAP & TOWEL DISPENSERS



7-PS-84



7-PS-83



7-PS-73



7-PS-89

Item #: _____ **Qty #:** _____
Model #: _____
Project #: _____

FEATURES:

One piece 9" x 9" x 5" **Deep Drawn** sink bowl design.

All sink bowls have a large liberal radii with a minimum dimension of 1" and are square in design.

2" stainless steel drain with crumb basket.

Units with towel dispensers use standard C-fold towels.

Specific Features:

7-PS-22 - 4" O.C. K-22 deck mounted faucet with aerator.

7-PS-83 - 4" O.C. K-22 deck mounted faucet with aerator. Liquid soap & towel dispenser with hinged towel box.

7-PS-23 - 4" O.C. K-123 splash mounted faucet with aerator.

7-PS-84 - 4" O.C. K-123 splash mounted faucet with aerator. Liquid soap & towel dispenser with hinged towel box.

7-PS-53 - 4" O.C. K-175 splash mounted electronic faucet with aerator.

7-PS-73 - 4" O.C. K-123 splash mounted faucet with aerator. Liquid soap & towel dispenser with hinged towel box.
7 3/4" high Side Splashes (from top of deck).

7-PS-89 - 4" O.C. K-175 splash mounted electronic faucet with aerator. Liquid soap & towel dispenser with hinged towel box.
7 3/4" high Side Splashes (from top of deck).

CONSTRUCTION:

All TIG welded.

Welded areas blended to match adjacent surfaces and to a satin finish.

Die formed Countertop Edge with a No-Drip offset.

One sheet of stainless steel - No Seams.

MATERIAL:

Heavy gauge type 304 series stainless steel.

Wall mounting bracket is stainless steel and of offset design.

All fittings are brass / chrome plated unless otherwise indicated.

MECHANICAL:

Faucet supply is 1/2" IPS male thread hot and cold.

Faucet Flow Rate: 1.0 GPM/3.8 LPM aerator. 60 PSI.
Drains are 1-1/2" IPS.

⚠ WARNING:

Equipment that includes a faucet may expose you to chemicals, including lead, that are known to the State of California to cause cancer or birth defects or other reproductive harm. For more Info.,visit www.p65warnings.ca.gov.

ADVANCE TABCO
SMART FABRICATION™
www.advancetabco.com

Customer Service Available To Assist You 1-800-645-3166 8:30 am - 7:00 pm E.S.T.

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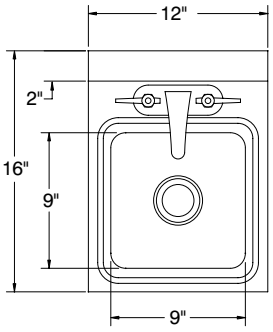
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DIMENSIONS and SPECIF

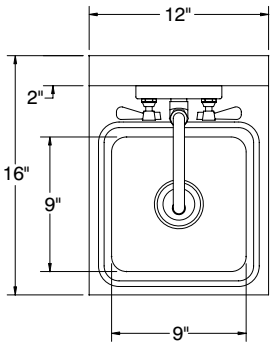
PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

TOL Overall: ± .500" Interior: ± .250" **FITTINGS SUPPLIED AS SHOWN**

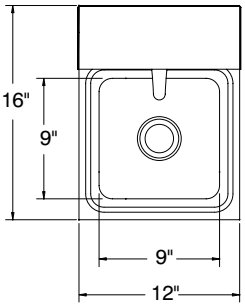
TOP VIEW FOR 7-PS-22



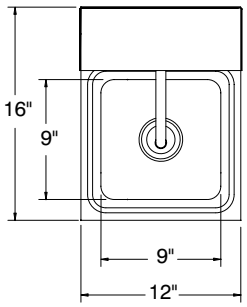
TOP VIEW FOR 7-PS-23



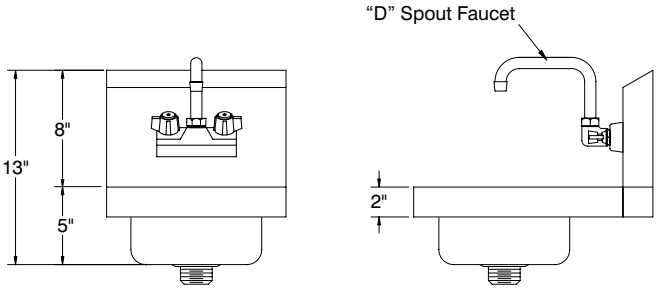
TOP VIEW FOR 7-PS-83



TOP VIEW FOR 7-PS-73/7-PS-84/7-PS-89

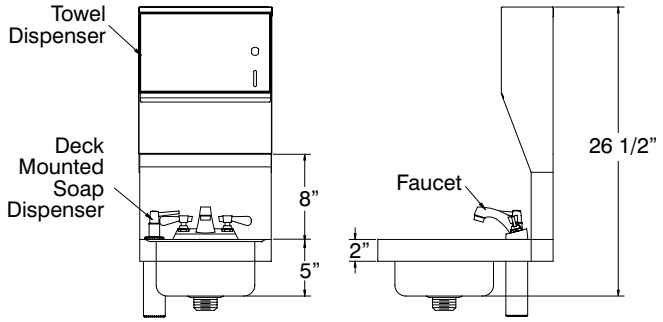


7-PS-23



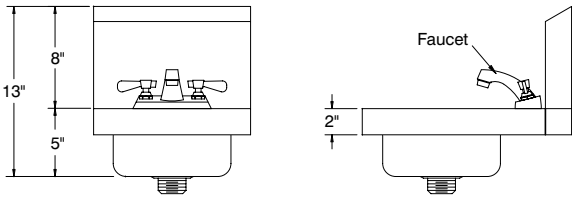
12 lbs.

7-PS-83



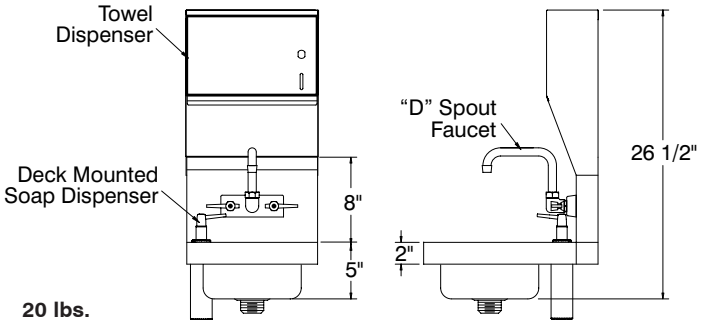
20 lbs.

7-PS-22



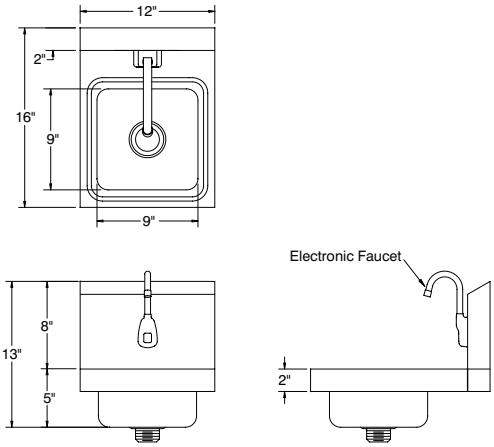
12 lbs.

7-PS-84



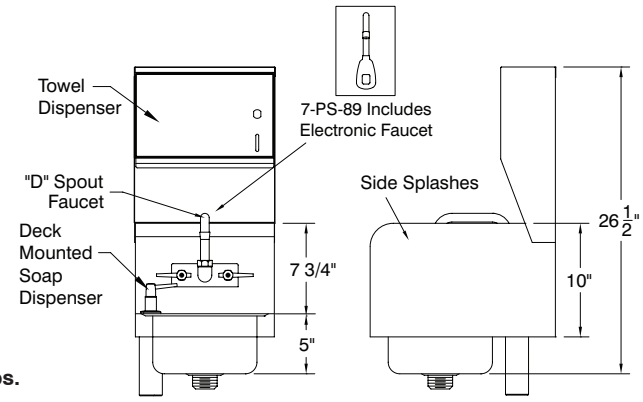
20 lbs.

7-PS-53



12 lbs.

7-PS-73/7-PS-89



31 lbs.

ADVANCE TABCO
SMART FABRICATION™

ADVANCE TABCO is constantly engaged in a program of improving our products. Therefore, we reserve the right to change specifications without prior notice.

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PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Description: Service Counter

Notes: Custom Service Counter

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Description: Wall sheves

Notes: Custom Wall Shelves w/ pan slides (lower shelf)

REACH-IN REFRIGERATOR

Model: 1RSN

Natural Refrigerant R-290 Model

1-Section Reach-In Refrigerator Shallow Depth

1RSN - Stainless steel front, aluminum end panels and interior
1RSNSA - Stainless steel exterior, aluminum interior
1RSNSS - Stainless steel exterior and interior
Designed to maintain NSF-7 temperatures in 100°F ambient.



Options and Accessories

(upcharge and lead times may apply)

Stainless steel case back	Standard depth (consult factory)
Additional epoxy coated steel shelves	Hinged glass door (consult factory)
Chrome or stainless steel shelves	Half doors (consult factory)
Heavy duty pilaster strips	
Wine rack	**Correctional Facility Options**
Adjustable legs	• One way security screws
Custom laminates	• Locking hasp (lock not included)
Expansion valve	• Stainless steel mesh cover
Special electrical requirements (consult factory)	• Coverless hinges

Consult factory for other model configurations, options and accessories.

Continental® Refrigerator

WARRANTY 6 Year Parts & Labor 7 Year Compressor

Pro

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Model Specified:

Location:

Item No: **Quantity:**

AIA #: **SIS #:**

Standard Model Features

REFRIGERATION SYSTEM

- Self contained, performance rated refrigeration system
- Natural, environmentally safe, high efficiency R-290 refrigerant[1]
- Automatic, electric condensate evaporator

CABINET ARCHITECTURE

- 3” non-CFC polyurethane foam insulation
- Smooth, polished chrome workflow door handle
- Cam action, lift off hinges
- Self-closing door
- Magnetic snap in Santoprene™ door gasket
- Cylinder lock in door
- Heavy duty, epoxy coated steel shelves
- 5” casters

MODEL FEATURES

- LED interior lighting
- Electronic control, off-cycle defrost
- Rehinging of door (in the field)

[1] R-290 refrigerant meets all federal and state regulatory requirements.

APPROVAL:

Model Specifications

Mode

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

DIMENSIONAL DATA

Net Capacity (cubic feet)	16 (453 cu l)
Width, Overall (inches)	26 (660 mm)
Depth, Overall (inches) (including handle)	29 1/4 (743 mm)
Depth (inches) (less door)	25 7/8 (657 mm)
Depth (inches) (door open 90°)	49 1/2 (1257 mm)
Clear Door Width (inches)	19 3/8 (492 mm)
Clear Door Height (inches)	58 5/8 (1489 mm)
Height, Overall (inches) (including 5" casters)	82 1/4 (2089 mm)
Number of Doors	1
Number of Shelves	3
Shelf Area (square feet)	20.4 (1.9 sq m)

REFRIGERANT DATA

Condensing Unit Size (H.P.)	1/4+
Capacity (BTU per hour)*	1940

ELECTRICAL DATA

Voltage (International)	115/60/1 (220/50/1)
Feed Wires (including ground)	3
Total Amps (International)	5.9 (3.9)
10 ft. Cord/Plug [attached] (International)	Yes (No)

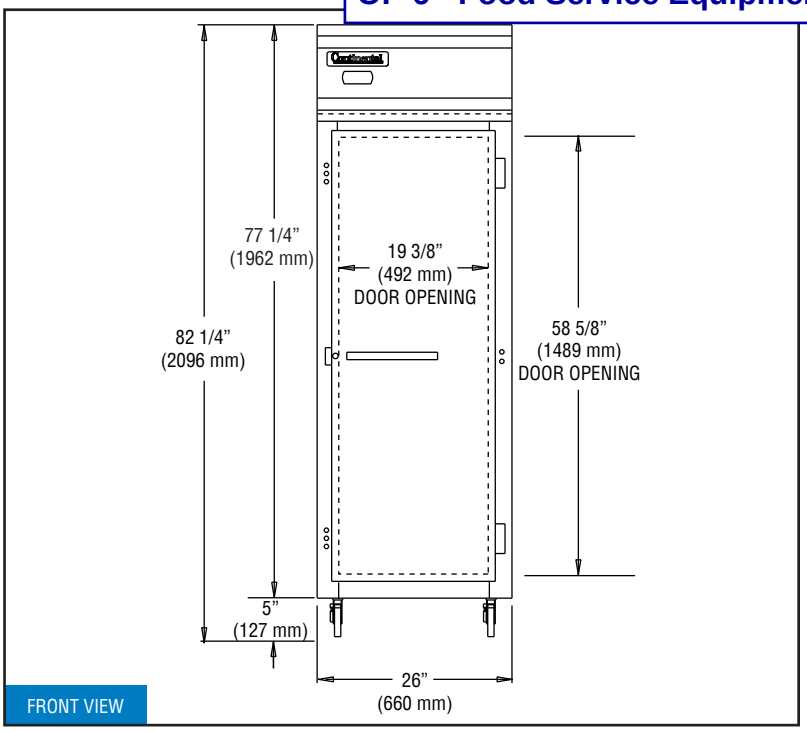
SHIPPING DATA

Height - Crated (inches)	85 1/2 (2172 mm)
Width - Crated (inches)	31 5/8 (803 mm)
Depth - Crated (inches)	42 (1067 mm)
Volume - Crated (cubic feet)	65 (1841 cu l)
Weight Std - Crated (pounds)	260 (117 kg)
Weight SS - Crated (pounds)	312 (142 kg)

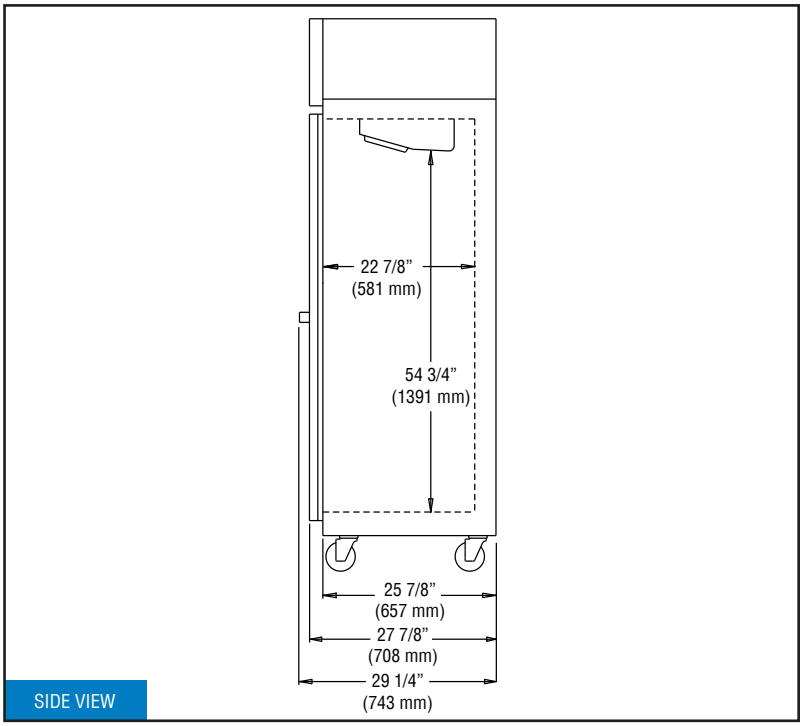
* Rating @ +25°F evaporator, 90°F ambient
Figures in parentheses reflect metric equivalents rounded to the nearest whole unit.



Equipped with one NEMA-5-15P Plug
(varies by country)



FRONT VIEW



SIDE VIEW

IMPORTANT NOTE: If the cabinet is located directly against a wall and/or under a low ceiling, a minimum clearance of 12" is required on top and 3" on sides and rear.

Continental Refrigerator

Toll-Free: 800-523-7138
Phone: 215-244-1400
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539 Dunksferry Road
Bensalem, PA 19020
www.continentalrefrigerator.com

Due to our continued efforts in developing innovative products, specifications subject to change without notice.

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REVISED: 2/16/24

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Manitowoc

iT1200 Ice Cube Machine

iT1200 Ice Cube Machine

Models

☐ IDT1200A ☐ IYT1200A ☐ IDT1200W ☐ IYT1200W ☐ IDT1200N ☐ IYT1200N



Indigo NXT iT1200 ice machine on a D570 bin

*Ice Machine and Bin sold separately

Designed for operators who know that ice is critical to their business, the Indigo NXT Series ice machine's preventative diagnostics continually monitor itself for reliable ice production. Improvements in cleanability and programmability make your ice machine easy to own and less expensive to operate.

- **New levels of Performance** – Showcasing an average of 5% lower energy consumption and a 22% reduction in condenser water usage. This translates into lower cost of ownership over the life of your machine.
- **easyTouch® Display** - New icon based touch screen takes the guess work out of owning and operating an ice machine.
- **Programmable Ice Production** – Now its super easy to program your ice machine to be off at certain times of the day to save money with fluctuating electrical rates. Also programmable by daily ice production volume and night time programming.
- **Easy to Clean Foodzone** – Hinge front door swing out for easy access. Removable water-trough, distribution tube, curtain, water probe and water pump for fast and efficient cleaning. Selected components are made with AlphaSan® antimicrobial.
- **Intelligent Diagnostics** – Provides 24 hour preventative maintenance and diagnostic feedback for trouble free operation.
- **Acoustical Ice Sensing Probe** – Unique patented technology allows for reliable operation in challenging water conditions and environments
- **DuraTech® Exterior** – Provides superior corrosion resistant above stainless steel. Innovative clear-coat resists fingerprints and dirt making it easier to keep clean.
- Available **LuminIce® II Growth Inhibitor** – Controls viruses, bacteria, mold and yeast within the food zone to keep the machine clean longer. A new sanitation icon lets you know the operational status.
- **Active Sense** – Insures consistent ice harvest in all environmental conditions. This software solution works in conjunction with the acoustical ice sensing probe improving reliability and performance.



Ice Machine Electric

208-230/60/1 standard
(208-230/60/3 also available)

Minimum circuit ampacity:

Air-cooled:	14.2 *1ph*	8.6 *3ph*
Water-cooled:	13.4 *1ph*	7.9 *3ph*
Remote:	11.0 *1ph*	9.2 *3ph*

Maximum fuse size:

Air-cooled:	20 *1ph*	15 *3ph*
Water-cooled:	20 *1ph*	15 *3ph*
Remote:	15 *1ph*	15 *3ph*

Specifications

BTU Per Hour:
16,200 (average),
and 19,100 (peak)

Refrigerant:
R410A CFS - Free
Lowers global warming by 48%

Operating Limits:

- Ambient Temperature Range:
  40 to 110 F (4.4 to 43.3 C)
  Water Temperature Range:
  40 to 90 F (4.4 to 32.2 C)
- Potable Water Pressure:
  Min. 20 psi (137.9 kPA)
  Max. 80 psi (551.1 kPA)
- Condenser Water Pressure:
  Min. 20 psi (137.9 kPA)
  Max. 276 psi (1902.95 kPA)

Ice Shape



Half Dice
⅜" x 1⅛" x ⅞"
(.95 x 2.86 x 2.22 cm)



Dice
⅞" x ⅞" x ⅞"
(2.22 x 2.22 x 2.22 cm)

CALIFORNIA LOW LEAD QUALIFIED Conforms to NSF 61 Annex G

ANSI CERTIFIED

NSF c UL US LISTED CE

AQ

ISO 9001:2015 Certification

2110 South 26th Street
Manitowoc, WI 54220

Tel: 1.920.682.0161
Fax: 1.920.683.7589

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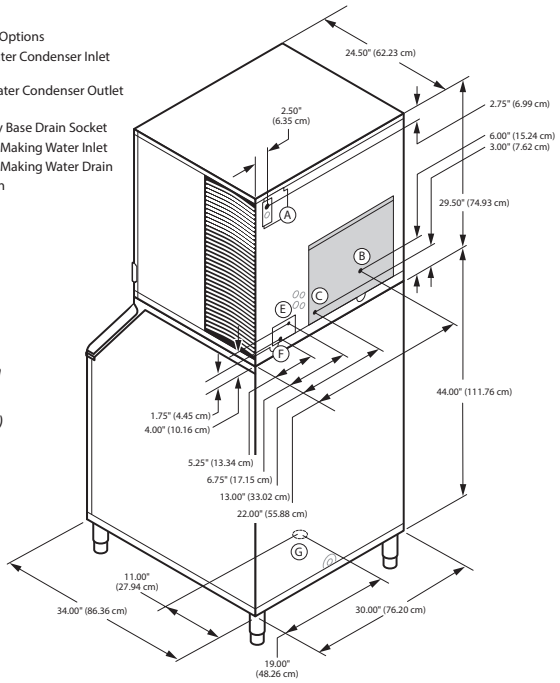
PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Manitowoc®

Indigo® NXT™ iT1200 Ice Cube Machine

iT1200 on D-570 Storage Bin

Ⓐ Electrical Entrance (2) Options
Ⓑ 3/8" (0.95 cm) F.P.T. Water Condenser Inlet (water-cooled units)
Ⓒ 1/2" (1.27 cm) F.P.T. Water Condenser Outlet (water-cooled units)
Ⓓ 1/2" (1.27 cm) Auxillary Base Drain Socket
Ⓔ 3/8" (0.95 cm) F.P.T. Ice Making Water Inlet
Ⓕ 1/2" (1.27 cm) F.P.T. Ice Making Water Drain
Ⓖ 3/4" (1.91 cm) Bin Drain



Installation Note
Minimum installation clearance:

Top/side: 8" (20.3cm)
Back is 5" (12.7 cm)

Space-Saving Design



	iT1200 D-570	iT1200 D-970
Height	79.50" 201.93 cm	79.50" 201.93 cm
Width	30.00" 76.20 cm	48.00" 121.92 cm
Depth	34.00" 86.30 cm	34.00" 86.30 cm
Bin Storage	532 lbs. 241.1 kgs.	882 lbs. 400.1 kgs.

Height includes adjustable bin legs 6.00" to 8.00", (15.24 to 20.32 cm) set at 6.00" (15.24 cm).
Bin capacity is based on 90% of the volume x 33 lbs/ft3 average density of ice.

** **K00470 bin adapter** required when installing on a D970 Bin*

Specifications

	Model	Ice Shape	Ice Production 24 Hours 70°Air/ 50°F Water 1 ph	70°Air/ 50°F Water 3 ph	90°Air/ 70°F Water 1 ph	90°Air/ 70°F Water 3 ph	Power Usage kWh/100 lbs. @90°Air/70°F 1 Ph	Power Usage kWh/100 lbs. @90°Air/70°F 3 Ph	Potable Water Usage/100 lbs. 45.4 kgs. of Ice
AIR COOLED	IDT1200A	dice	1196 lbs	n/a	950 lbs	n/a	4.80	n/a	19.9 Gal.
			542 kgs	n/a	431 kgs	n/a			75.3 L
	IYT1200A	half-dice	1213 lbs	1203 lbs	950 lbs	940 lbs	4.75	4.83	19.9 Gal.
			550 kgs	546 kgs	431 kgs	426 kgs			75.3 L
WATER COOLED	IDT1200W	dice	1078 lbs	n/a	900 lbs	n/a	4.16	n/a	19.9 Gal.
			498 kgs	n/a	408 kgs	n/a			75.3 L
	IYT1200W	half-dice	1138 lbs	1220 lbs	965 lbs	1050 lbs	4.00	3.78	19.9 Gal.
			516 kg	553kgs	438 kgs	426 kgs			75.3 L
	* Water-cooled Condenser Water Usage / 100 lbs. /45.4 kgs. Of Ice: 140 gal/ 530 L. *Water-cooled models are excluded from ENERGY STAR qualification.								
REMOTE COOLED	IDT1200N	dice	1110 lbs	n.a.	925 lbs	n.a.	4.47	n/a	19.9 gal
			503 kgs	542 kgs	420 kgs	n.a.			75.3 L
	IYT1200N	half-dice	1215 lbs	1215 lbs	1010 lbs	1010 lbs	4.20	4.20	19.9 gal
			1010 kgs	551 kgs	458 kgs	458 kgs			75.3 L

Order Separately ice storage bin for all units, JCT1200-A vertical condenser order separately for Remote cooled units

Accessories

LuminIce® II Virus and Bacteria Inhibitor
controls viruses and bacteria inside the ice machine



External Scoop holder
Protect the ice scoop with the NSF approved versatile scoop holder.



Arctic Pure® Plus
reduce sediments and chlorine contaminants down to .5 microns.
Use with Pre-filter recommended



iAuCS®
schedules and performs routine ice machine cleaning automatically.



Manitowoc Ice reserves the right to make changes to the design or specifications without prior notice.

2110 South 26th Street
Manitowoc, WI 54220

Tel: 1.920.682.0161
Fax: 1.920.683.7589

www.manitowocice.com
6561F 08/22

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Manitowoc

ICE MACHINE WARRANTY

Manitowoc Ice, Inc. (hereinafter referred to as the "COMPANY") warrants for a period of thirty-six months from the installation date (except as limited below) that new ice machines manufactured by the COMPANY shall be free of defects in material or workmanship under normal and proper use and maintenance as specified by the COMPANY and upon proper installation and start-up in accordance with the instruction manual supplied with the ice machine. The COMPANY'S warranty hereunder with respect to the compressor shall apply for an additional twenty-four months, excluding all labor charges, and with respect to the evaporator for an additional twenty-four months, including labor charges.

The obligation of the COMPANY under this warranty is limited to the repair or replacement of parts, components, or assemblies that in the opinion of the COMPANY are defective. This warranty is further limited to the cost of parts, components or assemblies and standard straight time labor charges at the servicing location.

Time and hourly rate schedules, as published from time to time by the COMPANY, apply to all service procedures. Additional expenses including without limitation, travel time, overtime premium, material cost, accessing or removal of the ice machine, or shipping are the responsibility of the owner, along with all maintenance, adjustments, cleaning, and ice purchases. Labor covered under this warranty must be performed by a COMPANY Contracted Service Representative or a refrigeration service agency as qualified and authorized by the COMPANY'S local Distributor. The COMPANY'S liability under this warranty shall in no event be greater than the actual purchase price paid by customer for the ice machine.

The foregoing warranty shall not apply to (1) any part or assembly that has been altered, modified, or changed; (2) any part or assembly that has been subjected to misuse, abuse, neglect, or accidents; (3) any ice machine that has been installed and/or maintained inconsistent with the technical instructions provided by the COMPANY; or (4) any ice machine initially installed more than five years from the serial number production date. This warranty shall not apply if the Ice Machine's refrigeration system is modified with a condenser, heat reclaim device, or parts and assemblies other than those manufactured by the COMPANY, unless the COMPANY approves these modifications for specific locations in writing.

THIS WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES OR GUARANTEES OF ANY KIND, EXPRESSED OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

In no event shall the COMPANY be liable for any special, indirect, incidental or consequential damages. Upon the expiration of the warranty period, the COMPANY'S liability under this warranty shall terminate.

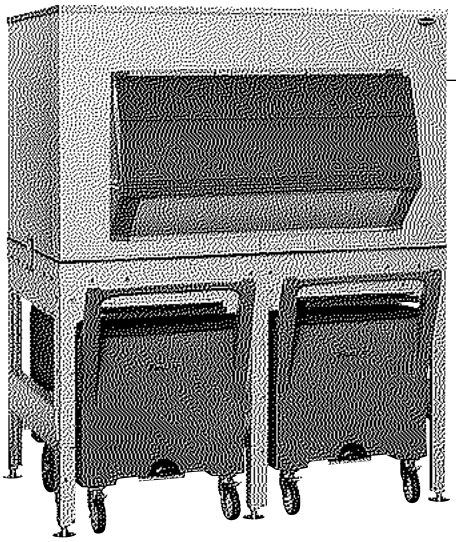
The foregoing warranty shall constitute the sole liability of the COMPANY and the exclusive remedy of the customer or user. To secure prompt and continuing warranty service, the warranty registration card or register on line within five (5) days from the installation date.

MANITOWOC ICE, INC.
2110 So. 26th St., P.O. Box 1720, Manitowoc, WI 54221-1720
Telephone: 920-682-0161 • Fax: 920-683-7585
Web Site - www.manitowocice.com
Form 80-0373-3 Rev. 01/02

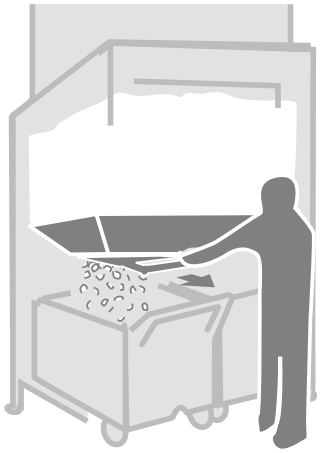
PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Ice storage and

with gravity dispense cart loading



Gravity ice dispense eliminates scooping



Features

Designed with speed, safety and sanitation in mind

- elevated ice storage bin uses gravity to dispense ice through a chute 15 times faster than scooping
- one pull of the shutter door handle fills the SmartCART™ 240 ice cart with 240 lb (109 kg) of ice without any hand contact
- dispensing directly into cart eliminates scooping by hand to help prevent cross-contamination
- cart reduces the risk of back injuries by eliminating carrying containers of ice
- optional Totes™ ice carriers may be ordered – SmartCART 240 will hold 6 Totes for use in applications where the ice needs to be lifted out of the SmartCART 240
- industry exclusive SmartGATE® ice shield controls the flow of ice to reduce spills and limit contact with ice

Fresher ice

- first ice in is first ice out

Ice compatibility

- compatible with cube ice, flake ice and customer preferred Chewblet® ice

Durable, user friendly construction

- full stainless bin exterior and base
- corrosion-resistant poly bin liner and custom-cut stainless steel top
- heavy duty “stay-open” PowerHinge™ door hinge – easy one hand open and close without door catches

SmartCART 240 insulated all-poly carts

- cart drains to bin system when parked in bay

Warranty

- 5 years parts and labor on cabinet exterior, includes top and trim, interior liner, and all other integral components
- 3rd party ice machines must be installed and operated in accordance with the manufacturer’s instructions
- visit follettice.com for complete warranty details

Includes:

- one, two or three SmartCART 240 ice transport cart(s) depending on model
- paddle with hanging bracket

Accessories

Set of 6 Totes ice carriers (Totes not standard) (item# ABICETOTP)

Additional carts and accessories (refer to form# 3435)

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PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

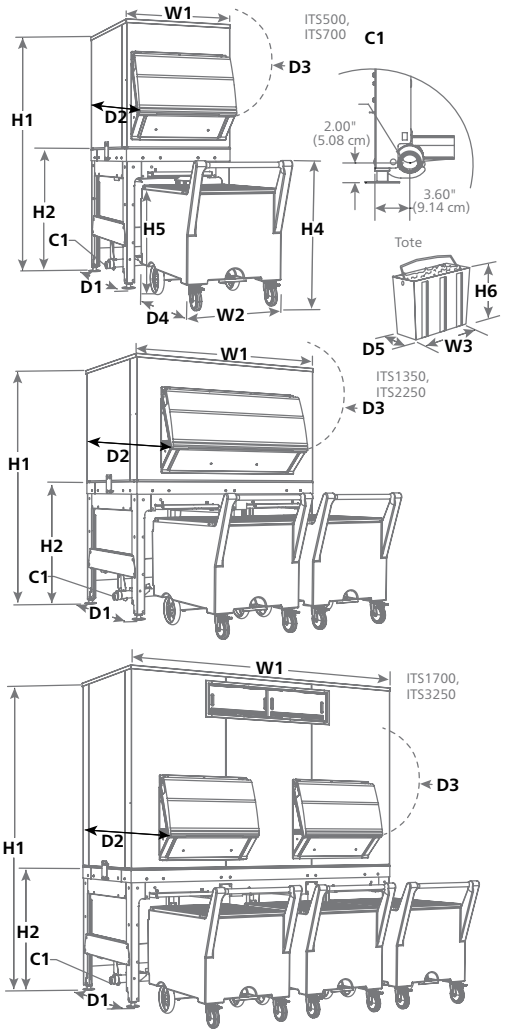
Specification

Maximum bin capacity[1]	see model table below
W1 Bin width	see model table below
D1 Bin depth[2]	40.00" (101.6 cm)
D2 Bin depth with door closed	48.00" (121.9 cm)
D3 Bin depth with door fully extended	58.50" (148.6 cm)
H1 Bin height (adjustable)[3]	see model table below
H2 Bin base height (adjustable)	38.75" (98.4 cm)
Required door access[4]	see model table below
W2 Cart width	24.50" (62.2 cm)
D4 Cart depth	41.50" (105.4 cm)
H4 Cart height at front edge	35.83" (91.0 cm)
H5 Cart height at rear edge	28.74" (73.0 cm)
W3 Tote width	15.62" (39.7 cm)
D5 Tote depth	7.12" (18.08 cm)
H6 Tote height	15.00" (38.1 cm)
C1 Drain[5]	1.25" ID PVC female slip fit (reversible to opposite side)
Dispense rate	up to 5 lb (2.3 kg) per second
Ice compatibility	cube ice, flake ice and Chewblet ice
Shipping weight	see model table below

NOTE: For indoor use only

SHORT FORM SPECIFICATION: Ice transport system to be Follett model _____ equipped with SmartCART 240 ice transport cart(s). Elevated bin to hold approximately _____ lb (kg) of ice. Exterior of bin and base to be full stainless steel. All bins (except ITS500NS) to have polyethylene ice access door assembly, polyethylene lift door with PowerHinge door hinge, and SmartGATE ice shield. Stainless steel bin top to be custom-cut for ice machine(s) to be used. Bin liner walls to be of non-corroding polyethylene and insulated with CARB compliant non-HFC foam. Bin hopper to be of polyethylene with extra large opening(s) to facilitate ice flow. Base to have built-in drains for bins and carts, and insulated drain troughs, shutter door, and drain to minimize condensation. Cart(s) to be of insulated one-piece molded polyethylene, with plastic lid, four heavy-duty casters (two swivel with one step-on lock and two non-swivel). Carts and optional Totes ice carriers to store below bin when not in use and to drain when positioned in bay. All models to have adjustable flanged feet and paddle. NSF listed.

Dimens



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CHEWBLET, FOLLETT and SMARTGATE are registered trademarks of Follett Products, LLC, registered in the US.
Follett reserves the right to change specifications at any time without obligation. Certifications may vary depending on country of origin.

Model	Number of carts	Maximum bin capacity[1] lb (kg)	Maximum capacity with cart(s)[6] lb (kg)	Cubic volume cu ft (m)	Width - **W1** in (cm)	Height[3] - **H1** in (cm)	Required door access[4] in (cm)	Approximate ship weight lb (kg)
ITS500NS-31[7]	1	382 (174)	622 (283)	12.70 (0.36)	31.00 (78.7)	60.00 (152.4)	32.00 (81.3)	371 (169)
ITS700SG-31	1	652 (296)	892 (405)	21.70 (0.61)	31.00 (78.7)	75.00 (190.5)	32.00 (81.3)	398 (181)
ITS1350SG-60	2	1327 (602)	1807 (820)	44.20 (1.25)	60.00 (152.4)	75.00 (190.5)	41.00 (104.1)	712 (324)
ITS2250SG-60	2	2133 (968)	2613 (1186)	71.10 (2.01)	60.00 (152.4)	97. 00 (246.4)	41.00 (104.1)	822 (374)
ITS1700SG-90	3	1716 (779)	2436 (1106)	58.20 (1.65)	90.00 (228.6)	70.00 (177.8)	41.00 (104.1)	978 (444)
ITS3250SG-90	3	3255 (1477)	3975 (1805)	108.50 (3.07)	90.00 (228.6)	97.00 (246.4)	41.00 (104.1)	1145 (521)

Notes:
1 Computed on cubic volume of bin. Does not reflect cart capacity or voids that can occur due to pyramiding.
2 Add 8.00" (20.32 cm) to depth (D) for lower door assembly (easily removed for installation access).
3 Special top required for ice machines weighing more than 1000 lb (454 kg). Add 2.12" (5.38 cm) to height. Contact factory.
4 Required clearance for installation access through doors (may require removal of door assembly).
5 Follett recommends installation of a floor drain with grate with all ice storage bins. Consider cart positioning when locating the drain. Clearance required to pull cart from below bin — minimum 42.00" (106.7 cm), optimal 56.00" (142.2 cm).
6 Each cart holds 240 lb (109 kg) without optional Totes ice carriers, 150 lb (68 kg) with Totes ice carriers.
7 ITS500NS-31 has sliding windows only, no SmartGATE shield or poly door.

Ice storage and transport systems

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PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Description: Drain, Floor Trough

Notes: Custom Drain, Floor Trough

PENTAIR

EVERPURE® ENDURANCE® HIGH FLOW QUAD SYSTEM

DELIVERS PREMIUM QUALITY WATER FOR HIGH VOLUME COMBINATION APPLICATIONS

Endurance High Flow Quad: EV9437-32
Endurance Quad Cartridge Kit: EV9628-72*

* not shown



APPLICATIONS

Multiple Equipment and Combination Applications

High-Volume Installations

FEATURES • BENEFITS

High capacity allows system to keep up high water demands and allows longer periods between replacing filter cartridges

Unique pretreatment system features pleated membrane with a large surface area

Sanitary cartridge replacement is simple, quick and clean; internal filter parts are never exposed to handling or contamination

Exclusive Fibredyne™ II media provides superior chlorine taste & odor reduction and micro-filters dirt and particles as small as 0.2† micron in size by mechanical means

Compact design nearly the same footprint as the Everpure High Flow CSR Quad System

Outstanding dirt-holding capabilities

Utilizes Everpure Phosphate Cartridge for scale reduction

NSF/ANSI Standard 53 certified to reduce cysts such as *Cryptosporidium* and *Giardia* by mechanical means

† Validated by ISO 17025 accredited lab for 99.999% reduction of Pseudomonas diminuta following the ASTM F838-05 protocol for the validation of 0.2 µm sterilizing grade filters

INSTALLATION TIPS

Choose a mounting location capable of safely supporting the full weight of the system when in operation.

Use 3/4" water line.

Fountain equipment connections are made to the outlet part of the system before the Everpure 2SR-BW Cartridge.

Coffee brewer and ice machine connections are made after the Everpure 2SR-BW Scale Inhibitor Cartridge; a tee is required.

Install vertically with cartridges hanging down and allow 5" (12.7 cm) clearance below the cartridge for easy replacement.

Frame is designed to mount on 16" centers (wall studs).

OPERATION TIPS

Change filter cartridges on a regular 12-month preventative maintenance program.

Change cartridges when capacity is reached or when flow becomes too slow, but at least annually.

Always flush the filter cartridge at time of installation and cartridge change.

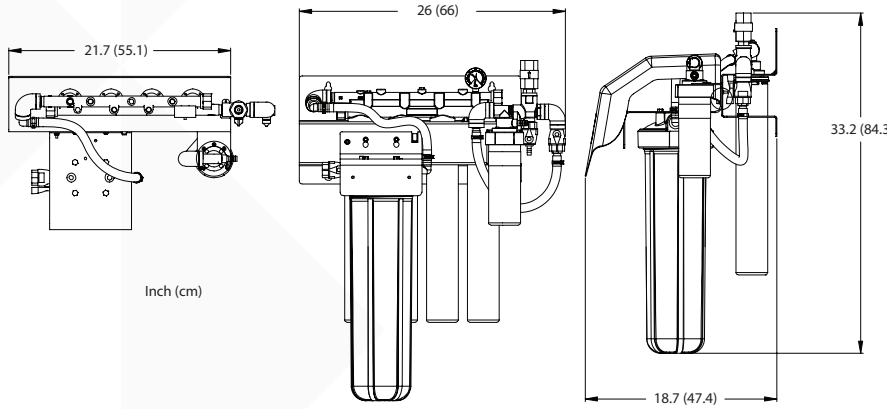
Flush cartridges by running water through flushing valve for five (5) minutes at full flow.

SIZING

Rated Service Flow: 15 gpm (56.8 Lpm)

Rated Capacity: 200,000 gallons (757,082 L)

EVERPURE® ENDURANCE® HIGH FLOW QUAD SYSTEM
EV9437-32



System Tested and Certified by NSF International against NSF/ANSI Standards 42 and 53 for the reduction of:

STANDARD NO. 42 — AESTHETIC EFFECTS

- Bacteriostatic Effects
- Chemical Reduction
  - Taste and Odor
    - Chlorine
- Mechanical Filtration
  - Nominal Particulate Class I

STANDARD NO. 53 — HEALTH EFFECTS

- Mechanical Filtration
  - Cyst

SPECIFICATIONS

Rated Capacity
200,000 gallons (757,082 liters)

Rated Service Flow
15 gpm (56.8 Lpm)

Pressure Requirements
10 - 100 psi (0.7 – 6.9 bar), non-shock

Temperature Limits
35 - 100°F (2 - 38°C)

Overall Dimensions
33.2" H x 26" L x 18.7" D
(84.3 cm x 66 cm x 47.4 cm)

Connections
3/4"

Shipping Weight
49 lbs (22.23 kgs)

Operating Weight
69.1 lbs (31.3 kgs)

Electrical Connection
None required

EPA No. 002623-IL-002

The contaminants or other substances removed or reduced by this drinking water system are not necessarily in your water. Do not use with water that is microbiologically unsafe or of unknown quality without adequate disinfection before or after the system. Systems certified for cyst reduction may be used with disinfected water that may contain filterable cysts.

Since the conditions under which our products may be used are beyond our control, we cannot accept any liability with respect to the improper installation, application and/ or use of our products.

WARRANTY

Everpure water treatment systems by Pentair® (excluding replaceable elements) are covered by a limited warranty against defects in material and workmanship for a period of five years after date of purchase. Everpure replaceable elements (filter cartridges and water treatment cartridges) are covered by a limited warranty against defects in material and workmanship for a period of one year after date of purchase. See printed warranty for details. Pentair will provide a copy of the warranty upon request.

PENTAIR

WATER FILTRATION

EVERPURE-SHURFLO WORLD HEADQUARTERS, 1040 MUIRFIELD DRIVE, HANOVER PARK, IL 60133 USA • FOODSERVICE.PENTAIR.COM
800.942.1153 (US ONLY) • 630.307.3000 MAIN • 630.307.3030 FAX • CSEVERPURE@PENTAIR.COM EMAIL

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PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

PENTAIR

EVERPURE® ENDURANCE® HIGH FLOW QUAD CARTRIDGE KIT

DELIVERS PREMIUM QUALITY WATER FOR FOUNTAIN AND COMBINATION APPLICATIONS

Endurance Quad Cartridge Kit: EV9628-72
Includes 4 - SEN, 1 - 2SR-BW, 1 - Pleated Prefilter



APPLICATIONS

Replacement Cartridge Kit For Everpure Endurance High Flow Quad System

FEATURES • BENEFITS

Reduce chlorine taste & odor and other offensive contaminants that can adversely affect the taste of beverages

Sanitary cartridge replacement is simple, quick and clean; internal filter parts are never exposed to handling or contamination

Protect drink system seals, pump, tubing and small orifices from clogging, corrosion and abrasive wear

Improve the taste of fountain beverages and helps retain the drink's carbonation

Increased capacity for extended reduction of chemical and mechanical contaminants

Balanced cartridge for optimal performance in varying water qualities

Pretreatment provided by unique pleated membrane with a large surface area

Exclusive Fibredyne™ II media provides superior chlorine taste & odor reduction and micro-filters dirt and particles as small as 0.2* micron in size by mechanical means

Utilize Everpure 2SR-BW Phosphate Cartridge for scale reduction†

NSF/ANSI Standard 53 certified to reduce cysts such as *Cryptosporidium* and *Giardia* by mechanical means

INSTALLATION TIPS

Install vertically so cartridge hangs down.

Allow 5" (12.7 cm) clearance below the cartridge for easy cartridge replacement.

Flush cartridge by running water through system for five (5) minutes at full flow.

OPERATION TIPS

Replace cartridge when flow rate becomes inconveniently slow or before rated capacity is reached. It is recommended to replace cartridge at least once per year.

Always flush the filter cartridge at time of installation and cartridge change.

SIZING

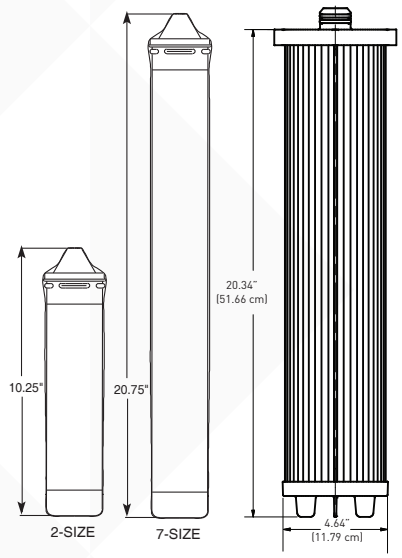
Rated Service Flow: 15 gpm (56.8 Lpm)

Rated Capacity: 200,000 gallons (757,082 L)

* Validated by ISO 17025 accredited lab for 99.999% reduction of Pseudomonas diminuta following the ASTM F838-05 protocol for the validation of 0.2 µm sterilizing grade filters.

† As tested by Pentair.

EVERPURE® ENDURANCE® HIGH FLOW QUAD CARTRIDGE KIT
EV9628-72



SPECIFICATIONS

Rated Service Flow
15 gpm (56.8 Lpm)

Rated Capacity
200,000 gallons (757,082 L)

Pressure Requirements
10 - 100 psi (0.7 - 6.9 bar), non-shock

Temperature Requirements
35 - 100°F (2 - 38°C)

Shipping Weight
19 lbs (8.62 kgs)

Endurance High Flow Qua Tested and Certified by NSF International against NSF/ANSI Standards 42 and 53 for the reduction of:

STANDARD NO. 42 — AESTHETIC EFFECTS

- Bacteriostatic Effects
- Chemical Reduction
  - Taste & Odor
  - Chlorine
- Mechanical Filtration
  - Nominal Particulate Class I

STANDARD NO. 53 — HEALTH EFFECTS

- Mechanical Filtration
  - Cyst Reduction
  - Turbidity Reductions

EPA No. 002623-IL-002

The contaminants or other substances removed or reduced by this drinking water system are not necessarily in your water. Do not use with water that is microbiologically unsafe or of unknown quality without adequate disinfection before or after the system. Systems certified for cyst reduction may be used with disinfected water that may contain filterable cysts.

Since the conditions under which our products may be used are beyond our control, we cannot accept any liability with respect to the improper installation, application and/or use of our products.

WARRANTY

Everpure water treatment systems by Pentair® (excluding replaceable elements) are covered by a limited warranty against defects in material and workmanship for a period of five years after date of purchase. Everpure replaceable elements (filter cartridges and water treatment cartridges) are covered by a limited warranty against defects in material and workmanship for a period of one year after date of purchase. See printed warranty for details. Pentair will provide a copy of the warranty upon request.

PENTAIR

WATER QUALITY SYSTEMS

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PENTAIR

EVERPURE® ENDURANCE® HIGH FLOW QUAD SYSTEM

DELIVERS PREMIUM QUALITY WATER FOR HIGH VOLUME COMBINATION APPLICATIONS

Endurance High Flow Quad: EV9437-32
Endurance Quad Cartridge Kit: EV9628-72*

* not shown



APPLICATIONS

Multiple Equipment and Combination Applications

High-Volume Installations

FEATURES • BENEFITS

High capacity allows system to keep up high water demands and allows longer periods between replacing filter cartridges

Unique pretreatment system features pleated membrane with a large surface area

Sanitary cartridge replacement is simple, quick and clean; internal filter parts are never exposed to handling or contamination

Exclusive Fibredyne™ II media provides superior chlorine taste & odor reduction and micro-filters dirt and particles as small as 0.2† micron in size by mechanical means

Compact design nearly the same footprint as the Everpure High Flow CSR Quad System

Outstanding dirt-holding capabilities

Utilizes Everpure Phosphate Cartridge for scale reduction

NSF/ANSI Standard 53 certified to reduce cysts such as *Cryptosporidium* and *Giardia* by mechanical means

† Validated by ISO 17025 accredited lab for 99.999% reduction of Pseudomonas diminuta following the ASTM F838-05 protocol for the validation of 0.2 µm sterilizing grade filters

INSTALLATION TIPS

Choose a mounting location capable of safely supporting the full weight of the system when in operation.

Use 3/4" water line.

Fountain equipment connections are made to the outlet part of the system before the Everpure 2SR-BW Cartridge.

Coffee brewer and ice machine connections are made after the Everpure 2SR-BW Scale Inhibitor Cartridge; a tee is required.

Install vertically with cartridges hanging down and allow 5" (12.7 cm) clearance below the cartridge for easy replacement.

Frame is designed to mount on 16" centers (wall studs).

OPERATION TIPS

Change filter cartridges on a regular 12-month preventative maintenance program.

Change cartridges when capacity is reached or when flow becomes too slow, but at least annually.

Always flush the filter cartridge at time of installation and cartridge change.

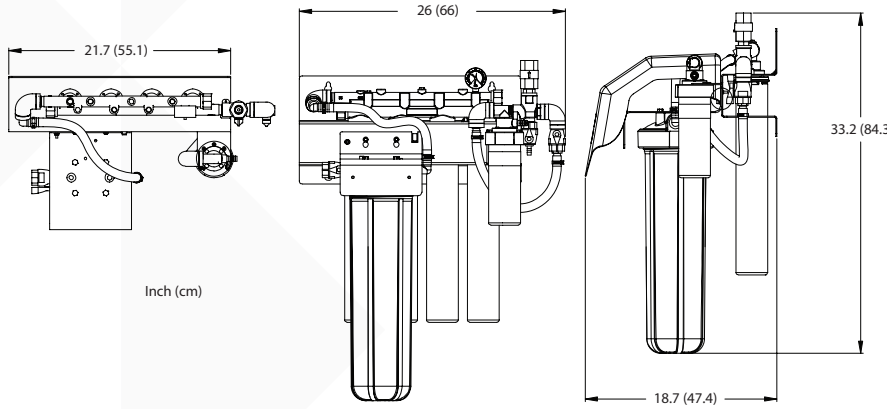
Flush cartridges by running water through flushing valve for five (5) minutes at full flow.

SIZING

Rated Service Flow: 15 gpm (56.8 Lpm)

Rated Capacity: 200,000 gallons (757,082 L)

EVERPURE® ENDURANCE® HIGH FLOW QUAD SYSTEM
EV9437-32



System Tested and Certified by NSF International against NSF/ANSI Standards 42 and 53 for the reduction of:

STANDARD NO. 42 — AESTHETIC EFFECTS

- Bacteriostatic Effects
- Chemical Reduction
  - Taste and Odor
    - Chlorine
- Mechanical Filtration
  - Nominal Particulate Class I

STANDARD NO. 53 — HEALTH EFFECTS

- Mechanical Filtration
  - Cyst

SPECIFICATIONS

Rated Capacity
200,000 gallons (757,082 liters)

Rated Service Flow
15 gpm (56.8 Lpm)

Pressure Requirements
10 - 100 psi (0.7 – 6.9 bar), non-shock

Temperature Limits
35 - 100°F (2 - 38°C)

Overall Dimensions
33.2" H x 26" L x 18.7" D
(84.3 cm x 66 cm x 47.4 cm)

Connections
3/4"

Shipping Weight
49 lbs (22.23 kgs)

Operating Weight
69.1 lbs (31.3 kgs)

Electrical Connection
None required

EPA No. 002623-IL-002

The contaminants or other substances removed or reduced by this drinking water system are not necessarily in your water. Do not use with water that is microbiologically unsafe or of unknown quality without adequate disinfection before or after the system. Systems certified for cyst reduction may be used with disinfected water that may contain filterable cysts.

Since the conditions under which our products may be used are beyond our control, we cannot accept any liability with respect to the improper installation, application and/ or use of our products.

WARRANTY

Everpure water treatment systems by Pentair® (excluding replaceable elements) are covered by a limited warranty against defects in material and workmanship for a period of five years after date of purchase. Everpure replaceable elements (filter cartridges and water treatment cartridges) are covered by a limited warranty against defects in material and workmanship for a period of one year after date of purchase. See printed warranty for details. Pentair will provide a copy of the warranty upon request.

PENTAIR

WATER FILTRATION

EVERPURE-SHURFLO WORLD HEADQUARTERS, 1040 MUIRFIELD DRIVE, HANOVER PARK, IL 60133 USA • FOODSERVICE.PENTAIR.COM
800.942.1153 (US ONLY) • 630.307.3000 MAIN • 630.307.3030 FAX • CSEVERPURE@PENTAIR.COM EMAIL

EVERPURE-SHURFLO AUSTRALIA, 1-21 MONASH DRIVE, DANDENONG SOUTH, VIC 3175 AUSTRALIA
011.1300 576 190 TEL • 011.61.39.562.7237 FAX • AU.EVERPURE@PENTAIR.COM EMAIL

EVERPURE-SHURFLO CHINA, 21F CLOUD 9 PLAZA, NO 1118, SHANGHAI, 200052, CHINA
86.21.3211.4588 TEL • 86.21.3211.4580 FAX • CHINA.WATER@PENTAIR.COM EMAIL

EVERPURE-SHURFLO INDIA, GREEN BOULEVARD, B-9/A, 7TH FLOOR - TOWER B SECTOR 62, NOIDA - 201301
91.120.419.9444 TEL • 91.120.419.9400 FAX • INDIACUSTOMER@PENTAIR.COM EMAIL

EVERPURE-SHURFLO EUROPE, PENTAIR WATER BELGIUM BVBA, INDUSTRIEPARK WOLFSTEE, TOEKOMSTLAAN 30, B-2200 HERENTALS, BELGIUM
+32.(0).14.283.504 TEL • +32.(0).14.283.505 FAX • SALES@EVERPURE-EUROPE.COM EMAIL

EVERPURE-SHURFLO JAPAN INC., HASHIMOTO MN BLDG. 7F, 3-25-1 HASHIMOTO, MIDORI-KU, SAGAMIHARA-SHI KANAGAWA 252-0143, JAPAN
81.(0)42.775.3011 TEL • 81.(0)42.775.3015 FAX • INFO@EVERPURE.CO.JP EMAIL

EVERPURE-SHURFLO SOUTHEAST ASIA, 390 HAVELOCK ROAD, #04-01 KING'S CENTRE, SINGAPORE 169662
65.6768.5800 TEL • 65.6737.5149 FAX • CSEVERPURE@PENTAIR.COM EMAIL

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PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

PENTAIR

EVERPURE® ENDURANCE® HIGH FLOW QUAD CARTRIDGE KIT

DELIVERS PREMIUM QUALITY WATER FOR FOUNTAIN AND COMBINATION APPLICATIONS

Endurance Quad Cartridge Kit: EV9628-72
Includes 4 - SEN, 1 - 2SR-BW, 1 - Pleated Prefilter



APPLICATIONS

Replacement Cartridge Kit For Everpure Endurance High Flow Quad System

FEATURES • BENEFITS

Reduce chlorine taste & odor and other offensive contaminants that can adversely affect the taste of beverages

Sanitary cartridge replacement is simple, quick and clean; internal filter parts are never exposed to handling or contamination

Protect drink system seals, pump, tubing and small orifices from clogging, corrosion and abrasive wear

Improve the taste of fountain beverages and helps retain the drink's carbonation

Increased capacity for extended reduction of chemical and mechanical contaminants

Balanced cartridge for optimal performance in varying water qualities

Pretreatment provided by unique pleated membrane with a large surface area

Exclusive Fibredyne™ II media provides superior chlorine taste & odor reduction and micro-filters dirt and particles as small as 0.2* micron in size by mechanical means

Utilize Everpure 2SR-BW Phosphate Cartridge for scale reduction†

NSF/ANSI Standard 53 certified to reduce cysts such as *Cryptosporidium* and *Giardia* by mechanical means

INSTALLATION TIPS

Install vertically so cartridge hangs down.

Allow 5" (12.7 cm) clearance below the cartridge for easy cartridge replacement.

Flush cartridge by running water through system for five (5) minutes at full flow.

OPERATION TIPS

Replace cartridge when flow rate becomes inconveniently slow or before rated capacity is reached. It is recommended to replace cartridge at least once per year.

Always flush the filter cartridge at time of installation and cartridge change.

SIZING

Rated Service Flow: 15 gpm (56.8 Lpm)

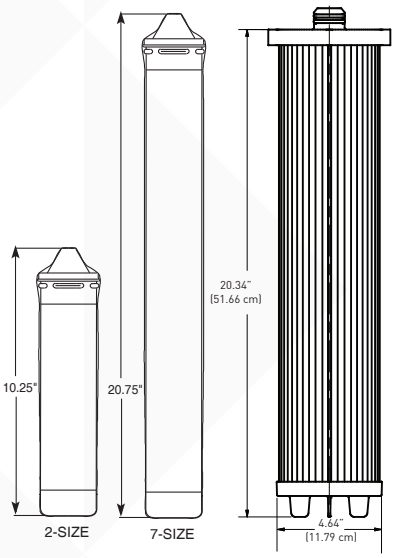
Rated Capacity: 200,000 gallons (757,082 L)

* Validated by ISO 17025 accredited lab for 99.999% reduction of Pseudomonas diminuta following the ASTM F838-05 protocol for the validation of 0.2 µm sterilizing grade filters.

† As tested by Pentair.

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

EVERPURE® ENDURANCE® HIGH FLOW QUAD CARTRIDGE KIT
EV9628-72



SPECIFICATIONS

Rated Service Flow
15 gpm (56.8 Lpm)

Rated Capacity
200,000 gallons (757,082 L)

Pressure Requirements
10 - 100 psi (0.7 - 6.9 bar), non-shock

Temperature Requirements
35 - 100°F (2 - 38°C)

Shipping Weight
19 lbs (8.62 kgs)

Endurance High Flow Qua Tested and Certified by NSF International against NSF/ANSI Standards 42 and 53 for the reduction of:

STANDARD NO. 42 — AESTHETIC EFFECTS

- Bacteriostatic Effects
- Chemical Reduction
  - Taste & Odor
  - Chlorine
- Mechanical Filtration
  - Nominal Particulate Class I

STANDARD NO. 53 — HEALTH EFFECTS

- Mechanical Filtration
  - Cyst Reduction
  - Turbidity Reductions

EPA No. 002623-IL-002

The contaminants or other substances removed or reduced by this drinking water system are not necessarily in your water. Do not use with water that is microbiologically unsafe or of unknown quality without adequate disinfection before or after the system. Systems certified for cyst reduction may be used with disinfected water that may contain filterable cysts.

Since the conditions under which our products may be used are beyond our control, we cannot accept any liability with respect to the improper installation, application and/or use of our products.

WARRANTY

Everpure water treatment systems by Pentair® (excluding replaceable elements) are covered by a limited warranty against defects in material and workmanship for a period of five years after date of purchase. Everpure replaceable elements (filter cartridges and water treatment cartridges) are covered by a limited warranty against defects in material and workmanship for a period of one year after date of purchase. See printed warranty for details. Pentair will provide a copy of the warranty upon request.

PENTAIR

WATER QUALITY SYSTEMS

EVERPURE-SHURFLO WORLD HEADQUARTERS, 1040 MUIRFIELD DRIVE, HANOVER PARK, IL 60133 USA • FOODSERVICE.PENTAIR.COM
800.942.1153 (US ONLY) • 630.307.3000 MAIN • 630.307.3030 FAX • CSEVERPURE@PENTAIR.COM EMAIL

EVERPURE-SHURFLO AUSTRALIA, 1-21 MONASH DRIVE, DANDENONG SOUTH, VIC 3175 AUSTRALIA
011.1300 576 190 TEL • 011.61.39.562.7237 FAX • AU.EVERPURE@PENTAIR.COM EMAIL

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EVERPURE-SHURFLO EUROPE, PENTAIR WATER BELGIUM BVBA, INDUSTRIEPARK WOLFSTEE, TOEKOMSTLAAN 30, B-2200 HERENTALS, BELGIUM
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EVERPURE-SHURFLO JAPAN INC., HASHIMOTO MN BLDG. 7F, 3-25-1 HASHIMOTO, MIDORI-KU, SAGAMIHARA-SHI KANAGAWA 252-0143, JAPAN
81.(0)42.775.3011 TEL • 81.(0)42.775.3015 FAX • INFO@EVERPURE.CO.JP EMAIL

EVERPURE-SHURFLO SOUTHEAST ASIA, 390 HAVELOCK ROAD, #04-01 KING'S CENTRE, SINGAPORE 169662
65.6768.5800 TEL • 65.6737.5149 FAX • CSEVERPURE@PENTAIR.COM EMAIL

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EV9628-72 AU16

Description: Spare No.

Notes:

Description: Spare No.

Notes:

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Description: Worktable

Notes: Custom Worktable w/ sink

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Project: _____
Item No.: _____
Quantity: _____

ATLAS METAL
1135 N.W. 159th DRIVE, MIAMI, FLORIDA 33169
TEL 305.625.2451 TOLL FREE 800.762.7565 FAX 305.623.0475
WWW.ATLASFOODSERV.COM SALES@ATLASFOODSERV.COM

DROP-IN SERVING EQUIPMENT


WSB-15

WATER STATION

Non-Mechanical, with Ice Chest

☐ **WSB-15**
☐ **WSB-19**

SPECIFICATIONS

TOP: Constructed of 18 gauge, type 304 stainless steel, die stamped with a raised perimeter bead. There shall be a solid vinyl gasket under the beaded edge to form a seal to the counter top, thus preventing seepage or marring of the counter top. A coved pan insert is secured to the top, and is equipped with a 1/4" IPS drain and a removable anti-splash grate. Mounted above the drain pan is a chrome plated, brass glass filler with a volume regulator and stream director.

ICE CHEST: The inner liner shall be 22 gauge, type 304 stainless steel. All corners are coved with a minimum 1/4" radius. A 1" plastic drain fitting is provided.

INSULATION: The pan is fully insulated with high density polystyrene, 1" thick on all sides, 1-1/2" thick on the bottom and enclosed with a 24 gauge galvanized steel outer liner.

LID: The ice chest is provided with a S/S double pan, insulated lid with a rubber, self-insulating hinge. The entire lid is removable.

Specifications subject to change without notice.

STANDARD FEATURES

- Chrome plated, lever action glass filler
- Large capacity ice chest - fully insulated to hold ice longer
- Removable S/S hinged lid
- Factory applied gasket - makes installation a snap and seals units to the counter top, thus eliminating seepage
- Sanitary - provided with a drain trough with anti-splash grate
- 1-Year Parts & Labor Warranty
- NSF Certified

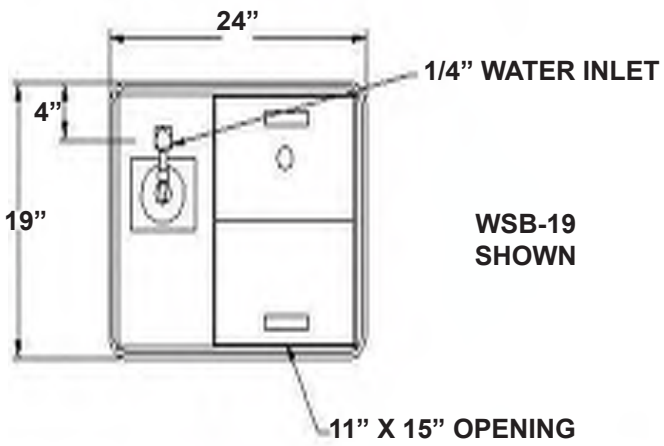
ACCESSORIES

- **3020-2** - Pitcher Filler
- **LLD** - Lid Locking Device **"Non-certified part"**

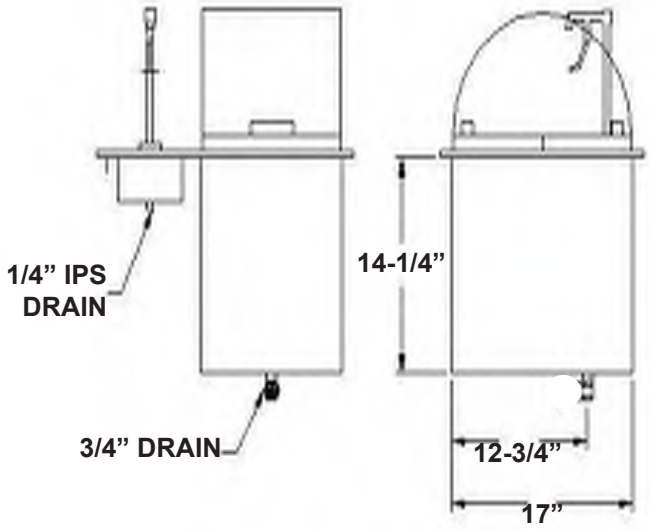
***Please see Operation & Installation Manual for ALL operation and maintenance details.**

DI-45

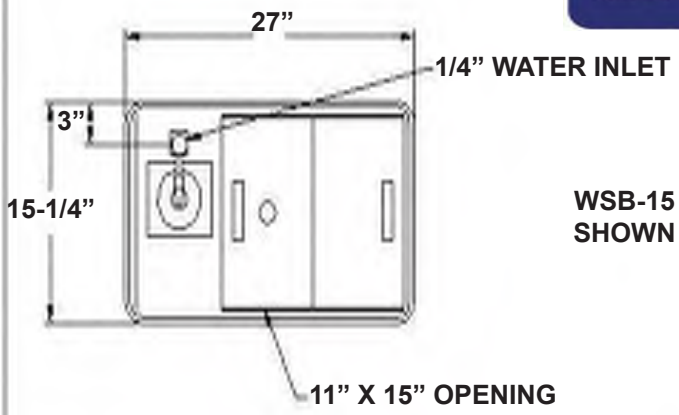
PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment



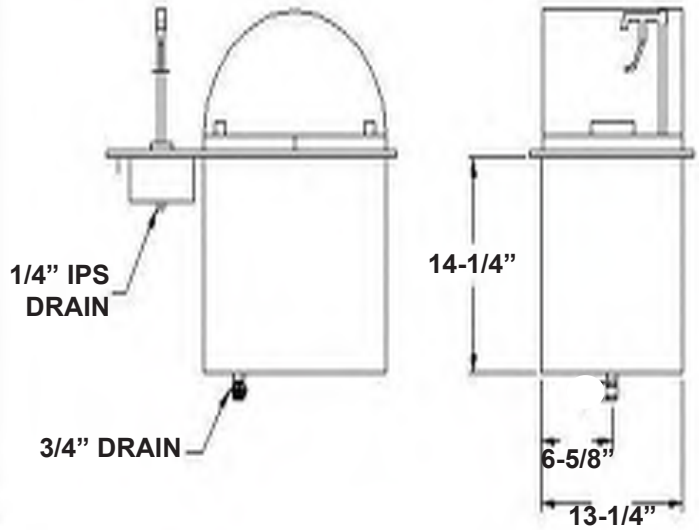
PLAN VIEW



ELEVATION END VIEW



PLAN VIEW



ELEVATION END VIEW

MODEL	CUT-OUT REQUIRED	ICE CAPACITY (LBS.)	SHIP WT (LBS.)
WSB-15	13-1/2” X 25-1/4” *(34.2 X 64.1cm)*	40 *(18.1kg)*	78 *(35.4kg)*
WSB-19	17-1/4” X 22-1/4” *(43.8 X 56.5cm)*	60 *(27.2kg)*	78 *(35.4kg)*

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Description: Service Counter

Notes: Custom Service Counter

T&S BRASS AND BRONZE WORKS

2 Saddleback Cove / P.O. Box 1088
Travelers Rest, SC 29690

Travelers Rest, SC: 800-476-4103 • Simi Valley, CA: 800-423-0150 • Fax: 864-834-3518 • www.tsbrass.com

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Item No.

This Space for Architect/Engineer Approval

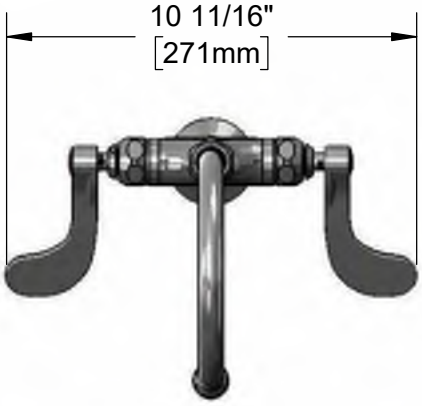
Job Name_____Date_____

Model Specified_____ Quantity_____

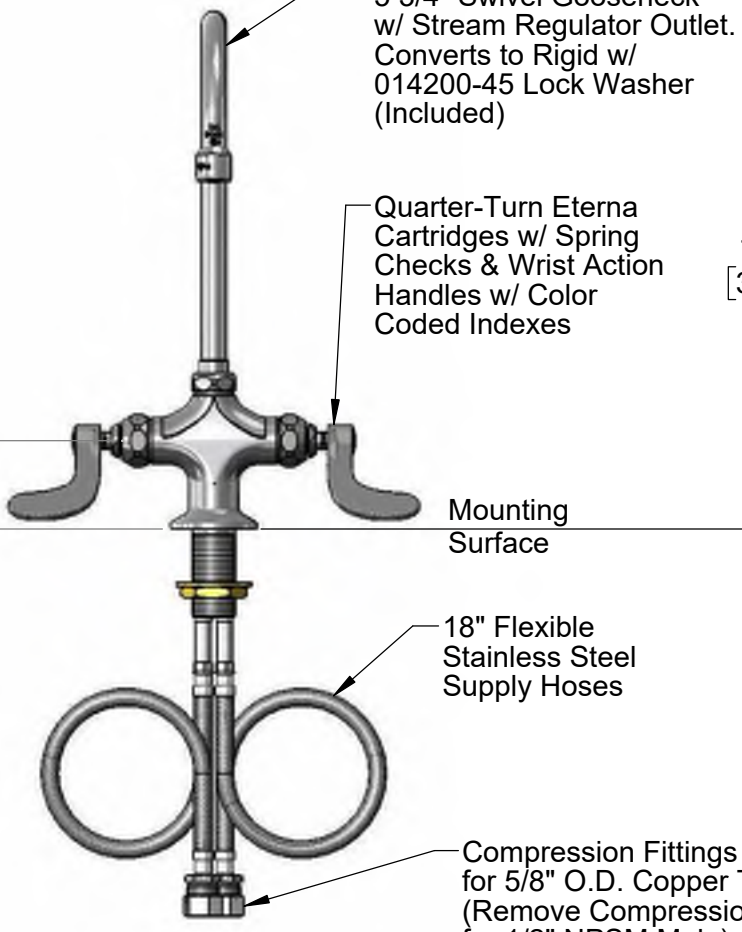
Customer/Wholesaler_____

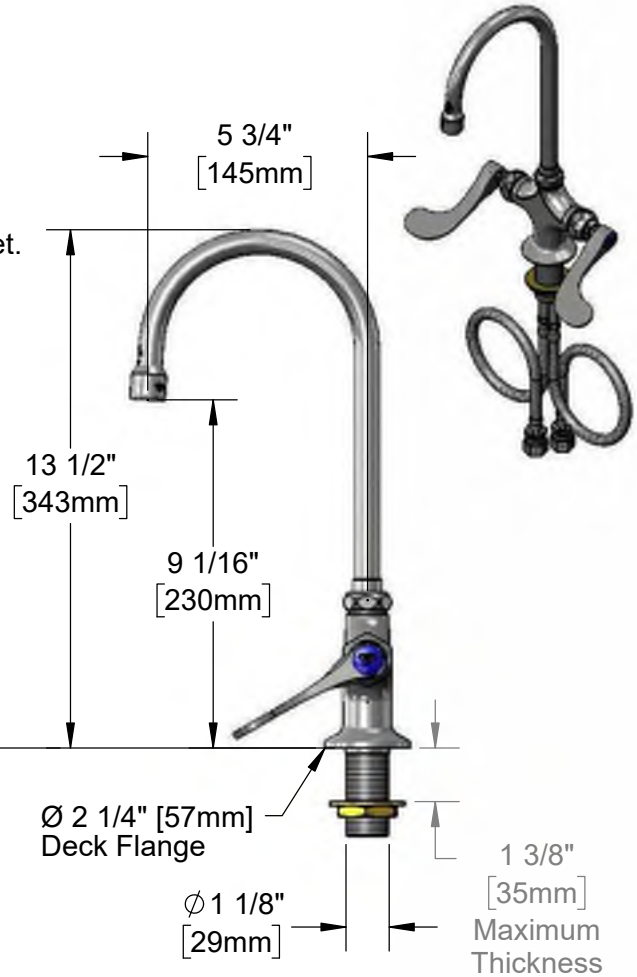
Contractor_____

Architect/Engineer_____



ADA Compliant





Rough-In Requirement:
∅1 1/2" [38mm] Mounting Hole

Product Specifications:
Single Hole Deck Mount Mixing Faucet, Quarter-Turn Eterna Cartridges w/ Spring Checks, 4" Wrist Action Handles, 5 3/4" Swivel/Rigid Gooseneck & 18" Flexible Stainless Steel Supply Hoses w/ 1/2" NPSM Male Inlets

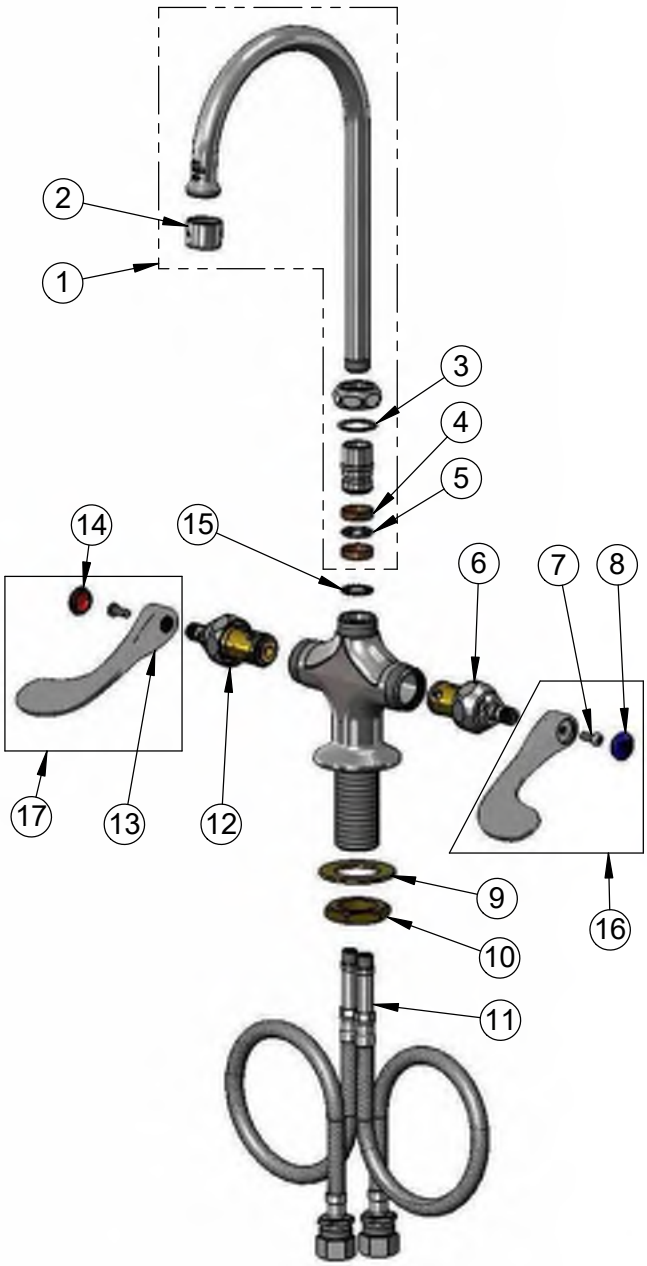
Product Compliance:
ASME A112.18.1 / CSA B125.1
NSF 61 - Section 9
NSF 372 (Low Lead Content)
ANSI A117.1 (ADA)

Drawn: MRC	Checked: JRM	Approved: JHB	Date: 01/26/18	Scale: 1:5	Sheet: 1 of 2

T&S BRASS AND BRONZE WORKS
2 Saddleback Cove / P.O. Box 1088
Travelers Rest, SC 29690
Travelers Rest, SC: 800-476-4103 • Simi Valley, CA: 800-423-0150 • Fax: 864-834-3518 • www.tsbrass.com

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Item No.



ITEM NO.	SALES NO.	DESCRIPTION
1	133X	5 3/4" Swivel Gooseneck
2	B-PT	Full Flow Stream Regulator, 55/64-27
3	009538-45	Swivel Washer
4	011429-45	Swivel Sleeves (2)
5	001074-45	O-Ring
6	012395-25NS	Quarter-Turn Cerama Cartridge w/ Check Valve, LTC
7	000925-45	Lab Handle Screw
8	018506-19NS	Blue Button Index, Press-in
9	002290-45	Lock Washer
10	000965-45	Lock Nut
11	012534-45	18" Flexible Supply Hose (2)
12	012394-25NS	Quarter-Turn Cerama Cartridge w/ Check Valve, RTC
13	B-WH4-NS	Wrist Action Handle (New Style)
14	001193-19NS	Red Button Index, Press-in
15	014200-45	Star Washer, Anti-Rotation
16	B-WH4C-NS	Wrist Action Handle, Blue Index & Screw
17	B-WH4H-NS	Wrist Action Handle, Red Index & Screw

Product Specifications:
Single Hole Deck Mount Mixing Faucet, Quarter-Turn Eterna Cartridges w/ Spring Checks, 4" Wrist Action Handles, 5 3/4" Swivel/Rigid Gooseneck & 18" Flexible Stainless Steel Supply Hoses w/ 1/2" NPSM Male Inlets

Product Compliance:
ASME A112.18.1 / CSA B125.1
NSF 61 - Section 9
NSF 372 (Low Lead Content)
ANSI A117.1 (ADA)

Drawn:	Checked:	Approved:	Date:	Scale:	Sheet:
MRC	JRM	JHB	01/26/18	NTS	2 of 2

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Description: Wall sheves

Notes: Custom Wall Shelves w/ pan slides (lower shelf)

EXTRACTOR PLUS™

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

COFFEE BREWING SYSTEMS

CBS-1260 Plus Brewers

3.0-3.5 GALLON BREWING SYSTEM

Shown with **D012 12.0L / 3.0G LUXUS® Thermal Dispenser**





PLUG AND PLAY OPERATION

Batch buttons are pre-programmed at the factory. If desired the USB port can be used to upload and download recipes.



CASCADING SPRAY DOME

Patented design provides even saturation of the coffee bed for maximum extraction. Lime resistant design makes for less service calls.

FETCO®

EXTRACTOR PLUS™

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

DISPENSERS

CBS-1260 Plus Brewers

DISPENSERS

D012

12.0 Liter / 3.0 Gallon
LUXUS® Thermal
Dispenser
TPD-30

NSF



All dispensers **SOLD SEPARATELY**.





BREW BASKET DESIGN

Advanced brew basket design provides a deeper bed depth and superior thermal insulation for better extraction.



CONTEMPORARY DESIGN

Traditional FETCO core with modern design enhancements fits well in any front-of-house or back of the house application.



ECO MODE

Reduces tank temperature during periods of non-operation to cut down on electricity usage.

EXTRACTOR PLUS™

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

ACCESSORIES

CBS-1260 Plus Brewers

BREW BASKETS AND PAPER FILTERS

Item Number	Brew Basket	Coffee Capacity	Filter Size	Filter SKU	Filter/Case
All configurations	Stainless Steel	Up to 32oz / 907g	20" x 8"	F004	500/cs

B00828004
21" x 7"
Stainless Steel
Brew Basket

B00828005
21" x 7"
Stainless Steel
Brew Basket
with Clips



F004
20" x 8"
Paper Filters



Contact Customer Service or your Sales Person for more options.

WATER FILTRATION SYSTEM

Filtration System	Item Number	Item Description	Rated Capacity	Working Pressure	Weight
Everpure®	A039	In-Line System	113,563 liters	10-125 psi [0.7-8.6 bar], non-shock	6.0 lbs / 2.7 kg
Everpure®	A075	Replacement Cartridge	113,563 liters	10-125 psi [0.7-8.6 bar], non-shock	6.0 lbs / 2.7 kg
BWT Bestmax	A138	In-Line System	3,002 liters	29-116 psi [2-8 bar], non-shock	11.0 lbs / 5.0 kg
BWT Bestmax	A139	Replacement Cartridge	3,002 liters	29-116 psi [2-8 bar], non-shock	11.0 lbs / 5.0 kg
BWT Bestmax	A140	In-Line System	4,562 liters	29-116 psi [2-8 bar], non-shock	11.0 lbs / 5.0 kg
BWT Bestmax	A141	Replacement Cartridge	4,562 liters	29-116 psi [2-8 bar], non-shock	11.0 lbs / 5.0 kg

EVERPURE®
In-Line Water
Filtration System



SET INCLUDES: 1ea. commercial quality corrosion resistant filter head 1ea. taste and odor filter cartridge (FETCO® #A075) / 1ea. 3/8” x 4’ connection hose / 1 set — mounting bracket and hardware.

- Recommended for large-sized operations
- Taste and odor filter for extremely turbid (cloudy) water
- Granular-activated carbon reduces sediment and chlorine
- Quick-disconnect style head/cartridge design cartridge for effortless replacement
- Durable, corrosion-resistant head inlcudes built-in shutoff valve

BWT BESTMAX
In-Line Water
Filtration System



SET INCLUDES: 1ea. filter cartridge / 1ea. universal filter head / 1ea. wall mounting bracket Braided hose supplies 3/8” and 3/4” compression, in 24” or 48” lengths

- Recommended for small- to medium-sized operations
- Carbonate hardness removal prevents scale deposits and retains minerals
- Granular-activated carbon reduces sediment and chlorine
- Quick-disconnect style head/cartridge design cartridge for effortless replacement
- Durable, corrosion-resistant head inlcudes built-in shutoff valve
- Four bypass settings allows for different water qualities and product preferences

EXTRACTOR PLUS™

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

TECHNICAL SPECIFICATIONS

NORTH AMERICA

CBS-1261 Plus Brewer

ELECTRICAL

Item Number	Brew Basket	Voltage	Heater Config.	Phase	Wires	kW	Connection	Max Amp Draw	[Gal] / [L] Hour	Certification
E1261US-UB230-MM110	21x7" Metal	208-240	2 x 3.0 kW / 240 V	1	2+G	4.6-6.1	No Cord	22.1-25.4	15.9 / 60.4	NSF cULus
DUAL PHASE		208-240	3 x 3.0 kW / 240 V	3	3+G	6.9-9.1	No Cord	19.2-22.1	23.9 / 90.6	

WATER

Water Inlet	Water Pressure [psig] / [Bar]	Minimum Flow Rate [gpm] / [L/min]	Tank Capacity [Gal] / [L]
3/8" Male Flare	20-75 / 1.37-5.17	1.50 / 5.68	8.63 / 32.67

CBS-1262 Plus Brewer

ELECTRICAL

Item Number	Brew Basket	Voltage	Heater Config.	Phase	Wires	kW	Connection	Max Amp Draw	[Gal] / [L] Hour	Certification
E1262US-3B330-MM110	21x7" Metal	208-240	3 x 3.0 kW / 240 V	3	3+G	6.9-9.1	No Cord	19.2-22.1	23.9 / 90.6	NSF cULus
E1262US-3B340-MM110	21x7" Metal	208-240	3 x 4.0 kW / 240 V	3	3+G	9.1-12.1	No Cord	25.4-29.3	31.9 / 120.8	NSF cULus
E1262US-3B630-MM110	21x7" Metal	208-240	6 x 3.0 kW / 240 V	3	3+G	13.6-18.1	No Cord	37.5-43.7	47.8 / 181.3	NSF cULus
E1262US-3B640-MM110	21x7" Metal	208	6 x 4.0 kW / 240 V	3	3+G	18.1	No Cord	50.4	47.8 / 181.3	NSF cULus

WATER

Water Inlet	Water Pressure [psig] / [Bar]	Minimum Flow Rate [gpm] / [L/min]	Tank Capacity [Gal] / [L]
3/8" Male Flare	20-75 / 1.37-5.17	3.00 / 11.36	15.86 / 60.04

1 This version is made to order and it might require longer production lead time. Please ask your local sales representative for more information.

EXTRACTOR PLUS™

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

TECHNICAL SPECIFICATIONS

INTERNATIONAL

CBS-1261 Plus Brewer

ELECTRICAL

Item Number	Brew Basket	Voltage	Heater Config.	Phase	Wires	kW	Connection	Max Amp Draw	[Gal] / [L] Hour	Certification
E1261IN-3C330-MM110	21x7" Metal	220/380-240/415	3 x 3.0 kW / 240 V	3	3L/N/G	7.7-9.1	No Cord	12.0-12.9	23.9 / 90.6	NSF cULus
E1261IN-3C340-MM110	21x7" Metal	220/380-240/415	3 x 4.0 kW / 240 V	3	3L/N/G	10.2-12.1	No Cord	15.8-17.2	30.0 / 113.7	NSF cULus
E1261IN-3C350-MM110[1]	21x7" Metal	220/380-240/415	3 x 5.0 kW / 240 V	3	3L/N/G	12.7-15.1	No Cord	19.6-21.3	30.0 / 113.7	NSF cULus
E1261NM-3B350-MM110	21x7" Metal	208-240	3 x 5.0 kW / 240 V	3	3+G	11.4-15.1	No Cord	31.8-36.6	30.0 / 113.7	NSF NOM
E1261CE-3C330-MM110	21x7" Metal	230/400	3 x 3.0 kW / 240 V	3	3L/N/PE	8.4	No Cord	12.5	22.1 / 83.6	NSF CE
E1261CE-3C340-MM110	21x7" Metal	230/400	3 x 4.0 kW / 240 V	3	3L/N/PE	11.1	No Cord	16.5	29.2 / 110.8	NSF CE

WATER

Water Inlet	Water Pressure [psig] / [Bar]	Minimum Flow Rate [gpm] / [L/min]	Tank Capacity [Gal] / [L]
3/8" Male Flare	20-75 / 1.37-5.17	1.50 / 5.68	8.63 / 32.67

CBS-1262 Plus Brewer

ELECTRICAL

Item Number	Brew Basket	Voltage	Heater Config.	Phase	Wires	kW	Connection	Max Amp Draw	[Gal] / [L] Hour	Certification
E1262IN-3C350-MM110[1]	21x7" Metal	220/380-240/415	3 x 5.0 kW / 240 V	3	3L/N/G	12.7-15.1	No Cord	19.6-21.3	39.9 / 151.1	NSF cULus
E1262IN-3C630-MM110	21x7" Metal	220/380-240/415	6 x 3.0 kW / 240 V	3	3L/N/G	15.2-18.1	No Cord	23.4-25.4	47.8 / 181.3	NSF cULus
E1262NM-3C630-MM110	21x7" Metal	208-240	6 x 3.0 kW / 240 V	3	3+G	13.6-18.1	No Cord	37.9-43.7	47.8 / 181.3	NSF NOM
E1262CE-3C340-MM110	21x7" Metal	230/400	3 x 4.0 kW / 240 V	3	3L/N/PE	11.1	No Cord	16.3	29.2 / 110.8	NSF CE
E1262CE-3C350-MM110	21x7" Metal	230/400	3 x 5.0 kW / 240 V	3	3L/N/PE	13.9	No Cord	20.3	36.7 / 139.0	NSF CE

WATER

Water Inlet	Water Pressure [psig] / [Bar]	Minimum Flow Rate [gpm] / [L/min]	Tank Capacity [Gal] / [L]
3/8" Male Flare	20-75 / 1.37-5.17	3.00 / 11.36	15.86 / 60.04

1 This version is made to order and it might require longer production lead time. Please ask your local sales representative for more information.

EXTRACTOR PLUS™

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

DIMENSIONS

CBS-1261 Plus Brewer

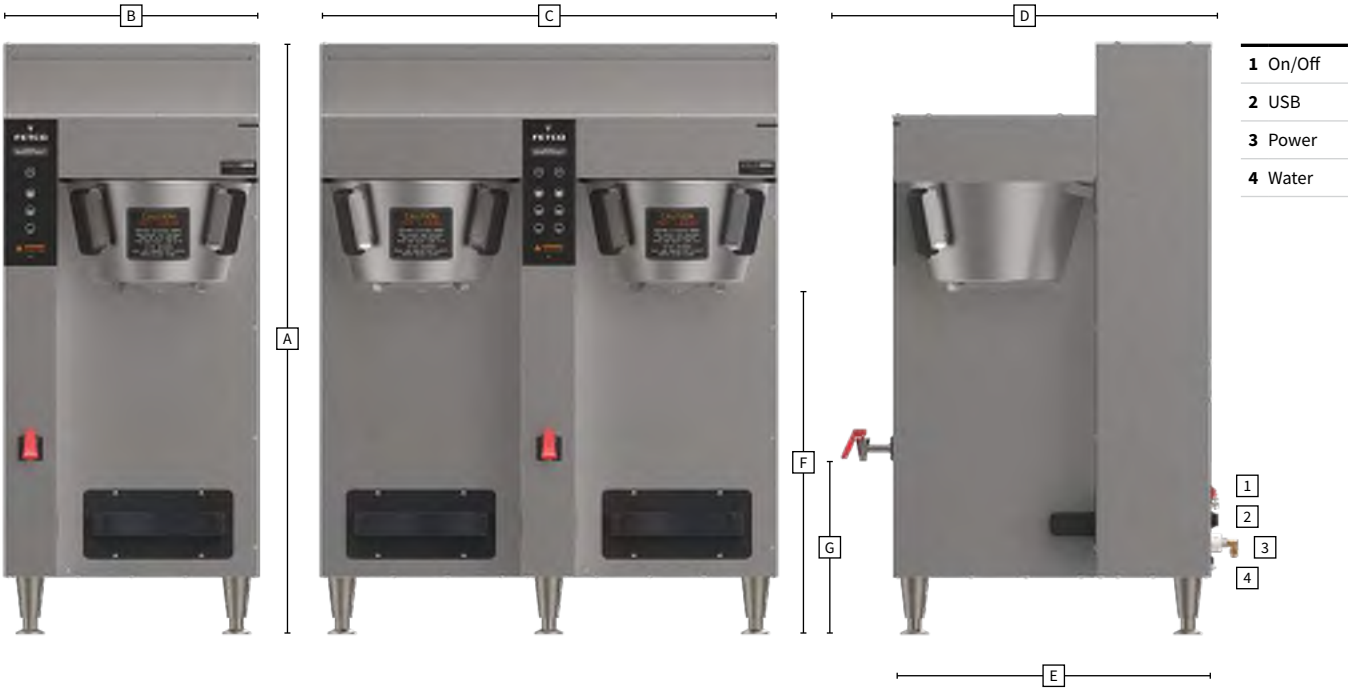
DIMENSIONS	Height (A)	Width (B)	Depth (D)	Depth (E)	Brew Basket Clearance (F)	Faucet Clearance (G)
Product Dimensions	41.38" 105.11 cm	17.88" 45.42 cm	27.50" 69.85 cm	22.25" 56.52 cm	23.88" 60.66 cm	12.13" 30.80 cm
Shipping Dimensions	39.0" 99.06 cm	23.0" 58.42 cm	28.0" 71.72 cm	N/A	N/A	N/A

WEIGHT	Empty [lbs] / [kg]	Filled [lbs] / [kg]
Product Weight	88 lbs 39.9 kg	160 lbs 72.6 kg
Shipping Weight	97 lbs 44.0 kg	N/A

CBS-1262 Plus Brewer

DIMENSIONS	Height (A)	Width (C)	Depth (D)	Depth (E)	Brew Basket Clearance (F)	Faucet Clearance (G)
Product Dimensions	41.38" 105.11 cm	32.0" 81.28 cm	27.50" 69.85 cm	22.25" 56.52 cm	23.88" 60.66 cm	12.13" 30.80 cm
Shipping Dimensions	39.0" 99.06 cm	37.0" 93.98 cm	29.0" 73.66 cm	N/A	N/A	N/A

WEIGHT	Empty [lbs] / [kg]	Filled [lbs] / [kg]
Product Weight	130 lbs 59.0 kg	266 lbs 120.7 kg
Shipping Weight	140 lbs 63.5 kg	N/A



1 On/Off
2 USB
3 Power
4 Water

FETCO®
WEBSITE fetco.com
EMAIL inquiries@fetco.com
PHONE +1.847.719.3000 1.800.338.2699
FAX +1.847.719.3001
ADDRESS FETCO® 600 Rose Road Lake Zurich, IL 60047, USA

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Dispensers, airpots, paper filters, water filters, stands, accessories and options sold separately
Rev. 1.1 2024.08.30 Digital Letter

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U.S.A. FOODSERVICE DIVISION
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Parts Dept. (800)424-TRUE • Parts Dept. Fax# (636)272-9471 • www.truemfg.com

Project: PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment
Location: _____
Item #: _____ Qty: _____
Model #: _____
SIS #

Model:
TUC-27-HC

Undercounter:
Solid Door Refrigerator with Hydrocarbon Refrigerant



TUC-27-HC

- True's undercounter units are designed with enduring quality that protects your long term investment.
- Designed using the highest quality materials and components to provide the user with colder product temperatures, lower utility costs, exceptional food safety and the best value in today's food service marketplace.
- Factory engineered, self-contained, capillary tube system using environmentally friendly R290 hydro carbon refrigerant that has zero (0) ozone depletion potential (ODP), & three (3) global warming potential (GWP).
- Energy Efficient, environmentally friendly forced-air refrigeration system holds 33°F to 38°F (.5°C to 3.3°C).
- All stainless steel front, top and ends. Corrosion resistant GalFan coated steel back.
- Interior - attractive, clear coated aluminum liner. Stainless steel floor with coved corners.
- Heavy duty PVC coated wire shelves.
- Foamed-in-place using a high density, polyurethane insulation that has zero ozone depletion potential (ODP) and zero global warming potential (GWP).

ROUGH-IN DATA

Specifications subject to change without notice.
Chart dimensions rounded up to the nearest ⅛" (millimeters rounded up to next whole number).

Model	Doors	Shelves	Cabinet Dimensions (inches) (mm) W	D†	H*	HP	Voltage	Amps	NEMA Config.	Cord Length (total ft.) (total m)	Crated Weight (lbs.) (kg)
TUC-27-HC	1	2	27⅝ 702	30⅛ 766	29¾ 756	⅙ ⅓	115/60/1 220-240V/50-60Hz	2.0 0.8	5-15P ▲	7 2.13	195 89

† Depth does not include 1" (26 mm) for rear bumpers.
* Height does not include 6¼" (159 mm) for castors or 6" (153 mm) for optional legs.

▲ Plug type varies by country.

MADE WITH INNOVATION IN THE USA · 7 YEAR COMPRESSOR WARRANTY USA and Canada · ENERGY STAR · c UL us · CE · natural refrigerant

10/21 Printed in U.S.A.

APPROVALS:

AVAILABLE AT:

Model:
TUC-27-HC

Undercounter:
Solid Door Refrigerator with Hydrocarbon Refrigerant

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

STANDARD FEATURES

DESIGN
- True's commitment to using the highest quality materials and oversized refrigeration systems provides the user with colder product temperatures, lower utility costs, exceptional food safety and the best value in today's food service marketplace.

REFRIGERATION SYSTEM
- Factory engineered, self-contained, capillary tube system using environmentally friendly R290 hydro carbon refrigerant that has zero (0) ozone depletion potential (ODP), & three (3) global warming potential (GWP).
- Energy efficient, factory balanced refrigeration system with guided airflow to provide uniform product temperatures.
- High capacity, factory balanced refrigeration system that maintains cabinet temperatures of 33°F to 38°F (.5°C to 3.3°C) for the best in food preservation.
- State of the art, electronically commutated evaporator and condenser fan motors. ECM motors operate at higher peak efficiencies and move a more consistent volume of air which produces less heat, reduces energy consumption and provides greater motor reliability.
- Condensing unit access in back of cabinet, slides out for easy maintenance.

CABINET CONSTRUCTION
- Exterior - stainless steel front, top and ends. Corrosion resistant GalFan coated steel back.
- Interior - attractive, clear coated aluminum liner. Stainless steel floor with coved corners.
- Insulation - entire cabinet structure and solid door are foamed-in-place using a high density, polyurethane insulation that has zero ozone depletion potential (ODP) and zero global warming potential (GWP).
- 5" (127 mm) diameter stem castors - locks provided on front set. 36" (915 mm) work surface height.

DOOR
- Stainless steel exterior with clear aluminum liner to match cabinet interior.
- Door fitted with 12" (305 mm) long recessed handle that is foamed-in-place with a sheet metal interlock to ensure permanent attachment.
- Positive seal self-closing door with 90° stay open feature. Door swing within cabinet dimensions.
- Magnetic door gasket of one piece construction, removable without tools for ease of cleaning.

SHELVING
- Two (2) adjustable, heavy duty PVC coated wire shelves. Top shelf is 23 ¼"L x 19 ¼"D (591 mm x 489 mm), bottom shelf is 23 ¼"L x 13 ¾"D (591 mm x 350 mm). Four (4) chrome plated shelf clips included per shelf.
- Shelf support pilasters made of same material as cabinet interior; shelves are adjustable on ½" (13 mm) increments.

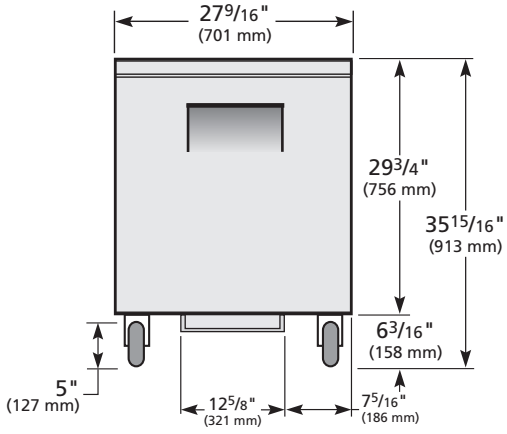
MODEL FEATURES
- Evaporator is epoxy coated to eliminate the potential of corrosion.
- NSF/ANSI Standard 7 compliant for open food product.

ELECTRICAL
- Unit completely pre-wired at factory and ready for final connection to a 115/60/1 phase, 15 amp dedicated outlet. Cord and plug set included.

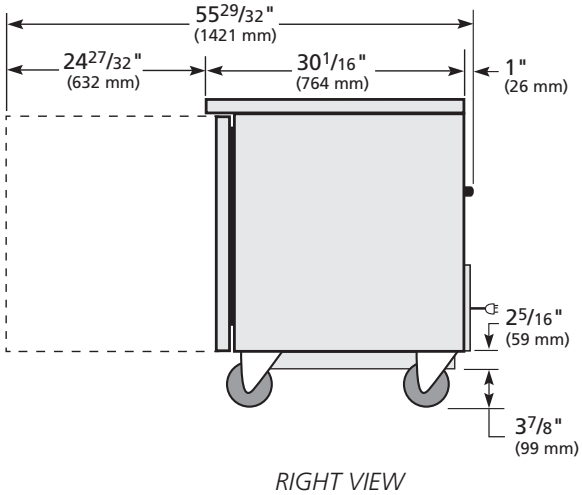

115/60/1
NEMA-5-15R

OPTIONAL FEATURES/ACCESSORIES
Upcharge and lead times may apply.
- ❑ 220-240V/50-60Hz
- ❑ 6" (153 mm) standard legs.
- ❑ 6" (153 mm) seismic/flanged legs.
- ❑ 2 ½" (64 mm) diameter castors.
- ❑ Barrel lock (factory installed).
- ❑ Single overshelf.
- ❑ Double overshelf.
- ❑ TUC-27 Stacking collar.
- ❑ 30" (762 mm) deep, ½" (13 mm) thick, white polyethylene cutting board. Requires "L" brackets.
- ❑ 30" (762 mm) deep, ½" (13 mm) thick, composite cutting board. Requires "L" brackets.
- ❑ Heavy duty, 16 gauge tops.
- ❑ Exterior rectangular digital temperature display (factory installed).
- ❑ ADA compliant models with 34" (864 mm) work surface height.

PLAN VIEW



ELEVATION



RIGHT VIEW

3 YEAR PARTS + LABOR 7 YEAR COMPRESSOR
WARRANTY
(U.S.A. and Canada only)

METRIC DIMENSIONS ROUNDED UP TO THE NEAREST WHOLE MILLIMETER

SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE

Model	Elevation	Right	Plan	3D	Back
TUC-27-HC	TFQY01E	TFQY01S	TFQY01P	TFQY013	

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PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Description: Coffee Tea Brewer

Notes: Extractor® Plus Series Double Station Tea Brewer, 2.66 gallon tank, 18 gallons per hour, high-volume batch brewing, pre-programmed, digital touch pad operation, USB, fits iced tea dispensers (Not included), 1.7kW heater, 120v/60/1-ph, 14.7 amps, 1.7 kW, NEMA 5-15P, cULus, NSF

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

PENTAIR

EVERPURE® ENDURANCE® HIGH FLOW QUAD SYSTEM

DELIVERS PREMIUM QUALITY WATER FOR HIGH VOLUME COMBINATION APPLICATIONS

Endurance High Flow Quad: EV9437-32
Endurance Quad Cartridge Kit: EV9628-72*

* not shown



APPLICATIONS

Multiple Equipment and Combination Applications

High-Volume Installations

FEATURES • BENEFITS

High capacity allows system to keep up high water demands and allows longer periods between replacing filter cartridges

Unique pretreatment system features pleated membrane with a large surface area

Sanitary cartridge replacement is simple, quick and clean; internal filter parts are never exposed to handling or contamination

Exclusive Fibredyne™ II media provides superior chlorine taste & odor reduction and micro-filters dirt and particles as small as 0.2† micron in size by mechanical means

Compact design nearly the same footprint as the Everpure High Flow CSR Quad System

Outstanding dirt-holding capabilities

Utilizes Everpure Phosphate Cartridge for scale reduction

NSF/ANSI Standard 53 certified to reduce cysts such as *Cryptosporidium* and *Giardia* by mechanical means

† Validated by ISO 17025 accredited lab for 99.999% reduction of Pseudomonas diminuta following the ASTM F838-05 protocol for the validation of 0.2 µm sterilizing grade filters

INSTALLATION TIPS

Choose a mounting location capable of safely supporting the full weight of the system when in operation.

Use 3/4" water line.

Fountain equipment connections are made to the outlet part of the system before the Everpure 2SR-BW Cartridge.

Coffee brewer and ice machine connections are made after the Everpure 2SR-BW Scale Inhibitor Cartridge; a tee is required.

Install vertically with cartridges hanging down and allow 5" (12.7 cm) clearance below the cartridge for easy replacement.

Frame is designed to mount on 16" centers (wall studs).

OPERATION TIPS

Change filter cartridges on a regular 12-month preventative maintenance program.

Change cartridges when capacity is reached or when flow becomes too slow, but at least annually.

Always flush the filter cartridge at time of installation and cartridge change.

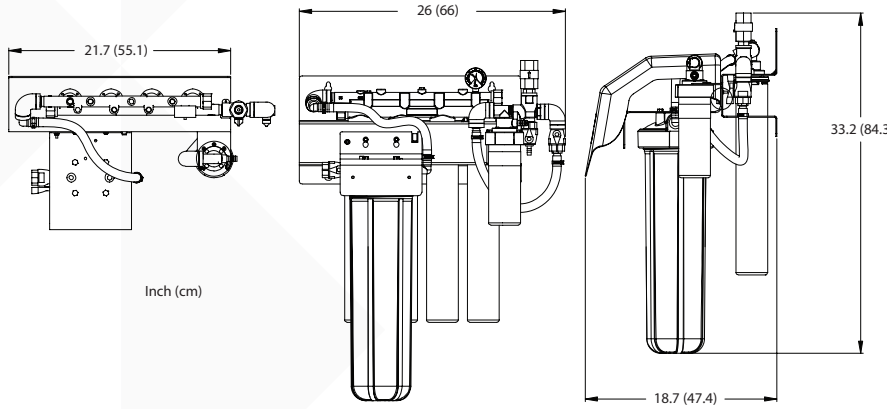
Flush cartridges by running water through flushing valve for five (5) minutes at full flow.

SIZING

Rated Service Flow: 15 gpm (56.8 Lpm)

Rated Capacity: 200,000 gallons (757,082 L)

EVERPURE® ENDURANCE® HIGH FLOW QUAD SYSTEM
EV9437-32



System Tested and Certified by NSF International against NSF/ANSI Standards 42 and 53 for the reduction of:

STANDARD NO. 42 — AESTHETIC EFFECTS

- Bacteriostatic Effects
- Chemical Reduction
  - Taste and Odor
    - Chlorine
- Mechanical Filtration
  - Nominal Particulate Class I

STANDARD NO. 53 — HEALTH EFFECTS

- Mechanical Filtration
  - Cyst

SPECIFICATIONS

Rated Capacity
200,000 gallons (757,082 liters)

Rated Service Flow
15 gpm (56.8 Lpm)

Pressure Requirements
10 - 100 psi (0.7 – 6.9 bar), non-shock

Temperature Limits
35 - 100°F (2 - 38°C)

Overall Dimensions
33.2" H x 26" L x 18.7" D
(84.3 cm x 66 cm x 47.4 cm)

Connections
3/4"

Shipping Weight
49 lbs (22.23 kgs)

Operating Weight
69.1 lbs (31.3 kgs)

Electrical Connection
None required

EPA No. 002623-IL-002

The contaminants or other substances removed or reduced by this drinking water system are not necessarily in your water. Do not use with water that is microbiologically unsafe or of unknown quality without adequate disinfection before or after the system. Systems certified for cyst reduction may be used with disinfected water that may contain filterable cysts.

Since the conditions under which our products may be used are beyond our control, we cannot accept any liability with respect to the improper installation, application and/ or use of our products.

WARRANTY

Everpure water treatment systems by Pentair® (excluding replaceable elements) are covered by a limited warranty against defects in material and workmanship for a period of five years after date of purchase. Everpure replaceable elements (filter cartridges and water treatment cartridges) are covered by a limited warranty against defects in material and workmanship for a period of one year after date of purchase. See printed warranty for details. Pentair will provide a copy of the warranty upon request.

PENTAIR

WATER FILTRATION

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PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

PENTAIR

EVERPURE® ENDURANCE® HIGH FLOW QUAD CARTRIDGE KIT

DELIVERS PREMIUM QUALITY WATER FOR FOUNTAIN AND COMBINATION APPLICATIONS

Endurance Quad Cartridge Kit: EV9628-72
Includes 4 - SEN, 1 - 2SR-BW, 1 - Pleated Prefilter



APPLICATIONS

Replacement Cartridge Kit For Everpure Endurance High Flow Quad System

FEATURES • BENEFITS

Reduce chlorine taste & odor and other offensive contaminants that can adversely affect the taste of beverages

Sanitary cartridge replacement is simple, quick and clean; internal filter parts are never exposed to handling or contamination

Protect drink system seals, pump, tubing and small orifices from clogging, corrosion and abrasive wear

Improve the taste of fountain beverages and helps retain the drink's carbonation

Increased capacity for extended reduction of chemical and mechanical contaminants

Balanced cartridge for optimal performance in varying water qualities

Pretreatment provided by unique pleated membrane with a large surface area

Exclusive Fibredyne™ II media provides superior chlorine taste & odor reduction and micro-filters dirt and particles as small as 0.2* micron in size by mechanical means

Utilize Everpure 2SR-BW Phosphate Cartridge for scale reduction†

NSF/ANSI Standard 53 certified to reduce cysts such as *Cryptosporidium* and *Giardia* by mechanical means

INSTALLATION TIPS

Install vertically so cartridge hangs down.

Allow 5" (12.7 cm) clearance below the cartridge for easy cartridge replacement.

Flush cartridge by running water through system for five (5) minutes at full flow.

OPERATION TIPS

Replace cartridge when flow rate becomes inconveniently slow or before rated capacity is reached. It is recommended to replace cartridge at least once per year.

Always flush the filter cartridge at time of installation and cartridge change.

SIZING

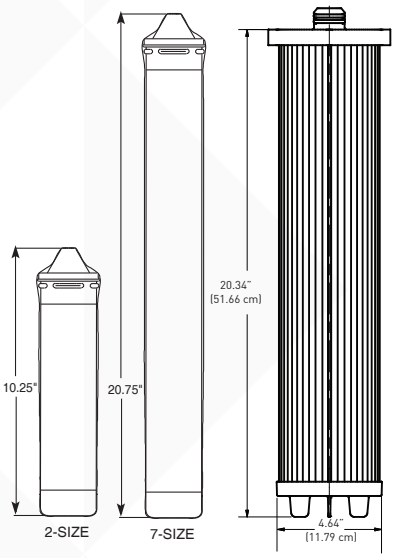
Rated Service Flow: 15 gpm (56.8 Lpm)

Rated Capacity: 200,000 gallons (757,082 L)

* Validated by ISO 17025 accredited lab for 99.999% reduction of Pseudomonas diminuta following the ASTM F838-05 protocol for the validation of 0.2 µm sterilizing grade filters.

† As tested by Pentair.

EVERPURE® ENDURANCE® HIGH FLOW QUAD CARTRIDGE KIT
EV9628-72



SPECIFICATIONS

Rated Service Flow
15 gpm (56.8 Lpm)

Rated Capacity
200,000 gallons (757,082 L)

Pressure Requirements
10 - 100 psi (0.7 - 6.9 bar), non-shock

Temperature Requirements
35 - 100°F (2 - 38°C)

Shipping Weight
19 lbs (8.62 kgs)

Endurance High Flow Qua Tested and Certified by NSF International against NSF/ANSI Standards 42 and 53 for the reduction of:

STANDARD NO. 42 — AESTHETIC EFFECTS

- Bacteriostatic Effects
- Chemical Reduction
  - Taste & Odor
  - Chlorine
- Mechanical Filtration
  - Nominal Particulate Class I

STANDARD NO. 53 — HEALTH EFFECTS

- Mechanical Filtration
  - Cyst Reduction
  - Turbidity Reductions

EPA No. 002623-IL-002

The contaminants or other substances removed or reduced by this drinking water system are not necessarily in your water. Do not use with water that is microbiologically unsafe or of unknown quality without adequate disinfection before or after the system. Systems certified for cyst reduction may be used with disinfected water that may contain filterable cysts.

Since the conditions under which our products may be used are beyond our control, we cannot accept any liability with respect to the improper installation, application and/or use of our products.

WARRANTY

Everpure water treatment systems by Pentair® (excluding replaceable elements) are covered by a limited warranty against defects in material and workmanship for a period of five years after date of purchase. Everpure replaceable elements (filter cartridges and water treatment cartridges) are covered by a limited warranty against defects in material and workmanship for a period of one year after date of purchase. See printed warranty for details. Pentair will provide a copy of the warranty upon request.

PENTAIR

WATER QUALITY SYSTEMS

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EV9628-72 AU16

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Manitowoc®

iT0620 Ice Cube Machine

iT0620 Ice Cube Machine

Models

☐ IRT0620A ☐ IDT0620A ☐ IYT0620A ☐ IDT0620W ☐ IYT0620W

ENERGY STAR



Indigo NXT Series iT0620
Ice Machine on D420 Bin
*Ice machine and Bin sold separately

Designed for operators who know that ice is critical to their business, the Indigo®w Series ice machine's preventative diagnostics continually monitor itself for reliable ice production. Improvements in cleanability and programmability make your ice machine easy to own and less expensive to operate.

- **Space-Saving Design** – Measures only 16.5" high (42 cm) and 30" wide (76.20 cm) allowing it to fit on top of dispensers when a low ceiling is an issue.
- **easyTouch® Display**- New icon based touch screen takes the guess work out of owning and operating an ice machine.
- **Programmable Ice Production** – Now its super easy to program your ice machine to be off at certain times of the day to save money with fluctuating electrical rates. Also programmable by daily ice production volume and night time programming.
- **Easy to Clean Foodzone** – Hinged front door swings out for easy access. Removable water-trough, distribution tube, curtain, and sensing probes for fast and efficient cleaning. Select components made with AlphaSan® antimicrobial.
- **Intelligent Diagnostics** – Provide 24 hour preventative maintenance and diagnostic feedback for trouble free operation.
- **Acoustical Ice Sensing Probe** – Unique patented technology allows for reliable operation in challenging water conditions and environments.
- **DuraTech™ Exterior** – Provides superior corrosion resistant above stainless steel. Innovative clear-coat resists fingerprints and dirt making it easier to keep clean.
- **Available LuminIce II Virus and Bacteria Inhibitor**- Controls viruses, bacteria, mold and yeast within the food zone to keep the ice machine clean longer. A new sanitation icon lets you know the operational status.
- **Active sense** - Insures consistent ice harvest in all environmental conditions. This software solution works in conjunction with the acoustical ice sensing probe improving reliability and performance.

Ice Machine Electric

115/60/1 standard
(208-230/60/1also available)

Minimum circuit ampacity:
Air-cooled: 12.2, 115v 5.9, 208-230V
Water-cooled: 11.6,-115v, 5.6,-208-230v

Maximum fuse size:
Air-cooled: 20A for 115v, 15A for 208-230v
Water-cooled: 20A, 115v and 15A, 208-230v

COMMERCIAL WARRANTY
ICE MAKER 3 YEAR PARTS AND LABOR
EVAPORATOR 5 YEAR
COMPRESSOR 5 YEAR PARTS 3 YEAR LABOR

Specifications

BTU Per Hour:
5,400 (average),
and 6,300 (peak)

Refrigerant:
R410A CFS - Free
Lowers global warming by 48%

Operating Limits:
- Ambient Temperature Range: 40 to 110 F (4.4 to 43.3 C)
  Water Temperature Range: 40 to 90 F (4.4 to 32.2 C)
- Potable Water Pressure: Min. 20 psi (137.9 kPA) Max. 80 psi (551.1 kPA)
- Condenser Water Pressure: Min. 20 psi (137.9 kPA) Max. 276 psi (1902.95 kPA)

Ice Shape



Dice
⅞" x ⅞" x ⅞"
(2.22 x 2.22 x 2.22 cm)



Half Dice
⅜" x 1⅛" x ⅞"
(.95 x 2.86 x 2.22 cm)



Regular
1⅛" x 1⅛" x ⅞"
(2.86 x 2.86 x 2.22 cm)

CALIFORNIA LOW LEAD QUALIFIED Conforms to NSF-61 Annex G
AHRI CERTIFIED
NSF c UL US LISTED CE
AQ
ISO 9001:2015 Certification

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www.manitowocice.com

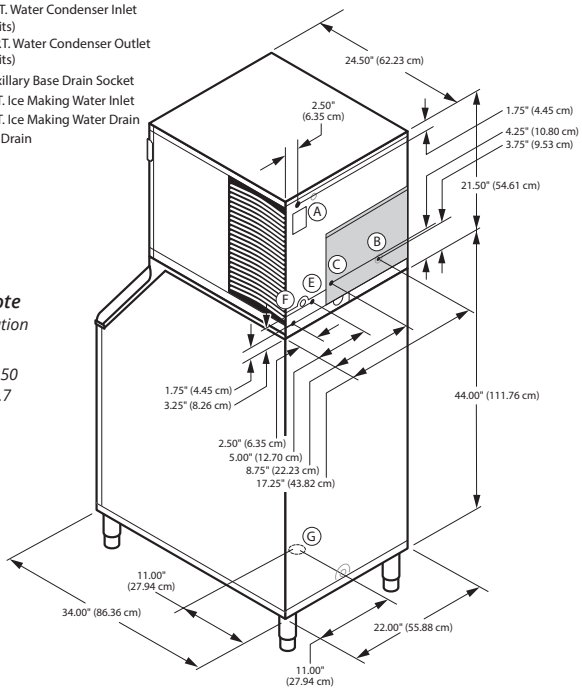
PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Manitowoc®

Indigo® NXT™ iT0620 Ice Cube Machine

iT0620 on D420 Storage Bin

Ⓐ Electrical Entrance (2) Options
Ⓑ 3/8" (0.95 cm) F.P.T. Water Condenser Inlet (water-cooled units)
Ⓒ 1/2" (1.27 cm) F.P.T. Water Condenser Outlet (water-cooled units)
Ⓓ 1/2" (1.27 cm) Auxillary Base Drain Socket
Ⓔ 3/8" (0.95 cm) F.P.T. Ice Making Water Inlet
Ⓕ 1/2" (1.27 cm) F.P.T. Ice Making Water Drain
Ⓖ 3/4" (1.91 cm) Bin Drain



Installation Note
Minimum installation clearance:

Top/side: 12" (30.50 cm)Back is 5" (12.7 cm)

Space-Saving Design



	iT0620 D-400	iT0620 D-420
Height	59.50" 151.13 cm	71.50" 181.61 cm
Width	30.00" 76.20 cm	22.00" 55.88 cm
Depth	34.00" 86.30 cm	34.00" 86.30 cm
Bin Storage	365 lbs. 166 kgs.	383 lbs. 174 kgs.

Height includes adjustable bin legs 6.00" to 8.00", (15.24 to 20.32 cm) set at 6.00" (15.24 cm).
Bin capacity is based on 90% of the volume x 33 lbs/ft3 average density of ice.

K00443 bin adapter required for D400 bin. Sold separately

Specifications

	Model	Ice Shape	Ice Production 24 Hours 70°Air/ 50°F Water	Ice Production 24 Hours 90°Air/ 70°F Water	Power Usage kWh/100 lbs. @90°Air/70°F 1 Ph	Potable Water Usage/100 lbs. 45.4 kgs. of Ice
AIR COOLED	IRT0620A	regular	525 lbs.	410 lbs.	5.29	19.9 Gal.
			238 kgs	186 kgs		75.3 L
	IDT0620A	dice	560 lbs.	450 lbs.	5.18 ★	19.9 Gal.
			254 kgs	204 kgs		75.3 L
	IYT0620A	half-dice	575 lbs.	465 lbs.	4.87 ★	19.9 Gal.
			261 kgs	211 kgs		75.3 L
WATER COOLED	IDT0620W	dice	530 lbs.	450 lbs.	4.13	19.9 Gal.
			240 kgs	204 kgs		75.3 L
	IYT0620W	half-dice	560 lbs.	485 lbs.	3.87	19.9 Gal.
			254 kgs.	220 kgs		75.3 L
	-Water-cooled Condenser Water Usage / 100 lbs. /45.4 kgs. Of Ice: 140 gal/ 530 L. -Water-cooled models are excluded from ENERGY STAR qualification.					

Order separately: Ice storage bin for all units
★ *ENERGY STAR® 3.0 qualified*

Accessories

LuminIce® II Viruses and Bacteria Inhibitor
controls viruses and bacteria in the ice machine



External Scoop holder
protect the ice scoop with the NSF approved versatile scoop holder.



Arctic Pure® Plus
reduce sediments and chlorine contaminants down to .5 microns.
Use with Pre-filter recommended



iAuCS®
schedules and performs routine ice machine cleaning automatically.



Manitowoc Ice reserves the right to make changes to the design or specifications without prior notice.

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PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Manitowoc®

50Hz

iT0620 Ice Cube Machine

Models

☐ IRT0620A ☐ IDT0620A ☐ IYT0620A ☐ IDT0620W ☐ IYT0620W ☐ IRT0620W



Indigo NXT Series iT0620
Ice Machine on D420 Bin

*Ice machine and bin sold separately

Ice Machine Electric

230/50/1

Minimum circuit ampacity:
Air-cooled: 5.6
Water-cooled: 5.4

Maximum fuse size:
Air-cooled: 15A
Water-cooled: 15A

Specifications

BTU Per Hour:
5,400 (average),
and 6,300 (peak)

Refrigerant:
R410A CFS - Free
Lowers global warming
by 48%

Operating Limits:

- Ambient Temperature Range:
  40 to 110 F (4.4 to 43.3 C)
  Water Temperature Range:
  40 to 90 F (4.4 to 32.2 C)
- Potable Water Pressure:
  Min. 20 psi (137.9 kPA)
  Max. 80 psi (551.1 kPA)
- Condenser Water Pressure:
  Min. 20 psi (137.9 kPA)
  Max. 276 psi (1902.95 kPA)

Designed for operators who know that ice is critical to their business, the Indigo NXT Series ice machine's preventative diagnostics continually monitor itself for reliable ice production. Improvements in cleanability and programmability make your ice machine easy to own and less expensive to operate.

- **New levels of Performance** – Showcasing an average of 31% lower energy consumption, 16% reduction in in potable water usage and a 32% reduction in condenser water usage. This translates into lower cost of ownership over the life of your machine.
- **easyTouch® Display** - New icon based touch screen takes the guess work out of owning and operating an ice machine.
- **Multiple Language Capability** - The easyTouch display is available in multiple languages selected in the initial start-up installation Wizard.
- **Programmable Ice Production** – Now its super easy to program your ice machine to be off at certain times of the day to save money with fluctuating electrical rates. Also programmable by daily ice production volume and night time programming.
- **Easy to Clean Foodzone** – Hinge front door swing out for easy access. Removable water-trough, distribution tube, curtain, water probe and water pump for fast and efficient cleaning. Selected components are made with AlphaSan® antimicrobial.
- **Intelligent Diagnostics** – Provides 24 hour preventative maintenance and diagnostic feedback for trouble free operation.
- **Acoustical Ice Sensing Probe** – Unique patented technology allows for reliable operation in challenging water conditions and environments
- Available **LuminIce® II Virus and Bacteria Inhibitor** – Controls viruses, bacteria, mold and yeast within the food zone to keep the machine clean longer. A new sanitation icon lets you know the operational status.
- **Active Sense -** insures consistent ice harvest in all environmental conditions. This software solution works in conjunction with the acoustical ice sensing probe improving reliability and performance.



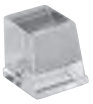
Ice Shape



Dice
⅞" x ⅞" x ⅞"
(2.22 x 2.22 x 2.22 cm)
Cube weight 8.5 g



Half Dice
⅜" x 1⅛" x ⅞"
(.95 x 2.86 x 2.22 cm)
Cube weight 5.7 g



Regular
1⅛" x 1⅛" x ⅞"
(2.86 x 2.86 x 2.22 cm)
Cube weight 14.2 g

Indigo® NXT™ iT0620 Ice Cube Machine

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PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

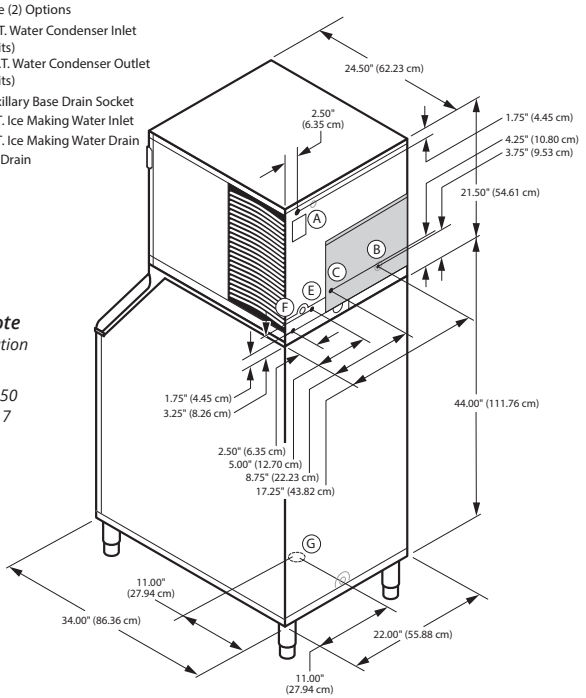
Manitowoc®

50Hz

Indigo® NXT™ iT0620 Ice Cube Machine

iT0620 on D420 Storage Bin

Ⓐ Electrical Entrance (2) Options
Ⓑ 3/8" (0.95 cm) F.P.T. Water Condenser Inlet (water-cooled units)
Ⓒ 1/2" (1.27 cm) F.P.T. Water Condenser Outlet (water-cooled units)
Ⓓ 1/2" (1.27 cm) Auxillary Base Drain Socket
Ⓔ 3/8" (0.95 cm) F.P.T. Ice Making Water Inlet
Ⓕ 1/2" (1.27 cm) F.P.T. Ice Making Water Drain
Ⓖ 3/4" (1.91 cm) Bin Drain



Installation Note
Minimum installation clearance:

Top/side: 12" (30.50 cm)Back is 5" (12.7 cm)

Space-Saving Design



	iT0620 D-400	iT0620 D-420
Height	59.50" 151.13 cm	71.50" 181.61 cm
Width	30.00" 76.20 cm	22.00" 55.88 cm
Depth	34.00" 86.30 cm	34.00" 86.30 cm
Bin Storage	365 lbs. 166 kgs.	383 lbs. 174 kgs.

Height includes adjustable bin legs 6.00" to 8.00", (15.24 to 20.32 cm) set at 6.00" (15.24 cm).
Bin capacity is based on 90% of the volume x 33 lbs/ft3 average density of ice.

K00443 bin adapter required for D400 bin. Sold separately

Specifications

Order separately: Ice storage bin for all units. This product is hermetically sealed and contains fluorinated greenhouse gas R410A

	Model	Ice Shape	Ice Production 24 Hours: 21°Air /10°C Water 70°Air/ 50°F Water	Ice Production 24 Hours: 32°Air / 21°C Water 90°Air/ 70°F Water	Power Usage kWh 45.4 kg / 100 lbs @ 32°Air / 21°C Water 90°Air / 70°F Water: 1 Ph	Potable Water Usage/100 lbs. 45.4 kgs. of Ice
AIR COOLED	IRT0620A	regular	505 lbs.	390 lbs.	5.29	19.9 Gal.
			229 kgs	177 kgs		75.3 L
	IDT0620A	dice	535 lbs.	430 lbs.	5.18	19.9 Gal.
			243 kgs	195 kgs		75.3 L
	IYT0620A	half-dice	535 lbs.	430 lbs.	4.97	19.9 Gal.
			243 kgs	195 kgs		75.3 L
WATER COOLED	IDT0620W	dice	510 lbs.	430 lbs.	4.13	19.9 Gal.
			231 kgs	195 kgs		75.3 L
	IYT0620W	half-dice	495 lbs.	460 lbs.	4.04	19.9 Gal.
			225 kgs.	290 kgs		75.3 L
	IRT0620W	regular	485 lbs.	400 lbs.	4.20	19 Gal.
			220 kgs	181 kgs		75.4 L

* Water-cooled Condenser Water Usage / 100 lbs. /45.4 kgs. Of Ice: 140 gal/ 530 L.

Accessories

LuminIce® II Virus and Bacteria Inhibitor
controls viruses and bacteria inside the ice machine.



External Scoop holder
protect the ice scoop with the NSF approved versatile scoop holder.



Arctic Pure® Plus Water Filters
reduce sediments and chlorine contaminants down to .5 microns. Use with a Pre-filter is recommended.



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Manitowoc Ice reserves the right to make changes to the design or specifications without prior notice.

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PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Manitowoc

ICE MACHINE WARRANTY

Manitowoc Ice, Inc. (hereinafter referred to as the "COMPANY") warrants for a period of thirty-six months from the installation date (except as limited below) that new ice machines manufactured by the COMPANY shall be free of defects in material or workmanship under normal and proper use and maintenance as specified by the COMPANY and upon proper installation and start-up in accordance with the instruction manual supplied with the ice machine. The COMPANY'S warranty hereunder with respect to the compressor shall apply for an additional twenty-four months, excluding all labor charges, and with respect to the evaporator for an additional twenty-four months, including labor charges.

The obligation of the COMPANY under this warranty is limited to the repair or replacement of parts, components, or assemblies that in the opinion of the COMPANY are defective. This warranty is further limited to the cost of parts, components or assemblies and standard straight time labor charges at the servicing location.

Time and hourly rate schedules, as published from time to time by the COMPANY, apply to all service procedures. Additional expenses including without limitation, travel time, overtime premium, material cost, accessing or removal of the ice machine, or shipping are the responsibility of the owner, along with all maintenance, adjustments, cleaning, and ice purchases. Labor covered under this warranty must be performed by a COMPANY Contracted Service Representative or a refrigeration service agency as qualified and authorized by the COMPANY'S local Distributor. The COMPANY'S liability under this warranty shall in no event be greater than the actual purchase price paid by customer for the ice machine.

The foregoing warranty shall not apply to (1) any part or assembly that has been altered, modified, or changed; (2) any part or assembly that has been subjected to misuse, abuse, neglect, or accidents; (3) any ice machine that has been installed and/or maintained inconsistent with the technical instructions provided by the COMPANY; or (4) any ice machine initially installed more than five years from the serial number production date. This warranty shall not apply if the Ice Machine's refrigeration system is modified with a condenser, heat reclaim device, or parts and assemblies other than those manufactured by the COMPANY, unless the COMPANY approves these modifications for specific locations in writing.

THIS WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES OR GUARANTEES OF ANY KIND, EXPRESSED OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

In no event shall the COMPANY be liable for any special, indirect, incidental or consequential damages. Upon the expiration of the warranty period, the COMPANY'S liability under this warranty shall terminate.

The foregoing warranty shall constitute the sole liability of the COMPANY and the exclusive remedy of the customer or user. To secure prompt and continuing warranty service, the warranty registration card or register on line within five (5) days from the installation date.

MANITOWOC ICE, INC.
2110 So. 26th St., P.O. Box 1720, Manitowoc, WI 54221-1720
Telephone: 920-682-0161 • Fax: 920-683-7585
Web Site - www.manitowocice.com
Form 80-0373-3 Rev. 01/02

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

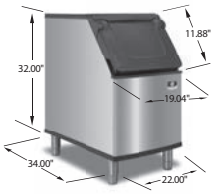
Ice Storage Bins

Model

☐ D320 ☐ D400 ☐ D420 ☐ D570 ☐ D970

D Bins

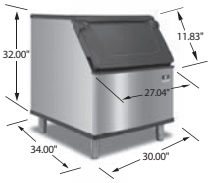
.75" (1.90 cm) Bin drain



D320
264 lbs. (120 kgs)



D570
532 lbs. (241 kgs)



D400
365 lbs. (166 kgs)



D970
882 lbs (400 kgs)



D420
383 lbs. (174 kgs)



Ergonomic NSF approved sanitary ice scoop included

D Bin Features

New Sanitary Scoop Ergonomic NSF approved sanitary ice scoop included with each bin. Built-in knuckle and thumb guard. Unique molded retaining lip allows maximum scooping every time. Per scoop capacity approximately 5.3/ lbs (2.4 kg)

Scoop Holder options New built-in scoop holder, keeps the ice scoop handle above the ice, or purchases the optional NSF approved External Scoop Holder Kit # K00461.

New Door design Clever built in side grips allow you to lift the bin door from anywhere you are standing (left, right or center) even when you have just one hand free.

Foamed Insulated Door Insulates the ice bin, reduces sweat on the door, helps keep ice lasting longer.

Stay up door Unique cammed bin door self-latch keeps the door in the open position and keeps the employee safe when scooping ice.

Ergonomic Door design Door is angled 53 degrees to allow for easier access to the ice in the bin especially when scooping from the bottom.

Duratech Metal Finish Manitowoc exterior material has better corrosion resistance than stainless steel, is smudge resistant and easy to keep clean.

New Bin liner Polyurethane Artic Blue bin liner accentuates the crisp clear ice from a Manitowoc Ice Machine.

Warranty

Bin & Accessories: 3 Year Parts & Labor.

	D-Bin Capacities				D-Bin Dimensions					
	*Application Capacity		**2018 AHRI Capacity		Height		Width		Depth	
D Bin Model	lbs.	kgs	Cu. ft	Cu. M	in.	cm	in.	cm	in.	cm
D320	264	119.90	8.9	0.25	38	96.5	22	55.9	34	86.4
D420	383	173.79	12.9	0.37	50	127	22	55.9	34	86.4
D400	365	165.70	12.3	0.35	38	96.5	30	76.2	34	86.4
D570	532	241.14	17.9	0.51	50	127	30	76.2	34	86.4
D970	882	400.11	29.7	0.84	50	127	48	121.9	34	86.4

*Application Capacity based on 90% of the total volume x 33 lbs/ ft3 average density of ice.
Ice must be managed
***2018 AHRI certified measurement for bin capacity

Above bin heights include leg height of of 6" / 15.24 cm
All bins include a sanitary plastic scoop and one set of adjustable legs chrome legs (6-7.75in/15.24-20.32cm).
External Scoop holder order separately Kit # K00461
Metal Scoop order separately Kit # K00463

AHRI CERTIFIED www.ahridirectory.org Ice Storage Bins AHRI Standard 820 NSF AutoQuotes ISO 9001:2015

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Fax: 1.920.683.7589

www.manitowocice.com
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PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Manitowoc®

Ice Storage Bins

D Bins

Indigo Ice Machines Series												
Machine			iT420	iT620	iT0300	iT450	iT0500 &iF0500N	iF0600N, iF0600C, iT0750	iF0900N, iT0900, iF0900C	iT1200, iT1200C	iF1400C, iF1800C	iT1500, iT1900
Machine Capacity @90/70 F			375	465	240	378	440	555, 530	710, 714	950, 1000	1200 1470 1600	1360, 1455
Bins	Bin Cap	Width	22"	22"	30"	30"	30"	30"	30"	30"	30"	48"
D320	264	22"	*	*								
D420	383	22"	*	*								
D400	365	30"	K00472	K00472	*	*	*	*	NR	NR	NR	
D570	532	30"	K00472	K00472	*	*	*	*	*	*	NR	
D970	882	48"	NR	NR	NR	K00470	K00470	K00470	K00470	K00470	K00471 + K00470	*

Manitowoc Flaker and Nugget Machines											
		Machine	RNP0320	RFP0320	RNP0620	RFP0620	RNF1020	RFF1220C	RNF1100	RFF1300 & RNF2000C	RFF2200C
Machine cap			251	286	451	540	825	958	825	874	1702
Bins	Bin cap	Width	22"	22"	22"	22"	22"	22"	30"	30"	36.7"
D320	264	22"	*	*	NR	NR	NR	NR			
D420	383	22"	*	*	*	*	NR	NR			
D400	365	30"	K00472	K00472	K00472	K00472	NR	NR	NR	NR	
D570	532	30"	NR	K00472	K00472	K00472	NR	NR	*	*	
D970	882	48"	NR	NR	K00473	K00473	K00473 if 2 used.	K00473 if 2 used.	K00470	K00470	K00470

An optional adapter is required when putting a narrower ice machine on a wider bin.
* No adapter is needed
NR= Not Recommend. Bin too small or too large for application.
Putting a wider machine on narrower bin is not an option.
Machines side by side must be water cooled, remote, or use a top air discharge for self-contained air cooled.
Application Bin Capacity shown in lbs using the AHRI rating based on 90% of total volume x 33 lbs/ft3 average density of ice.
Machine capacity shown in lbs/24hrs using the AHRI rating base at 90F ambient, 70F water temperature

Available Accessories

See price book for replacement: scoops, legs, specialty legs and casters

K00146 Convenient Ice Bagger

Includes bagger, D-bin adapter, and 250 bags and ties (Not for D320 or D400) Order K00068 replacement bags



K00461 External Scoop Holder

NSF approved. Can be mounted on the left or right side of bins, horizontally or vertically or on a wall.



K00463 Metal Scoop

Indestructible NFS approved aluminum alloy with sanitary knuckle and thumb guard. Works with K00461external scoop holder or hangs inside the D-Bin series. Limited life time guarantee.



K00462 Secure Fastening Kit

Securely fast the Indigo NXT ice machine head to the pre-drilled inserts on the back of the D-bin series. Stainless steel flanged feet attach to bin and can be screwed to the floor





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Manitowoc, WI 54220

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Fax: 1.920.683.7589

www.manitowocice.com
6453E
6/22

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Manitowoc

LIMITED WARRANTY FOR ICE STORAGE BIN & DISPENSERS

LIMITED WARRANTY

Manitowoc Ice a division of Manitowoc FSG Operations, LLC, ("Company") warrants that new Ice Storage Bins or Dispensers sold by Company shall be free of defects in material or workmanship under normal and proper use and maintenance as specified by the Company and upon proper installation and start-up in accordance with the instruction manual supplied.

WHAT IS COVERED

- Parts and Labor for a period of three (3) years.
- Accessory Ice Transport Carts for two (2) years parts and labor.

The Ice Storage Bin / Dispenser warranty begins on the date of the original installation. This warranty shall not apply to any Ice Storage Bin or Dispenser initially installed more than five (5) years from the serial number production date.

The obligation of the Company under this warranty is limited to the repair or replacement of parts, components, or assemblies that in the sole opinion of the Company are defective. This warranty is further limited to the cost of parts, components or assemblies and standard straight time labor charges at the servicing location.

Time and hourly rate schedules, as published from time to time by the Company, apply to all service procedures. Additional expenses including without limitation, travel time, overtime premium, material cost, accessing or removal of the Ice Storage Bin / Dispenser, or shipping are the responsibility of the purchaser, along with all maintenance, adjustments, cleaning, and ice purchases. Labor covered under this warranty must be performed by an approved Company contracted Service Representative or a refrigeration service agency as qualified and authorized by the Company's local Distributor. The Company's liability under this warranty shall in no event be greater than the actual purchase price paid by purchaser for the Ice Storage Bin or Dispenser.

EXCLUSIONS FROM COVERAGE

- Repair or replacement of parts required because of misuse, improper care or storage, negligence, alteration, use of incompatible supplies or lack of specified maintenance shall be excluded.
- Normal maintenance items.
  Failures caused by adverse environmental, water conditions, or improper drainage.
- Improper or unauthorized repair.
- Any Ice Storage Bin / Dispenser that has been installed and/or maintained inconsistent with the instructions provided by the Company.
- Parts subject to damage beyond the control of Company, or to Ice Storage Bin's / Dispenser's which have been subject to accidents, damage in shipment, fire, floods, other hazards or acts of God that are beyond the control of the Company.
- This Limited Warranty shall not apply if the Ice Storage Bin / Dispenser is modified with parts and assemblies other than those manufactured by the Company, unless the Company approves these modifications for specific locations in writing prior to the commencement of such modification.

LIMITATIONS OF LIABILITY

The preceding paragraphs set forth the exclusive remedy for all claims based on failure of, or defect in, Ice Storage Bins or Dispensers sold hereunder, whether the failure or defect arises before or during the warranty period, and whether a claim, however instituted, is based on contract, indemnity, warranty, tort (including negligence), strict liability, implied by statute, common-law or otherwise , and Company and agents shall not be liable for any claims for personal injuries or consequential damages or loss, howsoever caused. Upon the expiration of the warranty period, all such liability shall terminate. THE FOREGOING WARRANTIES ARE EXCLUSIVE AND IN LIEU OF ALL OTHER WARRANTIES, WHETHER WRITTEN, ORAL, IMPLIED OR STATUTORY NO IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSE SHALL APPLY, COMPANY DOES NOT WARRANT ANY PRODUCTS OR SERVICES OF OTHERS

REMEDIES

The liability of Company for breach of any warranty obligation hereunder is limited to: (i) the repair or replacement of the Ice Storage Bin or Dispenser on which the liability is based, or with respect to services, re-performance of the services; or (ii) at Company's option, the refund of the amount paid for said equipment or services. Any breach by Company with respect to any item or unit of equipment or services shall be deemed a breach with respect to that item or unit or service only

WARRANTY CLAIM PROCEDURE

Customer shall be responsible to:

- Complete and return warranty registration card or register on line within five (5) days from the installation date.
- All warranty service must be preformed by an approved Manitowoc contracted or authorized Service Representative. To schedule a service appointment contact your local Manitowoc Service Representative or visit us at www.manitowocice.com to find a Service Representative near you.

GOVERNING LAW

This Limited Warranty shall be governed by the laws of the state of Wisconsin, USA, excluding their conflicts of law principles. The United Nations Convention on Contracts for the International Sale of Goods is hereby excluded in its entirety from application to this Limited Warranty

COMPLETE AND RETAIN FOR YOUR RECORD:

Distributor/Dealer _____

Model Number _____

Serial Number _____

Installation Date _____

Manitowoc Ice
2110 South 26th Street
P.0. Box 1720
Manitowoc, WI 54221-1720
Web site: www.manitowocice.com

Rev 2 1/2/2012

Description: Spare No.

Notes:

Description: Spare No.

Notes:

Description: Spare No.

Notes:

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Upright Cabinets

T-19-HC

Upright Foodservice Refrigerator, 1 Full Solid Swing Door



Dimensions	
External Width (mm)	686
External Depth (mm)	623
External Height (mm)	1995
Exclusions	Depth does not include 13 mm for rear access panel.
Net Volume (Litres)	350
Gross Volume (Litres)	538
Supplied Shelves	4
Shelf Size (L x D mm)	582 x464
Internal Net Height (mm)	1300
Unpackaged Weight (kg)	101
Packaged Weight (kg)	112
Packaged Dimensions (W x D x H mm)	788 x 788 x 2058
Supplied with	Heavy duty lock-in-place ø 64 mm castors (83 mm height)

Build	
Door Description	1 Solid Swing Door
Door Opening	Right (standard) or Left
Exterior Construction	Stainless steel front, aluminium sides & rear
Interior Construction	Clear coated aluminium, stainless steel base
Air Intake Position	Front
Ventilation Position	Rear
Clearance Required	26 mm rear, zero sides
Cord Length (Meters)	2.74
Internal Lighting	LED
Standard w/ Locks	Standard

Technical	
Temperature Range	0.5 : 3.3°C
Refrigerant	R290
Voltage/Frequency/Phase	220-240V/50Hz/1
Amps	0.9
Watts	207
Climate Class	5
Operating Statement	Heavy Duty: This appliance is intended for use in ambient temperatures up to 40°C.
Test Standard	EN 16825
EEC	C
Energy Efficiency Index	41.8
Defrost Type	Auto
Energy Consumption (kWh/24h)	1.35
Energy Consumption (kWh/Annum)	495

natural refrigerant.

Specifications subject to change without notice.
Chart dimensions rounded up to the next whole millimeter (inches rounded up to the 1/8")

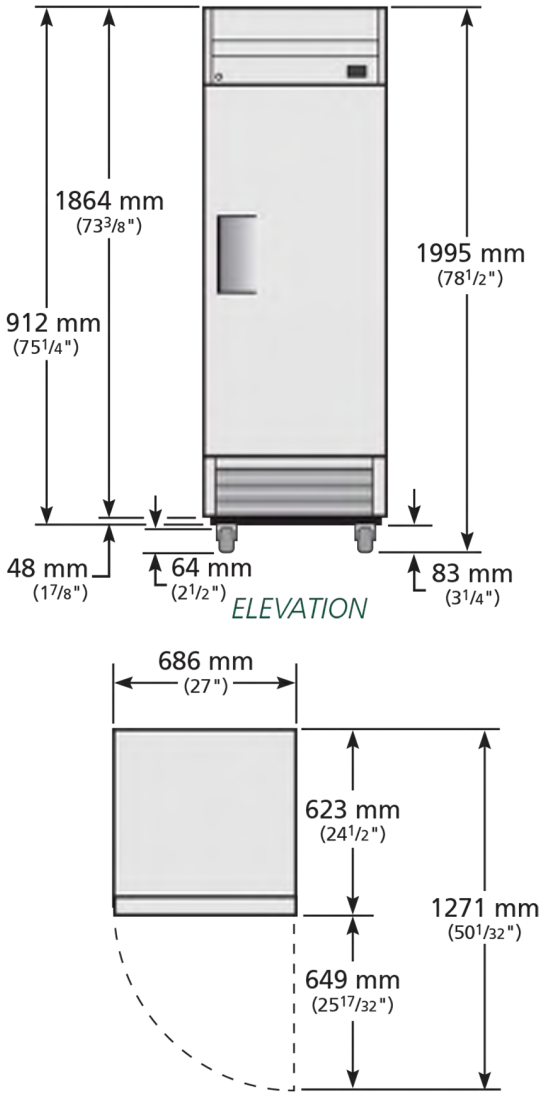
UK & Ireland 0800 783 2049 TFIUK@truemfg.com
EMEA +41 61 563 07 05 TrueCHCustomerService@truemfg.com
Australia +61 2 9619 9999 TrueRefAus@truemfg.com

PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Upright Cabinets

T-19-HC

Upright Foodservice Refrigerator, 1 Full Solid Swing Door



natural refrigerant.

Specifications subject to change without notice.
Chart dimensions rounded up to the next whole millimeter (inches rounded up to the 1/8")

UK & Ireland	0800 783 2049	TFIUK@truemfg.com
EMEA	+41 61 563 07 05	TrueCHCustomerService@truemfg.com
Australia	+61 2 9619 9999	TrueRefAus@truemfg.com

Project PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Item #

Quantity

Decorative Lamps/ Luminaires

Models: DLL-, DL- or DLH-400, -500, -600, -700, -725, -750, -760, -775, -800, -1100, -1400, -1500, -1600, -1700, -1800, -2100, -2200, -2300, -2400

Hatco Decorative Lamps provide radiant heat to briefly hold food warm at kitchen work areas, wait staff pickup stations or customer serving points, while enhancing your décor. Versatile enough for almost any location, the range of lights are available with a selection of unlimited personalized choices. In addition to food warming, configurations for display lighting are offered as well.



(From left to right-top photo) DL-800-CTR, -750-CL, -400-ASU, -725-SU, -775-RL, -600-SL, -500-SU, -760-ASL, -700-SU, -1100-CR, -1500-CTR and -1400-CU
(From left to right-inset photo) DL-2300-ASN, -2200-SU, -2100-SR, -1800-RL, -2400-SU, -1600-RCL and -1700-ASU

Standard features

- Luminaire (Low Watt), Standard and High Watt bulbs available (bulb not included in unit price)
- Models available in nineteen lamp shade styles
- Ten different mounting arrangements to choose from
- Up to four switch options (Lower switch not available on DL-2100, -2200, -2300 or -2400)
- Available for food holding and display or lighting only applications
- Track Adapter available in 120 volt only

NOTE:
Decorative Lamps (DLL, DL or DLH Series) are non-returnable.

Build Your Decorative/Luminaire Lamp in Six Easy Steps

(not for retrofit-bulb not included) –

Step 1	Electrical
Step 2	Mounting Style
Step 3	Switch Location
Step 4	Shade Style
Step 5	Shade and Canopy Colors
Step 6	Overall Length

BUILD A LAMP

You can develop your own Hatco Decorative Lamp solutions with our online lamp configurator.

Visit "www.hatcocorp.com" and click on "Build a Lamp"

Options (available at time of purchase only)

Designer Colors (Exception: DL-1500) ▪
☐Warm Red ☐Black ☐Gray Granite ☐White Granite
☐Navy Blue ☐Hunter Green ☐Antique Copper

Gloss Finishes (Exception: DL-1500) ▪
☐Smooth White ☐Gleaming Gold ☐Glossy Gray ☐Bold Black

Gloss Finishes* *for Shade Only* (Exception: DL-1500)
☐Radiant Red ☐Brilliant Blue ☐Clear Brushed Metal

Plated Finishes* (Exception: DL-1500) ▪
☐Bright Brass ☐Bright Nickel ☐Bright Copper
☐Antique Nickel ☐Antique Brass ☐Antique Bronze

DLX-1500 Color Combinations only ▪
☐*Designer* Finishes Black/Antique Copper/Black
☐Gloss Finishes Bold Black/Radiant Red/Bold Black*
☐Gloss Bold Black/Plated Bright Nickel/Gloss Bold Black*
☐Gloss Bold Black/Plated Antique Nickel/Gloss Bold Black*
☐Gloss Bold Black/Plated Bright Copper/Gloss Bold Black*
**Special process required and extended lead times*

Cord Color (C=Cord, R=Coiled Retractable Cord Mounts & RC=Retractable Cord Mounts only)
☐Black (Standard) ☐White

☐Luminaire Lighting (100W bulb maximum, not included)

Extended Electrical Leads – For any ASU, SU, ASL, SL, ASR or SR mount unit, must specify lead length
☐1'-5' (305-1524 mm) ☐6'-10' (1829-3048 mm)
☐11'-15' (3353-4572 mm) ☐16'-20' (4877-6096 mm)

Accessories

Track Mount Bar - (120V only, maximum 16 amps per any length of track)§
☐4' (1219 mm) ☐Black ☐White
☐8' (2438 mm), two 4'(1219 mm) with Coupler⃠ ☐Black ☐White
☐12' (3657 mm), three 4'(1219 mm) with Couplers⃠ ☐Black ☐White
☐16' (4876 mm), four 4'(1219 mm) with Couplers⃠ ☐Black ☐White

Additional Track Installation and Modification Kit§: ☐Black ☐White

§ *Only sold in the United States and Canada*
⃠ *Overall length may not add up to the exact desired size for 8', 12' or 16' options due to cumulative deductions for each 4' section used*

☐16 Amp Lamp Toggle Switch

Coated Bulbs, Luminaire models only: ☐120V, 40W Clear ☐240V, 40W Clear

Coated Bulbs: ☐120V, 250W Clear ☐240V, 250W Clear ☐120V, 250W Red
☐120V, 375W Coated Bulbs for DLH models only

Uncoated Bulbs: ☐120V, 250W Clear ☐240V, 250W Clear ☐120V, 250W Red
☐120V, 375W Clear for DLH models only

▪ **IFS anti-microbial coatings use naturally-occurring, environmentally sustainable, silver ions to help inhibit the growth of microbes on the powder coated surface. See www.hatcocorp.com/antimicrobial-paint for more information.**

For operation, location and safety information, please refer to the Installation and Operating Manual.

c UL us ANSI/NSF 4 CE UKCA MADE IN THE USA

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PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Decorative Lamps/Lumina

Models: DLL-, DL- or DLH-400, -500, -600, -700, -725, -750, -760, -775, -800, -1100, -1400, -1500, -1600, -1700, -1800, -2100, -2200, -2300, -2400

ORDERING INSTRUCTIONS

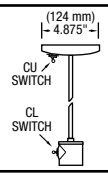
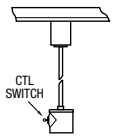
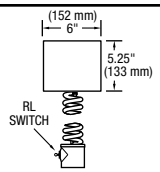
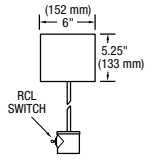
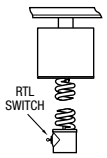
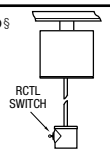
Please refer to the six steps in the Hatco Foodservice Equipment Price List or go online at www.hatcocorp.com and click on "Build A Lamp". This will help you in choosing the correct configuration for your specific needs.

Step 1-Electrical

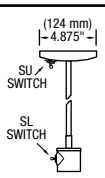
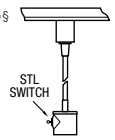
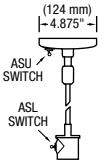
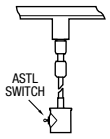
Model⩤	Maximum Watt Bulb (Not included)	Voltage Single Phase	Approx. Ship Weight☗
DLL- (Luminaire)	100	120, 240	6-10 lbs. (3-5 kg)
DL- (Standard)	250	120, 240	6-10 lbs. (3-5 kg)
DLH- (High Watt)	375	120, 240	6-10 lbs. (3-5 kg)

⩤ Not field convertible ☗ Depending on components

Step 2-Mounting Style

	MOUNTING STYLES	SPECIFY the:	Shade Height 8.5" H (216 mm)	Shade Height 10.5" H (267 mm)
CORD	**C Mount**⊗ Cord Mount to canopy. 	Overall Length	17" (432 mm) to any length	19" (483 mm) to any length
CORD	**CT Mount**⊗§ Cord Mount to track adapter. 			
RETRACTABLE CORD	**R Mount**⊗ Coiled Retractable Cord Mount. 	Adjusts to a maximum and minimum according to shade height	31" to 69½" (787 to 1765 mm)	33" to 71½" (838 to 1816 mm)
RETRACTABLE CORD	**RC Mount**⊗ Retractable Cord Mount. 		24" to 72" (610 to 1829 mm)	27" to 75" (686 to 1905 mm)
RETRACTABLE CORD	**RT Mount**✖⊗§ Coiled Retractable Cord Mount to track adapter 		33⅜" to 71⅞" (848 to 1826 mm)	35⅜" to 73⅞" (899 to 1876 mm)
RETRACTABLE CORD	**RCT Mount**✖⊗§ Retractable Cord Mount to track adapter 		27" to 75" (686 to 1905 mm)	29" to 77" (737 to 1956 mm)

✖ **NOTE:** *Lamp shade diameter and wattage may limit number of lamps per track Maximum 1920 watts or 16 amps per any length of track. To assure warranty coverage, do not install track systems in damp or wet locations (including above steam tables).* ***Track adapter available for 120V only.***

	MOUNTING STYLES	SPECIFY the:	Shade Height 8.5" H (216 mm)	Shade Height 10.5" H (267 mm)
STEM	**S Mount**⊘ Rigid Stem Mount to canopy. 	Overall Length	14" to 71" (356 to 1803 mm)	16" to 73" (483 to 1854 mm)
STEM	**ST Mount**✖⊘§ Rigid Stem Mount to track adapter. 		17" to 71" (432 to 1803 mm)	19" to 73" (483 to 1854 mm)
ADJUSTABLE	**AS Mount**⊘ At install only, limited height adjustments with Rigid Stem Mount to canopy. 	Adjustable Overall Length (at install only)	**ASU, ASR, ASN** 14" to 16" 16" to 19½" 20" to 27" 27" to 42" 42" to 72"	16" to 18" 18" to 21½" 22" to 29" 29" to 44" 44" to 74"
			ASL 16" to 17" 18" to 22" 22" to 28" 29" to 43" 44" to 73"	18" to 19" 20" to 24" 24" to 30" 31" to 45" 46" to 75"
ADJUSTABLE	**AST Mount**✖⊘§ At install only, limited height adjustments with Rigid Stem Mount to track adapter. 		**ASTR, ASTN** 16" to 18" 18" to 21" 22" to 29" 30" to 44" 45" to 74"	18" to 20" 20" to 23" 24" to 31" 32" to 46" 47" to 76"
			ASTL 18" to 19" 20" to 23" 24" to 31" 31" to 45" 46" to 75"	20" to 21" 22" to 25" 26" to 33" 33" to 47" 48" to 77"

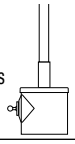
⊘ *Mounting style not available with a lower switch for* ***DL-2100, -2200, -2300, or -2400.***
⊗ *Not available for* ***DL-2100, -2200, -2300 or -2400.***
§ *Only available in the United States and Canada*

Step 3-Switch Location

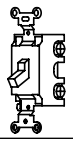
(N)-None
Supplied by installer

(L)-Lower Switch
(Horizontal toggle)

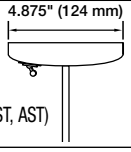
Not available on:
- DLH (High Watt models)
- 2X00 shade styles



(R)-Remote Switch
- Accommodates 16 amps
- Up to seven 250W lamps, or five 375W lamps maximum per remote switch



(U)-Upper Switch
Not available on:
- DLH (High Watt models)
- R, RC Mounts
- Track Mounts (CT, RT, RCT, ST, AST)



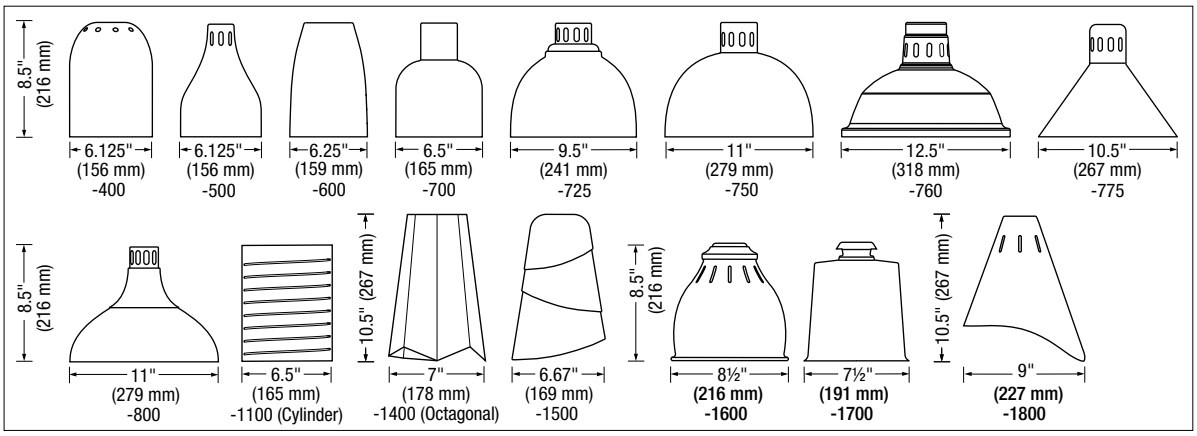
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PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Decorative Lamps/Lumina

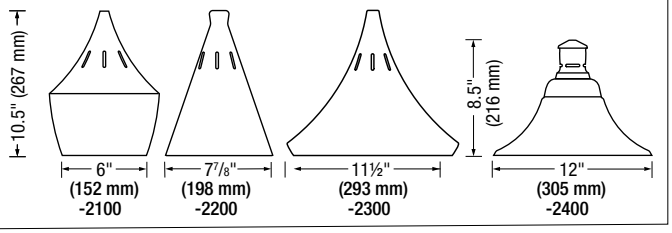
Models: DLL-, DL- or DLH-400, -500, -600, -700, -725, -750, -760, -775, -800, -1100, -1400, -1500, -1600, -1700, -1800, -2100, -2200, -2300, -2400

Step 4-Shade Style (height and width shown)



NOTE:
DL-2100, -2200, 2300 or 2400

Not available with:
- Lower switch
- R or RT Mounting
- RC or RCT Mounting
- C or CT Mounting



Step 5-Shade and Canopy Colors - Click on www.hatcocorp.com (Order Literature/Brochures/Sales Literature/Color Chip Chart) or see the Hatco Price List for color representations.

Shade and Canopy Colors	
Designer Colors	Warm Red, Black, Gray Granite, White Granite, Navy Blue, Hunter Green, Antique Copper
Gloss Finishes	Smooth White, Gleaming Gold, Glossy Gray, Bold Black
	Shade Only*: Radiant Red, Brilliant Blue, Clear Brushed Metal
Plated Finishes*	Bright Brass, Bright Nickel, Bright Copper, Antique Nickel, Antique Brass, Antique Bronze

**Special Process Required and Extended Lead Times*

DLX-1500 Shade and Canopy Colors		
Designer Black/ Antique Copper/ Black	**Gloss** Bold Black*/ **Plated** Bright Nickel/ **Gloss** Bold Black	
Gloss Bold Black*/ **Plated** Antique Nickel/ **Gloss** Bold Black	**Gloss** Bold Black*/ **Plated** Bright Copper/ **Gloss** Bold Black	**Gloss** Bold Black*/ Radiant Red/ Bold Black

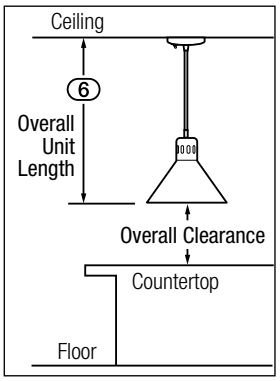


DLX-2400 Top Cap color available in standard Black



Step 6-Overall Unit Length

- For C, CT, S, ST, AS or AST Mounts: From ceiling to bottom of warmer lamp shade (#6 in drawing).
- For Clearance: See "Clearance Requirements" in the Hatco Price List Ordering Instructions.



PRODUCT SPECS
Decorative Lamps/Luminaires

The Decorative Lamp shall be a Hatco Model … as manufactured by the Hatco Corporation, Milwaukee, WI 53234 U.S.A.

The Decorative Lamp shall be rated at … watts, … volts, and … inches (millimeters) in overall width. It shall consist of a vented lamp shade and mounting. Switch locations can be upper, lower, remote or supplied by installer. Bulb options are uncoated or coated, clear or red, 60W clear (DLL), 250W (DL models) or 375W (DLH models).

Warranty consists of 24/7 parts and service assistance (US and Canada only).

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PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Decorative Lamps/Lumina

Models: DLL-, DL- or DLH-400, -500, -600, -700, -725, -750, -760, -775, -800, -1100, -1400, -1500, -1600, -1700, -1800, -2100, -2200, -2300, -2400

ORDERING INSTRUCTIONS

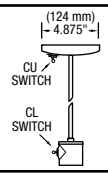
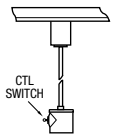
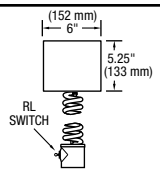
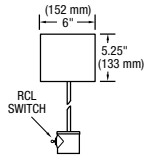
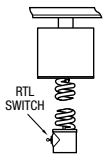
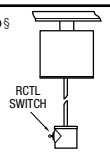
Please refer to the six steps in the Hatco Foodservice Equipment Price List or go online at www.hatcocorp.com and click on "Build A Lamp". This will help you in choosing the correct configuration for your specific needs.

Step 1-Electrical

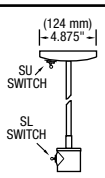
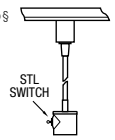
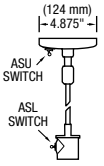
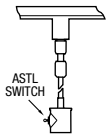
Model⩤	Maximum Watt Bulb (Not included)	Voltage Single Phase	Approx. Ship Weight☗
DLL- (Luminaire)	100	120, 240	6-10 lbs. (3-5 kg)
DL- (Standard)	250	120, 240	6-10 lbs. (3-5 kg)
DLH- (High Watt)	375	120, 240	6-10 lbs. (3-5 kg)

⩤ Not field convertible ☗ Depending on components

Step 2-Mounting Style

	MOUNTING STYLES	SPECIFY the:	Shade Height 8.5" H (216 mm)	Shade Height 10.5" H (267 mm)
CORD	**C Mount**⊗ Cord Mount to canopy. 	Overall Length	17" (432 mm) to any length	19" (483 mm) to any length
CORD	**CT Mount**⊗§ Cord Mount to track adapter. 			
RETRACTABLE CORD	**R Mount**⊗ Coiled Retractable Cord Mount. 	Adjusts to a maximum and minimum according to shade height	31" to 69½" (787 to 1765 mm)	33" to 71½" (838 to 1816 mm)
RETRACTABLE CORD	**RC Mount**⊗ Retractable Cord Mount. 		24" to 72" (610 to 1829 mm)	27" to 75" (686 to 1905 mm)
RETRACTABLE CORD	**RT Mount**✖⊗§ Coiled Retractable Cord Mount to track adapter 		33⅜" to 71⅞" (848 to 1826 mm)	35⅜" to 73⅞" (899 to 1876 mm)
RETRACTABLE CORD	**RCT Mount**✖⊗§ Retractable Cord Mount to track adapter 		27" to 75" (686 to 1905 mm)	29" to 77" (737 to 1956 mm)

✖ **NOTE:** *Lamp shade diameter and wattage may limit number of lamps per track Maximum 1920 watts or 16 amps per any length of track. To assure warranty coverage, do not install track systems in damp or wet locations (including above steam tables).* ***Track adapter available for 120V only.***

	MOUNTING STYLES	SPECIFY the:	Shade Height 8.5" H (216 mm)	Shade Height 10.5" H (267 mm)
STEM	**S Mount**⊘ Rigid Stem Mount to canopy. 	Overall Length	14" to 71" (356 to 1803 mm)	16" to 73" (483 to 1854 mm)
STEM	**ST Mount**✖⊘§ Rigid Stem Mount to track adapter. 		17" to 71" (432 to 1803 mm)	19" to 73" (483 to 1854 mm)
ADJUSTABLE	**AS Mount**⊘ At install only, limited height adjustments with Rigid Stem Mount to canopy. 	Adjustable Overall Length (at install only)	**ASU, ASR, ASN** 14" to 16" 16" to 19½" 20" to 27" 27" to 42" 42" to 72"	16" to 18" 18" to 21½" 22" to 29" 29" to 44" 44" to 74"
			ASL 16" to 17" 18" to 22" 22" to 28" 29" to 43" 44" to 73"	18" to 19" 20" to 24" 24" to 30" 31" to 45" 46" to 75"
ADJUSTABLE	**AST Mount**✖⊘§ At install only, limited height adjustments with Rigid Stem Mount to track adapter. 		**ASTR, ASTN** 16" to 18" 18" to 21" 22" to 29" 30" to 44" 45" to 74"	18" to 20" 20" to 23" 24" to 31" 32" to 46" 47" to 76"
			ASTL 18" to 19" 20" to 23" 24" to 31" 31" to 45" 46" to 75"	20" to 21" 22" to 25" 26" to 33" 33" to 47" 48" to 77"

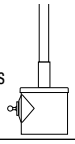
⊘ *Mounting style not available with a lower switch for* ***DL-2100, -2200, -2300, or -2400.***
⊗ *Not available for* ***DL-2100, -2200, -2300 or -2400.***
§ *Only available in the United States and Canada*

Step 3-Switch Location

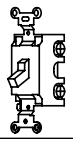
(N)-None
Supplied by installer

(L)-Lower Switch
(Horizontal toggle)

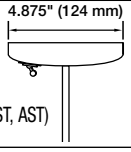
Not available on:
- DLH (High Watt models)
- 2X00 shade styles



(R)-Remote Switch
- Accommodates 16 amps
- Up to seven 250W lamps, or five 375W lamps maximum per remote switch



(U)-Upper Switch
Not available on:
- DLH (High Watt models)
- R, RC Mounts
- Track Mounts (CT, RT, RCT, ST, AST)



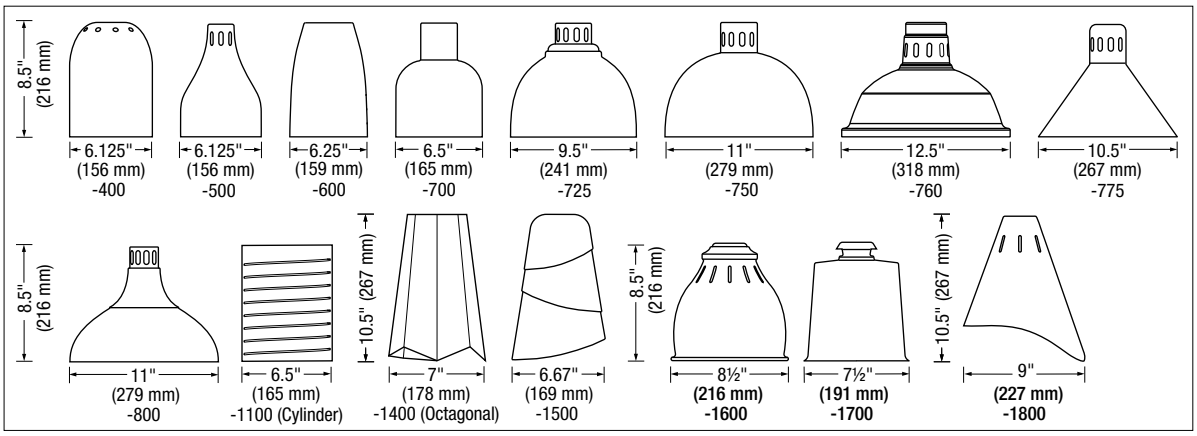
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PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment

Decorative Lamps/Lumina

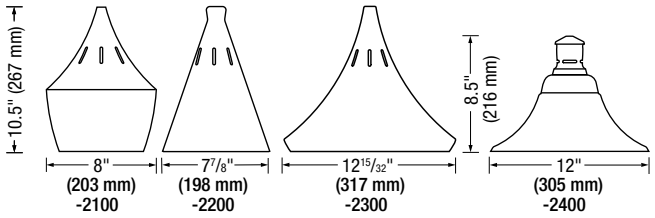
Models: DLL-, DL- or DLH-400, -500, -600, -700, -725, -750, -760, -775, -800, -1100, -1400, -1500, -1600, -1700, -1800, -2100, -2200, -2300, -2400

Step 4-Shade Style (height and width shown)



NOTE:
DL-2100, -2200, 2300 or 2400

Not available with:
- Lower switch
- R or RT Mounting
- RC or RCT Mounting
- C or CT Mounting



Step 5-Shade and Canopy Colors - Click on www.hatcocorp.com (Order Literature/Brochures/Sales Literature/Color Chip Chart) or see the Hatco Price List for color representations.

Shade and Canopy Colors	
Designer Colors	Warm Red, Black, Gray Granite, White Granite, Navy Blue, Hunter Green, Antique Copper
Gloss Finishes	Smooth White, Gleaming Gold, Glossy Gray, Bold Black
	Shade Only*: Radiant Red, Brilliant Blue, Clear Brushed Metal
Plated Finishes*	Bright Brass, Bright Nickel, Bright Copper, Antique Nickel, Antique Brass, Antique Bronze

**Special Process Required and Extended Lead Times*

DLX-1500 Shade and Canopy Colors		
Designer Black/ Antique Copper/ Black	**Gloss** Bold Black*/ **Plated** Bright Nickel/ **Gloss** Bold Black	
Gloss Bold Black*/ **Plated** Antique Nickel/ **Gloss** Bold Black	**Gloss** Bold Black*/ **Plated** Bright Copper/ **Gloss** Bold Black	**Gloss** Bold Black*/ Radiant Red/ Bold Black

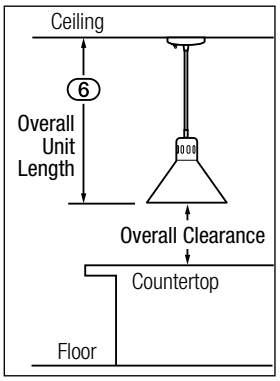


DLX-2400 Top Cap color available in standard Black



Step 6-Overall Unit Length

- For C, CT, S, ST, AS or AST Mounts: From ceiling to bottom of warmer lamp shade (#6 in drawing).
- For Clearance: See "Clearance Requirements" in the Hatco Price List Ordering Instructions.



PRODUCT SPECS
Decorative Lamps/Luminaires

The Decorative Lamp shall be a Hatco Model … as manufactured by the Hatco Corporation, Milwaukee, WI 53234 U.S.A.

The Decorative Lamp shall be rated at … watts, … volts, and … inches (millimeters) in overall width. It shall consist of a vented lamp shade and mounting. Switch locations can be upper, lower, remote or supplied by installer. Bulb options are uncoated or coated, clear or red, 60W clear (DLL), 250W (DL models) or 375W (DLH models).

Warranty consists of 24/7 parts and service assistance (US and Canada only).

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SECTION 11 40 00
FOOD SERVICE EQUIPMENT

PART 1 – GENERAL

1.1 DEFINITIONS:

OF/GC	Owner Furnished/General Contractor Assemble & Installed
KECF/KECI	Kitchen Equipment Contractor Furnished/ Kitchen Equipment Contractor Installed
KEC/CGI	Kitchen Equipment Contractor Furnished/General Contractor Installed
GCF/GCI	General Contractor Furnished/General Contractor Installed
VF/VI	Vendor Furnished/Vendor Installed
KEC	Kitchen Equipment Contractor
G.C.	General Contractor

Please Note:
Bidders may NOT submit substitutes unless listed in these documents. Substitutes will only be considered for realignment of the budget with the awarded contractor.

1.2 GENERAL INSTRUCTIONS TO BIDDERS:

A. Food service equipment to be supplied and installed by the KEC. General Contractor to make all final utility connections and interconnections required.

B. Food Service Equipment shall be provided in accordance with the requirements set forth in this section and the architectural general requirements.

C. List all sub-contractors in the proposal. They must be mutually acceptable and approved by Owner and MÜLLER DESIGN INC.

D. The Owner is not obligated to accept the lowest or any other bid.

E. Food service contractor is to review in its entirety the documents attached prior to asking MÜLLER DESIGN ASSOCIATES questions concerning said documents. It is requested that any questions concerning bidding be sent via BOTH facsimile machine and US mail.

F. Submit pricing for all items of commercially manufactured equipment per specification or as indicated on drawings.

1.2A SUBSTITUTIONS

A. Contractor may NOT submit substitutions unless listed in these documents. Substitutes will only be considered after contract is awarded in a period of budget realignment with the awarded contractor.

B. The drawings listed on page 1 of this document, as well as all Custom Detail sheets and cut sheets, are to be included as part of the Bid Set of Documents.

1.3 SCOPE OF WORK

A. The work as outlined herein consists of providing all materials, labor, plant facilities, fabrication of custom equipment, purchase of commercially manufactured equipment (buy-outs) supervision, delivery and installation of all numbered items (whether purchased or not by the contractor,) unless noted otherwise in strict accordance with these specifications, applicable drawings and local codes including that which is reasonably inferred. The scope of work requires meeting all deadlines for installation as set by the architect and limits for access and use of the space per requirements by the landlord. It is understood by the contractor that these deadlines and limits are part of this work and are his responsibility for compliance.

1.4 WORK INCLUDED

A. Furnish, deliver and install all items listed or otherwise indicated in specifications or on drawings.

B. At all times, during the delivery, assembly and installation of the items listed, the Contractor is to coordinate his work with the General Contractor.

C. Cutting of holes in items for pipes, drains, electrical conduit and outlets, etc., as required for installation. Include welded sleeves, collars, ferrules or escutcheons as required to property finish and trim these openings.

D. Pre-wiring of fabricated items to a junction box, pull box or breaker panel, wholly accessible, mounted on the item. Label wiring for outlet or item served, or wired to breaker for single point connection.

E. All exposed ductwork, including trim, from hoods, ventilators and baffles to finished walls and ceilings within rooms including final connection to duct work beyond.

F. Pre-plumb fabricated items. The equipment shall be completely piped and interconnected. Connection terminals to be accessible. All steam piping and components to be completely installed. All connections to be accessible. Faucets to be furnished loose for installation by the General Contractor.

G. Repair any damage done to the building, premises and items, by this Contractor or subcontractors as employed by him during this installation.

H. Daily removal all debris left by those engaged in this installation.

I. All items included in this contract shall be cleaned, tested and ready for operation at the time the building is turned over to the Owner.

J. Contractor to arrange for factory demonstrations of all major mechanical equipment. The demonstrations shall be scheduled with the owner or the owner's designated representative and MÜLLER DESIGN INC. The contractor shall have his superintendent present for the demonstrations. The owner’s chef or representative shall sign off on all demonstrations.

K. Contractor shall provide an Owner’s Manual in three copies. This Owner’s Manual shall detail all items furnished, all operations manuals, all warranties and all service agencies responsible for those warranties.

1.5 WORK NOT INCLUDED

A. All electrical services including conduit, wiring and final connections to the food service equipment.

B. All water, steam, gas and waste services to the items, including all shut-off valves, traps, and final connections to the items except as specified in individual items or shown on drawings to the contrary.

C. All hood or ventilator duct work beyond the wall or ceiling connection position.

1.6 DESIGN DRAWINGS AND SPECIFICATIONS

A. Drawings which constitute a part of these contract documents, either as separate sheets or bound herein, indicate arrangements, locations, approximate or nominal dimensions, adjacent conditions and detailed design of custom fabricated items.

B. The drawings and specifications are for the assistance and guidance of the Contractor. Accuracy of these drawings is not guaranteed and existing building conditions will influence exact dimensions, locations and levels, deviations from this arrangement in order to meet structural conditions shall be made without expense to the Owner. Further, the plans, drawings and specifications herein are based on architectural plans which may have been changed, modified or revised for budgetary reasons since issuance to or by MÜLLER DESIGN INC. The Contractor may be required to revise and resubmit drawings and plans to meet these conditions and to receive approvals. The Contractor accepts this contract with this understanding. These approval, fees, permits and costs of preparation of documents shall be entirely borne by the Contractor and no supplemental costs shall be paid over the contract value to the Contractor for this work.

1.7 ERRORS, OMISSIONS & AMBIGUITIES

A. Report any errors, omissions or ambiguities found in drawings and specifications to MÜLLER DESIGN ASSOCIATES for clarification and resolution, before bids are submitted. MÜLLER DESIGN ASSOCIATES will issue a clarification memo or cause an addendum to be issued, if required.

B. No allowances will be made in favor of the Contractor for errors, omissions or ambiguities reported after award of contract.

C. In the event of a conflict between documents, the following will govern:
1. Precedence of the contract documents: the most recently issued document takes precedence over previous issues of the same documents.
2. Conflicts within the contract documents: interpretation shall be made observing the following hierarchies and in the order stated:
3. Code requirements take precedence over requirements stated elsewhere in the contract documents.
4. More stringent requirements take precedence over less stringent requirements.
5. Greater quantity and greater quality take precedence over lesser quantity and lesserquality.
6. Omissions: Work not particularly detailed, marked or specified shall be the same quality as similar work that is detailed, marked or specified.

1.8 CHANGES IN WORK

A. Any changes before award of contract shall be made by written addendum to the specifications.

B. Contractor shall acknowledge receipt of addendum in writing and shall notify both Owner and MÜLLER DESIGN ASSOCIATES of any resulting price adjustments to the bid or contract price total.

C. Any changes after award of contract shall be made by written change orders if and only if they are resulting from changes made by the owner or MÜLLER DESIGN ASSOCIATES to the scope of work or to the list of equipment or options.

D. Contractor shall acknowledge receipt of change order in writing and shall notify both Owner and MÜLLER DESIGN ASSOCIATES of any resulting price adjustments to the bid or contract price total.

1.9 CODES & REGULATIONS

A. All work shall conform to local, state and Federal codes and regulations and requirements and the following:

B. Work and materials shall be in full accord with the latest rules and /or regulations of agencies or authorities having jurisdiction. Those regulations include building codes, steam codes, gas codes, electrical codes, health codes and any other codes. Rulings and interpretations of the enforcing agencies shall be considered a part of the regulations. It is the Contractor's responsibility to satisfy all of these requirements and to produce all necessary certificates of compliance.

C. Conform all electrically operated and/or heated equipment, fabricated or otherwise to the latest Standards of National Electric Manufacturers Associates, Underwriter's Laboratories, Inc., National Electric Code, or local standards acceptable to authorities having jurisdiction. It is expressly understood by the contractor that all equipment installed under this contract, whether purchased by the contractor or not, must bear proper and current labels for NSF and UL or ETL compliance. The contractor accepts responsibility for insuring all items installed are in compliance. Any and all exceptions must be brought to the attention of the owner and MÜLLER DESIGN ASSOCIATES for resolution prior to purchase and installation.

D. Standard steam heated equipment shall be manufactured in per A.S.M.E. code requirements and carry the A.S.M.E. stamp.

E. Conform all gas-fired equipment to American Gas Association (A.G.A) requirements. Equip burners for gas-heated equipment with automatic lighters. Equip oven burners and other concealed burners with automatic safety pilots, to conform to A.G.A. Standards.

F. All finishes applied to equipment must meet the requirements set forth in the A.S.T.M. E84 tunnel test and toxicity determination if required by local code. If local codes require a higher standard they shall govern.

G. Wood materials must be fire retardant and comply with the flame-spread rating required by code. It is this Contractor's responsibility to satisfy all requirements and to produce all necessary certificates of compliance.

H. Conform all applicable items to the latest Standard and Revisions established by the National Sanitation Foundation, Ann Arbor, Michigan.

I. All ducts, fire protection systems and grease exhaust hoods or ventilators must meet National Fire Protection Association, Inc. (N.F.P.A.) requirements.

1.10 COMMERCIALLY MANUFACTURED EQUIPMENT

A. Products shall conform to local, state and Federal requirements and the following:

B. All items of standard equipment shall be the latest model at the time of delivery. If these model specifications vary significantly from the item of equipment specified, these variations must be brought to the attention of MÜLLER DESIGN ASSOCIATES before installation for review and approval.

C. Manufacturer's directions shall be followed in cases where the manufacturers of articles used in this contract furnish directions or prints covering points not shown on the drawings or specifications.

D. All manufactured equipment shall be furnished with all proper union, NSF, and UL or ETL labels in compliance with all local, state and Federal codes. It is the contractor’s responsibility to insure compliance and proper labeling.

1.11 QUALITY ASSURANCE

A. Perform all work to the highest quality by skilled, experienced craftsmen of the respective trades involved.

B. Fabricate all custom sheet metal items by one manufacturer acceptable to the Owner and Designer.

C. Fabricate all custom wood items by one manufacturer acceptable to the Owner and Designer.

D. Quietness of operation is a requirement. Remove and repair any item producing objectionable noise.

E. Purchasing - The Contractor to order all commercially manufactured equipment (buy-outs) and materials as soon as possible after letting of the contract. The Contractor is also responsible for the prompt ordering by his sub-contractors. Substitution of items will not be allowed or approved for the sake of expediency, when prompt ordering would have allowed adequate time for delivery, fabrication and installation. In instances where such tardiness in purchasing contributes to delay that might affect a scheduled completion date, it will be the responsibility of the Contractor to assume all related costs involved in taking all feasible measures to speed the production, delivery and installation of such items.

F. Coordination - The Contractor is responsible to coordinate all phases of his work with the various other contractors involved in a professional and amicable manner, to ensure a complete understanding of responsibilities, scheduling of installation phases, and to avoid delays, interruptions and disagreements.

G. Cooperation - The Contractor is to actively cooperate with those engaged in work requiring the cutting, fitting or setting of specified items to facilitate completion of the work.

H. Warranties- The Contractor accepts and warrants the full function and craftsmanship of all items installed under this contract, whether purchased or not by the Contractor for the period of one year from the turn-over of the kitchen to the owner. The Contractor further accepts the responsibility to repair and maintain in full and original working condition all equipment installed under this contract. Items deemed to be damaged by the installation process, or any items failing to meet full manufacturer's standards of operation, shall be replaced at the sole cost of the Contractor for the period of one year from the turnover of the kitchen to the owner

.

I. The singular exception to the responsibility of warranting the equipment is in the case of owner's furnished items that are used or that have been in service prior to installation.

1.12 JOB CONDITIONS

A. Contractor shall field verify all plumbing, electrical and ventilation rough-in locations and sleeve and floor trough locations before and after the floor slabs are poured.

B. In the event rough in has been completed before award of this contract, the Contractor shall check existing facility and furnish equipment to suit building conditions and utilities. It is the contractor's responsibility to review fabrications shop drawings for existing conditions requirements. Any extra charges required for utility changes to fit equipment during installation and connection will be brought to the owner's and MÜLLER DESIGN ASSOCIATES attention before authorization of additional work.

C. Before ordering equipment, confirm with the serving electric utility all pertinent electrical requirements such as actual voltages available, number of phases and number of wires in system.

D. Report any major adjustments or conflicts arising out of unexpected field conditions not shown on the drawings to MÜLLER DESIGN ASSOCIATES for resolution prior to fabrication or purchase of any manufactured equipment effected.

E. Remove and correct, at the Contractor's expense, items installed and fitted without consideration of exact job dimensions or conditions to the satisfaction of Owner and MÜLLER DESIGN INC.

1.13 SUBMITTALS

A. Equipment brochures- Prior to proceeding with the purchase of manufactured equipment the contractor shall submit for review two (2) bound equipment brochures consisting of all equipment shown on the installation drawing, whether furnished by owner, contractor or vendor organized as follows:

1. Hard Cover.
2. Title Sheet.
3. Index Sheet listing all items.

4. Lead Sheet for each item of manufactured equipment showing: Item number, quantity, description, manufacturer's name, address and telephone number, model number, options & modifications, utilities required and special notes. Contractor may use his own form. Lead sheet to also include incorporation of LEED compliance requirements as indicted in g) below.
5. Manufacturer's Catalog sheet or shop drawing. Manufacturer's warranties must be fully detailed.
6. Upon receipt of review critique and approval of equipment brochures, the Contractor shall make any revisions required by the review and prepare six (6) bound sets for distribution as directed.

B. Shop drawings: Prior to proceeding with the fabrication of custom

1. Six (6) sets of revised complete specifications book of photocopied cut sheets specific to each piece of equipment agreed upon during the negotiations period. These cut sheets must detail all true and correct dimensions, as well as required gas, water and electrical connections for the model quoted and each must be labeled with the corresponding number shown on the attached plans.

2. Six (6) sets of 1/4"=1'0" drawings (same size as MDI 's drawings) showing all revised placements in all areas. These drawings must detail all final setting out dimensions for all supports, curbs and structures to be provided by others for the successful installation of the equipment.
3. Six (6) sets of 1/4"=1'0" drawings (same size as MDI 's drawings showing all revised electrical connections for all equipment changed in all areas.
4. Six (6) sets of 1/4"=1'0" drawings (same size as MDI 's drawings showing all revised plumbing, gas and refrigeration connections for equipment changed in all areas.
5. Six (6) sets of 1/4"=1'0" drawings (same size as MDI 's drawings showing all revised mechanical details required for the completion of the proposed works.
6. Six (6) sets of 3/4"=1'0" minimum scale of all shop drawings, sections, custom works details or subcontractor's plans and details required for completion of the proposed works.
7. A revised quotation for all items, highlighting revisions and changes made from time of bid.
8. A revised and agreed upon timeline for placement of orders, lead times, fabrications, consultant review periods, installation date, connection and commissioning dates, as well as follow up inspections, maintenance and general service agenda.
9. A revised schedule of permits, fees, postings and notices required for the successful completion of the works. This must detail certificates or inspections required.
10. A detailed schedule of payments negotiated and agreed upon by both parties. This must include means and methods acceptable for processing change orders.
11. A detailed and complete insurance package for the work as outlined in the Contract Agreement satisfactory to the owner.

C. LEED compliance requirements for all equipment items:
1. Each item to include indication of separate percentages, by weight, of pre-consumer and post-consumer recycled material per unit of production. Include material costs, excluding cost of installation for recycled material.
2. Each item lead sheet to include information on the location the manufacturer's facility where equipment item was produced and/or assembled and its distance to the project site. Equipment manufacturers to provide information on the raw material manufactur-

ing/extraction facilities location and its distance to the manufacturers production and/or assembly facility and project site. Raw material items to include but not be limited to stainless steel, all metals, wood product, glass etc.

D. Submittal Review - Submitted documents will be reviewed and returned to the Contractor. The Contractor is responsible for the accuracy of information on all of his submittals. Review of rough-in drawings, equipment brochures and shop drawing is for design and concept only, and does not relieve the Contractor of the responsibility for compliance with design drawings, details and specifications, nor does it relieve him of the responsibility of verification of utilities with equipment requirements, conformance with regulations and coordination with building conditions.

1.14 DELIVERY, STORAGE AND HANDLING

A. No provisions are normally made for receipt or storage of any item delivered to the job site before commencement of installation.

B. Commercially manufactured equipment (buy-outs), shall be purchased, received and accounted for by the contractor, at its warehouse facilities until such time as placement is possible and acceptable by Owner. The Contractor shall provide at least 24 hours notice to the general contractor prior to delivery of equipment to the site.

C. Fabricated equipment and commercially manufactured equipment (buy-outs) must be stored by this Contractor at his warehouse facilities until such time as placement is possible and acceptable by the Owner or building management

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D. Clearly identify all items by MÜLLER DESIGN ASSOCIATES item number and area prior to delivery to the job-site.

E. Under no circumstances shall any individual or agent of the owner, architectural, trades, maintenance or security companies be asked to sign for or receive goods, equipment or services on the job site. Items, parts, optional pieces, trim, or any goods provided under this contract are the responsibility of the contractor whether on the owner's property or in transit until the areas shown in these documents are handed over to the owner or owner's agents.

PART 2 - MATERIALS

2.1 METAL

A. Stainless Steel shall be standard 18-8, 300 Series, No.4 finish unless otherwise noted. Gauge requirements are as follows:

U.S.S GAUGE	DECIMAL THICKNESS	MILLIMETER THICKNESS
10	.1406	3.57
12	.1094	2.78
14	.0781	1.98
16	.0625	1.59
18	.0500	1.27
20	.0375	0.95
22	.0312	0.79

B. Galvanized Steel shall be electro-galvanized, continuous line, chemically treated (dry) with regular spangle appearance. Gauge requirements as follows:

U.S.S. GAUGE	DECIMAL THICKNESS	MILLIMETER THICKNESS
10	.1382	3.51
12	.1084	2.75
14	.0785	1.99
16	.0635	1.61
18	.0516	1.31
20	.0396	1.01
22	.0336	0.85

C. Brass shall be copper alloy #260, cartridge or equal suitable for application and finish as detailed and indicated in finish schedule or drawings.

2.2 WOOD

A. All solid wood shall be thoroughly air-seasoned or kiln-dried to a moisture content of between 6% to 11% before fabrication. Evidence of proper seasoning shall be submitted to MÜLLER DESIGN ASSOCIATES upon request.
   1. Wood used for framing and casework construction shall be smooth, free of mineral or sapwood streaks, checks, unsound knots or other defects.
   2. Wood receiving enamel or other paint finishes shall be hardwood of uniformly dense texture and grain, such as birch, maple, beech or alder.
   3. Finished woods or hardwood solid stock for finish work shall be clear selected lumber of the best grade of the species by the National Hardwood Association and shall carry the Association's Inspection Certificate. Lumber shall be free of mineral or sapwood streaks, checks, or other defects and such solid stock shall be selected for grain and uniform color suitable for use with a hardwood veneer plywood.

B. All plywood used for construction of specified items shall be new and of the best quality of its kind obtainable and shall carry the label of an accredited association or manufacturer.
   1. Interior Plywood for closed interiors, shelves and partitions that are stained shall be Douglas Fir, Grade A. Face veneers, shall be well joined and reasonably matched, but shall not contain plugs, knots, pitch pockets, splits, rough grain, checks or other open defects.
   2. Plywood for painted work or for plastic laminate shall have hardwood veneer face of densely grained smooth and even texture, such as birch or beech and shall be free from patches, plugs, checks or other open defects.
   3. Hardwood veneer plywood used on exposed exterior that are to receive either transparent natural or stained finishes, shall be of specified species, grain and texture.
      a. Veneer core plywood with the required face woods shall be 3 ply for 1/4" (6mm) panels, 5 ply for 3/8" (9mm) and 1/2” (12mm) panels and 7 ply for 3/4" (19mm) panels with water resistant bond.
      b. Face veneers are to be carefully matched for continuity and uniformity of grain, color and texture throughout the work specified.
      c. Back veneers shall be of species and thickness to properly balance and complement face veneers.
      d. Samples are to be provided to MÜLLER DESIGN ASSOCIATES for selection and approval prior to manufacture.

4. Fire-Retardant Plywood. Where the local code requires fire-retardant construction, all above general specifications shall apply, except that all panels used for the work shall carry class group labels by Underwriters Laboratories, Inc. of the required rating.

2.3 PLASTIC LAMINATE

A. Plastic Laminate to be manufactured under the current standards of NEMA LP2-1957. General purpose Type 1, 1/16" (2mm) thick, Class I wear resistance, color and finish as indicated in finish schedule.

2.4 APPLIED FINISHES

A. Pigmented paints, enamels or lacquers shall be factory mixed to colors selected or specified by MÜLLER DESIGN INC.

B. Stains shall be of the best fade-proof and penetrating quality of accredited brands, and shall be mixed and blended by the finisher to achieve desired tone, or to match sample supplied to MÜLLER DESIGN INC.

C. Oils for natural or toned finishes as specified, shall be manufactured by Watco-Dennis Corporation, 1640 20th Street, Santa Monica, California or approved equal.

D. Clear and transparent finish coatings shall be highly water, scratch and stain-resistant Polyurethane based or catalyzed vinyl materials of highest quality and shall be guaranteed against flaking or peeling.

2.5 GLASS

A. Clear: All glass shall be of first quality, as manufactured by Libbey-Owens-Ford Pittsburgh Plate Glass, or equal. Plate glass shall be 1/4" (6mm) thick glazing quality tempered plate, unless otherwise specified. Crystal glass shall be double strength unless otherwise shown on drawing. All exposed edges of glass shall be ground and polished.

B. Mirrors: All mirrors shall be 1/4" (6mm) polished plate with copper plated backs, free of all imperfections, ground and polished. All coated edges set into wood with black shellac applied to conceal reflection.

2.6 GLUE

A. First quality Urea formaldehyde resin with moisture resistance CS-35, Type II shall be used for construction.

B. Resorcinol-Formaldehyde resins shall be used where work may be exposed to wetness, dampness or heat with moisture resistance CS-35 Type I.

C. Contact cements shall be used for bonding high-pressure laminates.

2.7 LEED compliance requirements (applicable to both custom fabricated and manufactured equipment items)

A. All materials used in the manufacturing or assembly of foodservice equipment items to utilize and/or contain the maximum amount of recycled content allowed to retain the materials integrity.

B. Preference shall be given to manufacturers whose facilities are within a 500 mile radius to the project site. Manufactures and custom fabricators to give preference to raw material providers that are within a 500mile radius to their manufacturing and/or assembly facility

2.8 LEG SOCKETS

A. Component Hardware Group Inc. Model A20-0206 stainless steel socket with flared top to fit 1-5/8" (40 mm) tubing with S/S Allen set screw. Outer shell to be 16 gauge stainless steel reinforced with 12 gauge mild steel insert welded to exterior shell.

2.9 COUNTER LEGS

A. Component Hardware Model A77-5048 stainless steel counter leg. Height shall be 6" (150mm) minimum and 7" (175mm) maximum. Furnish a 3-1/2" (85mm) square stainless steel plate with four countersunk holes. Plate to be fully welded to top for fastening leg.

2.10 FEET (Stainless Steel)

A. Component Hardware Model AYE adjustable foot inserts with stainless steel round (bullet) foot and locking ring or equivalent unless otherwise specified.

2.11 CASTERS

A. Caster shall be heavy duty type, ball-bearing, solid or disc wheel with non-marking greaseproof polyurethane tire Component Hardware Series C31 5” locking casters, or better.

B. Wheels shall be minimum 5" (130mm) diameter, unless specified otherwise, with a tread width of 1-3/16" (30mm) and capacity of 250 lbs. (I 15kg) per caster.

C. Wheels shall have stainless steel rotating wheel guard, sealed wheel and swivel bearings and polished plated finish unless otherwise noted.

D. Casters to be N.S.F. approved.

2.12 CATCHES

A. Magnetic catches to be self-aligning; 20 pound pull manufactured by Component Hardware, Model M30-5920 or better for the following applications:
1. Wood doors.

B. Friction catches to be adjustable spring loaded tension, solid brass with satin nickel finish manufactured by Component Hardware Model M22-2430 or better for the following applications:
1. Double pan stainless steel doors.
2. Stainless steel pan door with wood insert.

C. Edge-mount catches to be magnetic, heavy duty manufactured by Kason Industries Series #171.

D. Provide all fabricated doors with cylinder locks (if padlock hasp is not specified) for the following applications:
1. Refrigerated doors (non-flush).
2. Cylinder locks to be keyed differently in each area and master keyed for entire project. Verify areas with Owner or Operator.

E. Catches shall be mounted so as to relate to pulls.

2.13 HINGES

A. Torsion hinge manufactured by Rehco Corp for the following applications:
1. Flush type, self-closing refrigerator doors.
2. Flush type, self-closing metal pan door with wood insert.

B. Lift-off, stainless steel securely welded to door and mullion, manufactured by Component Hardware, Model M75-1002 for the following application:
1. Double and single pan stainless steel doors.

C. Edge-mount, R45-1010 by CHG Inc., three each per door for the following applications:
1. Refrigerated doors (non-flush).

D. Pivot hinge manufactured by Component Hardware Model R75-6661 (R75-6662) or better for the following application:
1. Light duty wood door without metal pan.

E. Blum hinge for the following doors:
1. Wood doors for wall cabinets only.

2.14 CONNECTION TERMINALS

A. All equipment shall be complete with connection terminals as standardized by equipment manufacturers, except where specified contrary, for other contractors to make plumbing, electrical, ventilation and refrigeration connections.

2.15 WATER PANS (Embossed Steam Coils)

A. Steam coils for pans shall be Tranter, Inc. "Platecoil", single embossed, 70ERS circuitry, with 14 Gauge stainless steel flat back sheet and 16 Gauge stainless steel embossed sheet, resistance seam welded directly to the backing sheet to form an integral bottom heating circuit.

B. Embossing shall consist of formed parallel flow channels,.1 23/32' (43.65mm) center to center dimensions 0.291 sq. in. (2.0 sq. cm) cross sectional area per channel.

C. Unit to be manufactured as a flat stretch out sized to form a pan. The size and configuration as shown on plans and details.

D. Provide with type FPT half inlet and outlet. Verify inlet and outlet size locations with application.

2.16 COLDPANS/SNOWPANS/SNOWBANKS (Embossed Refrigerant Coils)

A. Embossed refrigerant coils for cold pans shall be Tranter, Inc. "Platecoil", single embossed, 60ES circuitry, with 16 Gauge stainless steel flat back sheet and 18 Gauge stainless steel embossed sheet, seam resistance welded directly to the backing sheet to form an integral bottom cooling circuit.

B. Embossing shall consist of formed parallel flow, channels, 1 23/32" (43.66mm) center to center dimensions 0.291 sq. in. (2.0 sq. cm) cross sectional area per channel.

C. Unit to be manufactured as a flat stretch out sized to form a pan. The size and configuration as shown on plans and details.

D. Provide stainless steel tubing inlet and outlet with full brass flare nuts. Verify inlet and outlet size locations with application.

2.17 COILS (Fabricated Refrigerators)

A. Coils for standard and fabricated refrigerators shall have vinyl plastic coatings, aluminum housings and drip pans installed in such a manner as to be replaceable. Salad refrigerators to have stainless steel housings and drip pans.

2.18 THERMOMETERS

A. Refrigerated compartments, fabricated and standard, shall be furnished with a 2 1/2"(63mm) diameter dial type thermometer with chrome plated bezels. Mount dials in apron above hinges or in splash 3” above countertop. Thermometer shall be adjustable and calibrated after installation. For pass-thru installations, mount thermometer on cook’s side.

2.18 GASKETS

A. Refrigerated compartment doors with locking latches fitted with a full-perimeter removable magnetic vinyl-latex gasket, gray in color.

B. Refrigerated compartment doors with non-locking hardware fitted with a full-perimeter removable magnetic vinyl-latex gasket, gray in color.

2.19 LIGHT FIXTURES

A. Refrigerated Under-counters: Custom fabricated and standard refrigerators shall be provided with vapor-tight light receptacles, shatterproof lamps and automatic door switches.

B. Display Type: Light fixtures within back bars, sneeze guards, display cases or under shelves and cabinets shall be as manufactured by CSL (Creative Lighting Systems) CSL Sure Task #2 lights ST16W lights or as specified. Verify mounting. Fabricator will mount and pre-wire all under-cabinet and shelving lights back to wall along underside in a fully concealed manner, clipped every 12” with a 12” pig tail for connection by building trades.

2.20 DISPENSERS (Self Leveling Type)

A. Verify size, height and weight of dish and glassware and submit same to factory so springs may be properly calibrated.

2.21 HARDWARE, (Exposed)

A. Exposed hardware shall normally have identical or similar finishes and shall be installed with a minimum of exposed fasteners.

2.22 METAL APPLICATIONS AND SELECTIONS

A. The following gauges, metals and finishes will apply unless otherwise noted in the specifications or drawings:

DESCRIPTION	GAUGE	METAL	FINISH #
1. Counter Body:			
a. Framework	14	Galv.	-
b. Aprons, partitions, backs and ends, exposed	18	S/S	4
c. Aprons, partitions, backs and ends, unexposed	18	Galv.	
d. Shelves	18	S/S	4 (top)
e. Shelving edges			7
f. Refrigerator interiors	20	S/S	2B
2. Table & Counter Tops:	14	S/S	4
a. heated counter tops	12	S/S	4
b. vertical edges tops & overshelves	14	S/S	7
3. Doors:			
a. Outside faces	18	S/S	7
b. Inside faces	18	S/S	2B
4. Drawer Pans:			
a. Cradle Frame	14	S/S	4
b. Outside Pan	14	S/S	4
c. Inside Pan	18	S/S	4
5. Ducts:			
a. Grease Exhaust Exp'd	18	S/S	4
b. Grease Exhaust Unexp'd	16	S/S	
c. Warewashing	18	S/S	4
6. Hat Sections & Channels:			
a. Unexposed	12 or 14	Galv.	-
b. Exposed	12	S/S	4
7. Ice Pans/Bins:			
a. Interior	18	S/S	4
b. Exposed Exterior	18	S/S	7
c. Unexposed exterior	18	Galv.	-
d. Perforated False Bottom	16	S/S	4
8. Legs & Crossrails, tubing	16	S/S	4
9. Shelf Brackets:			
a. Exposed	14	S/S	4
b. Unexposed	14	Galv.	-
10. Shelves:			

a. Wall mounted	16	S/S	4
b. heated	14	S/S	7 (edges)
c. Table	16	S/S	4
d. Refrigerator	18 perf. or	S/S Wire	
11. Sinks:			
a. Sink Basin & drainboard	14	S/S	4
b. Reinforcing Plate	14	S/S	2B
c. Waste Handle Bracket	14	S/S	4
12. Wall Flashing	20	S/S	4

2.23 METAL TOPS

A. Metal tops to be constructed with 3/4"(19mm) or larger radius bends (coved corners) at all backsplashes and turned up edges in all horizontal and vertical corners.

B. Tops made up of multiple sheets shall have all joints and seams continuously welded, ground smooth and polished to blend with adjacent surfaces. Metal surface grain on adjacent sheets to be aligned wherever possible.

2.24 BRACING

A. Tops shall be secured to a full perimeter 4" X 2" (100 X 50mm) hat channel frame, fully welded, with cross-bracing not more than 30" (760mm) on center. Tops 3'-6" (1060mm) or deeper shall have an additional hat channel running lengthwise. Fasten top with stud bolts or tack welds. Close ends of all inverted channels.

B. Tops supporting overshelves, coffee urns, tea urns, hot water boilers, ice dispensers or other heavy equipment shall be 12 ga stainless steel and have 12 ga welded bracing not more than 15” (380mm) on centers to support the heavy loads.

C. Heated counter tops shall be 12 ga stainless steel and reinforced and tack welded to 12ga L channels on 15” centers, with welds every 2” inches.

2.25 EDGES

A. Worktables and counter tops shall have bull-nosed rolled edges minimum 1 1/2” (40mm) fully returned and sealed to cabinet body unless otherwise noted.

B. Sinks, dishtables and drainboards to have raised rolled rims unless otherwise noted.

C. Corners shall be bull-nosed, welded, ground and polished to match adjacent surfaces.

2.26 SOUND DEADENING

A. Coat underside of all metal tops with a minimum 1/16"(2mm) thick approved hard-drying, sound-deadening mastic materials. Apply by spraying after top has been secured to frame, so that top and frame are covered and sealed. Verify with local health department that this practice is acceptable.

2.27 WOOD TOPS

A. Wood Tops constructed of kiln dried maple strips minimum 1 ½" (40mm) thick. Tops shall be resin-bonded laminations, Michigan Maple, John Boos or equal. Wood top coves to be 1" (30mm) radius or greater.

2.28 ENCLOSED COUNTER BASES

A. Bases made of steel sheets reinforced by forming and welding the metal. Vertical ends and partitions are to be double wall construction minimum 2" (50mm) wide. Sides and through partitions are to be flush with bottom rail, welded at intersections. Ends, partitions and shelves are to be all stainless steel. Unexposed backs and structural members may be galvanized.

B. Bottom front rail of bases set on masonry platform shall be continuously sealed base, provide front rail closure section.

2.29 FIELD JOINTS

A. Field joints, where required due to limitation of sheet sizes, equipment sizes or installation requirements, shall be welded, leveled, tacked down, ground smooth and polished to blend with adjacent surfaces.

2.30 SHELVES

A. Shelves in counters with enclosed bases to be turned up a minimum of 2" (50mm) at back and sides with 1/2" (12mm) radius and feathered slightly to ensure a tight fit to walls, partitions and backs. Bottom shelves to be removable when the counter is mounted on a concrete pad or metal base. Bottom shelves to be fixed when counter is mounted on legs. Intermediate shelves to be fixed except when removal is required for utility access or unless otherwise noted.

B. In items with open bases, turn up back and sides 2" (50mm). Notch around legs and continuously weld at all intersections including front and turn-up.

2.31 TUBING LEGS AND CROSSRAILS

A. Legs shall be 1 5/8" (40mm) 16 Gauge stainless steel tubing unless, noted otherwise. Tops of legs to be fitted to leg sockets that are welded to the hat channel frame. At sinks, weld leg socket to triangular plate gusset.

B. Crossrails shall be 1 5/8" (40mm) 16 Gauge stainless steel tubing, unless noted otherwise, continuously welded to legs. Welds to be ground smooth to match adjacent surfaces. Tack welds are NOT acceptable.

2.32 DRAWERS

A. Drawer fronts to be double pan stainless steel construction. Outside pan to have corners welded, ground smooth and polished. Inner pan to be fitted tightly into outer pan. Drawer front to

be filled with rigid sound deadening material such as Celotex or Styrofoam if non-refrigerated, polyurethane if refrigerated. Thickness of finished drawer front to be approximately 3/4" (19mm) for non-refrigerated, 1" for refrigerated drawers, unless otherwise noted. Drawer front to be fully welded to angle frame pan support.

B. Pan support to be 14-ga stainless steel, welded continuous channel cradle (carriage) frame and shall support drawer pan on all four sides. Frame to be supported by full extension heavy-duty slides Component Hardware S52 series slides or better. Slide wheel assemblies to be welded, not bolted to frame. Pan frames to have bottom panel turned up and welded to sides for increased rigidity.

C. Slides to be full extension, 200 pound (91kg) capacity, stainless steel with stainless steel ball bearing wheels. Size slides for easy removal of drawer pans. Drawers to be self-closing.

D. Provide a replaceable rubber bumper on each interior corner of non-refrigerated drawers, Component Hardware, #Q26-4071.

E. Drawer pans to be removable N.F.S. approved A.B.S thermoplastic with smooth interior, unless otherwise noted. Drawers in refrigerated cabinets shall be three per section and sized to accommodate 12"x20"x6" deep hotel pans, or by use of adapter bars, smaller standard size pans.

F. Drawers in refrigerated section, unless otherwise specified, shall be furnished with magnetic, vinyl-latex, gray, full perimeter removable gasket. Gasket must mount with no gaps or bulges. Gasket to be easily removable with hand tools. Do not use pop rivets.

2.33 DOORS

A. Metal hinged and sliding doors to be double pan, stainless steel construction unless otherwise noted. Outside pan to have corners welded, ground smooth and polished. Inner pan to be fitted tightly into outer pan with rigid sound deadening material such as Celotex or Styrofoam. Thickness of finished door front to be approximately 3/4" (19mm) for non-refrigerated, 1" for refrigerated, unless otherwise noted. Provide reinforcing to prevent flexing.

B. Sliding doors to be double pan, stainless steel construction, self-closing and removable without the use of tools. Outside pan to have corners welded, ground smooth and polished. Inner pan to be fitted tightly into outer pan with rigid sound deadening material such as Celotex or Styrofoam if not refrigerated, polyurethane if refrigerated. Thickness of finished drawer front to be approximately 3/4" (19mm) unless otherwise noted. Provide reinforcing to prevent flexing or warping. Doors to mount in 14 Gauge stainless steel channel tracks top and bottom. Door to slide on top- and bottom-mounted UHMV glides to be approved by MÜLLER DESIGN INC. UHMV strips to be removable on bottom tracks.

C. Wood core doors to be stainless steels single pan with 3/4" (19mm) plywood insert faced with plastic laminate. Pan to have corners welded ground smooth and polished.

D. Doors to be flush with mullions.

2.34 ACCESS PANELS

A. Access panels to be single pan stainless steel construction unless otherwise noted. Corners to be welded and ground smooth. Reinforce door by forming metal back against inside face and welding.

2.35 SINKS

A. Fabricated sinks shall have coved interior corners same as for metal tops complying with local codes. All sinks shall be one piece-welded construction with bottoms pitched to drains and double wall partitions. Multiple compartments shall have continuous exteriors. Opening between compartments or applied panel will not be accepted.

2.36 ICE PAN/ICE BINS & REFRIGERATED PANS

A. All ice pans, ice bins, refrigerated pans and cabinets shall be provided with 1/8" (3mm) breaker strip where adjoining top or cabinet face in order to prevent condensation. Secure with countersunk stainless steel screws (pop rivets are not acceptable).

B. Sides to have 1" (25 mm) minimum thick insulation. Bottoms to have 2" (50mm) minimum thick insulation.

C. Insulation to be enclosed on all sides with stainless steel if exposed or galvanized if unexposed.

2.37 INSULATION

A. Insulation shall be minimum of 1" (25mm) fiberglass for heated areas. Board form, or foamed in place polyurethane, in thickness as indicated on details or drawings shall be used for all cold areas. Bond insulation to all surfaces.

2.38 REFRIGERATED COMPARTMENTS

A. Openings shall be provided with a 1/8" (3mm) breaker strip where adjoining top of cabinet to eliminate temperature transfer and prevent condensation.

B. Interior shelves to be adjustable stainless steel wire construction or perforated pan construction mounted on removable stainless steel angle guides (see Standard Detail SD-014.) Removable thumbscrew type pilasters are not acceptable.

C. Bottom to be fitted with stainless steel wire rack or perforated pan set on liner.

D. All evaporators shall be installed for accessibility and replacement. Coordinate location with refrigeration contractor.

2.39 EXPANSION VALVE HOUSING

A. When expansion valve is removed from the evaporator, all refrigerated shelves or pans, or refrigerated compartments shall be provided with a 20 gauge stainless steel box to house expansion valve. Install in a concealed, but accessible position. Verify clearance for shelving, drawers or sheet pans before mounting.

2.40 DUCTS

A. Exposed duct work and trim to be fully welded grease or watertight as the application requires.

2.41 FASTENERS

A. Exposed bolt heads will not be permitted on fixtures.

B. Butt joints made by riveting straps under seams and then filled with solder are not acceptable.

C. Rivets of any kind, including pop-rivets, are not acceptable.

D. Exposed screw heads when necessary, shall be of the same material as the exposed surface and countersunk flush.

2.42 WELDING

A. All seams and joints shall be welded as the nature of the material requires to blend and match.

B. Exposed welds are to be continuous, strong ductile with excess metal ground off. Polish to match and blend with adjacent surfaces.

C. Welds on galvanized steel shall be smooth and strong. Remove all slag and carbonization. Where galvanizing has been burned off, touch up on both sides with high-grade aluminum paint.

D. Exposed spot welds to be polished to match and blend with adjacent surfaces. Exposed dimples are not acceptable.

E. Exposed dimples from welding studs on underside of tops other surfaces are not acceptable. Polish surface to match and blend with adjacent surfaces.

2.43 HEATING EQUIPMENT

A. Electric heating equipment shall be so installed as to be readily cleanable or made easily removable for cleaning.

B. Gas operated and/or heated equipment, fabricated or otherwise, shall conform to the latest standards and comply with National Safety Requirements of the American Gas Association, or be acceptable to authorities having jurisdiction.

C. Steam heated custom-fabricated equipment shall be complete with control valves located in an accessible position.

2.44 PANS AND INSERTS

A. All cutouts, openings, drawers, or equipment specified or detailed for stainless steel pans shall be provided with 20 gauge, minimum, stainless steel solid insert pans for each space. Size as per specification, plans or details. Provide maximum depth pan to suit application and space, unless otherwise noted. Provide 18 gauge stainless steel adapter bars if required.

2.45 ELECTRICAL

A. PERMITS: Contractor shall obtain and pay for permits and fees for inspection and approval of

fabricated equipment electrical work. Wiring shall be inspected and approved before being concealed by cover panels as required by code or permit conditions.

B. PRE-WIRED ITEMS

1. Fabricated equipment with either inaccessible connections, two or more receptacles or connections, shall be pre-wired ready for final connection to building services by Electrical Contractor.

2. Contractor shall supply and install conduit, wiring controls, switches, receptacles, junction boxes, service fittings, etc. to interconnect all electrical components to a single junction box or breaker panel. Such work shall conform to NEMA standards and local codes. Components are to have local approval and shall be in accordance with the electrical code in effect at the job-site.

3. Where field joints are required, break electrical wiring with a junction box on one side and conduit on other side which can be joined to box. Wire to be color-coded or tagged to facilitate connecting wires in junction box by Electrical Contractor.

4. Sub-panels where required shall be UL listed, 3 phase, 4-wire circuit breaker type with a ground buss main breaker and individual breakers for each serviced load. All buss shall be copper and the circuit breakers shall be molded-case bolt-on type with thermo-magnetic quick-make, quick-break trip. Multi-poled circuit breakers shall have an internal trip bar. Each breaker shall be sized for 125% of the connected load. A minimum of two extra single pole, 20 amp breaker sites will be provided. The loads shall be connected through the breakers in a phased sequence to balance the load on each phase.

5. Each breaker panel to include an index card behind heavy clear plastic in card holder inside of door. Type all circuit information on card clearly identifying the equipment served by each circuit breaker.

C. WIRING

1. Wire shall be U.L. or E.T.L. approved for use in various applications, such as nickel for heat, nichrome for resistance wiring, etc. selected for appropriate voltage, temperature and location.

2. Provide nickel-plated insulated wiring for heated areas.

3. Wiring shall be color coded to match those in effect at the job-site.

D. CONDUIT

1. Conduit shall be run concealed wherever possible, Conduit shall be continuous from outlet to outlet. Secure to junction boxes, pull boxes and breaker boxes so that each circuit is continuous throughout. Support conduit to prevent vibration and sagging.

2. Concealed conduit to be EMT, thin wall, with compression fittings. If codes allow, "Seal-Tite" flex conduit may be used in lieu of EMT.

3. Exposed or conduit in wet areas to be "Seal-Tite" type equal to Anaconda #UA complete with threaded and gasketed J-boxes, pull boxes and liquid tight connectors.

4. Conduit and wire for computer equipment (cash registers, pre-check registers, remote printers, ticket printers, etc.) shall NOT be run in a heat zone. Type, gauge and specifications shall be provided by POS system provider.

E. HEATING ELEMENTS

1. Insulated heated bases. Chromalox, Type OT, 1-1/2" (38mm) strip heaters with chrome steel sheath shall be acceptable when sized and located to provide NSF standard levels of heat. Length to suit application. Verify electrical requirements with plans and details.

2. Steam Tables & Bain Maries. Chromalox, Type TTUH-CO, immersion heater with low water cut-off, brass flange, gasket and clamp shall be acceptable when sized and located to provide NSF standard levels of heat. Verify electrical requirements with plans and details.

3. Controls. Chromalox, Type ARR, non-indicating temperature controller with pilot light. Mount controller in a terminal box with a removable access cover located outside the heated area.

4. For bain marie and steam tables, provide Style 9 bulb and capillary with type 300, stainless steel compression fitting. For heated base, use Style 4 or Style 5 bulb and capillary. Mount capillary on side wall positioned for average temperature reading.

F. CONVENIENCE AND POWER OUTLETS

1. All surface mounted receptacles and receptacles under open table tops for fabricated equipment are to have T&S Brass &, Bronze Works Series B-1500 aluminum box complete with satin finish stainless steel cover and receptacle as indicated below
a. 2-pole,3-wire grounding 20 amp-, 125V.
Hubbell #5352 or equal (NEMA 5-20R).
b. 2-pole, 3-wire grounding 20 amps, 25OV.
Hubbell #5461 or equal (NEMA 6-20R),
c. 2-pole, 3-wire grounding 30 amp 250V,
Hubbell #9330 or equal (NEMA 6-3OR)

2. All built-in receptacles indicated for fabricated equipment are to be 2"x4"x2” deep "Handy Box" tack welded to fixture and fitted with receptacle indicated above and satin finish stainless steel cover. Mounted all receptacles horizontally.

G. CORDS AND PLUGS

1. For plug-in equipment, furnish and install cord and plugs conforming to NEMA standards. It shall be the Contractor's responsibility to coordinate with the Electrical Contractor so that the plugs match the receptacle. Any changes in cords and plugs required in the field due to lack of coordination shall be made at no additional cost.

H. LIGHTS AND FIXTURES

1. Provide light receptacles, shatterproof lamps and automatic door switches for custom fabricated and standard refrigerator units and sections.

2. Where fluorescent light fixtures are specified or detailed as parts of equipment, all ballasts shall be included. All lamps for fluorescent light fixtures shall be provided and installed by this contractor and are to be supplied in "Warm White" DELUXE, or as specified in plans and drawings. Bulbs for incandescent light fixtures in equipment shall be supplied by the Contractor. Provide shatterproof lamp protectors over tubes and bulbs where required by code.

3. Where light fixtures or other electrical fixtures are specified or detailed as part of cabinets, the contractor shall provide all necessary lamps, ballasts, conduit and wiring to junction box within 24" of building J box. Equipment J box to be accessible for final connection by Electrical Contractor.

I. IDENTIFICATION

1. All switches, controls, etc., shall be conspicuously labeled as to use with plastic nameplates screwed to adjacent surfaces, with white recessed lettering on black background. Submit a sample to MÜLLER DESIGN ASSOCIATES for review.

2.46 PLUMBING

A. PRE-PIPED ITEMS

1. Pre-pipe components for fabricated equipment complete with all required valves, unions, nipples and fittings required ready for final connection to building services by the Plumbing contractor. Faucets, rotary wastes and basket wastes to be furnished loose for installation by plumbing contractor.

2. Large equipment such as cafeteria counters, chef's counters, and ventilators shall be delivered in pre-piped sections complete with unions for interconnecting sections. Plumbing contractor to make connections between sections.

3. Water piping to be type "L", hard drawn, copper with wrought copper fittings. Joints to be soldered with lead free solder. All runs to be made with full-length sections or lengths cut to fit. Pipe size may not be decreased from those indicated. Secure piping to prevent transmission of noise. Insulate hot water lines. Insulate cold water lines, if required, to prevent condensation.

4. Water inlets shall be located above the positive water level wherever possible. Wherever conditions shall require a submerged inlet, a suitable type of check valve (if permitted by code) and vacuum breaker shall be provided with the fixture to prevent siphoning. Where exposed, all piping shall be chrome plated. Where penetrations are made through equipment for vacuum breakers or connections, provide escutcheons matched to adjacent finishes to cover holes.

B. STEAM

1. Provide all composition hand wheels, solenoid gate valves, strainers, condensate traps, temperature controllers, check valves and interconnecting piping. Piping within fixtures to

be schedule 40, black iron including nipples and fittings. Insulate per accepted industry practice except for areas exposed for heating.

2. Kettles to be provided with a pre-piped steam trap assembly per itemized specifications. Assembly to be furnished to plumbing contractor for installation.

C. COMPONENTS FURNISHED LOOSE

1. Furnish to the plumbing contractor all item related faucets, hose reels, vacuum breakers, pressure reducing valves, rotary wastes and basket wastes.

2. Coordinate the installation of the above with the plumbing contractor.

D. FAUCETS

1. Furnish faucets with soft-flo heads on sinks, steam table, bain maries, water stations and other equipment as shown on plans, details and specifications. Furnish water saving devices where required by local codes. Faucet handles to be appropriately marked hot or cold as the application requires. Unless specified otherwise, faucets shall be by Component Hardware Group or T&S Brass.

E. WASTES

1. Provide rotary twist type Component Hardware Group DSS-8000 with flat stainless steel strainer shall be provided unless otherwise specified. Furnish with all required hardware, mounting plates and adapters.

2. Standpipes. Provide Fisher Model 6271, 1" diameter polished chrome standpipe with Model 6342-2300 waste socket complete with lock nut. For applications with a depth of more than 7"(175mm) provide Fisher Model 6571, 1 1/2"(38mm) polished chrome standpipe with Model 6542-2300 waste socket complete with lock nut.

3. Secure waste socket with lock nut and solder top flange to exposed top surface.

4. Standpipe length to be 3" below top of counter or per detail. Verify length required.

5. Open drains. Provide Fisher Model 6242, 1" (25mm) polished chrome complete with brass lock nut. Solder top flange to exposed top surface.

F. INDIRECT WASTE

1. Furnished and installed by the Plumber, with the following exceptions:

2. Contractor to furnish indirect wastes for cold storage room evaporators.

3. Contractor to Provide and install indirect waste lines from equipment drains in the factory if drains are not easily accessible in the final placement in the field. Plumber will continue connection to floor sinks or stand pipes with chrome plated connections where exposed. Secure all piping and support to equipment without marring or damaging framing or finishes.

4. Contractor to coordinate the location and routing.

5. Indirect wastes shall be sized as shown on drawings, hard copper, 1" diameter minimum. Drain lines within fixture shall be routed as high as possible and conform to fixture configuration and functions, so as to not obstruct openings or shelves.

G. VACUUM BREAKERS

1. Furnish item related chrome plated vacuum breakers with exposed piping to equipment. Exposed piping to be chrome plated. Verify type required with codes.

2. Atmospheric type to be Febco or equal.

3. Pressure type to be Fisher, Watts or equal.

H. PRESSURE REDUCING VALVES

1. Furnish pressure-reducing valves, when required for item related equipment.

I. GAS PRESSURE REGULATORS

1. Furnish gas pressure regulators for all gas fired equipment.

J. QUICK DISCONNECTS

1. Gas. Provide Dormont Manufacturing Company, (unless otherwise specified), or equal, BPQ series, flexible connector kit complete with gas ball valve, BPQ connector, BPQ quick disconnect coupling and coiled restraining devices.

2. Water. Dormant Manufacturing Company, (unless otherwise specified), or equal, BP series, stainless steel braid over hose flexible high PSI connector with solid brass two way quick disconnect coupling.

3. Coordinate pipe size with equipment and plans. Length to be sufficient to move equipment for cleaning and to provide easy access to quick disconnect.

4. Provide restraining cords of suitable strength and size as required by code where ever flexible connections are used.

K. FLEXIBLE WATER CONNECTOR

1. For counter equipment requiring water connection in public areas, provide Fisher Model 2903 through counter fitting and Koroseal tubing covered with stainless steel braid, stainless steel coupling at fitting and angled stainless steel fitting at appliance.

2.47 REFRIGERATION

A. Provide all refrigeration work through licensed refrigeration contractors. All existing equipment shall be suitably drained of refrigerants in an approved method and reclaimed. No R-12 shall be used.

B. All refrigeration items shall be designed to maintain the following operating temperatures:

1. Walk-in refrigerators	35ºF/1.7ºC
2. Walk-in Freezers	-10ºF/-23.3ºC
3. Reach-in refrigerators	35ºF/1.7ºC
4. Reach-in freezers	-10ºF/-23.3ºC
5. Under-counter refrigerators	35ºF/1.7ºC
6. Under-counter freezers	-10ºF/-23.3ºC
7. Cold pans	0ºF/-17.8ºC
8. Work/wine rooms	50ºF/10ºC

C. An evaporator coil defrost system must be provided by the Contractor on all walk-in refrigerators and freezer rooms operating at less than 35ºF/1.7ºC.

D. Hang blower coils per manufacturer's specifications with approved hangers at 4" from interior walk-in ceiling. Contractor shall provide #12 ga galvanized steel fish plate of suitable size and shape on the exterior roof of the walk-in above the coil to support and spread the weight of the coil adequately.

E. Drain line from freezers shall be wrapped with a continuous electrical heater tape and installed per manufacturer's suggested methods.

F. Refrigeration tubing shall be Type L, ACR hard drawn degreased, sealed copper and shall be installed with horizontal runs sloped 1" per 20 feet towards the condensing units. All refrigerant piping shall be properly supported by adjustable hangers spaced and adjusted to the drop required. Where vertical runs of more than 5' occur in the suction line, the risers shall be trapped at the bottom. Piping is to be installed so that the refrigerant or oil cannot drain back into the coil from the suction line.

G. All suction and refrigerant lines shall be insulated with minimum 1/2" Armstrong armaflex or equal cellular type insulation. Metal pipe sleeves shall be provided where piping passes through walls, ceilings or floors. Space around the tubing shall be filled with mastic insulating compound. Install a permanent suction line filter in each compressor suction line with pressure fitting ahead of the filter to facilitate checking of the pressure drop through the filter. All penetrations through walk-in or freezer walls shall be fully insulated and sealed to be vapor tight to prevent condensation within any light fixtures, switch boxes, junction boxes, or any other fittings. Refrigeration and drain lines shall be fully sealed and provided with escutcheon plates by the installer per attached standard detail or better.

H. Furnish and completely install a thermostat to control the refrigeration temperatures for each refrigeration compartment. Provide clear dial thermometers mounted flush with each compartment reading in both Fahrenheit and Centigrade.

I. Control and thermostat wiring is the responsibility of the Contractor, not the electrical contractor. The electrical contractor will provide inter-wiring between the freezer condensing units and freezer blower coils as well as the main power to all disconnects on condensing units and racks.

J. All refrigeration parts, equipment and labor are the responsibility of the Contractor whether subcontracted or not. All refrigeration lines, placements, hangers, insulators, connections and refrigerants are considered parts and must be made available to complete and deliver a fully

installed system in working operation at the required temperatures.

2.48 VENTILATION

A. GENERAL: Each ventilator shall be a high velocity centrifugal grease extractor, with the air inlet opening parallel to and above the cooking equipment being ventilated. The ventilator shall contain one or more removable "extractor inserts" with a grease extraction efficiency of 90% when operated at design conditions. All extractor inserts shall be constructed of stainless steel and contain full-length self-draining baffles. All extractor inserts shall be easily removable, with the use of an extractor removal tool, for periodic cleaning. The grease-collecting gutter at the bottom of the extractor housing shall slope to one end to a removable, stainless steel grease-collecting container. A built in 3" air space from the back of the extractor and exhaust plenum to the back mounting surface shall be an integral part of the hood assembly. Vertical seams on the end panels indicating 3" spacers are unacceptable. Where the end of the hood abuts a wall, there shall be a 3" air space as an integral part of the hood and there shall be no vertical seams in the front face of the hood indicating air space on the ends of the hood. The canopy shall contain a minimum of 6" clearance between the back of the exhaust duct connection and the back wall of the ventilator. The six-inch clearance shall be provided for ease in mounting and the installation of a rated enclosure around the duct. Removable or hinged access doors located in the roof of the canopy for the purpose of accessing the damper/thermostat control mechanism if required, shall be approved as part of the listing for the ventilator. Proof of such listing shall be provided as part of the ventilator shop drawings. Exposed conduit, cables, or piping will not be allowed within the ventilator canopy, with the exception of chrome sleeved piping drops from the canopy roof for the surface fire suppression system. All ventilators and pollution control equipment shall be built by the same manufacturer and shall have been in satisfactory use on similar installations for a period of three years prior to the bid date for this project. Equipment provided by separate manufacturers will not be acceptable. Listings of (four) previous successful installations of a similar type shall be provided with equipment shop drawings.

B. CONSTRUCTION: The ventilator shall be of all stainless steel construction, not less than 18 gauge, type 304. All exposed surfaces shall be a number 4 finish. The use of the galvanized material in any part of the ventilator is not acceptable. The use of '400' series stainless in any part of the ventilator is unacceptable.

C. INTERNAL FIRE PROTECTION: Ventilator shall be equipped with a spring loaded fire damper located at the duct collar. The fire damper shall be thermostatically activated and upon activation at 280° F, the damper shall close and the exhaust fan shall shut off. The fire damper shall be able to be reset with a single reset handle located beneath the canopy. The reset device must be easily reached from the front of the ventilator, without the use of tools.

D. MULTIPLE SECTIONS: The canopy profile shall be continuous for each ventilator. The use of partitions or end plates where sections are joined (which would be contained within the canopy where multiple sections of ventilator are joined to form a single, longer ventilator) will not be acceptable. The method of joining separate ventilator sections shall be part of the listing of the ventilator, and proof of the listing must be included as part of the ventilator shop drawings.

E. ELECTRICAL: All ventilators shall be factory pre-wired to a single field connection point. Any ventilators built in multiple sections shall be furnished with junction boxes for field connections by applicable trades.

F. LIGHT FIXTURES: Ventilators shall be equipped with 150 watt recessed incandescent lights.

All lights shall be UL Listed for Commercial Kitchen Hoods and shall be factory pre-wired to a single connection point. All wiring shall be factory installed and terminated in junction box(es) for field connection by others, for multiple section ventilators.

G. APPROVALS: All ventilators shall be UL Listed under the category "Exhaust Hood with Fire Damper" and shall be NSF listed. Ventilator shall meet all requirements of NFPA-96, UMC, BOCA and SBCCI mechanical codes. Agency approval listings do not release the manufacturer from meeting the construction and performance requirements set forth in the specifications for the ventilators. Proof of listing(s), although required, does not imply acceptability or approval of the ventilator.

H. CHECK OUT AND DEMONSTRATION: Upon completion of the installation, the entire ventilation system, including the pollution control equipment, is to be commissioned by a direct factory employed service technician. Start-up procedures shall include the taking of air volume readings and running the system through wash and a fire cycles. Kitchen personnel shall be given a complete demonstration of the system, including operation and maintenance procedures. Upon completion of the commissioning, a detailed start-up report shall be made available to the architect and owner certifying proper system operation. All deficiencies in wiring or piping which are contained within the equipment, and which are discovered during start-up, shall be corrected at no additional expense to the owner.

2.49 SCHEDULED EQUIPMENT

A. All items listed are to be priced individually by item number, with each price reflecting total cost of item with all options and specified modifications.

B. See food service equipment plan and schedule for quantities. If there is a conflict between the plan and schedule, the plan takes precedence.

C. Area “B” Numbers: B01 through B15

B01 Spare number

B02 Refrigerator-Reach-in OF/GC
Furnish True -19-HC, Refrigerator, complete per manufacturer’s specifications

B03 Service counter with hand sink OF/GC
Furnish custom stainless steel work counter with & 14 Ga top & 16ga body. Built to NSF 7 Standards or better. Finished and polished on the inside and out, corrosion resistant. See Standard See Standard Details, Sheet FS6.0 details SD004, SD004.1, SD004.2, SD005, SD005.1 NOTE:Verify all dimensions with equipment and site.

a) Reinforce full length with inverted hat channel.

b) Provide 14ga. s/s top
c) Provide metal curb
d) Provide 6" back & side splashes
e) Provide mid shelves
f) Provide cut outs for ice & water station
g) Provide sound deadening under counter
h) Provide built in hand sink 10"x14"x10" with side splashes
i) Provide space for undercounter refrigerator
j) Provide soap & towel dispenser
k) Provide access doors - see detail sheet FS6.0, SD004.1
l) Provide space for mobile glass racks
m) Fabricator to provide shop drawings for approval by consultant.

B03A Faucet OF/GC
Furnish T&S B-0300-WH4, faucet, complete per manufacturer's specifications

B04 Undercounter Refrigerator OF/GC
Furnish True TUC-27-HC, Under Counter Refrigerator, complete per manufacturer's specifications

B05 Wall shelves with pan slides (lower shelf) OF/GC
Furnish custom fabricated wall shelves with pan rails sized as shown in drawings, Sheet FS6.2, Standard Detail SD020 and the following:
a) Fabricator to provide shop drawings for approval by consultant.

B06 Ice & Water Station OF/GC
Furnish Atlas WSB-19, Ice and water station, complete per manufacturer's standard specifications
a) 3020-2 Pitcher filler

B07 Ice Tea Brewer OF/GC
Furnish Fetco T122DUS-1A117-PN001, Ice tea brewer, complete per manufacturer's standard specifications

B08 Coffee brewer OF/GC
Furnish Fetco C62016, coffee brewer, complete per manufacturer's standard specifications.

B09 Hand Sink, wall mount, knee valve OF/GC
Furnish Advanced Tabco 7-PS-82 wall mount hand sink, knee valve & side splashes, complete per manufacturer's specifications
a) 7-PS-17
b) K-08

B10 Refrigerator OF/GC
Furnish Continental 3RENSS, Refrigerator, complete per manufacturer's specifications

B11 Spare number

B12 Spare number

B13 Custom Worktable w/ casters OF/GC

Furnish custom stainless steel worktable w/ casters with & 14 Ga top & 16ga body. Built to NSF 7 Standards or better. Finished and polished on the inside and out, corrosion resistant. See Standard See Standard Details, Sheet FS6.0 details SD001, SD001.1

a) Fabricator to provide shop drawings for approval by consultant.

B14 Heat lamps-ceiling mount & retractable OF/GC

Furnish Hatco DLH-775, Ceiling mount retractable heat lamps, complete per manufacturer's standard specifications

a) Black shade finish
b) Black retractable coiled cord-R

B15 Everpure OF/GC

Furnish Everpure EV943732, Water Filter System, complete per manufacturer's standard specifications.

a) EV962872-Replacement cartridges

D. Area "D" Numbers: D01 through D16

D01 Soiled landing with rinse sink OF/GC

Furnish Custom fabricated soiled dishtable with rinse sink with & 14 Ga top & 16ga body. Built to NSF 7 Standards or better. Finished and polished on the inside and out, corrosion, See sheet FS6.0 and standard details SD014, SD014.1, SD014.2, SD014.3, SD014.4, SD014.5, SD014.6 & SD014.7. Table to include the following:

a) Stainless steel overhead rack shelves
b) Table to be "L" shaped
c) Provide glass dump sink per plan
d) Coordinate connection to dish machine, item D02
e) Provide glass drainer
f) Food service contractor to provide shop drawings for consultant review

D02 Dishwasher-Conveyor **BY VENDOR** VF/VI

Furnish Hobart CL44-ADV+BUILDUP, hi-temp sanitizing rinse, high clearance through machine, stainless steel construction, recirculated hot water tank heat, booster heater, specifications standard specifications and the following.

a) Provide stainless steel enclosure top mounted control panel
b) Unit to be wired for 480volt 60hz, 3 phase operation.
c) Provide stainless steel pumps and impeller.
d) Provide all required connections to and from dishtables.
e) Provide water pressure reducing valve and hammer arrestor.
f) Provide factory authorized start-up and demonstration
g) Provide built in booster heater
h) Provide drain water tempering kit
i) Provide chemical pumps

D02A Pre-rinse with faucet OF/GC

Furnish T&S B-0133-12CRB8TP, pre-rinse with faucet, complete per manufacturer's specifications

a) B-0230-K

D03 Ventilation Canopy OF/GC

Furnish Streivor Air DMH 784820.5, ventilation canopy per shop drawings, listed ventilation canopy, complete per manufacturer's specifications with duct connection sizes, CFM, static pressure and electrical requirements as noted on plan. Unit to include the following:
Final length of hood shall be verified with building "for construction" plans before release for fabrication.

a) Ventilator to be installed at 6'-8" above finished floor.
b) Ventilator to be UL approved hood.
c) Ventilator be pre-plumbed at the factory for Ansul connections.
d) Provide recessed LED lights.
e) Unit to be wired 120/60 single phase.
f) Equipment contractor to provide all required 20 Ga. s/s filler panels and trim pieces to enclose to ceiling or soffit line above and to either side.
g) Provide shop drawings
h) See Streivor shop drawings for complete details.

D04 Clean Dishtable OF/GC

Furnish Custom fabricated Clean dishtable with 14 Ga top & 16ga body. Built to NSF 7 Standards or better. Finished and polished on the inside and out, corrosion, See sheet FS6.0, standard detail SD014.6. Table to include the following:

a) Turn up all exterior edges in 3" turn up terminating in a 180° bullnose turn-down, except at walls.
b) Leg mount channels to be stud bolted to underside of top to accommodate s/s welded gusset plates.
c) Legs to be 1 5/8" 16 ga s/s tubular type reinforced with fully welded cross-braces and with CHG Model AYE type or better heavy duty feet with 3" adjustment.
d) Coordinate connection to dish machine, item D02
e) Food service contractor to provide shop drawings for consultant review

D05 Wall mount slant rack shelf OF/GC

Furnish John Boos PB-SRW-63, sorting shelf, complete per manufacturer's specifications

D06 Floor Trough OF/GC

Furnish custom fabricated floor trough sized as shown in drawings per standard details SD029, sheet FS6.2 and the following:

a. 14-guage stainless steel construction with rim to support grating.
b. Drain with strainer. Size per plumbing schedule.
c. Stainless steel bar grating in 24" maximum sections.
d. Manufacturer to provide drawings for approval by consultant.

D07 Three Compartment Sink OF/GC

Furnish Advance Tabco, 94-23-60-24RL, 3 Compartment Sink, complete per manufacturer's specifications.

a. Lever waste-3 each

D07A Pre-rinse with faucet OF/GC

Furnish T&S B-0133-12CRB8TP, pre-rinse with faucet, complete per manufacturer's specifications

a) B-0230-K

D08 Wall shelves with pan slides (lower shelf) OF/GC
Furnish custom fabricated wall shelves with pan rails sized as shown in drawings, Sheet FS6.2, Standard Detail SD020 and the following:
a) Fabricator to provide shop drawings for approval by consultant.

D09 Hand Sink, wall mount, knee valve OF/GC
Furnish Advanced Tabco 7-PS-73 wall mount hand sink, knee valve & side splashes, complete per manufacturer's specifications

D10 Spare number

D11 Spare number

D12 Spare number

D13 Glass Rack Dollies OF/GC
Furnish Metro D2121C, glass rack dolly, complete per manufacturer's specifications

D14 Dish Dollies OF/GC
Furnish Metro PCD11A, dish dolly, complete per manufacturer's specifications

D15 Clean Linen Cart-BY VENDOR VF/VI
Vendor to furnish clean linen cart, complete per manufacturer's specifications

D16 Soiled Linen Cart-BY VENDOR VF/VI
Vendor to furnish soiled linen cart, complete per manufacturer's specifications

E. Area "J" Numbers: J01 through J01

J01 Mop sink cabinet/faucet OF/GC
Furnish John Boos PBJC-222584/ PBF-SS-6 mop sink cabinet/faucet, complete per manufacturer's standard specifications.

F. Area "K" Numbers: K01 through K26

K01 Combi Ovens-Auto Dose (double stacked) VENTLESS OF/GC
Furnish Rational iCombi Pro 6 full E/iCombi Pro 6 full E-AD, double stacked combi oven, complete per manufacturer's standard specifications and the following:
a) #60.74.725 Duo Stacking kit
b) #60.31.204 Stand
c) Auto Dose-both ovens

d) ULTRA VENT PLUS # 60.76.178
e) #99999.2002 Pre-Installation Consultation
f) #99999.2252 Certified Installation x 2
g) #8720.1552 Install kit x 2
h) #1900.1158US Water filtration system
i) Grill plate #60.73.314 (2 each)
j) Fry baskets #6019.1150 (2 each)
k) Grilling & Searing plate #60.71.617 (2 each)
l) Manufacturers startup and training

K02 Combi Ovens-Auto Dose (double stacked) VENTLESS OF/GC

Furnish Rational iCombi Pro 6 full E/iCombi Pro 6 full E-AD, double stacked combi oven, complete per manufacturer's standard specifications and the following:
m) #60.74.725 Duo Stacking kit
n) #60.31.204 Stand
o) Auto Dose-both ovens
p) ULTRA VENT PLUS # 60.76.178
q) #99999.2002 Pre-Installation Consultation
r) #99999.2252 Certified Installation x 2
s) #8720.1552 Install kit x 2
t) #1900.1158US Water filtration system
u) Grill plate #60.73.314 (2 each)
v) Fry baskets #6019.1150 (2 each)
w) Grilling & Searing plate #60.71.617 (2 each)
x) Manufacturers startup and training

K03 Stainless steel wall liner OF/GC

Furnish one (1) lot of 20 ga stainless steel sheets set in a full bed of heat resistant mastic. Furnish in quantity sufficient for rear and side wall areas below all hoods as shown in drawings. Liner to extend from floor curb to one inch above bottom of ventilator. All joints between panels, coved flooring tiles and ventilators either horizontal or vertical to be sealed with s/s “S” channels full length and capped or terminated in burr-free mitered corners.

K04 Worktable w/ undershelf OF/GC

Furnish Advanced Tabco KSS-303, worktable w/ undershelf, complete per manufacturer’s specifications

K05 Spare number

K06 Hand Sink, wall mount, knee valve OF/GC

Furnish Advanced Tabco 7-PS-82 wall mount hand sink, knee valve & side splashes, complete per manufacturer’s specifications
a) 7-PS-17
b) K-08

K07 Refrigerator OF/GC
Furnish Continental 2RENSS, Refrigerator, complete per manufacturer's specifications

K08 Refrigerator-Roll In OF/GC
Furnish Continental D2RINSS, Roll-In Refrigerator, complete per manufacturer's specifications

K09 Roll-in Rack**-BY VENDOR** VF/VI
Furnish Crescor 2071818C, Roll-in Rack, complete per manufacturer's specifications

K10 Spare number

K11 Spare number

K12 Spare number

K13 Freezer OF/GC
Furnish Continental 1FENSS, Freezer, complete per manufacturer's specifications

K14 Prep Table OF/GC
Built to NSF 7 Standards or better. Finished and polished on the inside and out, corrosion resistant. See Standard Details, Sheet FS6.0 & FS6.2 details SD002, SD002.1, SD033 NOTE:Verify all dimensions with equipment and site

a) Reinforce full length with inverted hat channel.
b) Provide 14ga. s/s top
c) Provide 1-1/2" legs with 3" adjustment
d) Provide stainless steel undershelf
e) Provide 6" back and side splashes
f) Provide prep sink 20"x14"x20" with twist type lever waste
g) Provide sound deadening under counter
h) Provide s/s sink skirt
i) Provide sheet pan slides
j) Provide cutting board storage
k) Provide space for plate dollie
l) Fabricator to provide shop drawings for approval by consultant

K15 Wall shelves with pan slides (lower shelf) OF/GC
Furnish custom fabricated wall shelves with pan rails sized as shown in drawings, Sheet FS6.2, Standard Detail SD020 and the following:

a) Fabricator to provide shop drawings for approval by consultant.

K16 Hand Sink, wall mount, knee valve OF/GC
Furnish Advanced Tabco 7-PS-82 wall mount hand sink, knee valve & side splashes, complete per manufacturer's specifications

a) 7-PS-17
b) K-08

K17 Island Work Counter OF/GC

Furnish custom fabricated chefs counter complete with 14 gauge stainless steel top and 16 gauge stainless steel body built to NSF 7 Standards or better. Finished and polished on the inside and out, corrosion resistant. See Standard Details, Sheet FS60 & FS6.2 details SD002, SD002.1, SD033
NOTE: Verify all dimensions with equipment and site

a) Reinforce full length with inverted hat channel.
b) Provide 14ga. s/s top
c) Provide 1-1/2" legs with 3" adjustment
d) Provide stainless steel undershelf
e) Provide cross bracing
f) Provide sound deadening under counter
g) Provide sheet pan slides
h) Provide space for heated cabinets
i) Provide space for plate dollie
j) Fabricator to provide shop drawings for approval by consultant.

K18 Heat lamps-ceiling mount & retractable OF/GC

Furnish Hatco DLH-775, Ceiling mount retractable heat lamps, complete per manufacturer's standard specifications

a) Black shade finish
b) Black retractable coiled cord-R

K19 Holding Cabinets-undercounter OF/GC

Furnish Crescor H137SUA5D, holding cabinets, complete per manufacturer's specifications

K20 Spare number

K21 Freezer OF/GC

Furnish Continental 1FENSS, Freezer, complete per manufacturer's specifications

K22 Holding Cabinets-Mobile- **FUTURE** **FUTURE**

Furnish Crescor H137UA12D, holding cabinets, complete per manufacturer's specifications

K23 Holding Cabinets-Mobile OF/GC

Furnish Crescor H137UA12D, holding cabinets, complete per manufacturer's specifications

K24 Refrigerated Holding Cabinets-Mobile OF/GC

Furnish Crescor R171SUA10E, holding cabinets, complete per manufacturer's specifications

K25 Refrigerated Holding Cabinets-Mobile **FUTURE** **FUTURE**

Furnish Crescor R171SUA10E, holding cabinets, complete per manufacturer's specifications

K26 Spare number

G. Area "S" Numbers: S01 through S03

S01 Dry storage shelving 4 tier OF/GC

Furnish Metro super erecta, super adjustable series shelving assemblies complete per manufacturer's specifications and the following. (SEE PLAN FOR VARIOUS SIZES)

a) Each assembly to be provided with (4) four, adjustable shelving units, and 74" posts & lockable casters

S02 Security Shelving w/sliding doors OF/GC

Furnish Metro SEC56C-SL-2EZ, security unit, complete per manufacturer's specifications.

S03 Employee Locker OF/GC

Furnish Choice Equipment EL-6-12-1-P-T, employee locker, complete per manufacturer's standard specifications

H. Area "W" Numbers: W01 through W12

W01 Ice & Water Station OF/GC

Furnish Atlas WSB-19, Ice and water station, complete per manufacturer's standard specifications

a) 3020-2 Pitcher filler

W02 Ice Tea Brewer OF/GC

Furnish Fetco T122DUS-1A117-PN001, Ice tea brewer, complete per manufacturer's standard specifications

W03 Coffee brewer OF/GC

Furnish Fetco E2262US-3B640-MA110, coffee brewer, complete per manufacturer's standard specifications.

a) #D012 Thermal Dispenser x 2

W04 Hand Sink OF/GC

Furnish Advanced Tabco 7-PS-73 wall mount hand sink & side splashes, complete per manufacturer's specifications

W05 Service Counter OF/GC

Furnish custom stainless steel work counter with & 14 Ga top & 16ga body. Built to NSF 7 Standards or better. Finished and polished on the inside and out, corrosion resistant. See Standard Details, Sheet FS8.0 details SD002, SD004, SD004.1, SD004.2, SD005, SD005.1 NOTE: Verify all dimensions with equipment and site

a) Reinforce full length with inverted hat channel.
b) Provide 14ga. s/s top
c) Provide metal curb
d) Provide 6" back & side splashes
e) Provide cut outs for ice & water station
f) Provide sound deadening under counter
g) Provide built in drip with removeable inserts

h) Provide space for mobile glass racks
i) Provide access doors - see detail sheet FS6.0, SD004.1
j) Fabricator to provide shop drawings for approval by consultant

W06 Wall shelves with pan slides (lower shelf) OF/GC
Furnish custom fabricated wall shelves with pan rails sized as shown in drawings, Sheet FS6.2, Standard Detail SD020 and the following:
a) Fabricator to provide shop drawings for approval by consultant.

W07 Refrigerator OF/GC
Furnish Continental 1RSNSS, Refrigerator, complete per manufacturer's specifications

W08 Ice Machine OF/GC
Furnish Manitowoc IDT1200A, Ice machine, complete per manufacturer's specifications

W08A Ice Bin Shuttle OF/GC
Furnish Follett ITS700SG-31, Ice bin shuttle system, complete per manufacturer's specifications

W08B Floor Trough OF/GC
Furnish custom fabricated floor trough sized as shown in drawings per standard details SD029, sheet FS6.2 and the following:
a. 14-guage stainless steel construction with rim to support grating.
b. Drain with strainer. Size per plumbing schedule.
c. Stainless steel bar grating in 24" maximum sections.
d. Manufacturer to provide drawings for approval by consultant.

W09 Everpure OF/GC
Furnish Everpure EV943732, Water Filter System, complete per manufacturer's standard specifications.
a) EV962872-Replacement cartridges

W10 Everpure OF/GC
Furnish Everpure EV943732, Water Filter System, complete per manufacturer's standard specifications.
a) EV962872-Replacement cartridges

W11 Spare number

W12 Spare number

I. Area "Y" Numbers: Y01 through Y14

Y01 Custom Worktable w/ casters OF/GC
Furnish custom stainless steel worktable w/ casters with & 14 Ga top & 16ga body. Built to NSF 7 Standards or better. Finished and polished on the inside and out, corrosion resistant. See Standard See Standard Details, Sheet FS6.0 details SD001, SD001.1
a) Fabricator to provide shop drawings for approval by consultant.

Y02 Ice & Water Station OF/GC

Furnish Atlas WSB-19, Ice and water station, complete per manufacturer's standard specifications

a) 3020-2 Pitcher filler

Y03 Service counter with hand sink OF/GC

Furnish custom stainless steel work counter with & 14 Ga top & 16ga body. Built to NSF 7 Standards or better. Finished and polished on the inside and out, corrosion resistant. See Standard See Standard Details, Sheet FS6.0 details SD004, SD004.1, SD004.2, SD005, SD005.1 NOTE: Verify all dimensions with equipment and site.

a) Reinforce full length with inverted hat channel.
b) Provide 14ga. s/s top
c) Provide metal curb
d) Provide 6" back & side splashes
e) Provide mid shelves
f) Provide cut outs for ice & water station
g) Provide sound deadening under counter
h) Provide built in hand sink 10"x14"x10" with side splashes
i) Provide space for undercounter refrigerator
j) Provide soap & towel dispenser
k) Provide access doors - see detail sheet FS6.0, SD004.1
l) Provide space for mobile glass racks
m) Fabricator to provide shop drawings for approval by consultant.

Y03A Faucet OF/GC

Furnish T&S B-0300-WH4, faucet, complete per manufacturer’s specifications

Y04 Wall shelves with pan slides (lower shelf) OF/GC

Furnish custom fabricated wall shelves with pan rails sized as shown in drawings, Sheet FS6.2, Standard Detail SD020 and the following:

a) Fabricator to provide shop drawings for approval by consultant.

Y05 Coffee brewer OF/GC

Furnish Fetco C62016, coffee brewer, complete per manufacturer's standard specifications.

a) #D012 Thermal Dispenser x 2

Y06 Undercounter Refrigerator OF/GC

Furnish True TUC-27-HC, Under Counter Refrigerator, complete per manufacturer’s specifications

Y07 Ice Tea Brewer OF/GC

Furnish Fetco T122DUS-1A117-PN001, Ice tea brewer, complete per manufacturer's standard specifications

Y08 Everpure OF/GC

Furnish Everpure EV943732, Water Filter System, complete per manufacturer's standard specifications.

a) EV962872-Replacement cartridges

Y09 Ice Machine w/ Bin OF/GC

Furnish Manitowoc IRT0620A, Ice machine, complete per manufacturer’s specifications

a) #D420 Bin

Y10 Spare number

Y11 Spare number

Y12 Spare number

Y13 Refrigerator-Reach-in OF/GC
Furnish Continental 1RENSS, Refrigerator, complete per manufacturer's specifications

Y14 Heat lamps-ceiling mount & retractable OF/GC
Furnish Hatco DLH-775, Ceiling mount retractable heat lamps, complete per manufacturer's standard specifications

a) Black shade finish
b) Black retractable coiled cord-R

PART 3 – EXECUTION

3.1 INSPECTION AND PREPARATION

A. Rough-in Work: Installer of food service equipment shall examine roughed-in mechanical and electrical services, and installation of floors, walls, columns and ceilings, and conditions under which the work is to be installed; and shall verify dimensions of services and substrates before Fabricating the work. Notify Contractor in writing of unsatisfactory locations and dimensions of other work, and of unsatisfactory conditions for proper installation of food service equipment. Do not proceed with fabrication and installation until satisfactory dimensions and conditions have been corrected in a manner acceptable to installer.

3.2 INSTALLATION

A. Contractor shall supervise and direct his work using his best skill and attention. During the entire installation period, the Contractor shall provide a competent superintendent or foreman for such directions regarding connection, installation and coordination of all work under this contract. The Owner or MÜLLER DESIGN ASSOCIATES shall be sole judges as to the competence of said supervisor.

B. Contractor shall be solely responsible for all construction means, methods, techniques, procedures and coordination of all portions of his work under the contract and for coordinating the installations with the General Contractor, so as not to interfere with or delay the overall construction of the project.

C. Contractor shall verify conditions at the building, particularly door openings, passages, and availability and size of elevators and avoid building any items too large for available openings. Contractor shall provide for the possible necessity of removing and replacing windows or wall panels. Any pieces too bulky for existing facilities shall be hoisted or otherwise handled with apparatus as required. The Contractor shall pay all special handling equipment charges.

D. Floor troughs and drip pans shall be provided by Contractor and installed by the General Contractor. The Contractor shall provide a supervisor for the installation

.

E. Accurately set, scribe, square, level and permanently secure all items in precise position as indicated on drawings and shop drawings. Exercise extreme care to avoid damaging finished surfaces during the handling and erecting of all items. Repair, replace or otherwise make good all damaged surfaces or blemishes arising from installation in a manner approved by the Owner.

F. Complete installation with required fastenings, clip angles, braces, anchors and other fittings as required to render the work rigid and secure. Secure wood items with screws or anchor to furring strips to permit removal.

G. Caulk all items resting on concrete pads to eliminate crevices between item and pad.

H. Shim level items without legs with stainless steel shims. Caulk watertight to eliminate crevices between item and mounting surfaces on floor.

I. Seal spaces between all units and walls, ceilings, floors or fixed adjoining units against entrance of food particles or vermin by means of trim strips, welding, soldering, or commercial joint material as suited to the nature of the equipment. Seal and smooth, (when not exposed to extreme heat) with General Electric Silicone Construction Sealant Series SE1200 in appropriate color. Width of joints sealed with silicone not to exceed 1/4".

J. Contractor shall do all cutting and fitting on the equipment required by other contractors for access for their piping, conduit or utility access.

K. Do not use any exposed bolts nuts or screws other than those shown on shop drawings. Any additional and approved bolts, nuts or screws must be stainless steel.

L. Protect equipment that has been delivered to the jobsite from damage. Counter and table tops to be covered with plywood, flakeboard or hardboard during the installation period. Completion of installation, clean and polish all surfaces of each item with appropriate materials. At this time, prepare to account to the consultant and Owner for quantities, locations and conditions of all items.

M. Should any repairs be required due to the neglect of the other contractors, the repairs must be approved by owner before the work is performed. All extra charges must be approved and all repairs required must be noted in writing before work is performed, stipulating the price and by whom the extra expense is to be paid. In case the Contractor does not secure such extra order, the expense shall be borne by him. No cutting, notching, drilling or altering of any kind shall be done to the building by the contractor without first obtaining permission from the owner, or architect.

N. Throughout the progress of the work, the Contractor shall keep the working area free from debris of all types, and remove from premises all rubbish resulting from any work being done by him. At the completion of work, the Contractor shall leave the premises in a clean and finished condition.

O. LEED compliance requirement: Contractor to manage all construction waste material resulting from installation of foodservice equipment items in accordance with provisions of section 01524 Waste Management. Documentation shall be submitted to satisfy the requirements of that section.

3.3 CLEANING AND RESTORING FINISHES

A. After completion of installation, and completion of other major work in food service areas, remove protective coverings, if any and clean food service equipment, internally and externally. Restore exposed and semi-exposed finishes to remove abrasions and other damages; polish exposed metal surfaces and touch-up painted surface. Replace work that cannot be successfully restored.

3.4 TESTING, START-UP AND INSTRUCTIONS

A. GENERAL: Delay start-up of food service equipment until service lines have been tested, balance, and adjusted for pressure, voltage and similar considerations; and until water and steam lines have been cleaned and treated for sanitation.

B. Test each item of operational equipment to demonstrate that it is operating properly and that controls and safety devices are functioning. Repair or replace equipment that is found defective in its operation, including units that are below capacity or operating with excessive noise or vibration.

C. Instruct Owner's operating personnel in proper operation and maintenance procedures for each item of operational food service equipment. Schedule testing and start-up with Owner.

D. Lubricate equipment in accordance with manufacturer's recommendations.

E. Manufacturer's representative: During testing and start-up of the following items of equipment, have the manufacturers' technical representatives present to fully instruct Owner's personnel in proper operation and maintenanceof equipment determined by owner.

F. Final Cleaning: After testing and start-up, and before the time of substantial completion, clean and sanitize food service equipment, and leave in condition ready for use in food service. Immediately after date of substantial completion (after inspections and tests have been completed, cover food service equipment with 4-mill polyethylene film as protective cover, taped and tied down to prevent discoloration).

3.5 G.C. (General Contractor) is required to provide as part of the project the following MEP drawings for construction once awarded the project.

⇒ 3.1a One (1) set of PDF complete revised specifications book of photocopied cut sheets specific to each piece of equipment agreed upon during the negotiations period. These cut sheets must detail all true and correct dimensions, as well as required gas, water and electrical connections for the model quoted and each must be labeled with the corresponding number shown on the attached plans.

⇒ 3.1b One (1) set of 1/4"=1'0" drawings (PDF) (same size as MDI 's drawings) showing all revised placements in all areas. These drawings must detail all final setting out dimensions for all supports, curbs and structures to be provided by others for the successful installation of the equipment.

⇒ 3.1c One (1) set of 1/4"=1'0" drawings (PDF) (same size as MDI 's drawings showing all revised electrical connections for all equipment changed in all areas.

⇒ 3.1d One (1) set of 1/4"=1'0" drawings (PDF) (same size as MDI 's) drawings showing all revised plumbing, gas and refrigeration connections for equipment changed in all areas.

DIVISION 11400 FOODSERVICE EQUIPMENT RESPONSIBILITY SCHEDULE

ITEM	K.E.C. PROVIDE	K.E.C. INSTALL	NOTES	GENERAL CONTRACTOR PROVIDE	GENERAL CONTRACTOR INSTALL	NOTES	ELECTRICAL CONTRACTOR PROVIDE	ELECTRICAL CONTRACTOR INSTALL	NOTES	MECHANICAL CONTRACTOR PROVIDE	MECHANICAL CONTRACTOR INSTALL	NOTES	PLUMBING CONTRACTOR PROVIDE	PLUMBING CONTRACTOR INSTALL	NOTES
GENERAL															
DELIVER, UNCRATE & SET-IN-PLACE	X	X													
WALL BACKING				X	X	1									
ALL FLOOR, WALL, ROOF PENETRATIONS, SLEEVING AND FIREPROOFING/INSULATION.				X	X										
START-UP, TEST AND CALIBRATE K.E.C. PROVIDED EQUIPMENT	X														
P.O.S. DATA INTERFACE CABLE							X	X							
ELECTRICAL															
REVIEW K.E.C. CONSTRUCTION DRAWINGS & NOTIFY K.E.C. OF VARIANCES FROM ARCHITECTURAL/ELECTRICAL DRAWINGS							X	X	1						
CONNECT EQUIPMENT TO BUILDING ELECTRICAL SERVICE							X	X	1						
INTER-CONNECTIONS BETWEEN EQUIPMENT COMPONENTS & FIELD JOINTS							X	X	1						
CONTROL WIRING							X	X	1						
ELECTRICAL MATERIALS REQUIRED FOR A COMPLETE AND OPERABLE SYSTEM SUCH AS BUT NOT LIMITED TO: CONDUIT, JUNCTION BOXES, WIRING, CONNECTORS, SWITCHES, DISCONNECT SWITCHES AND RECEPTACLES.							X	X	1						
MECHANICAL															
ALL FINAL PLUMBING CONNECTIONS AND INTERCONNECTIONS TO EQUIPMENT FROM BUILDING SERVICES													X	X	
ALL PLUMBING MATERIALS INCLUDING PIPES, TRAPS, STOPS, VALVES, FITTINGS, SHUT-OFFS, WATER HAMMER ARRESTORS, PRESSURE-REDUCING VALVES, ETC. FOR A COMPLETE AND OPERABLE SYSTEM.													X	X	
ALL FLOOR, WALL, ROOF PENETRATIONS, SLEEVING AND FIREPROOFING/INSULATING/FIRE-SEALING										X	X		X	X	
SINK FAUCETS	X													X	
WASTE FITTINGS	X													X	
FLEXIBLE GAS HOSES FOR MOBILE EQUIPMENT	X													X	
APPLIANCE GAS PRESSURE REGULATORS	X													X	
PRIMARY GAS PRESSURE REGULATORS FOR MAIN FEED TO EQUIPMENT													X	X	2
S/S FLOOR TROUGHS	X													X	
STAINLESS STEEL TABLES Z-CLIPS FOR BACKSPLASHES	X	X													
VENTILATION															
NON-WATER WASH EXHAUST HOOD															
EXHAUST HOOD	X	X													
DUCT WORK AND DUCT CONNECTIONS AT HOOD COLLARS										X	X				
ADDITIONAL STRUCTURAL SUPPORT BEYOND HANGING MATERIALS				X	X										
FAN STARTERS AND/OR RELAYS							X	X		X	X				
CONTROL WIRING FROM FAN STARTERS TO HOOD FAN CONTROLS.							X	X	3,4						
PROVIDE FAN ON/OFF SWITCHES.	X	X	3,4												
INTER-CONNECTING LIGHT CIRCUITS AT FIELD JOINTS							X	X							
FINAL ELECTRICAL CONNECTIONS TO LIGHTS.								X	3						
LIGHT FIXTURES AND LIGHT BULBS	X	X													
AIR BALANCING											X				
PERMITS TO HANG HOODS (IF REQUIRED)	X														
CLOSURE PANELS TO FINISHED CEILING	X	X													
UV HOODS															
UV LIGHTS IN HOOD.	X	X													
UV LIGHT BULBS.	X	X													
WIRING FROM HOOD CONTROL PANEL TO UV LIGHTS.							X	X							
S/S DUCT RISER (IN LIEU OF CONDENSATE HOOD)															
S/S DUCT RISER FROM DISHMACHINE TO 2" ABOVE FINISHED CEILING WITH S/S ESCUTCHEONS.	X	X													
S/S DUCT CONNECTION AT DISHMACHINE.	X	X													
DUCT WORK AND DUCT CONNECTION ABOVE FINISHED CEILING										X	X				
PROVIDE FAN/DISHMACHINE INTERLOCK RELAY.	X	X	5,6												
INTERWIRE INTERLOCK RELAY TO FAN MOTOR STARTERS.								X							
EXHAUST HOOD ENERGY MANAGEMENT SYSTEM															
EMS CONTROL PANEL	X	X													
SENSORS IN HOOD.	X	X													
GREASE SENSOR IN DUCT	X	X													
VFD (VARIABLE FREQUENCY DRIVES):	X							X							
ELECTRIC TO CONTROL PANEL							X	X							
WIRING FROM CONTROL PANEL TO SENSORS.							X	X							
WIRING FROM CONTROL PANEL TO VFD.							X	X							
WIRING FROM VFD'S TO FANS.							X	X							
WIRING BETWEEN CONTROL PANEL & FIRE SUPPRESSION SYSTEM.							X	X							
INTERNET CONNECTION TO CONTROL PANEL							X	X							
INTERNET WIRING FROM CONTROL PANEL TO HOOD COMPONENTS.	X							X							
WIRING FROM CONTROL PANEL TO BUILDING MANAGEMENT SYSTEM (BMS)							X	X							
INTERCONNECTION OF HOOD COMPONENTS ON MULTIPLE CANOPY ASSEMBLY.							X	X							
ITEM	PROVIDE K.E.C.	INSTALL K.E.C.	NOTES	PROVIDE GENERAL CONTRACTOR	INSTALL GENERAL CONTRACTOR	NOTES	PROVIDE ELECTRICAL CONTRACTOR	INSTALL ELECTRICAL CONTRACTOR	NOTES	PROVIDE MECHANICAL CONTRACTOR	INSTALL MECHANICAL CONTRACTOR	NOTES	PROVIDE PLUMBING CONTRACTOR	INSTALL PLUMBING CONTRACTOR	NOTES

ITEM	K.E.C. PROVIDE	K.E.C. INSTALL	NOTES	GENERAL CONTRACTOR PROVIDE	GENERAL CONTRACTOR INSTALL	NOTES	ELECTRICAL CONTRACTOR PROVIDE	ELECTRICAL CONTRACTOR INSTALL	NOTES	MECHANICAL CONTRACTOR PROVIDE	MECHANICAL CONTRACTOR INSTALL	NOTES	PLUMBING CONTRACTOR PROVIDE	PLUMBING CONTRACTOR INSTALL	NOTES
FIRE SUPPRESSION SYSTEM															
CHEMICAL ONLY SYSTEM															
SYSTEM COMPONENTS	X	X													
PERMIT, TESTING, CERTIFICATION.	X														
CHEMICAL PIPING FROM HOOD TO OTTOMAN.	X	X													
OCTAGONAL PULL BOXES RECESSED IN WALL.							X	X	1						
CONCEALED CONDUIT FROM PULL BOXES TO 6" ABOVE FINISHED CEILING.							X	X							
GAS SHUT-OFF VALVE (ELECTRIC OR MECHANICAL).	X													X	
RESETS FOR ELECTRICAL GAS VALVE.	X							X							
SHUNT TRIP BREAKERS.							X	X							
N.O./N.C. CONTACTORS FOR FAN SEQUENCING AND/OR FIRE ALARM INTERFACE (CONTACTORS SUPPLIED AS PART OF OTTOMAN ONLY).	X	X	3												
ALL ELECTRICAL WIRING AS REQUIRED TO INTERCONNECT OTTOMAN, GAS SHUT-OFF VALVES, RESETS, BUILDING ALARMS, SHUNT TRIP CIRCUITS, FAN CONTROLS/SEQUENCING AS REQUIRED							X	X	1,3						
WATER & CHEMICAL SYSTEM (ADDITIONAL WORK REQUIRED):															
POTABLE OR SPRINKLER WATER SUPPLY TO OTTOMAN.													X	X	1,3
WATER PIPING FROM OTTOMAN TO HOOD(S).	X	X	1,3												
WATER PRESSURE REDUCING VALVES.													X	X	1,3
PERMIT, TESTING, CERTIFICATION.	X	X	1,3												
LOCKABLE WATER SHUT-OFF VALVE FOR WATER SUPPLY TO OTTOMAN.													X	X	
WALK-IN BOX															
WALL, CEILING & FLOOR PANEL ASSEMBLIES.	X	X	7,8												
INSTALLATION PERMIT (IF REQUIRED)	X														
SLAB AND/OR FLOOR SLAB DEPRESSION				X	X	7									
ALL APPLIED FLOORING MATERIALS				X	X	7,8									
PREFABRICATED FLOOR PANELS WHEN SPECIFIED.	X	X	7,8												
ADDITIONAL LIGHT FIXTURES.	X						X								
LIGHT BULBS	X	X													
ALL ELECTRICAL WIRING AND INTERWIRING TO DOOR ASSEMBLY AND LIGHT FIXTURES.							X	X							
ALL WIRING TO HEATED PRESSURE RELIEF VENTS.							X	X							
ALL PENETRATIONS THROUGH WALL PANELS AND CEILING PANELS FOR REQUIRED ELECTRICAL CONDUIT.	X		9,10												
SEALING OF PENETRATIONS INCLUDING INSIDE CONDUITS.							X	X							
CEILING CLOSURE PANELS AND WALL TRIM.	X	X													
FILL GROUT BETWEEN PANELS AND SLAB DEPRESSION.				X	X										
REMOTE REFRIGERATION															
EVAPORATORS AND CONDENSING UNITS.	X	X													
REFRIGERATION PIPING FROM EVAPORATORS TO CONDENSING UNITS.	X	X													
PERMITS.	X	X													
WALL, ROOF, FLOOR PENETRATIONS, SLEEVES & REQUIRED SEALING/FIREPROOFING.				X	X										
WIRING FROM TIME CLOCK TO FREEZER EVAPORATORS.							X	X	1,3						
WALK-IN EVAPORATOR COIL DRAINS TO FLOOR SINKS.	X	X													
WALK-IN FREEZER DRAIN HEATERS.	X							X							
INSULATE FREEZER DRAIN LINES.	X	X													
FINAL ELECTRICAL CONNECTION FOR FREEZER DRAIN HEAT TAPE.								X							
FINAL ELECTRICAL CONNECTIONS TO COILS, CONDENSING UNITS, REFRIGERATION RACKS, ETC.							X	X	1,3						
ROOF CURBS, PITCH POCKETS, HOUSEKEEPING PADS FOR CONDENSING UNITS.				X	X										
ELECTRICAL DISCONNECTS (IF REQUIRED).							X	X							
WATER COOLED CONDENSERS (ADDITIONAL WORK)															
COOLING WATER CONNECTIONS TO CONDENSERS.													X	X	1,3
POTABLE WATER BACK UP (IF REQUIRED)													X	X	
WATER PRESSURE REDUCING VALVES.													X	X	3
WATER PRESSURE AND TEMPERATURE GAUGE(S).													X	X	
HAND VALVES TO ISOLATE CONDENSER FOR SERVICE.													X	X	
COOLING WATER STRAINER (INPUT).													X	X	
METREX FLOW CONTROL REGULATORS.													X	X	
DISHMACHINE & WATER BOOSTER HEATER															
ELECTRIC TANK HEAT															
FINAL PLUMBING CONNECTIONS FROM BUILDING SERVICES.													X	X	
INTERPIPING BOOSTER HEATER TO FINAL RINSE ON DISHMACHINE.														X	
WATER PRESSURE REDUCER.	X													X	
FINAL ELECTRICAL CONNECTION FROM BUILDING SERVICES.							X	X							
ELECTRICAL DISCONNECTS (IF REQUIRED).							X	X	12						
FAN/DISHMACHINE INTERLOCK RELAY (PRE-INSTALLED BY MANUFACTURER).	X	X													
INTERWIRE FAN/DISHMACHINE INTERLOCK RELAY TO EXHAUST FAN MOTOR STARTERS.							X	X							
TABLE LIMIT SWITCH (LOCATED @ END OF CLEAN DISHTABLE).	X	X													
INTERWIRE TABLE LIMIT SWITCH TO DISHMACHINE.							X	X							
WATER TEMPERATURE AND WATER PRESSURE GAUGES FOR BOOSTER HEATER.	X													X	
140° F INCOMING WATER TEMPERATURE TO BOOSTER HEATER.													X		
S/S DUCT RISERS TO 2" ABOVE FINISHED CEILING AND DUCT COLLARS.	X	X													
DUCT CONNECTIONS ABOVE FINISHED CEILING.										X	X				
ITEM	PROVIDE K.E.C.	INSTALL K.E.C.	NOTES	PROVIDE GENERAL CONTRACTOR	INSTALL GENERAL CONTRACTOR	NOTES	PROVIDE ELECTRICAL CONTRACTOR	INSTALL ELECTRICAL CONTRACTOR	NOTES	PROVIDE MECHANICAL CONTRACTOR	INSTALL MECHANICAL CONTRACTOR	NOTES	PROVIDE OTHER TRADES	INSTALL OTHER TRADES	NOTES

ITEM	K.E.C. PROVIDE	K.E.C. INSTALL	NOTES	GENERAL CONTRACTOR PROVIDE	GENERAL CONTRACTOR INSTALL	NOTES	ELECTRICAL CONTRACTOR PROVIDE	ELECTRICAL CONTRACTOR INSTALL	NOTES	MECHANICAL CONTRACTOR PROVIDE	MECHANICAL CONTRACTOR INSTALL	NOTES	PLUMBING CONTRACTOR PROVIDE	PLUMBING CONTRACTOR INSTALL	NOTES	OTHERS PROVIDE	OTHERS INSTALL	NOTES
ICE MACHINE																		
ICE MACHINE & BIN.	X	X																
WATER FILTER (CENTRAL SYSTEM).	X												X	X				
WATER PIPE FROM CENTRAL FILTER SYSTEM TO ICE MACHINES.													X	X				
ELECTRICAL DISCONNECTS (IF REQUIRED).							X	X										
COOLING WATER SUPPLY & RETURN.													X	X				
WATER COOLED: METREX VALVES.													X	X				
SODA SYSTEM																		
SODA LINE CONDUIT FROM SODA SYSTEM TO DISPENSERS.																X	X	1
SODA LINES AND CO2 LINES																X	X	19
SODA DISPENSERS																X	X	19
POTABLE WATER CONNECTIONS AT CARBONATOR.																X	X	19
ELECTRICAL CONNECTIONS TO CARBONATORS & DISPENSERS.																X	X	19
ITEM	PROVIDE K.E.C.	INSTALL K.E.C.	NOTES	PROVIDE GENERAL CONTRACTOR	INSTALL GENERAL CONTRACTOR	NOTES	PROVIDE ELECTRICAL CONTRACTOR	INSTALL ELECTRICAL CONTRACTOR	NOTES	PROVIDE MECHANICAL CONTRACTOR	INSTALL MECHANICAL CONTRACTOR	NOTES	PROVIDE PLUMBING CONTRACTOR	INSTALL PLUMBING CONTRACTOR	NOTES	PROVIDE OTHERS	INSTALL OTHERS	NOTES

MEP CONTRACTORS AND ENGINEERS: Please note that these drawings are for planning locations and costs for rough-in connections to equipement as noted in these plans. The final selection of equipment may change and effect the size, location and cost of the work associated. All services to the equipment shown should be reverified with the final "For Construction" drawings produced by the installer.

Summary of work
1. The work to be performed by the Contractor(s) under this set of contract documents is the demolition, alteration and new construction as is necessary to provide for the installation of the foodservice equipment shown herein, and includes the following:
2. It is the intent of the contract notes and documentation that all materials, equipment, and all systems be installed properly and complete for their intended function in the completed work.
3. The work includes, but is not limited to all labor, materials, equipment, tools, machinery, construction, facilities and temporary controls, transportation and other facilities and services necessary to produce the construction required by the contract documents.
4. All specifications books, addenda, inquiries and requests attached to or distributed with these drawings constitute the complete scope of work to be fulfilled in these plans.

General Notes and Conditions
1. MÜLLER DESIGN INC. DOES NOT REPRESENT THEMSELVES AS ARCHITECTS, CONTRACTORS OR ENGINEERS. THESE DRAWINGS ARE PROVIDED FOR THE CONVENIENCE OF THE ARCHITECT, CONTRACTOR AND/OR SUBCONTRACTORS TO SHOW THE GENERAL PLACEMENT OF EQUIPMENT, FIXTURES, FURNISHINGS AND/OR MATERIALS AND WERE MADE FROM AVAILABLE INFORMATION AT THE TIME THEY WERE DRAWN.
2. ALL PLUMBING, ELECTRICAL, VENTILATION AND REFRIGERATION, ROUGH-IN WORK, FINAL CONNECTIONS TO ALL FOOD SERVICE EQUIPMENT AND FIXTURES INCLUDING TAPS, VALVES, GREASE TRAPS, MISC. FITTINGS, SWITCHES, WIRING, CONDUIT OR FLEX, MAGNETIC STARTERS, DISCONNECTS, ELECTRICAL PANELS, THERMAL OVERLOAD PROTECTION, CORDS AND PLUGS, ETC. MUST BE SPECIFIED AND PROVIDED BY EQUIPMENT PROVIDER.
3. WORK BY ANY TRADE INDICATED ON THESE PLANS DOES NOT NECESSARILY REFLECT COMPLIANCE WITH EACH TRADE'S RESPECTIVE CODES, ORDINANCES AND REGULATIONS AND THEREFORE DOES NOT RELIEVE THEM OF THEIR RESPONSIBILITY TO ASSURE SUCH.
4. All dimensions and conditions must be verified at the job site. Details shown are typical.
5. All dimensions when shown in plan are to face of finished surfaces unless otherwise noted. Installer must verify all field dimensions and relay any discrepencies and problems to the designer and PM for resolution in a timely manner.
6. Contractors, subcontractors, sheetmetal fabricators and trades shall provide and submit their own necessary rough-in plans, elevations and drawings.
7. General contractor shall provide all ceiling, wall and floor penetrations and all sleeves for plumbing, electrical, refrigeration and CO2 lines and ventilation ducts as required. All penetrations and remote location sites must be verified and approved by project engineers.
8. A fire suppression system conforming to all local codes and specifications shall be fitted to all required equipment and hoods and shall be specified and shown on a separate drawing by food service equipment supplier.
9. Plumbing contractor shall select, provide and locate correctly-sized grease traps, floor sinks, drains as required and co-ordinate the installation of these to comply with the requirements as specified by the foodservice equipment supplier.
10. Any errors, omissions or conflict found in the various parts of the schematic documents shall be brought to the attention of the architect and/or project manager before proceeding with the work.
11. Foodservice equipment supplier agrees to carry out commissioning on all equipment, materials, and systems in accordance with manufacturer's recommendations and upon completion of the installation at such time as designated by employer or project manager.
12. Foodservice equipment supplier warrants all standards, fabrications and designs meet or exceed local environmental health, fire and safety codes and regulations. Any issue, design or standard of manufacture found to not meet these codes and regulations shall be brought to the attention of the architect and/or project manager before proceeding with the work.
13. All equipment must be NSF approved.

OWNER:
CITY OF PALMDALE
38300 SIERRA HIGHWAY, SUITE A
PALMDALE, CA 93550
CONTACT: HARRIET HOWELL

1. WORK BY ANY TRADE INDICATED ON THESE PLANS DOES NOT NECESSARY REFLECT COMPLIANCE WITH EACH TRADE'S RESPECTIVE CODES, ORDINANCES AND REGULATIONS AND THEREFOR DOES NOT RELIEVE THEM OF THEIR RESPONSIBILITY TO ASSURE SUCH.

2. All dimensions and conditions must be verified at the job site. Details shown are typical.
3. All dimensions when shown in plan are to face of finished surfaces unless otherwise noted. Installer must verify all field dimensions and relay any discrepancies and problems to the designer.
4. Contractors, subcontractors, sheetmetal fabricators and trades shall provide and submit their own necessary rough-in plans, elevations and drawings.
5. General contractor shall provide all ceiling, wall and floor penetrations and all sleeves for plumbing, electrical, refrigeration and CO2 lines and ventilation ducts as required. All penetrations and remote location sites must be verified and approved by project engineers.
6. A fire suppression system conforming to all local codes and specifications shall be fitted to all required equipment and hoods and shall be specified and shown on a separate drawing by food service equipment supplier for submittal for all permits , connections, and interconnections.
7. Plumbing contractor shall select, provide and locate correctly-sized grease traps, floor sinks, drains as required and coordinate the installation of these to comply with local codes.
8. Proper ventilation and air supply shall be provided for compressor room/are by general contractor.
9. Any errors, omissions or conflicts found in various parts of schematic documents shall be brought to the attention of the architect and/or employer before proceeding with the work.
10. Food service equipment contractor agrees to carry out commissioning on all equipment, materials, and systems in accordance with manufacturers recommendations and upon completion of the installation at such time as designated by employer or project manager.
11. Foodservice equipment contractor warrants all standards, fabrication and designs meets or exceed local environmental health , fire and safety codes and regulations. Any issue, design or standard of manufacture found to not meet these codes and regulations shall be brought to the attention of the architect and/or employer or project manager before proceeding with work.
12. All equipment shall meet N.S.F. standard #7 for providing internal food temperature rating of 41 degrees or colder.
13. All existing equipment must be in good repair or is to be replaced.

NOTES KEY

1	SEE CONTRACT K.E.C. CONSTRUCTION DRAWINGS FOR LOCATIONS.
2	MAXIMUM GAS PRESSURE NOT TO EXCEED 8" WC NATURAL GAS. VERIFY GAS PRESSURE REQUIREMENTS WITH K.E.C. FOR LP SERVICES.
3	SEE MANUFACTURER'S SHOP DRAWING FOR ADDITIONAL DETAILS.
4	VERIFY IF FAN CONTROLS ARE PART OF HOOD PACKAGE SUPPLIED BY K.E.C.
5	STARTS EXHAUST FAN WHEN DISHMACHINE IS ACTIVATED.
6	CONTROL WIRING FROM RELAY ON DISHMACHINE TO EXHAUST FAN STARTERS BY EC.
7	SEE K.E.C. COORDINATION DRAWINGS FOR FLOOR ASSEMBLY DETAILS.
8	SEE MANUFACTURER'S SHOP DRAWINGS FOR FLOOR DETAILS.
9	ALL CONDUIT TO RUN ON EXTERIOR OF WALK-IN BOX.
10	ELECTRICAL TRADES TO INSULATE ON INSIDE OF CONDUIT TO PREVENT CONDENSATION AND RESEAL ALL PENETRATIONS THROUGH PANELS.
11	K.E.C. TO PROVIDE & INSTALL ALARMS AND PROBES.
12	COORDINATE DISHMACHINE DISCONNECT LOCATION WITH K.E.C.
13	SEE CUT SHEETS FOR DISPOSER CONTROL. CONTROL SUPPLIED MAY INCLUDE A DISCONNECT.
14	PROVIDE (1) BALL VALVE FOR EACH NOZZLE PLUS (1) BALL VALVE FOR DISPOSER.
15	BALL VALVES ARE REQUIRED TO REGULATE WATER FLOW AT EACH NOZZLE AND AT DISPOSER BODY.
16	SEE K.E.C. COORDINATION DRAWINGS FOR DETAILS.
17	SEE MANUFACTURER'S SHOP DRAWINGS FOR DETAILED WIRING DIAGRAM.
18	ARCHITECT TO DETERMINE IF A FIRE RATED DOOR IS REQUIRED.
19	VENDOR PROVIDED & INSTALLED.

ABBREVIATIONS KEY

EC	ELECTRICAL CONTRACTOR
PC	PLUMBING CONTRACTOR
HVACC	HEATING, VENTILATION & AIR CONDITIONING CONTRACTOR
&	AND
NC	NORMALLY CLOSED
NO	NORMALLY OPEN

Kitchen Equipment Contractor (KEC) may NOT submit substitutions unless listed in these documents.

Substitutes will only be considered after contract is awarded in a period of budget realignment with the awarded contractor.

THIS SCHEDULE IS PROVIDED AS A GUIDELINE FOR USE IN IDENTIFYING GENERAL INSTALLATION REQUIREMENTS FOR FOODSERVICE EQUIPMENT AND IS NOT TO BE CONSIDERED A COMPREHENSIVE LISTING.

REFER TO ALL FOODSERVICE EQUIPMENT SUBMITTALS FOR DETAILED INFORMATION FOR INSTALLING AND/OR CONNECTING EQUIPMENT.

Schedule of drawings referenced in this document:

Architecture:
A1-001 - Site Plan
A1-101 - Chimbole First Floor Plan
A1-102 - Chimbole Second Floor Plan
A1-111 - Chimbole First Level RCP
A1-112 - Chimbole Second Level RCP
A1-501 - Door Schedule
A1-510 - Finish Schedule
A1-511 - Finish Schedule

Plumbing:
P1-P2.10 - Plumbing Plan - Below Level 01 Chimbole
P1-P2.11 - Plumbing Plan - Level 01 Chimbole
P1-P2.12 - Plumbing Plan - Level 02 Chimbole
P1-P2.13 - Plumbing Plan - Roof Chimbole
P1-P4.02 - Enlarged Plumbing Plans
P1-P6.01 - Plumbing Schedules

Food Service:
FS1.0 - Food Service Equipment General Notes
FS2.0 - Food Service Equipment Schedule
FS3.0 - Food Service Equipment Plan
FS3.1 - Food Service Equipment Plumbing Plan
FS3.2 - Food Service Equipment Electrical Plan
FS3.3 - Food Service Equipment Special Conditions Plan
FS4.0 - Food Service Equipment Plan - Kitchenett
FS4.1 - Food Service Equipment Plumbing Plan - Kitchenett
FS4.2 - Food Service Equipment Electrical Plan - Kitchenett
FS4.3 - Food Service Equipment Special Conditions Plan - Kitchenett
FS5.0 - Food Service Equipment Elevations
FS6.0 - Food Service Equipment Standrad Details
FS6.1 - Food Service Equipment Standrad Details
FS6.2 - Food Service Equipment Standrad Details
FS7.0 - Food Service Equipment Custom Details
FS8.0 - Food Service Equipment Hood Drawing

BID Documents - V2

OWNER: City Of Palmdale

PROJECT NAME: PHASE 1-CHIMBOLE CENTER AND LIBRARY EXPANSION -PN878

CLIENT ADDRESS: 38350 SIERRA HWY. PALMDALE, CA 93550

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REVISIONS:

	DESCRIPTION	DATE
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PROJECT NO: 2024-40156
DATE ISSUED: 2026/07/15
SCALE: n/a
SHEET NUMBER: FS1.0
SHEET TITLE:

Food Service Equipment General Notes

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Equipment Schedule

Item #	QTY	Description	Manufacturer	Model	Furnished By	Electrical	Ph	Amps	Elec. Hgt. AFF	Electric Location	Electric Info	Gas	BTU	Water Hgt. AFF	Gas Hgt. AFF	CW	HW	Filtered Water	Drain	Drain Hgt. AFF	Plumbing Info	Electric Notes	Other Information
B01	-	Spare number																					
B02	1	Beverage Refrigerator	Continental	1RSNSS	Owner/ Install by G.C.	115/60	1	5.9	+80" AFF	Wall	NEAm 5-15P												
B03	1	Service xcounter	Fabricator	Custom	Owner/ Install by G.C.																		
B03A	1	Faucet	T & S Brass	B-0301-WH4	Owner/ Install by G.C.																		
B04	1	Under counter refrigerator	True	TUC-27-HC	Owner/ Install by G.C.	115/60	1	2.0	+12" AFF	Wall	NEMA 5-15P												
B05	2	Wall shelves w/ pan slides (lower shelf)	Fabricator	Custom	Owner/ Install by G.C.																		
B06	1	Ice & water station	Atlas	WSB-19/3020-2	Owner/ Install by G.C.									18"				1/4" (verify)	1" Indirect	Floor Sink			
B07	1	Ice tea brewer double	Fetco	T122DUS	Owner/ Install by G.C.	120/60	1	14.7 amps	+50" AFF	Wall	NEMA 5-20P			50"				1/4"					connect through water filter Item Y08
B08	1	Coffee brewer	Fetco	C62016	Vendor	120/208/60	3	22.4	+60" AFF	Wall	J-box							3/8"					connect through water filter
B09	1	Hand sink, wall mount, knee valve/side splashes	Advance-Tabco	7-PS-82/7PS17	Owner/ Install by G.C.									18"		1/2"	1/2"		1-1/2" Direct	16"			provide side splashes
B10	1	Refrigerator	Continental	3RNSS	Owner/ Install by G.C.	115/60	1	8.5	+84" AFF	Wall	NEMA 5-15P												
B11	-	Spare number																					
B12	-	Spare number																					
B13	2	Worktable (mobile)	Fabricator	Custom	Owner/ Install by G.C.																		
B14	4	Heat lamps ceiling hung/agj.	Hatco	DLH-775-R(black)-RL	Owner/ Install by G.C.	120/60	1	250 watts each	Ceiling	Ceiling	J-box												
B15	1	Water filter	Everpure	EV9437-32DE12 Endurance HF Quad	Owner/ Install by G.C.									+108"AFF		3/4"					Wall		
D01	1	Solid dishtable w/ rinse sink	Fabricator	Custom	Owner/ Install by G.C.																		
D02	1	Warewasher	Hobart	CL44ADJ plus build up/booster heater	Vendor	480/60- 480/60 (booster heater)	3	70.0 & 50.0	+68" AFF & +68" AFF (booster heater)	Wall	J-box			+12" AFF		1/2"			2" indirect waste	To floor sink	Wall		provide water temering kit
D02A	1	Pre-rinse	T & S Brass	B-0133-12CRB8TP	Owner/ Install by G.C.																		
D03	1	Ventilation canopy	Streivor Air		Owner/ Install by G.C.	120/60	1	20.0	Verify	Ceiling	Junction Box												See shop drawings for wiring
D04	1	Clean dishtable w/limite switch	Fabricator	Custom	Owner/ Install by G.C.														1" indirect waste	To floor sink			
D05	1	Wall-mount slant rack	John Boos	PB-SRW-63	Owner/ Install by G.C.																		
D06	1	Floor trough	Fabricator	Custom	Owner/ Install by G.C.														3" Direct	-4" AFF	KEC to furnish to GC for install		Use Chemgrate for all floor troughs
D07	1	Three compartment sink	Advance	94-23-60-24RL	Owner/ Install by G.C.														2"	+16" AFF	Wall		
D07A	1	Pre-rinse w/ faucet	T & S Brass	B-0133-CR-B8TP	Owner/ Install by G.C.									+18" AFF		1/2"	1/2"						
D08	2	Barred wall shelves	Fabricator	Custom	Owner/ Install by G.C.																		
D09	1	Hand sink	Advance Tabco	7-PS-73	Owner/ Install by G.C.									+18" AFF		1/2"	1/2"		1-1/2"	+16" AFF	Wall		
D10	-	Spare number																					
D11	-	Spare number																					
D12	-	Spare number																					
D13	-	Spare number																					
D14	10	Dish dolly	Metro	PCD11A	Future																		
D15	2	Clean linen cart	Vendor																				
D16	1	Solid linen cart			Vendor																		
J01	1	Mop sink cabinet-faucet	John Boos	PBJC-222584- PBF-SS-6	Owner/ Install by G.C.									36"		1/2"	1/2"		1-1/2" Direct		To floor sink		
K01	1	Combi Ovens/ventless	Rational	Icombi Pro-6-full E/6 full E/ultra vent plus	Owner/ Install by G.C.	480/60 - 120/60	3 -1 (unitra vent)	35 amps breaker (2each) 170 watts (ultra vent)	+24" AFF & +60" AFF & +80" AFF(hood)ventless	Wall	J-box							3/4" 2 each	2" indirect waste		To floor sink		connect through water filter W10
K02	1	Combi Ovens/ventless	Rational	Icombi Pro-6-full E/6 full E/ultra vent plus	Owner/ Install by G.C.	480/60 - 120/60	3 -1 (unitra vent)	35 amps breaker (2each) 170 watts (ultra vent)	+24" AFF & +60" AFF & +80" AFF (hood)ventless	Wall	J-box							3/4" 2 each	2" indirect waste		To floor sink		connect through water filter W10
K03	lot	Stainless steel wall liner	Fabricator	Custom	Owner/ Install by G.C.																		
K04	1	Worktable w/under shelf	Advance	KSS-303	Owner/ Install by G.C.																		
K05	-	Spare number																					
K06	1	Hand sink, wall mount, knee valve/side splashes	Advance-Tabco	7-PS-82/7PS17	Owner/ Install by G.C.									18"		1/2"	1/2"		1-1/2" Direct	16"			provide side splashes
K07	1	Refrigerator	Continental	2RENSS	Owner/ Install by G.C.	115/60	1	8.1	+83" AFF	Wall	NEMA 5-15P												
K08	1	Roll in refrigerator	Continental	D2RINSS	Owner/ Install by G.C.	115/60	1	9.4	+70" AFF	Wall	NEMA 5-15P												
K09	5	Speed rack	Cres Cor	207-1818-C	By Vendor																		
K10	-	Spare number																					
K11	-	Spare number																					
K12	-	Spare number																					
K13	1	Freezer	Continental	1FENSS	Owner/ Install by G.C.	115/60	1	7.6	+80" AFF	Wall	NEMA 5-15P												
K14	1	Prep Table	Fabricator	Custom	Owner/ Install by G.C.														1-1/2" indirect waste	To floor sink			
K14A	1	Faucet	T & S Brass	B-0221-U12-B-0199-01-WS	Owner/ Install by G.C.									+18" AFF		1/2"	1/2"						
K15	2	Wall shelves w/ pan slides (lower shelf)	Fabricator	Custom	Owner/ Install by G.C.																		
K16	1	Hand sink, wall mount, knee valve/side splashes	Advance-Tabco	7-PS-82/7PS17	Owner/ Install by G.C.									18"		1/2"	1/2"		1-1/2" Direct	16"			provide side splashes
K17	1	Island workcounter	Fabricator	Custom	Owner/ Install by G.C.	120/60																	
K18	5	Heat lamps ceiling hung/agj.	Hatco	DLH-775-R(black)-RL	Owner/ Install by G.C.	120/60	1	250 watts each	Ceiling	Ceiling	J-box												
K19	3	Holding cabinet (undercounter)	Cescor	H-137-SUA-5D	Owner/ Install by G.C.	120/60	1	8.0	+12" AFF	Wall	NEMA 5-15P												
K20	-	Spare number																					
K21	1	Freezer	Continental	1FENSS	Owner/ Install by G.C.	115/60	1	7.6	+80" AFF	Wall	NEMA 5-15P												
K23	2	Hold cabinet (hot)	Cresco	H-137-UA-12D	Futuer	120/60	1	12.0	+70" AFF	Wall	NEMA 5-15P												
K23	3	Hold cabinet (hot)	Cresco	H-137-UA-12D	Owner/ Install by G.C.	120/60	1	12.0	+70" AFF	Wall	NEMA 5-15P												
K24	1	Holding cabinet (cold)	Crescor	R-171-SUA-10E	Owner/ Install by G.C.	120/60	1	15.0	NEMA 5-15P	Wall	+70" AFF												
K25	2	Holding cabinet (cold)	Crescor	R-171-SUA-10E	Futuer	120/60	1	15.0	NEMA 5-15P	Wall	+70" AFF												
K26	-	Spare number																					
S01	1 Lot	Dry storage shelving 74" post 4 shelves	Metro	Super Erecta	Owner/ Install by G.C.																		
S02	1 lot	Security shelving/sliding doors	Metro	SEC56C-SL-2EZ	Owner/ Install by G.C.																		
S03	1 lot	Lockers/employee	Choice	EL-6-12-PT	Owner/ Install by G.C.																		
W01	1	Ice & water station	Atlas	WSB-19/3020-2	Owner/ Install by G.C.									18"				1/4" (verify)	1" Indirect	Floor Sink			
W02	1	Ice tea brewer double	Fetco	T122DUS	Owner/ Install by G.C.	120/60	1	14.7 amps	+50" AFF	Wall	NEMA 5-20P			50"				1/4"					connect through water filter, Item W010
W03	1	Coffee brewer	Fetco	E2262US-3B640-MA-110/CBS2260	Vendor	208/60	3	50.5	+50" AFF	Wall	J-box							3/8"					connect through water filter, Item W10
W04	1	Hand sink	Advance Tabco	7-PS-73	Owner/ Install by G.C.									+18" AFF		1/2"	1/2"		1-1/2"	+16" AFF	Wall		
W05	1	Service Counter	Fabricator	Custom	Owner/ Install by G.C.																		
W06	2	Wall shelves w/ pan slides (lower shelf)	Fabricator	Custom	Owner/ Install by G.C.																		
W07	1	Beverage Refrigerator	Continental	1RSNSS	Owner/ Install by G.C.	115/60	1	5.9	+80" AFF	Wall	NEAm 5-15P												
W08	1	Air-cooled 1400 LB. ice cuber	Manitowoc	IDT1200A	Owner/ Install by G.C.	208-230/60	1	14.2	+84" AFF	Wall	Hard Wire			+78" AFF				3/8"	1" Indirect	Floor Sink	connect through water filter, Item B15		
W08A	1	Bin, ice dispensing, w/ transport carts	Follett	ITS700SG-31	Owner/ Install by G.C.														1-1/4" Indirect waste		To floor sink		
W08B	1	Floor trough	Fabricator	Custom	Owner/ Install by G.C.														3"	-4" AFF			Use Chemgrate for all floor troughs
W09	1	Water filter	Everpure	EV9437-32DE12 Endurance HF Quad	Owner/ Install by G.C.									+108"AFF		3/4"					Wall		
W10	1	Water filter	Everpure	EV9437-32DE12 Endurance HF Quad	Owner/ Install by G.C.									+108"AFF		3/4"					Wall		
W11	1	Pass through shelf	Fabricator	Custom	Owner/ Install by G.C.																		
W12	1	Bar (portable)	Lakeside	76811	Owner/ Install by G.C.																		
Y01	1	Worktable (mobile)	Fabricator	Custom	Owner/ Install by G.C.																		
Y02	1	Ice & water station	Atlas	WSB-19/3020-2	Owner/ Install by G.C.									18"				1/4" (verify)	1" Indirect	Floor Sink			
Y03	1	Service xcounter	Fabricator	Custom	Owner/ Install by G.C.																		
Y03A	1	Faucet	T & S Brass	B-0301-WH4	Owner/ Install by G.C.																		
Y04	2	Wall shelves w/ pan slides (lower shelf)	Fabricator	Custom	Owner/ Install by G.C.																		
Y05	1	Coffee brewer	Fetco	C62016	Vendor	120/208/60	3	22.4	+60" AFF	Wall	J-box							3/8"					connect through water filter
Y06	1	Under counter refrigerator	True	TUC-27-HC	Owner/ Install by G.C.	115/60	1	2.0	+12" AFF	Wall	NEMA 5-15P												
Y07	1	Ice tea brewer double	Fetco	T122DUS	Owner/ Install by G.C.	120/60	1	14.7 amps	+50" AFF	Wall	NEMA 5-20P			50"				1/4"					connect through water filter Item Y08
Y08	1	Water filter	Everpure	EV9437-32DE12 Endurance HF Quad	Owner/ Install by G.C.									+108"AFF		3/4"					Wall		
Y09	1	Ice machine w/bin	Manitowoc	IRT0620A /D420	Owner/ Install by G.C.	115/60	1	12.2	+55" AFF	Wall	J-box			+55" AFF				3/8" cold	1" indirect waste	To floor sink			connect through wsater filter Item A11
Y10	-	Spare number																					
Y11	-	Spare number																					
Y12	-	Spare number																					
Y13	1	Beverage Refrigerator	Continental	1RSNSS	Owner/ Install by G.C.	115/60	1	5.9	+80" AFF	Wall	NEAm 5-15P												
Y14	3	Heat lamps ceiling hung/agj.	Hatco	DLH-775-R(black)-RL	Owner/ Install by G.C.	120/60	1	250 watts each	Ceiling	Ceiling	J-box												

BID Documents - V2

OWNER: City Of Palmdale

PROJECT NAME: PHASE 1-CHIMBOLE CENTER AND LIBRARY EXPANSION -PN878

CLIENT ADDRESS: 38350 SIERRA HWY. PALMDALE, CA 93550

Müller DESIGN

FCSI Certified Construction Specifier Professional Member

REVISIONS:

	DESCRIPTION	DATE
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PROJECT NO: 2024-40156

DATE ISSUED: 2026/07/15

SCALE: n/a

SHEET NUMBER: FS2.0

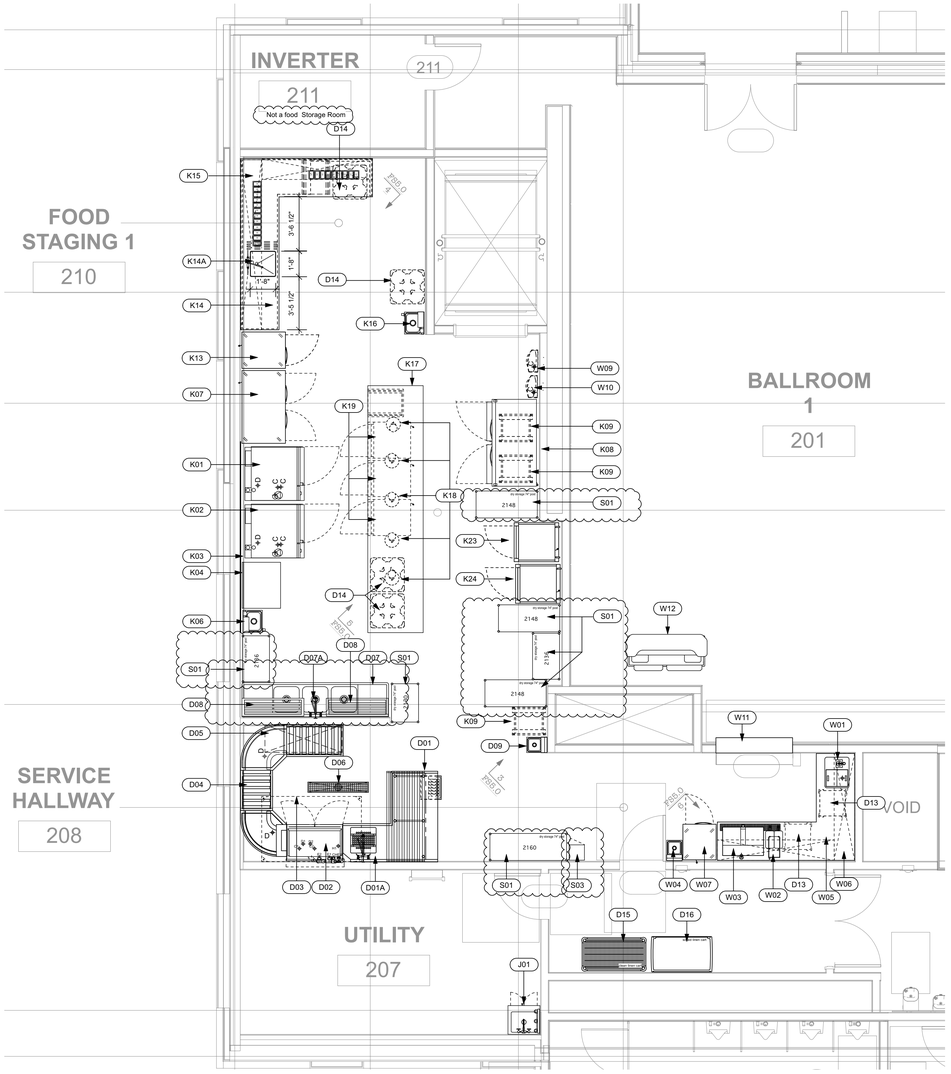
SHEET TITLE: Food Service Equipment Schedule

SVA ARCHITECTS

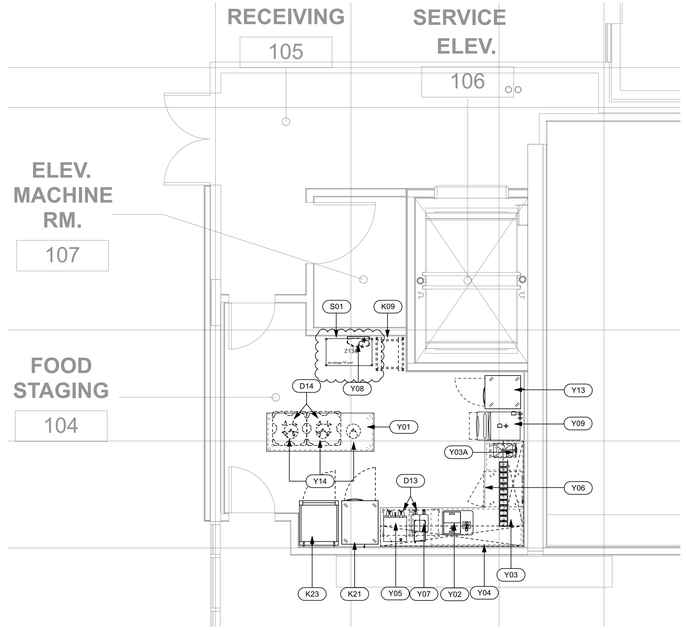
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T 949.809.3380 WWW.SVA-ARCHITECTS.COM

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PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment



Warming/Finishing Kitchen- Level 2



Food Staging- Level 1

		Equipment Schedule
Item #	**QTY**	**Description**
B01	-	Spare number
B02	1	Beverage Refrigerator
B03	1	Service xcounter
B03A	1	Faucet
B04	1	Under counter refrigerator
B05	2	Wall shelves w/ pan slides (lower shelf)
B06	1	Ice & water station
B07	1	Ice tea brewer double
B08	1	Coffee brewer
B09	1	Hand sink, wall mount, knee valve/side splashes
B10	1	Refrigerator
B11	-	Spare number
B12	-	Spare number
B13	2	Worktable (mobile)
B14	4	Heat lamps ceiling hung/agj.
B15	1	Water filter
D01	1	Solid dishtable w/ rinse sink
D02	1	Warewasher
D02A	1	Pre-rinse
D03	1	Ventilation canopy
D04	1	Clean dishtable w/limte switch
D05	1	Wall-mount slant rack
D06	1	Floor trough
D07	1	Three compartment sink
D07A	1	Pre-rinse w/ faucet
D08	2	Barred wall shelves
D09	1	Hand sink
D10	-	Spare number
D11	-	Spare number
D12	-	Spare number
D13	-	Spare number
D14	10	Dish dolly
D15	2	Clean linen cart
D16	1	Solid linen cart
J01	1	Mop sink cabinet-faucet
K01	1	Combi Ovens/ventless
K02	1	Combi Ovens/ventless
K03	lot	Stainless steel wall liner
K04	1	Worktable w/under shelf
K05	-	Spare number
K06	1	Hand sink, wall mount, knee valve/side splashes
K07	1	Refrigerator
K08	1	Roll in refrigerator
K09	5	Speed rack
K10	-	Spare number
K11	-	Spare number
K12	-	Spare number
K13	1	Freezer
K14	1	Prep Table
K14A	1	Faucet
K15	2	Wall shelves w/ pan slides (lower shelf)
K16	1	Hand sink, wall mount, knee valve/side splashes
K17	1	Island workcounter
K18	5	Heat lamps ceiling hung/agj.
K19	3	Holding cabinet (undercounter)
K20	-	Spare number
K21	1	Freezer
K23	2	Hold cabinet (hot)
K23	3	Hold cabinet (hot)
K24	1	Holding cabinet (cold)
K25	2	Holding cabinet (cold)
K26	-	Spare number
S01	1 Lot	Dry storage shelving 74" post 4 shelves
S02	1 lot	Security shelving/sliding doors
S03	1 lot	Lockers/employee
W01	1	Ice & water station
W02	1	Ice tea brewer double
W03	1	Coffee brewer
W04	1	Hand sink
W05	1	Service Counter
W06	2	Wall shelves w/ pan slides (lower shelf)
W07	1	Beverage Refrigerator
W08	1	Air-cooled 1400 LB. ice cuber
W08A	1	Bin, ice dispensing, w/ transport carts
W08B	1	Floor trough
W09	1	Water filter
W10	1	Water filter
W11	1	Pass through shelf
W12	1	Bar (portable)
Y01	1	Worktable (mobile)
Y02	1	Ice & water station
Y03	1	Service xcounter
Y03A	1	Faucet
Y04	2	Wall shelves w/ pan slides (lower shelf)
Y05	1	Coffee brewer
Y06	1	Under counter refrigerator
Y07	1	Ice tea brewer double
Y08	1	Water filter
Y09	1	Ice machine w/bin
Y10	-	Spare number
Y11	-	Spare number
Y12	-	Spare number
Y13	1	Beverage Refrigerator
Y14	3	Heat lamps ceiling hung/agj.

BID Documents - V2

OWNER: City Of Palmdale

PROJECT NAME: PHASE 1-CHIMBOLE CENTER AND LIBRARY EXPANSION -PN878

CLIENT ADDRESS: 38350 SIERRA HWY. PALMDALE, CA 93550

Müller DESIGN

FCSI Certified Construction Specifier

REVISIONS:

	DESCRIPTION	DATE
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PROJECT NO: 2024-40156

DATE ISSUED: 2026/07/15

SCALE: 1/4"=1'-0"

SHEET NUMBER: FS3.0

SHEET TITLE:

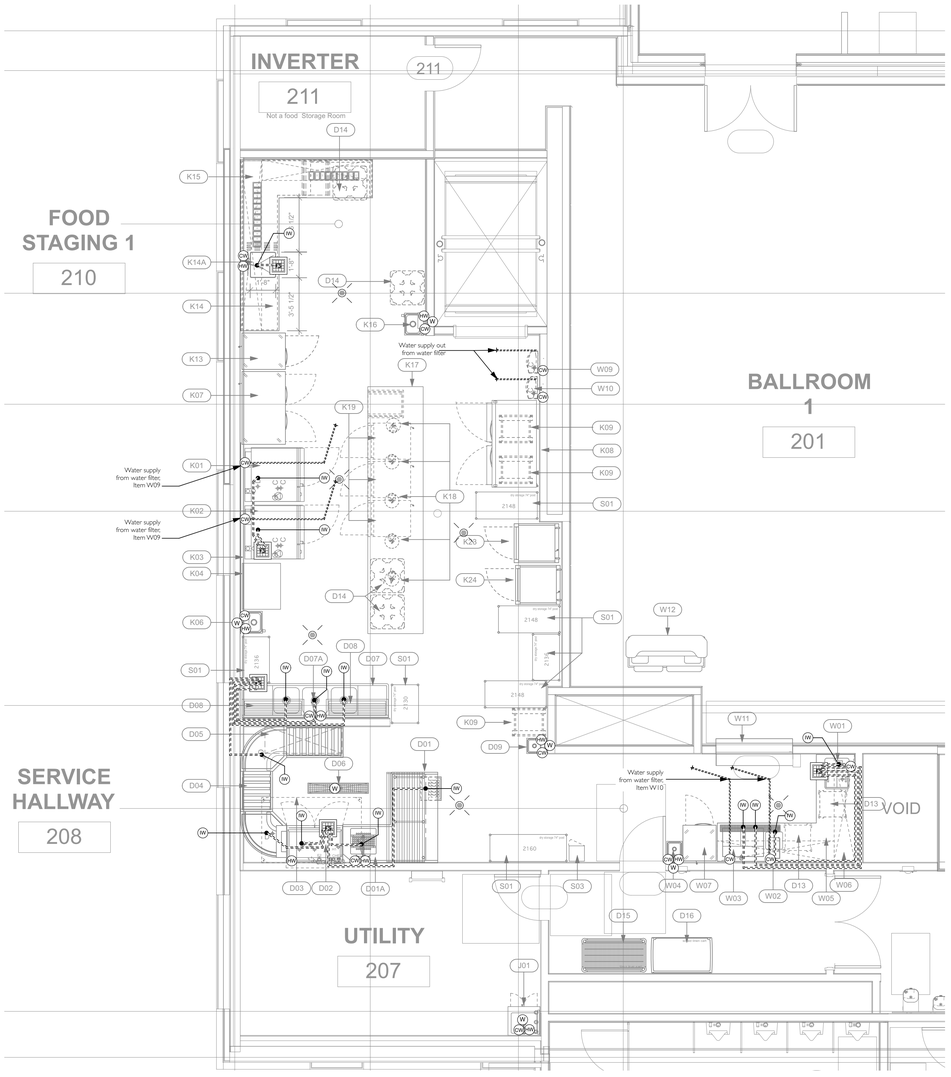
Food Service Equipment Plan

SVA ARCHITECTS

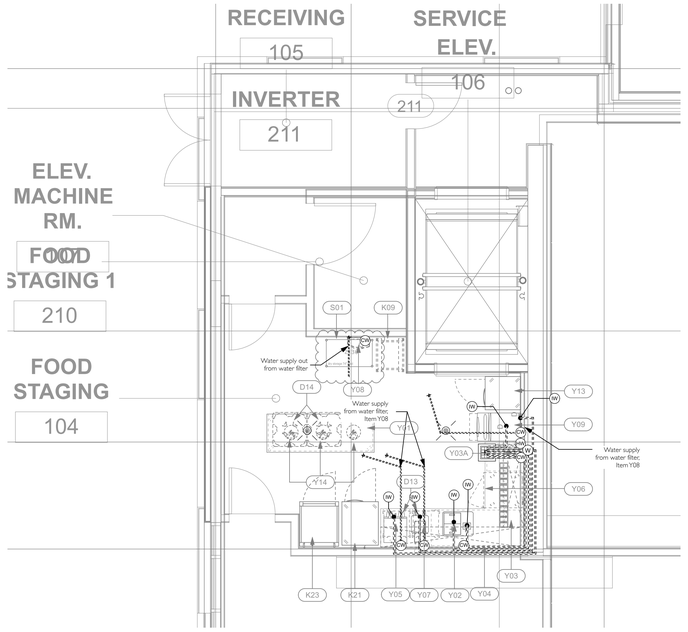
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PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment



Warming/Finishing Kitchen- Level 2



Food Staging- Level 1

PLUMBING SYMBOLS LEGEND

- (W) Direct Waste Connection
- (IW) Indirect Waste Connection
- (CW) Cold Water Connection
- (HW) Hot Water Connection
- Floor Sink: Use 1/2 Or 3/4 Grate Cover Wherever Possible
- (FS) Reduced-size Hub Drain For Indirect Waste (where Permitted)
- Floor Drain (location Suggested Only Verify W/ Plumbing Req. & Local Codes)
- (G) Gas Connection
- (R) Remote Refrigeration Connection (routing Per KEC)
- (CC) Building Chilled Water Loop Connection
- (CR) Building Chilled Water Loop Return

PLUMBING NOTES

Note: All locations for connections, sizes and runs are approximate and relative only to itemized food service equipment. Items not labeled either in the schedule or directly on the drawing are to be determined and verified on construction contract drawings. ALL WORK SHOWN ON THE PLUMBING PLANS IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, UNLESS OTHERWISE NOTED.

1. All work must be verified by site measurements and with the final equipment selection. Equipment makes and models may change and will thus affect final placement. Verify all work with foodservice equipment installer's final rough-in plans.

2. Height details are for stub-outs and are to be measured above finished floor level. Stub-outs to extend 4" beyond finished walls and 6" above finished floor or top of equipment pad. All appliance connections must be verified with foodservice equipment installer's final specifications and rough-in details.
3. Connections to grease traps and location of same must be made in accordance with local codes and requirements and must be reviewed and approved by owner, appropriate inspectors and MDI.
4. All gas appliances must be connected with properly sized regulators. Verify with foodservice equipment installer's final specifications.
5. All plumbing materials, including pipes, traps, stops, valves, fittings, vacuum breakers, hammer-arrestors, pressure reducing valves, gauges, unions and insulation are to be provided by the plumbing trades. These items must be connected so as not to interfere with the operation or use of the equipment. It is the responsibility of the plumbing trades to insure the proper sizing, fit and utilization of these according to manufacturer's specifications.
6. All plumbing labor, including mounting of drains, faucets and connections from point-of-connection on equipment to rough-in point as shown schematically on these plans is to be provided by plumbing trades.
7. Utilities are to be concealed in walls wherever possible. Exposed pipes or conduit must be approved by architect or owner.
8. All lines are to be flushed free of debris and foreign matter and line strainers cleaned prior to make-up of final utility connection.
9. Drain lines from evaporator coils must be trapped outside of refrigerated area and extended over building drain.
10. Gas main to be provided with a readily accessible manual shut-off valve by plumbing trades. A looped gas service is recommended to provide for balanced fuel distribution. Size of gas main to be determined by architect or architect's engineers.
11. Plumbing requirements for water wash hoods and hood fire protection systems will be detailed in rough-in plans supplied by others. Mechanical or electrical gas solenoid shut-off valves to be used with the fire protection system to be provided by plumbing trades per specifications supplied by hood provider. Kitchen equipment supplier will show final location for Ansul gas emergency shut-off points once these have been coordinated with building engineers, hood manufacturer and MDI.
12. Water wash ventilators and wash down control panels will be furnished with loose components. Plumbing trades will be responsible for all interconnections per manufacturer's instructions.
13. Kitchen Equipment Contractor to provide and install indirect waste runs from walk-in evaporator coils. Connections through walls to be coordinated with project architect. Freezer runs are to be heated and insulated.
14. Locations for floor drains are suggested. Building engineer and plumbing engineer to co-ordinate existing drains and locations with those shown on this plan and review same with architect and MDI.
15. Furnish all large items in pre-piped sections. All connections are to be clearly labeled. Written connection instructions from manufacturer are to be provided to the plumbing trades. Plumbing trades to make final connections between sections.
16. Steam lines are to be installed per local codes. All exposed lines to be insulated and covered either in chrome-plated or stainless steel sleeves.
17. Food service equipment contractor to furnish all gate valves, strainers, condensate traps, temperature controllers check valves and interconnecting piping within steam using equipment. Plumbing trades to blow out lines and make all final connections between equipment and stub outs.
18. Carbonated liquid waste piping shall be of corrosive resistive material. Do not use copper piping or cast iron until proper neutralization or dilution has occurred. CPC 811.
19. No exposed ABS (plastic piping with flame-spread rating of 75 or more.) can be used. CPC 311.11
20. Floor sinks must be exposed at least 50% under non mobile equipment

BID Documents - V2

OWNER: City Of Palmdale

PROJECT NAME: PHASE 1-CHIMBOLE CENTER AND LIBRARY EXPANSION -PN878

CLIENT ADDRESS: 38350 SIERRA HWY. PALMDALE, CA 93550

Müller DESIGN
Title Owned Since: October 30, 2012
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PH: (775) 787-1999 FAX: (866) 837-1999
Web: www.mullerdesign.com

REVISIONS:

	DESCRIPTION	DATE

PROJECT NO: 2024-40156

DATE ISSUED: 2026/07/15

SCALE: 1/4"=1'-0"

SHEET NUMBER: FS3.1

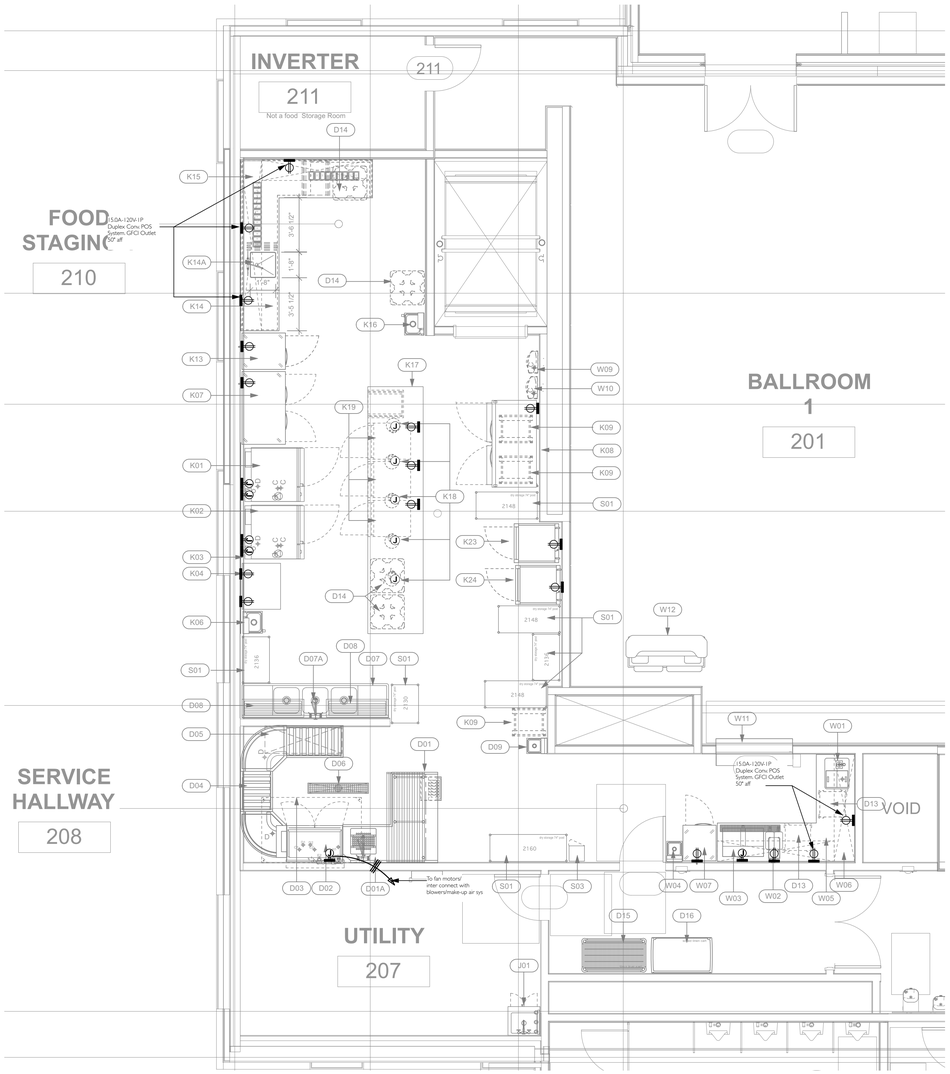
SHEET TITLE:

Food Service Equipment Plumbing Plan

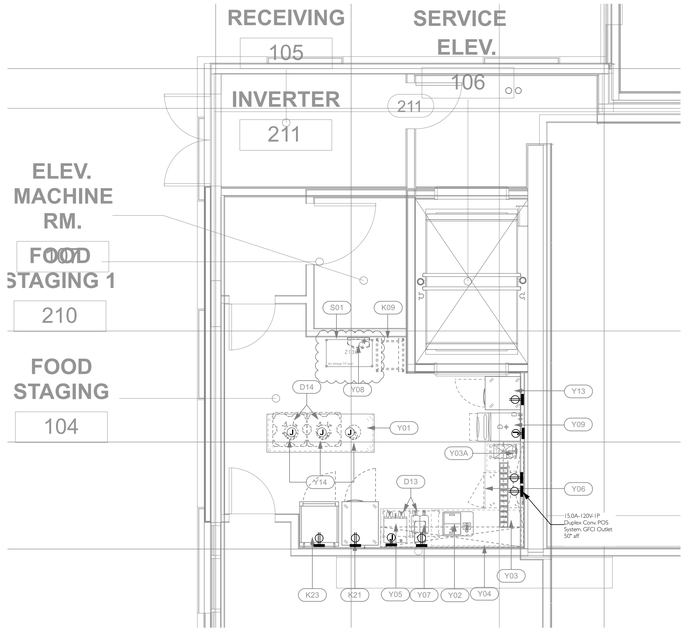
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PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment



Warming/Finishing Kitchen- Level 2



Food Staging- Level 1

ELECTRICAL SYMBOLS LEGEND

- Junction Box At Noted Height Above Finished Floor
- 120w/1ph Convenience Outlet
- Convenience Outlet Furnished With Equipment
- Convenience Outlet 208w/1ph
- Convenience Outlet 208w/3ph
- Convenience Outlet 208-240v/1ph Mounted On Equipment
- Drop Cord From Ceiling
- Junction Box At Noted Height As Part Of Equipment
- Waterproof Stub Up Through Floor
- Flex Feeder (36" Tail Exposed)
- Switch Wired to Equipment
- POS Connection - provide Low Voltage Conduit & Cabling Per Vendor
- Telephone Connection
- Vaporproof Light Furnished With Equipment
- Vaporproof Florescent Light Furnished With Equipment
- Pull Box Or Breaker Panel Supplied With Equipment

ELECTRICAL NOTES

Note: All locations for connections, sizes and conduit runs are approximate and relative only to the foodservice equipment noted on these plans. Items not labeled either in the schedule or directly on the drawing are to be determined and verified on construction contract drawings.

ALL WORK SHOWN ON THE ELECTRICAL PLANS IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, UNLESS OTHERWISE NOTED.

1. All work must be verified by site measurements and with the final equipment selection. Equipment makes and models may change and will thus affect final placement. Verify all work with foodservice equipment installer's final rough-in plans.
2. Height details are for point of connection and are to be measured above finished floor level to centerline of outlet or point of connection. Stub-outs to extend 6" beyond finished walls and 6" above finished floor or top of equipment pad. All appliance connections must be verified with foodservice equipment installer's final specifications and rough-in details.
3. Utilities shown and listed are the minimum required to operate equipment. Locations of any additional utilities must be cordinated through the Contracting Officer.
4. Final connections to equipment and inter-connections between equipment where necessary are to be made by electrical trades. Items of fabricated equipment which require electrical service are to be pre-wired to a junction box or terminal panel, ready for connection by electrical trades. Any variation from this, or lack of proper connection on any give item must be brought to the attention of the Contracting Officer.
5. All electrical materials including wire, conduit, main switches, safety cut-outs, junction boxes, fuse boxes, shunt-trip breakers, disconnect switches and controls are to be provided by electrical trades. Electrical trades to furnish and install lock-out devices on circuit breakers controlling ventilation, refrigeration and fire suppression control panels.
6. Utilities are to be concealed in walls and stubbed out at appropriate locations. Do not run surface mounted conduit or wire. Electrical trades to furnish and install conduit and pull boxes for all beverage, refrigeration, and wash down system lines. Conduit to be round with minimum 24" radius bends and to terminate 4" above finished floor, 6" beyond wall, or flush with the tops of equipment pads. Pull boxes must be located every 75 feet or per every three bends, whichever occurs first.
7. Electrical components of any kind, including switches, fuse boxes, panels, disconnects, conduit, or other connections must be installed so as to not interfere with the operation or use of the food-service equipment.
8. Amperages indicated are for each unit shown and do not reflect any additional requirements for HP or kW listed.
9. NEMA numbers must be verified with the appropriate cut sheet information before final installation of duplexes or surface mounted items. All direct connections are to be made by electrical trades.
10. Motors exceeding 1 horsepower or appliances with heating elements exceeding 5.0 kW must generally be connected to 3 phase electrical service and provided with overload protection and a quick disconnect switch wherever necessary. Electrical trades must verify these requirements before connection.
11. Control and power wiring between electrical defrost evaporator, time clock, temperature control device and condensing unit by electrical trades. Verify final connection with refrigeration shop drawings and installer's final rough-in plans.
12. Drain line from freezer coils are to wrapped with heater cables, taped and insulated by electrical trades.
13. Walk-in lighting, door and drain heaters and fan and coil connections to be connected and inter-wired by electrical trades.
14. Control and power wiring between the ventilator control panel, ventilators, exhaust and supply fan magnetic starters, shunt-trip breakers, and/or contactors, remote fire pull stations, detergent dispensing systems, fenwall detectors and other ancillary components to be shown in engineers drawings and installedby electrical trades.
15. Fire protection system remote fire cable pull box to be recessed into wall and installed per manufacturer's and project engineer's specifications.
16. Computer grade isolated and grounded wiring is required for computerized cash registers, printers, and connected devices. Verify exact locations with seleceted POS equipment.

BID Documents - V2

OWNER: City Of Palmdale

PROJECT NAME: PHASE 1-CHIMBOLE CENTER AND LIBRARY EXPANSION -PN878

CLIENT ADDRESS: 38350 SIERRA HWY. PALMDALE, CA 93550

Müller DESIGN
FCSI Certified Construction Specifier Professional Member

REVISIONS:

	DESCRIPTION	DATE
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PROJECT NO: 2024-40156

DATE ISSUED: 2026/07/15

SCALE: 1/4"=1'-0"

SHEET NUMBER: FS3.2

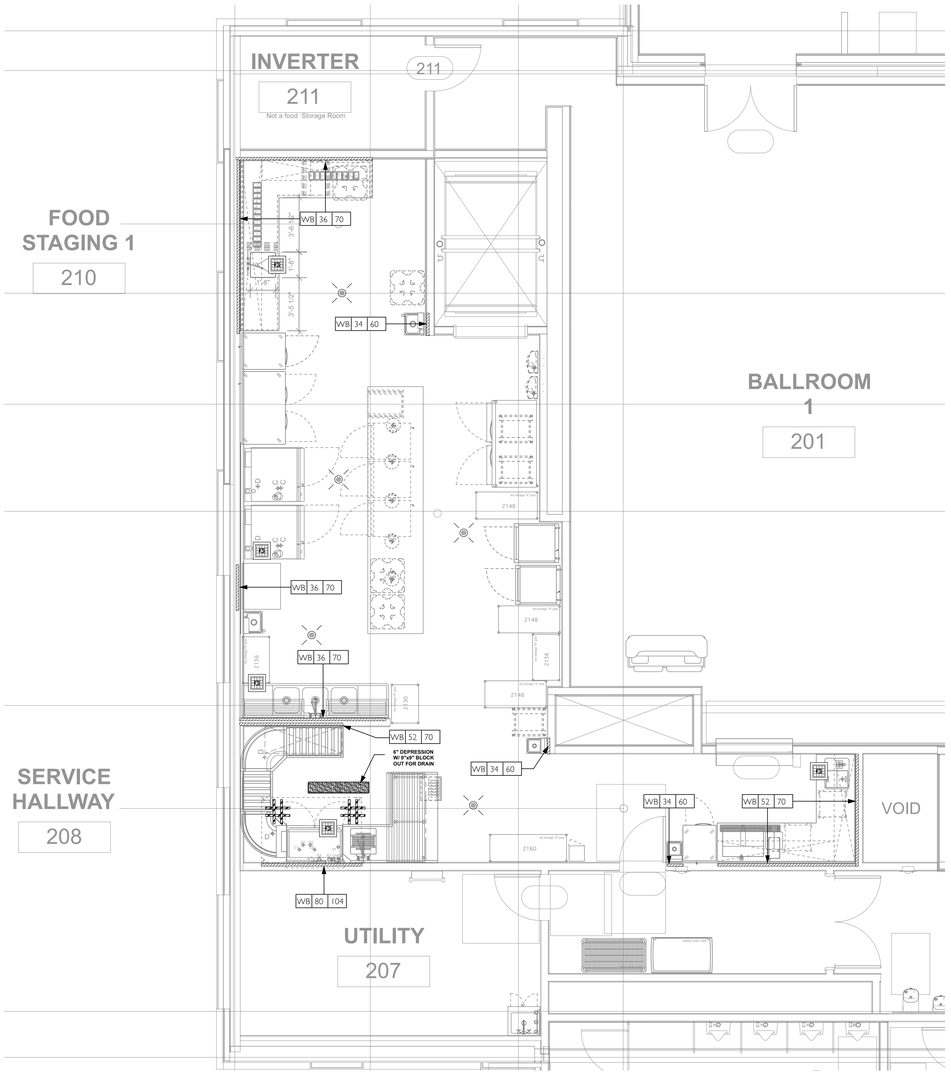
SHEET TITLE:

Food Service Equipment Electrical Plan

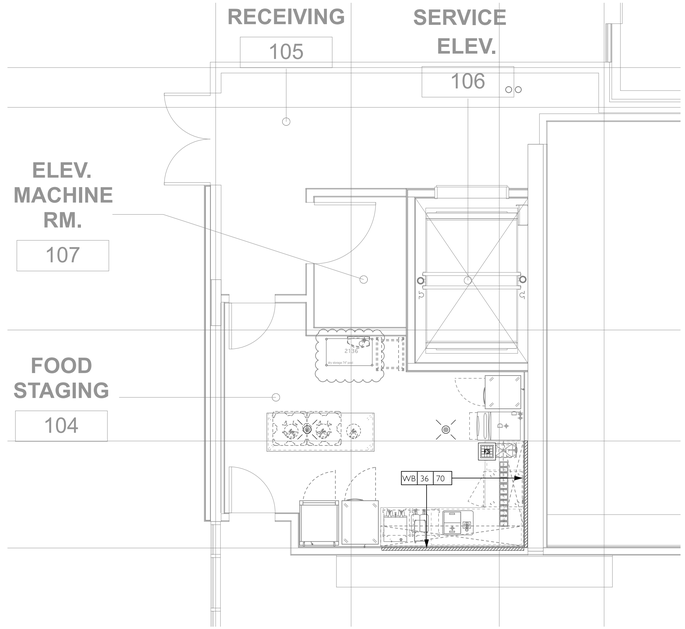
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PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment



Warming/Finishing Kitchen- Level 2



Food Staging- Level 1

GENERAL BUILDING SYMBOLS LEGEND

- Raised Curb Areas
- Floor Sink - 5" Depression
- Area Drain
- (FS) Reduced-size Hub Drain For Indirect Waste (where Permitted)
- Prepared smooth & level slab (or 8" Depression in slab if so noted)
- WB Wall Blocking By G.C. From Noted Height To Noted Height In Inches
- FS Suggested Pull box location. KEC to coordinate with G.C.
- Non-combustible Wall Construction
- CG Corner Guards By G.C. (NIKEC) (mount To 60" from coved floor)
- Unistrut Bracing By KEC Above Drop Ceiling, Braced To Building Beams Rated To Specific Load. Hood Hangers Representational Only. See Shop Drawings For Verification.
- KEC Kitchen Equipment Contractor
- NIKEC Not In Kitchen Equipment Contract
- GC General Contractor

NOTE:

Special conditions for preparation of the building site for the installation of foodservice equipment are shown schematically on this plan. Requirements for penetrations for plumbing fixtures piping or vents, (including floor sinks) electrical stub ups are not shown. Refer to FS301, FS302,FS401, FS402, FS501& FS502, for these locations.

Best routing for services, connections, conduits and chases for interconnecting foodservice equipment shall be coordinated between the general contractor and the foodservice equipment contractor prior to installation.

All new walls, depressions, raised curbs, wall backing, ceiling supports, unistrut, new ceilings, lights and fixtures not specifically numbered in the equipment schedule are to be installed by the General Contractor and are not part of the kitchen equipment contract (NIKEC.)

It is however, required that the kitchen equipment contractor (KEC) coordinate and verify all required conditions for the installation of all scheduled equipment and provide the General Contractor with all required information and clarifications necessary for the installation of the final selection of equipment.

All changes in make and model, redesigned custom items, and alternative methods of installation will require proper and timely notification by the KEC to the project manager and general contractor so that accommodation for these changes can be made prior to installation.

SANITARY CONSTRUCTION

Sanitary Construction Guidelines:

G.C. shall be responsible for constructing facility to satisfy the requirements of the local health department or other applicable enforcement agency. the following guidelines are intended to be used only for general information. Prior to construction, the G.C. shall request a copy of the construction guidelines for the health department or agency having jurisdiction over this project and follow the information provided. the following information applies mainly to preparation, service, storage, clean up, refuse, beverage, and changing areas. Verify with local health departments.

Floors:

Floors shall be smooth, impervious and easily cleanable. Floor base shall extend a minimum of 4" up the wall (6" preferred) with a 3/8" minimum radius seamless coved base, integral to the floor surface. Toe kicks shall meet the same requirements.

Wall And Ceilings:

Walls shall be smooth, nonabsorbent, and washable. Color shall be light and wall shall be painted with a gloss or semi-gloss enamel paint.

Acoustical ceiling tiles, if used, shall be capaul " vinyl rock" #1140 CRF or equal.

Conduit:

All plumbing, electrical, and other conduit shall be concealed within the building walls, floors or ceiling or within approved conduit runs.

All exposed termination points of conduit shall be sealed tightly.

Doors And Windows:

All openable windows shall be covered with not less than #16 mesh screening.

All exterior doors shall be self closing of fitted with an approved air curtain.

All exterior pass through windows shall be screened/self closing or be fitted with an approved air curtain.

Vermin Exclusion Devices:

Additional vermin exclusion devices shall be provided as required by local health department.

Custom Millwork:

Custom millwork shall be provided that is easily cleanable, smooth, and impervious. Plastic laminated or equal shall be provided on all surfaces of shelving and cabinetry. Hardware shall be of the type to discourage harborage of vermin.

Custom Sheet Metal:

All custom sheetmetal work shall meet the requirements of all applicable N.S.F. standards.

Floor Sinks:

Floor sinks, where required, shall be installed per all codes and 1/2 exposed for easy accessible for cleaning. Ensure that floor sinks are boxed out of stationary cabinetry to be fully exposed.

Lighting:

Approved shatterproof shields for all lamps and/or light fixtures shall be provided in all areas where food is exposed.

Construction Joints:

All construction joints, cracks, and crevices at all counters, cabinets, bars, and other similar areas be sealed. Sealing shall be done with and approved caulking type sealant.

BID Documents - V2

OWNER: City Of Palmdale

PROJECT NAME: PHASE 1-CHIMBOLE CENTER AND LIBRARY EXPANSION -PN878

CLIENT ADDRESS: 38350 SIERRA HWY. PALMDALE, CA 93550

Müller DESIGN

FCSI Certified Member

REVISIONS:

	DESCRIPTION	DATE
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PROJECT NO: 2024-40156

DATE ISSUED: 2026/07/15

SCALE: 1/4"=1'-0"

SHEET NUMBER: FS3.3

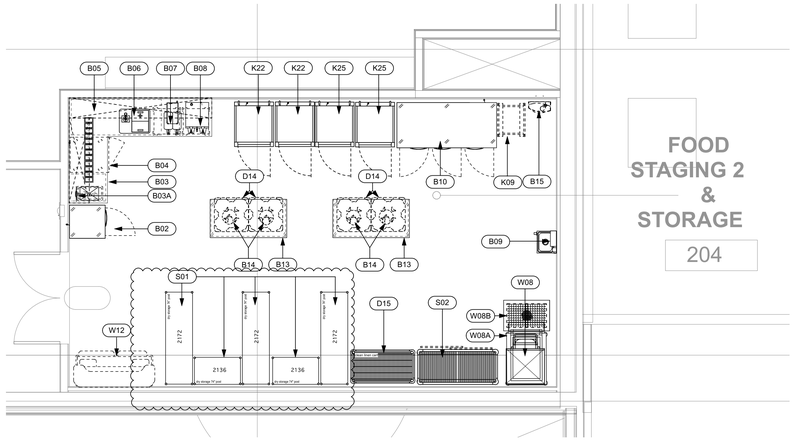
SHEET TITLE:

Food Service Equipment
Special Conditions Plan

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		Equipment Schedule
Item #	**QTY**	**Description**
B01	-	Spare number
B02	1	Beverage Refrigerator
B03	1	Service xcounter
B03A	1	Faucet
B04	1	Under counter refrigerator
B05	2	Wall shelves w/ pan slides (lower shelf)
B06	1	Ice & water station
B07	1	Ice tea brewer double
B08	1	Coffee brewer
B09	1	Hand sink, wall mount, knee valve/side splashes
B10	1	Refrigerator
B11	-	Spare number
B12	-	Spare number
B13	2	Worktable (mobile)
B14	4	Heat lamps ceiling hung/agj.
B15	1	Water filter
D01	1	Solid dishtable w/ rinse sink
D02	1	Warewasher
D02A	1	Pre-rinse
D03	1	Ventilation canopy
D04	1	Clean dishtable w/limte switch
D05	1	Wall-mount slant rack
D06	1	Floor trough
D07	1	Three compartment sink
D07A	1	Pre-rinse w/ faucet
D08	2	Barred wall shelves
D09	1	Hand sink
D10	-	Spare number
D11	-	Spare number
D12	-	Spare number
D13	-	Spare number
D14	10	Dish dolly
D15	2	Clean linen cart
D16	1	Solid linen cart
J01	1	Mop sink cabinet-faucet
K01	1	Combi Ovens/ventless
K02	1	Combi Ovens/ventless
K03	lot	Stainless steel wall liner
K04	1	Worktable w/under shelf
K05	-	Spare number
K06	1	Hand sink, wall mount, knee valve/side splashes
K07	1	Refrigerator
K08	1	Roll in refrigerator
K09	5	Speed rack
K10	-	Spare number
K11	-	Spare number
K12	-	Spare number
K13	1	Freezer
K14	1	Prep Table
K14A	1	Faucet
K15	2	Wall shelves w/ pan slides (lower shelf)
K16	1	Hand sink, wall mount, knee valve/side splashes
K17	1	Island workcounter
K18	5	Heat lamps ceiling hung/agj.
K19	3	Holding cabinet (undercounter)
K20	-	Spare number
K21	1	Freezer
K23	2	Hold cabinet (hot)
K23	3	Hold cabinet (hot)
K24	1	Holding cabinet (cold)
K25	2	Holding cabinet (cold)
K26	-	Spare number
S01	1 Lot	Dry storage shelving 74" post 4 shelves
S02	1 lot	Security shelving/sliding doors
S03	1 lot	Lockers/employee
W01	1	Ice & water station
W02	1	Ice tea brewer double
W03	1	Coffee brewer
W04	1	Hand sink
W05	1	Service Counter
W06	2	Wall shelves w/ pan slides (lower shelf)
W07	1	Beverage Refrigerator
W08	1	Air-cooled 1400 LB. ice cuber
W08A	1	Bin, ice dispensing, w/ transport carts
W08B	1	Floor trough
W09	1	Water filter
W10	1	Water filter
W11	1	Pass through shelf
W12	1	Bar (portable)
Y01	1	Worktable (mobile)
Y02	1	Ice & water station
Y03	1	Service xcounter
Y03A	1	Faucet
Y04	2	Wall shelves w/ pan slides (lower shelf)
Y05	1	Coffee brewer
Y06	1	Under counter refrigerator
Y07	1	Ice tea brewer double
Y08	1	Water filter
Y09	1	Ice machine w/bin
Y10	-	Spare number
Y11	-	Spare number
Y12	-	Spare number
Y13	1	Beverage Refrigerator
Y14	3	Heat lamps ceiling hung/agj.

BID Documents - V2

OWNER: City Of Palmdale

PROJECT NAME: PHASE 1-CHIMBOLE CENTER AND LIBRARY EXPANSION -PN878

CLIENT ADDRESS: 38350 SIERRA HWY. PALMDALE, CA 93550

Müller DESIGN

REVISIONS:

	DESCRIPTION	DATE
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PROJECT NO: 2024-40156

DATE ISSUED: 2026/07/15

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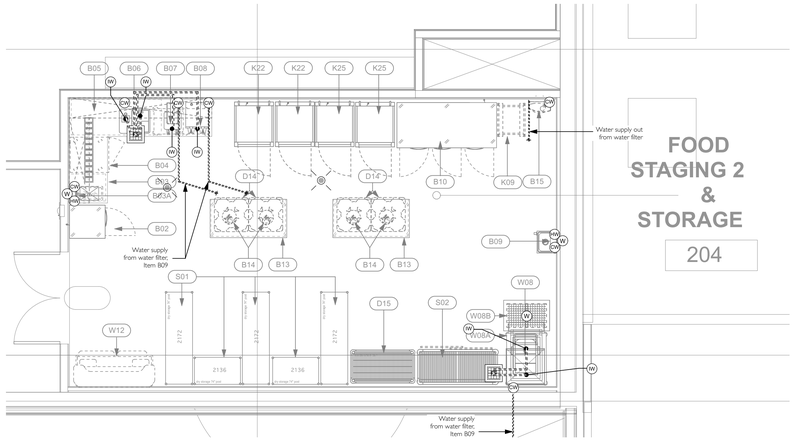
SHEET NUMBER: FS4.0

SHEET TITLE:

Food Service Equipment
Plan- Storage, Bar & Kitchenette

SVA ARCHITECTS
6 HUTTON CENTRE DR. SUITE 1150 SANTA ANA, CA 92707
T 949.809.3380 WWW.SVA-ARCHITECTS.COM

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PLUMBING SYMBOLS LEGEND

- (W) Direct Waste Connection
- (IW) Indirect Waste Connection
- (CW) Cold Water Connection
- (HW) Hot Water Connection
- (FS) Floor Sink: Use 1/2 Or 3/4 Grate Cover Wherever Possible
- (RS) Reduced-size Hub Drain For Indirect Waste (where Permitted)
- Floor Drain (location Suggested Only Verify W/ Plumbing Req. & Local Codes)
- (G) Gas Connection
- (R) Remote Refrigeration Connection (routing Per KEC)
- (CC) Building Chilled Water Loop Connection
- (CR) Building Chilled Water Loop Return

PLUMBING NOTES

Note: All locations for connections, sizes and runs are approximate and relative only to itemized food service equipment. Items not labeled either in the schedule or directly on the drawing are to be determined and verified on construction contract drawings. ALL WORK SHOWN ON THE PLUMBING PLANS IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, UNLESS OTHERWISE NOTED.

1. All work must be verified by site measurements and with the final equipment selection. Equipment makes and models may change and will thus affect final placement. Verify all work with foodservice equipment installer's final rough-in plans.

2. Height details are for stub-outs and are to be measured above finished floor level. Stub-outs to extend 4" beyond finished walls and 6" above finished floor or top of equipment pad. All appliance connections must be verified with foodservice equipment installer's final specifications and rough-in details.

3. Connections to grease traps and location of same must be made in accordance with local codes and requirements and must be reviewed and approved by owner, appropriate inspectors and MDI.

4. All gas appliances must be connected with properly sized regulators. Verify with foodservice equipment installer's final specifications.

5. All plumbing materials, including pipes, traps, stops, valves, fittings, vacuum breakers, hammer-arrestors, pressure reducing valves, gauges, unions and insulation are to be provided by the plumbing trades. These items must be connected so as not to interfere with the operation or use of the equipment. It is the responsibility of the plumbing trades to insure the proper sizing, fit and utilization of these according to manufacturer's specifications.

6. All plumbing labor, including mounting of drains, faucets and connections from point-of-connection on equipment to rough-in point as shown schematically on these plans is to be provided by plumbing trades.

7. Utilities are to be concealed in walls wherever possible. Exposed pipes or conduit must be approved by architect or owner.

8. All lines are to be flushed free of debris and foreign matter and line strainers cleaned prior to make-up of final utility connection.

9. Drain lines from evaporator coils must be trapped outside of refrigerated area and extended over building drain.

10. Gas main to be provided with a readily accessible manual shut-off valve by plumbing trades. A looped gas service is recommended to provide for balanced fuel distribution. Size of gas main to be determined by architect or architect's engineers.

11. Plumbing requirements for water wash hoods and hood fire protection systems will be detailed in rough-in plans supplied by others. Mechanical or electrical gas solenoid shut-off valves to be used with the fire protection system to be provided by plumbing trades per specifications supplied by hood provider. Kitchen equipment supplier will show final location for Ansul/gas emergency shut-off points once these have been coordinated with building engineers, hood manufacturer and MDI.

12. Water wash ventilators and wash down control panels will be furnished with loose components. Plumbing trades will be responsible for all interconnections per manufacturer's instructions.

13. Kitchen Equipment Contractor to provide and install indirect waste runs from walk-in evaporator coils. Connections through walls to be coordinated with project architect. Freezer runs are to be heated and insulated.

14. Locations for floor drains are suggested. Building engineer and plumbing engineer to co-ordinate existing drains and locations with those shown on this plan and review same with architect and MDI.

15. Furnish all large items in pre-piped sections. All connections are to be clearly labeled. Written connection instructions from manufacturer are to be provided to the plumbing trades. Plumbing trades to make final connections between sections.

16. Steam lines are to be installed per local codes. All exposed lines to be insulated and covered either in chrome-plated or stainless steel sleeves.

17. Food service equipment contractor to furnish all gate valves, strainers, condensate traps, temperature controllers check valves and interconnecting piping within steam using equipment. Plumbing trades to blow out lines and make all final connections between equipment and stub outs.

18. Carbonated liquid waste piping shall be of corrosive resistive material. Do not use copper piping or cast iron until proper neutralization or dilution has occurred. CPC 811.

19. No exposed ABS (plastic piping with flame-spread rating of 75 or more.) can be used. CPC 311.11

20. Floor sinks must be exposed at least 50% under non mobile equipment

BID Documents - V2

OWNER: City Of Palmdale

PROJECT NAME: PHASE 1-CHIMBOLE CENTER AND LIBRARY EXPANSION -PN878

CLIENT ADDRESS: 38350 SIERRA HWY. PALMDALE, CA 93550

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REVISIONS:

	DESCRIPTION	DATE
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PROJECT NO: 2024-40156

DATE ISSUED: 2026/07/15

SCALE: 1/4"=1'-0"

SHEET NUMBER: FS4.1

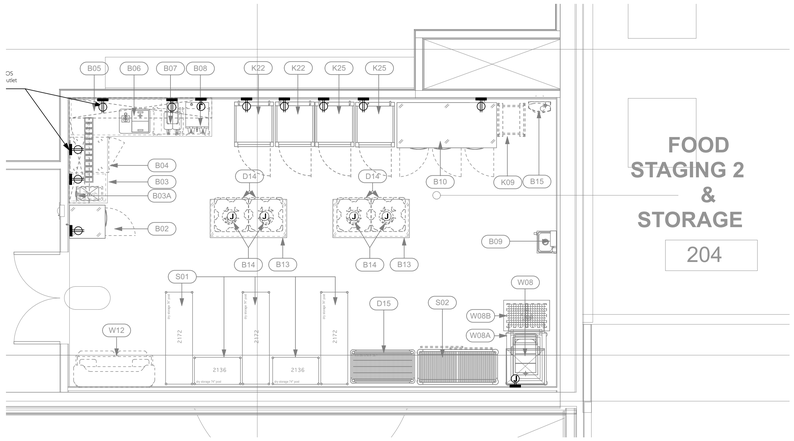
SHEET TITLE:

Food Service Equipment Plumbing Plan- Storage, Bar & Kitchenette

SVA ARCHITECTS
6 HUTTON CENTRE DR. SUITE 1150 SANTA ANA, CA 92707
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PALMDALE - PH. 1 OWNER FURNISHED ITEMS
OF-6 - Food Service Equipment



ELECTRICAL SYMBOLS LEGEND

- (J) Junction Box At Noted Height Above Finished Floor
- 120v/1ph Convenience Outlet
- (E) Convenience Outlet Furnished With Equipment
- Convenience Outlet 208v/1ph
- Convenience Outlet 208v/3ph
- (E) Convenience Outlet 208-240v/1ph Mounted On Equipment
- (D) Drop Cord From Ceiling
- (J) Junction Box At Noted Height As Part Of Equipment
- (F) Waterproof Stub Up Through Floor
- Flex Feeder (36" Tail Exposed)
- Switch Wired to Equipment
- (P) POS Connection - provide Low Voltage Conduit & Cabling Per Vendor
- Telephone Connection
- (V) Vaporproof Light Furnished With Equipment
- Vaporproof Florescent Light Furnished With Equipment
- PB Pull Box Or Breaker Panel Supplied With Equipment

ELECTRICAL NOTES

Note: All locations for connections, sizes and conduit runs are approximate and relative only to the foodservice equipment noted on these plans. Items not labeled either in the schedule or directly on the drawing are to be determined and verified on construction contract drawings.

ALL WORK SHOWN ON THE ELECTRICAL PLANS IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, UNLESS OTHERWISE NOTED.

1. All work must be verified by site measurements and with the final equipment selection. Equipment makes and models may change and will thus affect final placement. Verify all work with foodservice equipment installer's final rough-in plans.
2. Height details are for point of connection and are to be measured above finished floor level to centerline of outlet or point of connection. Stub-outs to extend 6" beyond finished walls and 6" above finished floor or top of equipment pad. All appliance connections must be verified with foodservice equipment installer's final specifications and rough-in details.
3. Utilities shown and listed are the minimum required to operate equipment. Locations of any additional utilities must be corrdinated through the Contracting Officer.
4. Final connections to equipment and inter-connections between equipment where necessary are to be made by electrical trades. Items of fabricated equipment which require electrical service are to be pre-wired to a junction box or terminal panel, ready for connection by electrical trades. Any variation from this, or lack of proper connection on any give item must be brought to the attention of the Contracting Officer.
5. All electrical materials including wire, conduit, main switches, safety cut-outs, junction boxes, fuse boxes, shunt-trip breakers, disconnect switches and controls are to be provided by electrical trades. Electrical trades to furnish and install lock-out devices on circuit breakers controlling ventilation, refrigeration and fire suppression control panels.
6. Utilities are to be concealed in walls and stubbed out at appropriate locations. Do not run surface mounted conduit or wire. Electrical trades to furnish and install conduit and pull boxes for all beverage, refrigeration, and wash down system lines. Conduit to be round with minimum 24" radius bends and to terminate 4" above finished floor, 6" beyond wall, or flush with the tops of equipment pads. Pull boxes must be located every 75 feet or per every three bends, whichever occurs first.
7. Electrical components of any kind, including switches, fuse boxes, panels, disconnects, conduit, or other connections must be installed so as to not interfere with the operation or use of the food-service equipment.
8. Amperages indicated are for each unit shown and do not reflect any additional requirements for HP or kW listed.
9. NEMA numbers must be verified with the appropriate cut sheet information before final installation of duplexes or surface mounted items. All direct connections are to be made by electrical trades.
10. Motors exceeding 1 horsepower or appliances with heating elements exceeding 5.0 kW must generally be connected to 3 phase electrical service and provided with overload protection and a quick disconnect switch wherever necessary. Electrical trades must verify these requirements before connection.
11. Control and power wiring between electrical defrost evaporator, time clock, temperature control device and condensing unit by electrical trades. Verify final connection with refrigeration shop drawings and installer's final rough-in plans.
12. Drain line from freezer coils are to wrapped with heater cables, taped and insulated by electrical trades.
13. Walk-in lighting, door and drain heaters and fan and coil connections to be connected and inter-wired by electrical trades.
14. Control and power wiring between the ventilator control panel, ventilators, exhaust and supply fan magnetic starters, shunt-trip breakers, and/or contactors, remote fire pull stations, detergent dispensing systems, fenwall detectors and other ancillary components to be shown in engineers drawings and installedby electrical trades.
15. Fire protection system remote fire cable pull box to be recessed into wall and installed per manufacturer's and project engineer's specifications.
16. Computer grade isolated and grounded wiring is required for computerized cash registers, printers, and connected devices. Verify exact locations with selecetd POS equipment.

BID Documents - V2

OWNER: City Of Palmdale

PROJECT NAME: PHASE 1-CHIMBOLE CENTER AND LIBRARY EXPANSION -PN878

CLIENT ADDRESS: 38350 SIERRA HWY. PALMDALE, CA 93550

Müller DESIGN

REVISIONS:

	DESCRIPTION	DATE
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PROJECT NO: 2024-40156

DATE ISSUED: 2026/07/15

SCALE: 1/4"=1'-0"

SHEET NUMBER: FS4.2

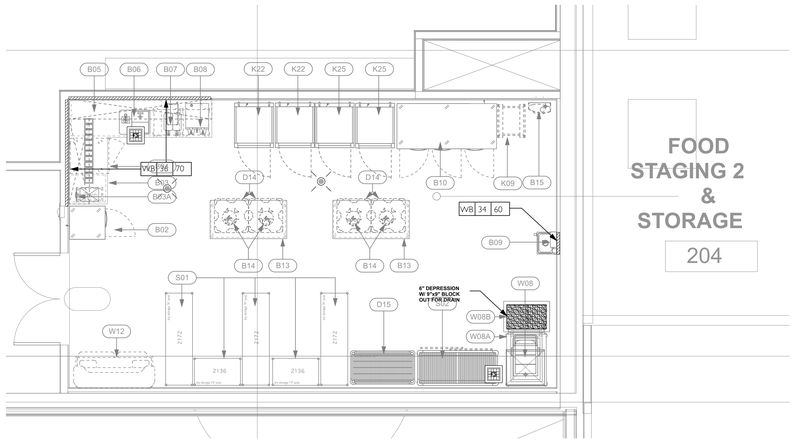
SHEET TITLE:

Food Service Equipment Plumbing Plan- Storage, Bar & Kitchenette

SVA ARCHITECTS

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GENERAL BUILDING SYMBOLS LEGEND

	Raised Curb Areas		Non-combustible Wall Construction
FD	Floor Sink - 5" Depression	CG	Corner Guards By G.C. (NIKEC) (mount To 60" from coved floor)
	Area Drain		Unistrut Bracing By KEC Above Drop Ceiling, Braced To Building Beams Rated To Specific Load. Hood Hangers Representational Only. See Shop Drawings For Verification.
PD	Reduced-size Hub Drain For Indirect Waste (where Permitted)		
	Prepared smooth & level slab (or 8" Depression in slab if so noted)	KEC	Kitchen Equipment Contractor
WB	Wall Blocking By G.C. From Noted Height To Noted Height In Inches	NIKEC	Not In Kitchen Equipment Contract
PB	Suggested Pull box location. KEC to coordinate with G.C.	GC	General Contractor

NOTE:

Special conditions for preparation of the building site for the installation of foodservice equipment are shown schematically on this plan. Requirements for penetrations for plumbing fixtures piping or vents, (including floor sinks) electrical stub ups are not shown. Refer to FS301, FS302,FS401, FS402, FS501& FS502, for these locations.

Best routing for services, connections, conduits and chases for interconnecting foodservice equipment shall be coordinated between the general contractor and the foodservice equipment contractor prior to installation.

All new walls, depressions, raised curbs, wall backing, ceiling supports, unistrut, new ceilings, lights and fixtures not specifically numbered in the equipment schedule are to be installed by the General Contractor and are not part of the kitchen equipment contract (NIKEC.)

It is however, required that the kitchen equipment contractor (KEC) coordinate and verify all required conditions for the installation of all scheduled equipment and provide the General Contractor with all required information and clarifications necessary for the installation of the final selection of equipment.

All changes in make and model, redesigned custom items, and alternative methods of installation will require proper and timely notification by the KEC to the project manager and general contractor so that accommodation for these changes can be made prior to installation.

SANITARY CONSTRUCTION

Sanitary Construction Guidelines:

G.C. shall be responsible for constructing facility to satisfy the requirements of the local health department or other applicable enforcement agency. the following guidelines are intended to be used only for general information. Prior to construction, the G.C. shall request a copy of the construction guidelines for the health department or agency having jurisdiction over this project and follow the information provided. the following information applies mainly to preparation, service, storage, clean up, refuse, beverage, and changing areas. Verify with local health departments.

Floors:

Floors shall be smooth, impervious and easily cleanable. Floor base shall extend a minimum of 4" up the wall (6" preferred) with a 3/8" minimum radius seamless coved base, integral to the floor surface. Toe kicks shall meet the same requirements.

Wall And Ceilings:

Walls shall be smooth, nonabsorbent, and washable. Color shall be light and wall shall be painted with a gloss or semi-gloss enamel paint.

Acoustical ceiling tiles, if used, shall be capaul " vinyl rock" #1140 CRF or equal.

Conduit:

All plumbing, electrical, and other conduit shall be concealed within the building walls, floors or ceiling or within approved conduit runs.

All exposed termination points of conduit shall be sealed tightly.

Doors And Windows:

All openable windows shall be covered with not less than #16 mesh screening.

All exterior doors shall be self closing of fitted with an approved air curtain.

All exterior pass through windows shall be screened/self closing or be fitted with an approved air curtain.

Vermin Exclusion Devices:

Additional vermin exclusion devices shall be provided as required by local health department.

Custom Millwork:

Custom millwork shall be provided that is easily cleanable, smooth, and impervious. Plastic laminated or equal shall be provided on all surfaces of shelving and cabinetry. Hardware shall be of the type to discourage harborage of vermin.

Custom Sheet Metal:

All custom sheetmetal work shall meet the requirements of all applicable N.S.F. standards.

Floor Sinks:

Floor sinks, where required, shall be installed per all codes and 1/2 exposed for easy accessible for cleaning. Ensure that floor sinks are boxed out of stationary cabinetry to be fully exposed.

Lighting:

Approved shatterproof shields for all lamps and/or light fixtures shall be provided in all areas where food is exposed.

Construction Joints:

All construction joints, cracks, and crevices at all counters, cabinets, bars, and other similar areas be sealed. Sealing shall be done with and approved caulking type sealant.

BID Documents - V2

OWNER: City Of Palmdale

PROJECT NAME: PHASE 1-CHIMBOLE CENTER AND LIBRARY EXPANSION -PN878

CLIENT ADDRESS: 38350 SIERRA HWY. PALMDALE, CA 93550

Müller DESIGN
Ph (714) 747-1945 Mobile (562) 637-1955
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REVISIONS:

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PROJECT NO: 2024-40156

DATE ISSUED: 2026/07/15

SCALE: 1/4"=1'-0"

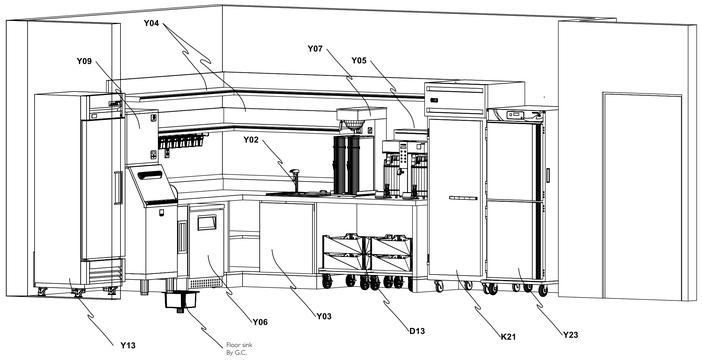
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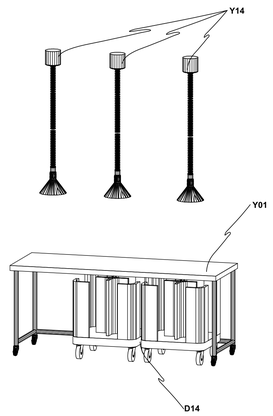
Food Service Equipment
Special Conditions Plan

SVA ARCHITECTS
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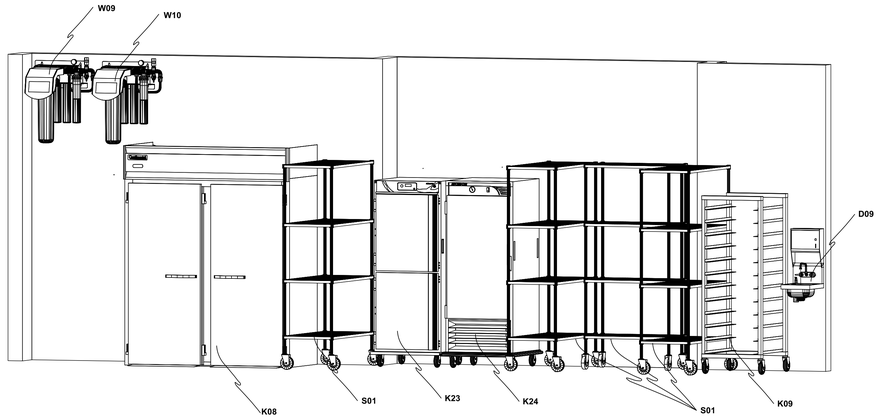
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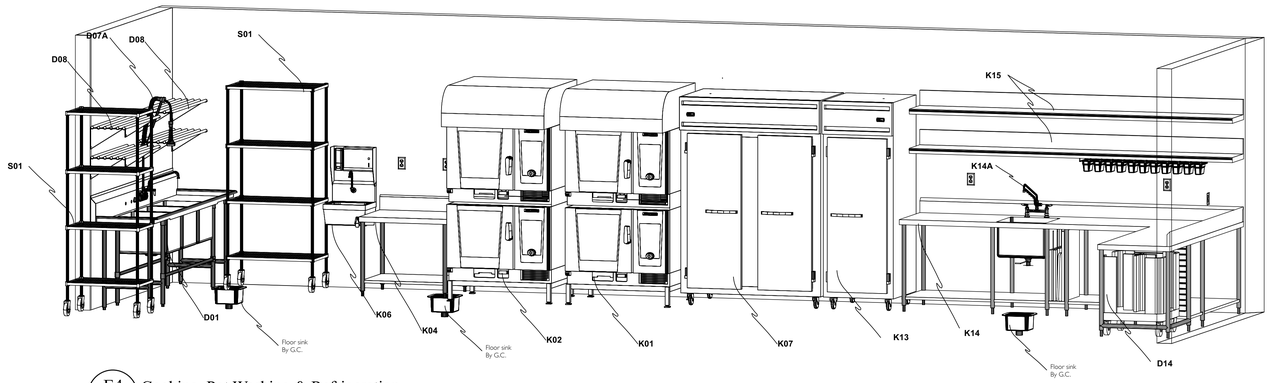
E1 FS5.0 Service Counter
Right Isometric View: Scale 1/2"=1'-0"



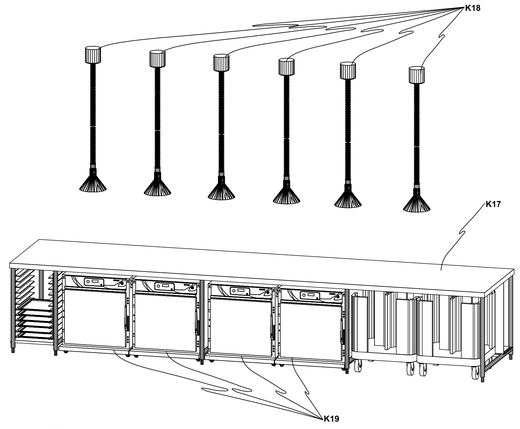
E2 FS5.0 Island Mobile Table
Right Isometric View: Scale 1/2"=1'-0"



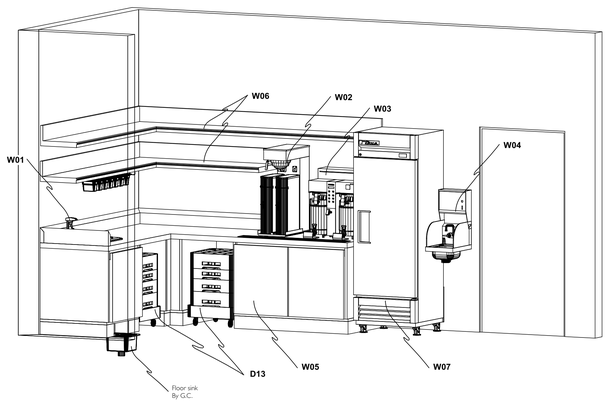
E3 FS5.0 Refrigeration & Dry Storage
Right Isometric View: Scale 1/2"=1'-0"



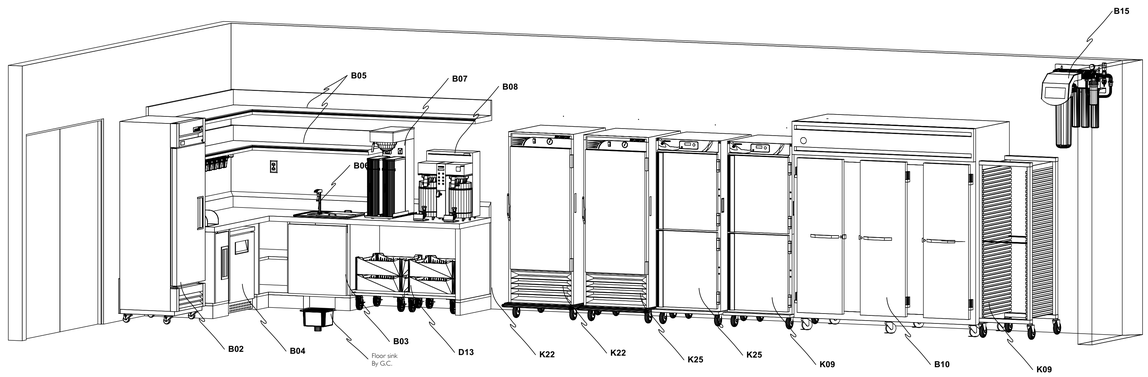
E4 FS5.0 Cooking, Pot Washing & Refrigeration
Right Isometric View: Scale 1/2"=1'-0"



E5 FS5.0 Island Plating
Right Isometric View: Scale 1/2"=1'-0"



E6 FS5.0 Service Counter
Right Isometric View: Scale 1/2"=1'-0"



E7 FS5.0 Kitchenette Service Counter & Hot/Cold Cabinets
Right Isometric View: Scale 1/2"=1'-0"

BID Documents - V2

OWNER: City Of Palmdale

PROJECT NAME: PHASE 1-CHIMBOLE CENTER AND LIBRARY EXPANSION -PN878

CLIENT ADDRESS: 38350 SIERRA HWY. PALMDALE, CA 93550

Müller DESIGN

FCSI Certified Professional Professional Member

REVISIONS:

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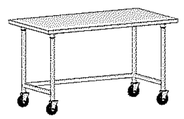
SHEET NUMBER: FS5.0

SHEET TITLE:

Food Service Equipment Elevations

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RENDERING



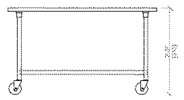
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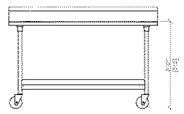
PLAN



PLAN

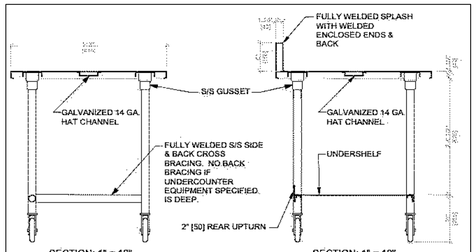


ELEVATION



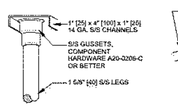
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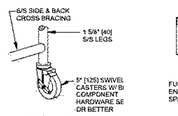


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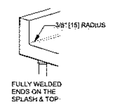
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LEG DETAIL: N.T.S.



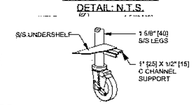
CASTER & BRACING DETAIL: N.T.S.



BACKSPLASH DETAIL: N.T.S.

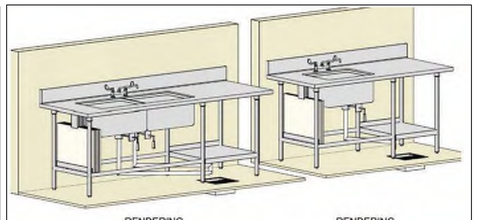


TABLE TOP EDGE DETAIL: N.T.S.



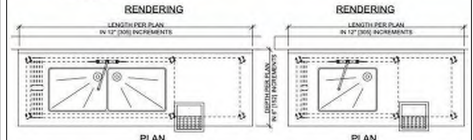
CASTER & SHELF DETAIL: N.T.S.

Area: | Sheet No.: SD001.1 | Sheet: Mobile table



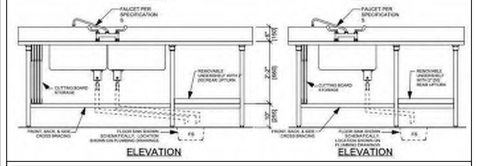
RENDERING

RENDERING



PLAN

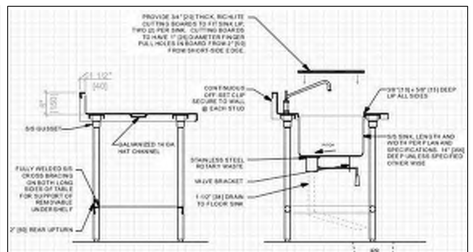
PLAN



ELEVATION

ELEVATION

Area: | Sheet No.: SD002 | Sheet: Stationary Table with Sink

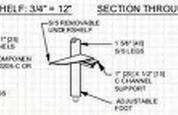


SECTION THROUGH UNDERSHELF: 3/4" = 12"

SECTION THROUGH SINK: 3/4" = 12"



LEG DETAIL: N.T.S.



FOOT & UNDERSHELF DETAIL: N.T.S.



BACKSPLASH DETAIL: N.T.S.

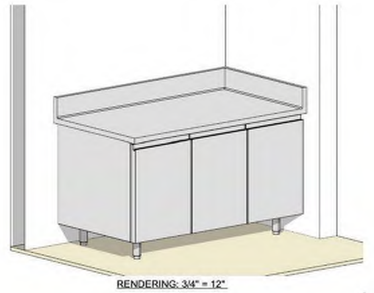


CUTTING BOARD DETAIL: N.T.S.

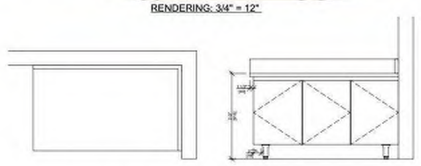


TABLE TOP EDGE DETAIL: N.T.S.

Area: | Sheet No.: SD02.1 | Sheet: Stationary Table with Sink



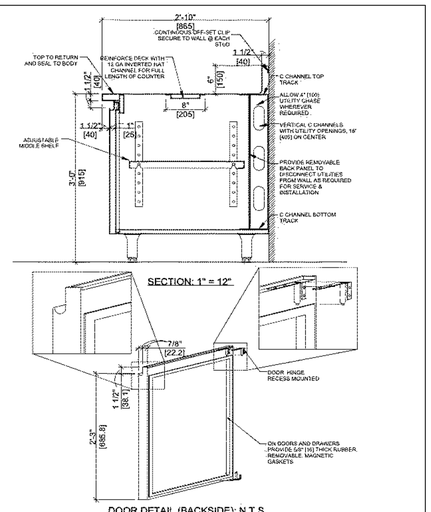
RENDERING: 3/4" = 12"



PLAN: 1/2" = 12"

ELEVATION: 1/2" = 12"

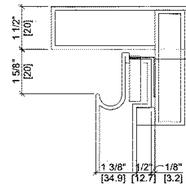
Area: | Sheet No.: SD004 | Sheet: Ambient Counter Construction



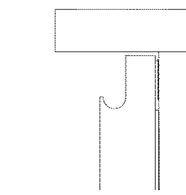
SECTION: 1" = 12"

DOOR DETAIL (BACKSIDE): N.T.S.

Area: | Sheet No.: SD004.1 | Sheet: Ambient Counter Construction

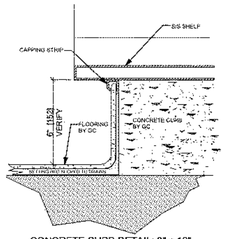


FINGER PULL SECTION

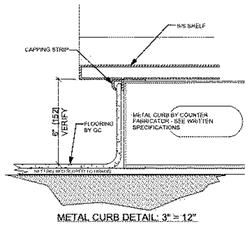


FINGER PULL SIDE ELEVATION

Area: | Sheet No.: SD004.2 | Sheet: Ambient Counter Construction



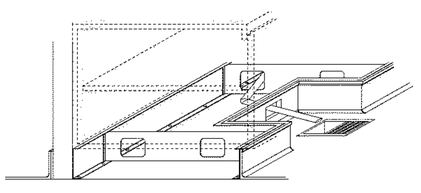
CONCRETE CURB DETAIL: 3" = 12"



METAL CURB DETAIL: 3" = 12"

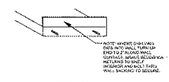
Area: | Sheet No.: SD005 | Sheet: Curb Detail

Area:

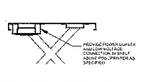


METAL CURB ISOMETRIC

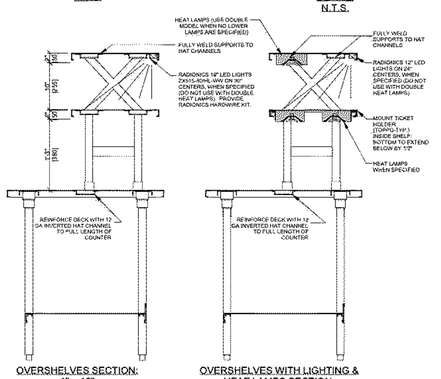
Sheet No.: SD005.1 | Sheet: Curb Detail



CONDITION AT WALL: N.T.S.



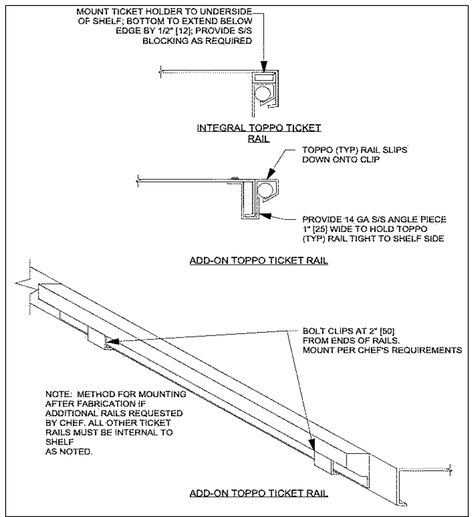
CONVENIENCE OUTLET DETAIL: N.T.S.



OVERSHELVES SECTION: 1" = 12"

OVERSHELVES WITH LIGHTING & HEAT LAMPS SECTION: 1" = 12"

Area: | Sheet No.: SD010.1 | Sheet: Counter Mounted Shelving



Area: | Sheet No.: SD010.2 | Sheet: Counter Mounted Shelving



RENDERING: 1-1/2" = 12"

Area: | Sheet No.: SD012 | Sheet: Three Compartment Pot Wash Sink

OWNER: City Of Palmdale

PROJECT NAME: PHASE 1-CHIMBOLE CENTER AND LIBRARY EXPANSION -PN878

CLIENT ADDRESS: 38350 SIERRA HWY. PALMDALE, CA 93550

BID Documents - V2

Müller DESIGN

FCSI Professional Member

REVISIONS:

	DESCRIPTION	DATE

PROJECT NO: 2024-40156

DATE ISSUED: 2026/07/15

SCALE: n/a

SHEET NUMBER: FS6.0

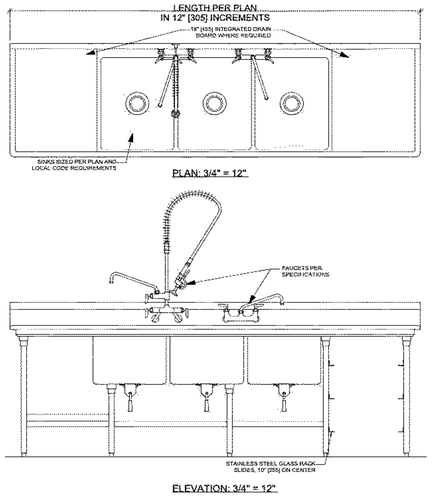
SHEET TITLE:

Food Service Equipment Standard Details

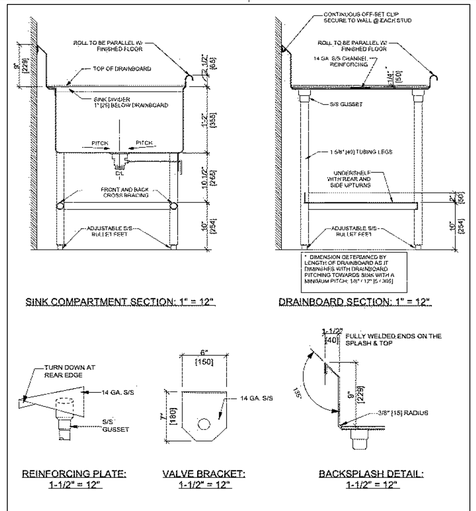
SVA ARCHITECTS

6 HUTTON CENTRE DR, SUITE 1150 SANTA ANA, CA 92707
T 949.809.3380 WWW.SVA-ARCHITECTS.COM

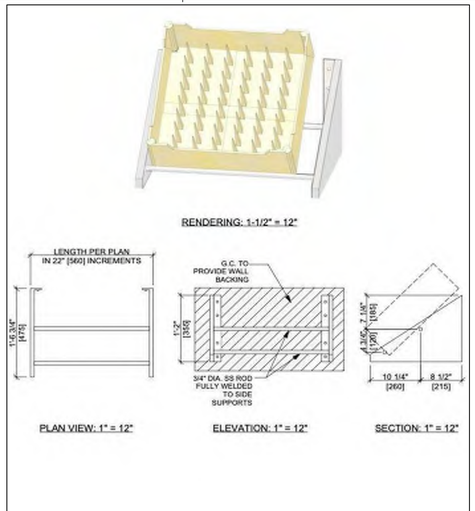
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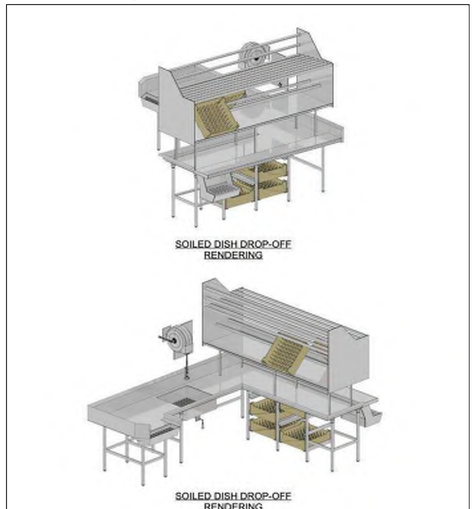
Area: | Sheet No.: SD012.1 | Sheet: Three Compartment Pot Wash Sink



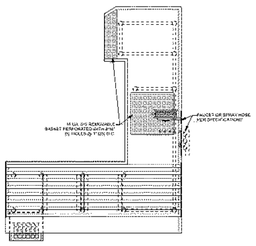
Area: | Sheet No.: SD012.2 | Sheet: Three Compartment Pot Wash Sink



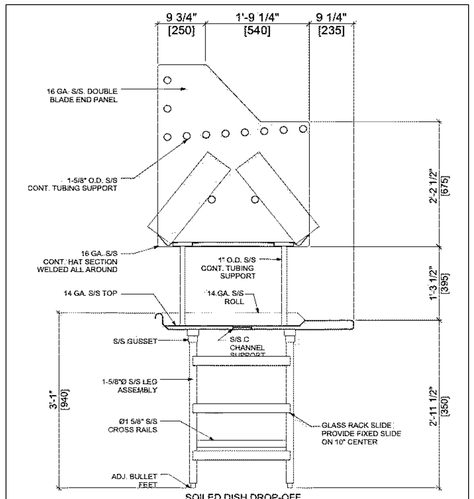
Area: | Sheet No.: SD013 | Sheet: Glass Rack Shelf



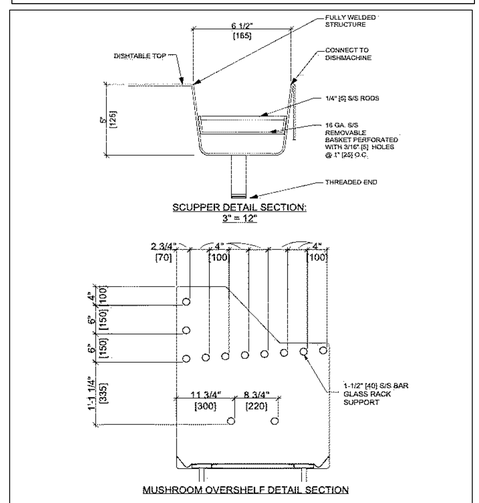
Area: | Sheet No.: SD014 | Sheet: Soild Dish Drop-Off



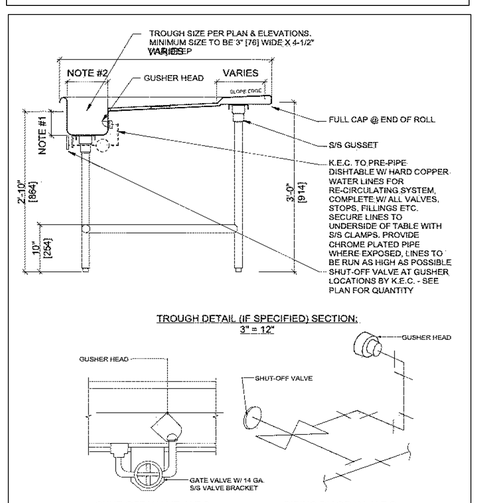
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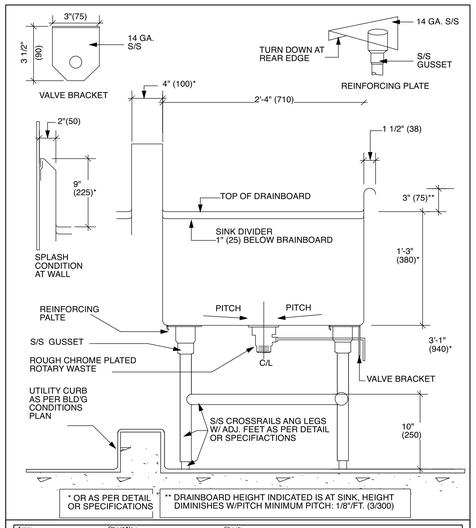
Area: | Sheet No.: SD014.2 | Sheet: Soild Dish Drop-Off



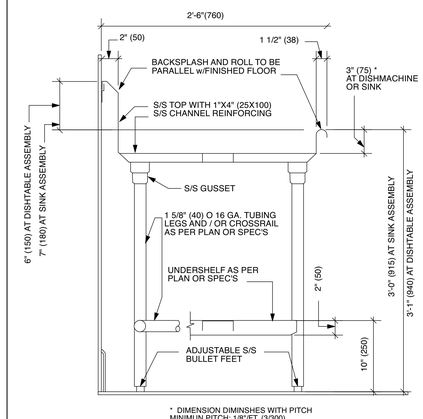
Area: | Sheet No.: SD014.3 | Sheet: Soild Dish Drop-Off



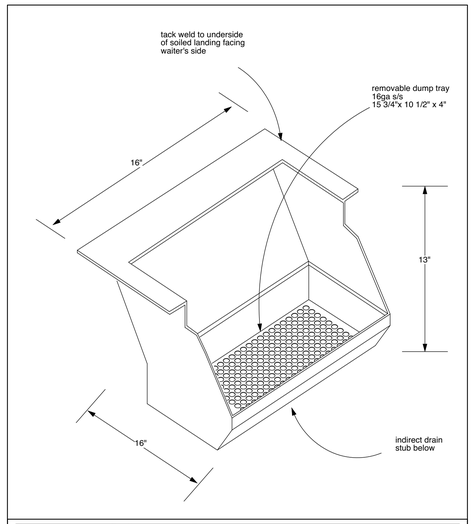
Area: | Sheet No.: SD014.4 | Sheet: Soild Dish Drop-Off



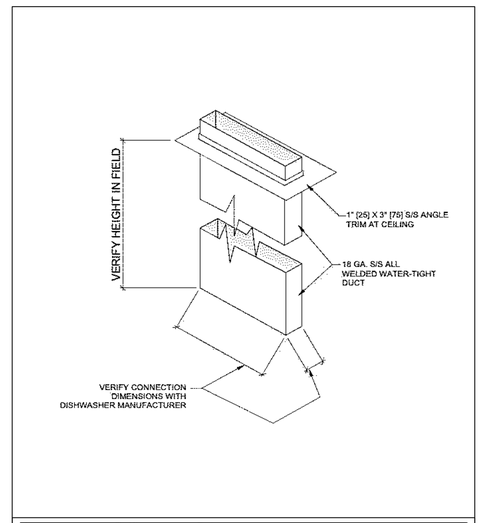
Area: | Sheet No.: SD014.5 | Sheet: Dishtable Sink



Area | Sheet No.: SD014.6 | Sheet: Dishtable & Drain Board



Area: | Sheet No.: SD014.7 | Sheet: GLASS DUMP BASIN



Area: | Sheet No.: SD015 | Sheet: Direct Vent Exhaust

BID Documents - V2

OWNER: City Of Palmdale

PROJECT NAME: PHASE 1-CHIMBOLE CENTER AND LIBRARY EXPANSION -PN878

CLIENT ADDRESS: 38350 SIERRA HWY. PALMDALE, CA 93550

Müller DESIGN

FCSI PROFESSIONAL MEMBER

REVISIONS:

	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		

PROJECT NO: 2024-40156

DATE ISSUED: 2026/07/15

SCALE: n/a

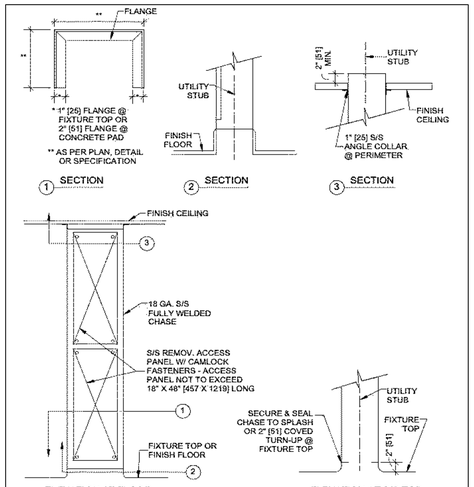
SHEET NUMBER: FS6.1

SHEET TITLE:

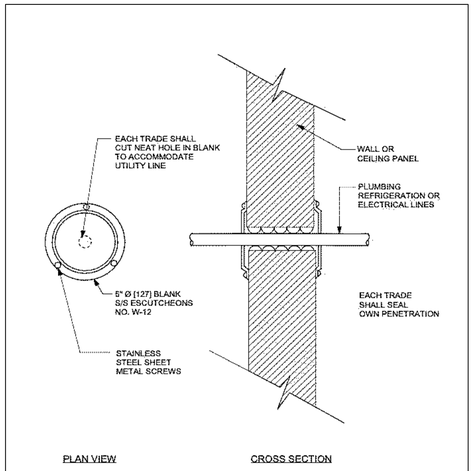
Food Service Equipment Standard Details

SVA ARCHITECTS
6 HUTTON CENTRE DR, SUITE 1150 SANTA ANA, CA 92707
T 949.809.3380 WWW.SVA-ARCHITECTS.COM

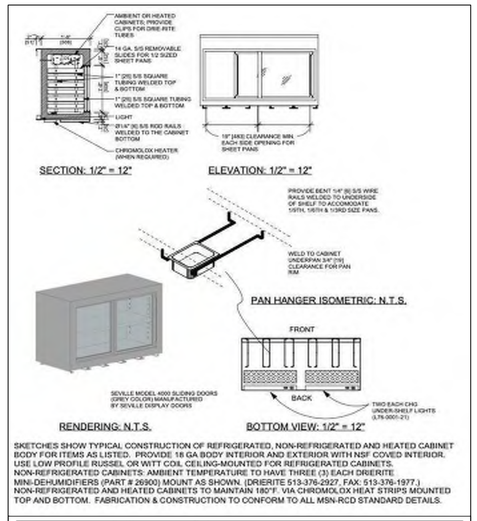
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Area: | Sheet No.: SD016 | Sheet: Untility Chase

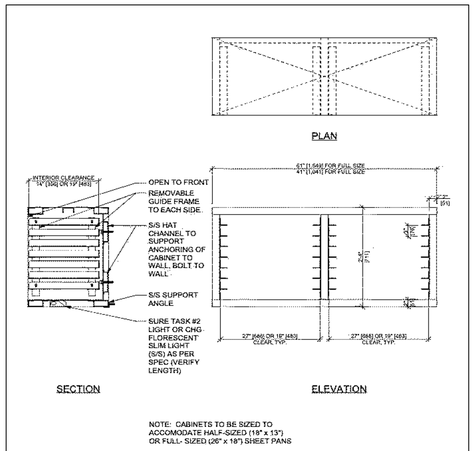


Area: | Sheet No.: SD017 | Sheet: Utility Penetration



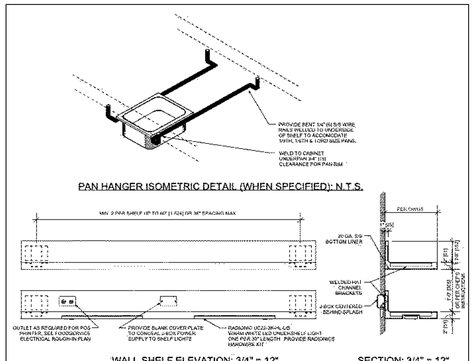
SKETCHES SHOW TYPICAL CONSTRUCTION OF REFRIGERATED, NON-REFRIGERATED AND HEATED CABINET BODY FOR ITEMS AS LISTED. PROVIDE 18 GA BODY INTERIOR AND EXTERIOR WITH NSF COVED INTERIOR. USE LOW PROFILE RUSSEL OR WITT COIL CEILING-MOUNTED FOR REFRIGERATED CABINETS. NON-REFRIGERATED CABINETS: AMBIENT TEMPERATURE TO HAVE THREE (3) EACH DRIERITE MINI-DEHUMIDIFIERS (PART # 26900) MOUNT AS SHOWN. (DRIERITE 513-376-2927, FAX: 513-376-1977.) NON-REFRIGERATED AND HEATED CABINETS TO MAINTAIN 180°F. VIA CHROMOLOX HEAT STRIPS MOUNTED TOP AND BOTTOM. FABRICATION & CONSTRUCTION TO CONFORM TO ALL MSN-RCD STANDARD DETAILS.

Area: | Sheet No.: SD018 | Sheet: Wall Mounted Cabinet



NOTE: CABINETS TO BE SIZED TO ACCOMODATE HALF-SIZED (18" x 13") OR FULL- SIZED (26" x 18") SHEET PANS

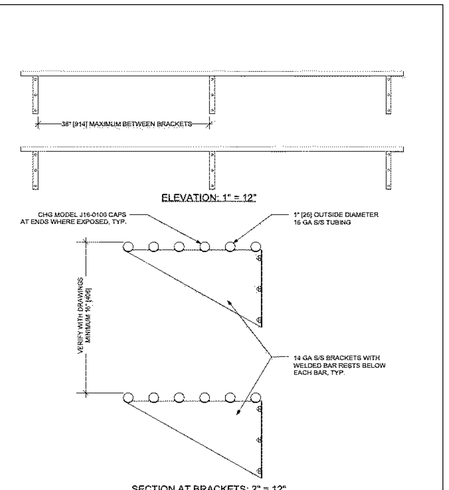
Area: | Sheet No.: SD019 | Sheet: Wall Mounted Sheet Pan Rack



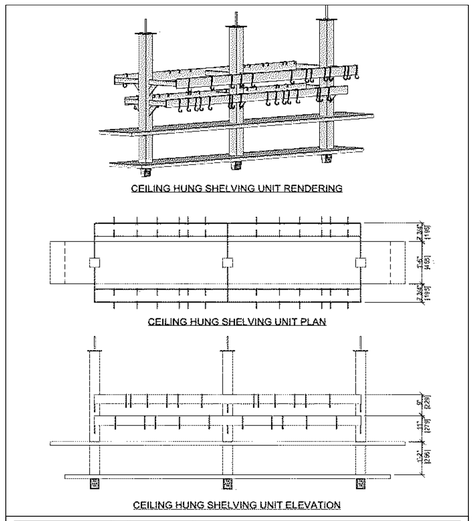
TWO BRACKETS (14 GA. S/S) TO BE SUPPLIED ON SHELVES PER 5'0" [1,524] OF LENGTH. LONGER UNITS TO HAVE SUPPORTS EQ. SPACED ON MAX 3'-0" [914] SPANS. EACH BRACKET TO HAVE MIN. 4 EA. 1/4" [6] ROUNDHEAD BOLTS AND S/S LOCKWASHERS. BOLTS TO BE SUFFICIENT LENGTH TO ANCHOR THROUGH WALL MATERIAL AND/OR BACKING TO LEAD EXPANSION SHIELDS OR TOGGLES. SHELF TO SLIP OVER BRACKETS AND LOCK AT TOP OF SPLASH.

MOUNT LIGHTS VIA MOUNTING PLATE, RUN CONDUIT BETWEEN LIGHTS IN SHELF VOID FLEX CLIPPED IN FRONT BULLNOSE, FULLY CONCEALED AND FLEX TO WALL. CONNECT TO SINGLE EYE FACE PLATE. LIGHTS TO BE MOUNTED ON BOTTOM SHELF ONLY UNLESS OTHERWISE SPECIFIED. COORDINATE WITH PAN HANGERS WHERE SPECIFIED. ONE LIGHT PER 48" [1,219] SHELF RUN.

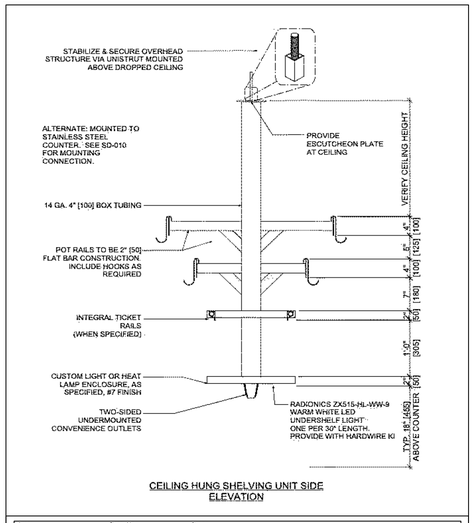
Area: | Sheet No.: SD020 | Sheet: Wall Shelf



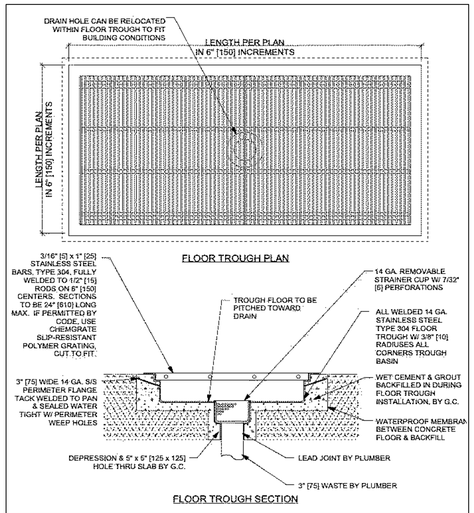
Area: | Sheet No.: SD025 | Sheet: Barred Wall Shelf



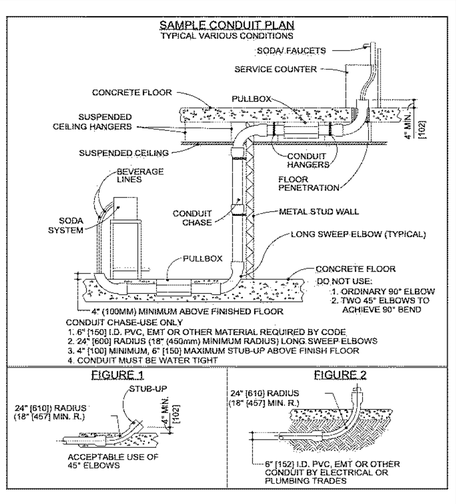
Area: | Sheet No.: SD027 | Sheet: Ceiling Hung Shelving Unit



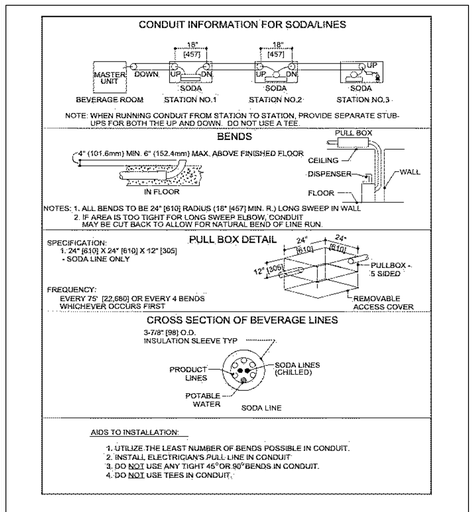
Area: | Sheet No.: SD027.1 | Sheet: Ceiling Hung Shelving Unit



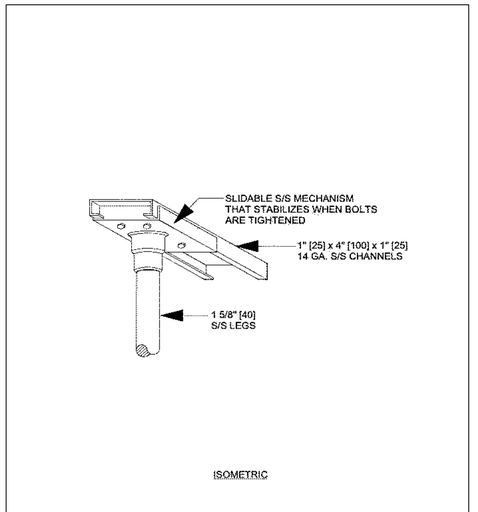
Area: | Sheet No.: SD029 | Sheet: Floor Trough



Area: | Sheet No.: SD030 | Sheet: Soda Chase



Area: | Sheet No.: SD030.1 | Sheet: Soda Chase



Area: | Sheet No.: SD033 | Sheet: Adjustable Legs

OWNER: City Of Palmdale

PROJECT NAME: PHASE 1-CHIMBOLE CENTER AND LIBRARY EXPANSION -PN878

CLIENT ADDRESS: 38350 SIERRA HWY. PALMDALE, CA 93550

BID Documents - V2

Müller DESIGN

REVISIONS:

	DESCRIPTION	DATE

PROJECT NO: 2024-40156

DATE ISSUED: 2026/07/15

SCALE: n/a

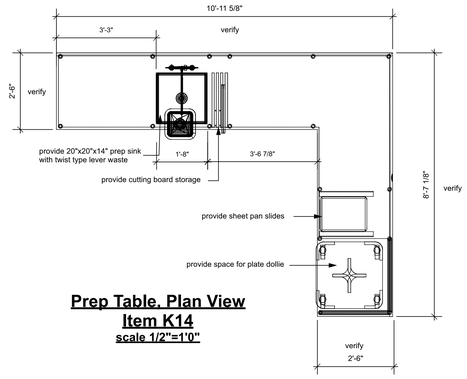
SHEET NUMBER: FS6.2

SHEET TITLE:

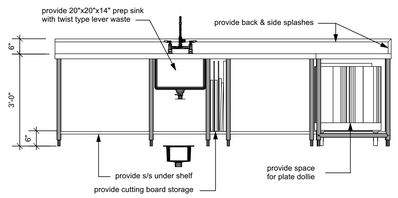
Food Service Equipment Standard Details

SVA ARCHITECTS
6 HUTTON CENTRE DR, SUITE 1150 SANTA ANA, CA 92707
T 949.809.3380 WWW.SVA-ARCHITECTS.COM

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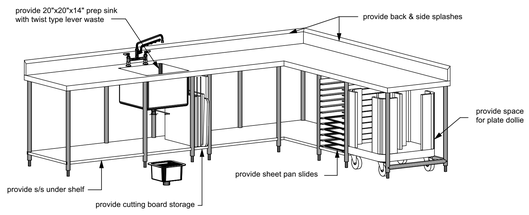
Prep Table, Plan View
Item K14
scale 1/2"=1'0"



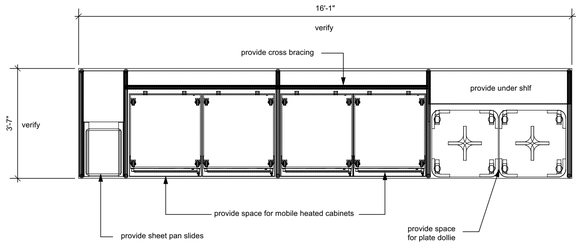
Prep Table, Elevation View
Item K14
scale 1/2"=1'0"

Fabrication:
Custom stainless steel work counter with & 14 Ga top & 16ga body.
Built to NSF 7 Standards or better. Finished and polished on the
inside and out, corrosion resistant.
See Standard Details, Sheet FS60 & FS6.2 details SD002, SD002.1, SD033
NOTE:Verify all dimensions with equipment and site

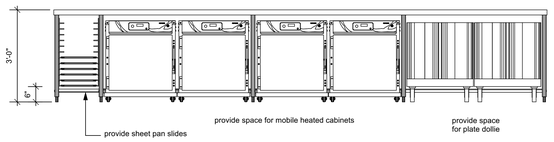
a) Reinforce full length with inverted hat channel.
b) Provide 14ga. s/s top
c) Provide 1-1/2" legs with 3" adjustment
d) Provide stainless steel undershelf
e) Provide 6" back and side splashes
f) Provide prep sink 20"x14"x20" with twist type lever waste
g) Provide sound deadening under counter
h) Provide s/s sink skirt
i) Provide sheet pan slides
j) Provide cutting board storage
k) Provide space for plate dollie
l) Fabricator to provide shop drawings for approval by consultant.



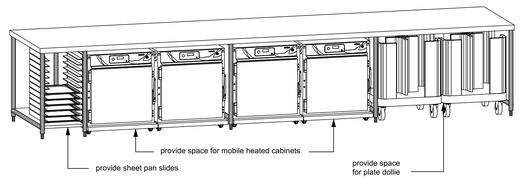
Prep Table, Isometric View
Item K14
scale 1/2"=1'0"



Plating Table, Plan View
Item K17
scale 1/2"=1'0"



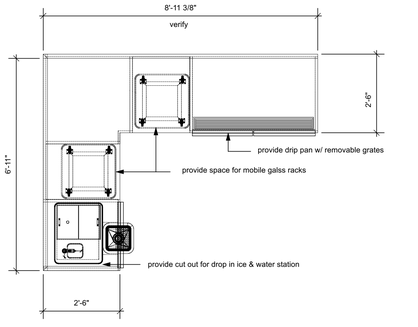
Plating Table, Elevation View
Item K17
scale 1/2"=1'0"



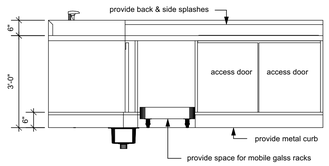
Plating Table, Isometric View
Item K17
scale 1/2"=1'0"

Fabrication:
Custom stainless steel work counter with & 14 Ga top & 16ga body.
Built to NSF 7 Standards or better. Finished and polished on the
inside and out, corrosion resistant.
See Standard Details, Sheet FS60 & FS6.2 details SD002, SD002.1, SD033
NOTE:Verify all dimensions with equipment and site

a) Reinforce full length with inverted hat channel.
b) Provide 14ga. s/s top
c) Provide 1-1/2" legs with 3" adjustment
d) Provide stainless steel undershelf
e) Provide cross bracing
f) Provide sound deadening under counter
g) Provide sheet pan slides
h) Provide space for heated cabinets
i) Provide space for plate dollie
j) Fabricator to provide shop drawings for approval by consultant.



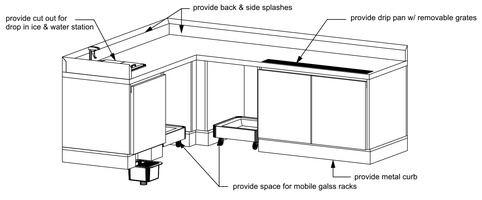
Beverage Counter, Plan View
Item W05
scale 1/2"=1'0"



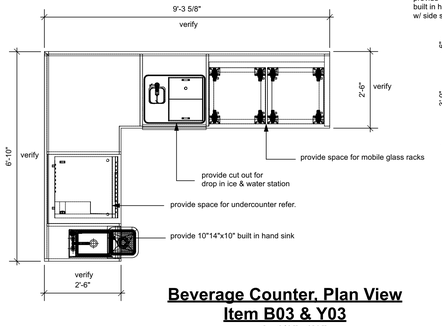
Beverage Counter, Elevation View
Item W05
scale 1/2"=1'0"

Fabrication:
Custom stainless steel work counter with & 14 Ga top & 16ga body.
Built to NSF 7 Standards or better. Finished and polished on the
inside and out, corrosion resistant.
See Standard Details, Sheet FS6.0 details SD004, SD04.1, SD004.2, SD005
SD005.1
NOTE:Verify all dimensions with equipment and site

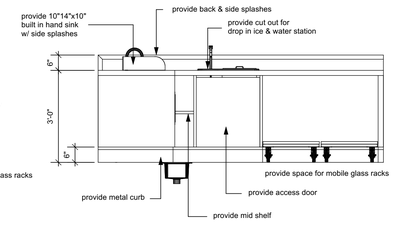
a) Reinforce full length with inverted hat channel.
b) Provide 14ga. s/s top
c) Provide metal curb
d) Provide 6" back & side splashes
e) Provide cut outs for ice & water station
f) Provide sound deadening under counter
g) Provide built in drip with removeable inserts
h) Provide space for mobile glass racks
i) Provide access doors - see detail sheet FS6.0, SD004.1
j) Fabricator to provide shop drawings for approval by consultant.



Beverage Counter, Isometric View
Item W05
scale 1/2"=1'0"



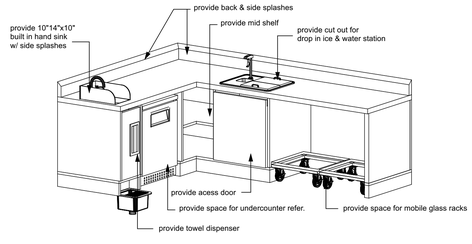
Beverage Counter, Plan View
Item B03 & Y03
scale 1/2"=1'0"



Beverage Counter, Elevation View
Item B03 & Y03
scale 1/2"=1'0"

Fabrication:
Custom stainless steel work counter with & 14 Ga top & 16ga body.
Built to NSF 7 Standards or better. Finished and polished on the
inside and out, corrosion resistant.
See Standard Details, Sheet FS6.0 details SD004, SD04.1, SD004.2, SD005
SD005.1
NOTE:Verify all dimensions with equipment and site

a) Reinforce full length with inverted hat channel.
b) Provide 14ga. s/s top
c) Provide metal curb
d) Provide 6" back & side splashes
e) Provide cut outs for ice & water station
f) Provide sound deadening under counter
g) Provide space for under counter refer.
h) Provide space for mobile glass racks
i) Provide mid shelf
j) Provide access doors - see detail sheet FS6.0, SD004.1
k) Provide 10"x14"x10" built in hand sink w/ side splash
l) Provide soap and twoel dispenser
m) Fabricator to provide shop drawings for approval by consultant.



Beverage Counter, Isometric View
Item B03 & Y03
scale 1/2"=1'0"

BID Documents - V2

OWNER: City Of Palmdale

PROJECT NAME: PHASE 1-CHIMBOLE CENTER AND LIBRARY EXPANSION -PN878

CLIENT ADDRESS: 38350 SIERRA HWY. PALMDALE, CA 93550

Müller DESIGN
FCSI Member

REVISIONS:

	DESCRIPTION	DATE

PROJECT NO: 2024-40156

DATE ISSUED: 2026/07/15

SCALE: n/a

SHEET NUMBER: FS7.0

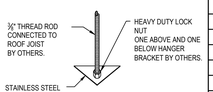
SHEET TITLE:

Food Service Equipment
Custom Details

SVA ARCHITECTS
6 HUTTON CENTRE DR, SUITE 1150 SANTA ANA, CA 92707
T 949.809.3380 WWW.SVA-ARCHITECTS.COM

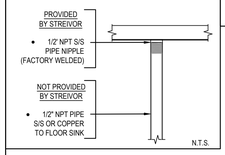
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A6 HANGER BRACKET



TREADED ROD AND LOCK NUTS TO BE SUPPLIED BY INSTALLING CONTRACTOR. HANGER BRACKET IS PRE-PUNCHED AT FACTORY

A11 HOOD GUTTER & DRAIN FITTING DETAIL



HOOD SCHEDULE

NO.	MODEL	L	W	H	WEIGHT	EXHAUST SPEC. CFM	EXHAUST SP	EXHAUST CFM/FT	DIST. FROM COOKING SURFACE TO LOWER EDGE OF HOOD. OH1 MIN.	OH1 MAX.	MINIMUM OVERHANG OPEN SIDES OH2 SIDE	OH3 FRONT	EQUIP. DUTY TEMPERATURE MAX.
D03	DMH 784820.5	78	48	20.5	210	1300	0.50	200	N/A	N/A	8	8	N/A

1. GREATER EXHAUST AND/OR LESSER SUPPLY AIR FLOW RATES MAY BE REQUIRED FOR COMPLETE VAPOR AND SMOKE REMOVAL IN SPECIFIC INSTALLATIONS.
2. THE EXHAUST FAN MUST BE OPERATED WHENEVER THE COOKING EQUIPMENT IS TURNED ON. (NFPA SECTION 11.1.1)

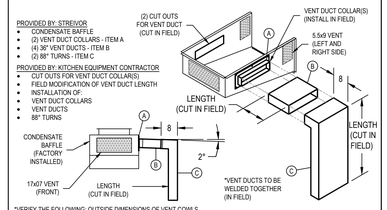
HOOD CANOPY MATERIAL: ALL 304 SERIES STAINLESS STEEL

HOOD LEGEND

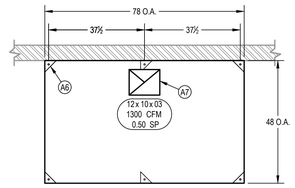
1 ALL WELDED ENCLOSURE

6 ENCLOSURE PANEL

A12 VENT DUCT(S) DETAIL



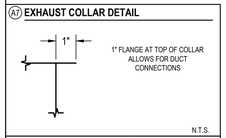
*VERIFY THE FOLLOWING: OUTSIDE DIMENSIONS OF VENT COWLS



HOOD #D03
PLAN VIEW

HOOD #D03
NOT UL LISTED
(NOT REQUIRED FOR TYPE 2)

A7 EXHAUST COLLAR DETAIL



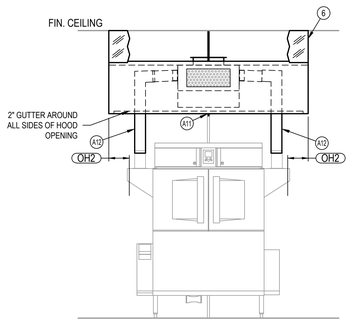
GENERAL NOTES:

NOTES TO ARCHITECT AND/OR CONTRACTOR: STREIVOR, INC. (STREIVOR AIR SYSTEMS, STREIVOR STAINLESS) IS A SPECIALIST IN THE LAYOUT AND DESIGN OF KITCHEN VENTILATION SYSTEMS, AND IN NO WAY PURPORTS TO BE ARCHITECTS OR ENGINEERS.

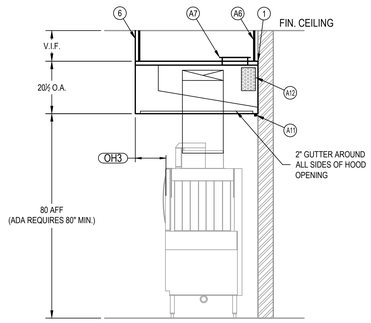
THIS PLAN IS SUBMITTED FOR THE CONVENIENCE OF THE ARCHITECT AND/OR CONTRACTOR AND IS DONE FROM AVAILABLE ARCHITECTURAL INFORMATION. ALL MEASUREMENTS ARE SUBJECT TO PHYSICAL VERIFICATION AND ANY DEVIATIONS OR DISCREPANCIES SHALL BE DIRECTED TO THE ATTENTION OF STREIVOR, INC. IN WRITING.

STREIVOR, INC. ACCEPTS NO RESPONSIBILITY FOR WORK DONE BY SAID ARCHITECT OR GENERAL CONTRACTOR OR THEIR REPRESENTATIVES OR SUBCONTRACTORS, AND WILL NOT STAND ANY EXPENSE FOR CHANGES MADE NECESSARY DUE TO LOCAL BUILDING CODES, ORDINANCES, STRUCTURAL CONDITIONS, OR BY ANY SUBSTITUTIONS OR CHANGES IN EQUIPMENT SHOWN ON THIS PLAN.

ANY ERRORS, AMBIGUITIES OR OMISSIONS IN THIS PLAN OR SPECIFICATIONS SHALL BE REPORTED TO STREIVOR, INC. FOR CORRECTIONS BEFORE ANY OF THE WORK IS STARTED. UNLESS EXPRESSLY STIPULATED, NO ADDITIONAL ALLOWANCE WILL BE MADE IN FAVOR OF THE OWNER OR CONTRACTOR BY VIRTUE OF ERROR, AMBIGUITY OR OMISSION WHICH SHOULD HAVE BEEN DISCOVERED DURING THE PREPARATION OF BID ESTIMATES, AND DIRECTED TO THE ATTENTION OF STREIVOR, INC. IN A TIMELY MANNER.



HOOD #D03
ELEVATION VIEW



HOOD #D03
SECTION VIEW

PURCHASING CUSTOMER EXHAUST COLLAR APPROVAL

OPTIONS

☐ SHIP COLLAR LOOSE (THE PURCHASER ACCEPTS THE OBLIGATION AND COST OF CUTTING/WELDING COLLAR)

☐ WELD COLLAR TO HOOD (DIMENSIONS REQUIRED)

PURCHASING CUSTOMER DRAWING APPROVAL

THIS DRAWING MUST BE REVIEWED, SIGNED & RETURNED BY THE PURCHASING CUSTOMER TO STREIVOR AIR SYSTEMS PRIOR TO THE START OF FABRICATION.

VERIFY THE FOLLOWING:

1. ALL DIMENSIONAL INFORMATION, MOUNTING LOCATIONS & CLEARANCES.
2. THE LOCATION & TYPE OF COOKING EQUIPMENT.

APPROVED FOR FABRICATION

☐ APPROVED ☐ APPROVED AS NOTED

☐ REVISE & RESUBMIT

APPROVED BY _____ DATE _____

NOTE TO REVIEWER:
ANY CHANGES IN COOKING EQUIPMENT SUCH AS EQUIPMENT POSITION, TYPE AND/OR INCREASE IN ENERGY OUTPUT MAY AFFECT EXHAUST AIRFLOW. STREIVOR AIR SYSTEMS MUST BE NOTIFIED OF ANY CHANGES THAT OCCUR PRIOR TO FABRICATION, A RE-ENGINEERING OF THE EXHAUST AIRFLOW MAY BE REQUIRED.

PRE - INSTALLATION

OBTAIN, READ AND UNDERSTAND STREIVOR'S HOOD INSTALLATION, OPERATION AND MAINTENANCE MANUAL PRIOR TO INSTALLATION, STARTUP OR BALANCING.

INSTALLATION

ALL INSTALLATION, STARTUP AND BALANCING MUST BE PERFORMED BY QUALIFIED PERSONS AND IN ACCORDANCE WITH ALL APPLICABLE PREVAILING CODES AND STANDARDS.

STANDARD NFPA 96 HOOD CLEARANCES
0" TO NON-COMBUSTIBLE MATERIALS
3" TO LIMITED-COMBUSTIBLE MATERIALS
18" TO COMBUSTIBLE MATERIAL

OVERHEAD CLEARANCES
10" CLEARANCE IS REQUIRED ABOVE THE HOOD

REDUCED CLEARANCES
REDUCED CLEARANCES MAY BE AVAILIABLE. CONSULT FACTORY FOR REDUCED CLEARANCE OPTIONS.

TEST AND BALANCE
THE SPECIFIED EXHAUST CFMS LISTED ON THIS DRAWING MUST BE MET DURING TEST AND BALANCE OF THE HOOD SYSTEM(S).
VARIANCE EXHAUST = -0% +10%
VARIANCE SUPPLY= -10% +0%

STREIVOR™ AIR SYSTEMS
"STRIVING FOR EXCELLENCE"
2150 KITTY HAWK ROAD, LIVERMORE, CA 94551
PHONE: (925) 960-9080 FAX:(925) 960-9055
WWW.STREIVOR.COM
STREIVOR RESOURCE CENTER

PROJECT:
CHIMBOLE CENTER
PHASE 1

38350 SIERRA HWY
PALMDALE, CA 93550

MULLER DESIGN

HOOD #:	D03
DATE:	03/16/2026
DRAWN BY:	GRD
CHECKED BY:	KCS
SPECIFIER:	MULLER DESIGN
SCALE: UNLESS OTHERWISE NOTED	1/2" = 1'-0"

IF BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT PLOTTED TO SCALE

	DESCRIPTION	DATE	INT
1	---	--/--/--	---
2	---	--/--/--	---
3	---	--/--/--	---
4	---	--/--/--	---
5	---	--/--/--	---

DRAWING:
H-01
SHEET 01 OF 01

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BID Documents - V2

OWNER: City Of Palmdale

PROJECT NAME: PHASE 1-CHIMBOLE CENTER AND LIBRARY EXPANSION -PN878

CLIENT ADDRESS: 38350 SIERRA HWY. PALMDALE, CA 93550

Müller DESIGN
704 Second Drive Hinkley, AZ 86326 Ph (775) 750-7004 Mobile (805) 637-1995
Email: hello@mullerdesign.com Web: www.mullerdesign.com

FCSI Professional Member

REVISIONS:

	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

PROJECT NO: 2024-40156

DATE ISSUED: 2026/07/15

SCALE: n/a

SHEET NUMBER: FS8.0

SHEET TITLE:
Food Service Equipment
Hood Drawing

SVA ARCHITECTS
6 HUTTON CENTRE DR, SUITE 1150 SANTA ANA, CA 92707
T 949.809.3380 WWW.SVA-ARCHITECTS.COM

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MINUTES
CITY COUNCIL
CITY HALL COUNCIL CHAMBER
38300 SIERRA HIGHWAY, SUITE B
PALMDALE, CALIFORNIA
SEPTEMBER 21, 2026
12:00 PM

1) CALL MEETING TO ORDER

Mayor Ohlsen called the meeting to order at 12:01 pm.

Note: All City Council memberships are reflected in their City Council titles.

2) ROLL CALL MAYOR OHLSEN, MAYOR PRO TEM BISHOP, COUNCILMEMBERS LOA, BETTENCOURT, ALARCÓN

3)

PRESENT: Eric Ohlsen, Richard J. Loa, Laura Bettencourt, Andrea Alarcón.
ABSENT: Austin Bishop.

4) PLEDGE OF ALLEGIANCE

Mayor Ohlsen led the Pledge of Allegiance and held a moment of silence for the passing of Ms. Sandy Corrales.

5) CLOSED SESSION

Public Comments: None.

Mayor Pro Tem Bishop arrived at 12:04 pm.

City Manager Mendez confirmed the items would be heard as listed.

5.1) PUBLIC EMPLOYMENT Title: City Attorney Recruitment/Evaluation
This closed session is being held pursuant to the authority of California Government Code Section 54957.

5.2) PUBLIC EMPLOYMENT Title: City Attorney Recruitment
This closed session is being held pursuant to the authority of California Government Code Section 54957.

6) ANNOUNCEMENT BY CITY ATTORNEY

Mayor Pro Tem Bishop joined the deliberations in Closed Session.

Closed Session was held from 12:04 pm - 1:12 pm.

Human Resources Director Barrios announced the following:

4.1) City Council voted 4-1 to authorize staff to terminate the City Attorney contract with Harper & Burns, LLP, effective October 15, 2026.

4.2) City Council voted 3-2 to direct staff to negotiate a contract with the selected firm for the October 6, 2026, meeting.

7) ADJOURN

Mayor Ohlsen adjourned the meeting at 1:13 pm.

PASSED, APPROVED, and ADOPTED this 6th day of October 2026.

_____

Eric Ohlsen, Mayor

ATTEST:

_____

Rochelle Scott, City Clerk

MINUTES
CITY COUNCIL
CITY HALL COUNCIL CHAMBER
38300 SIERRA HIGHWAY, SUITE B
PALMDALE, CALIFORNIA
SEPTEMBER 17, 2026
5:00 PM

1) CALL MEETING TO ORDER

Mayor Ohlsen called the meeting to order at 5:01 pm.

Note: All City Council memberships are reflected in their City Council titles.

2) ROLL CALL MAYOR OHLSEN, MAYOR PRO TEM BISHOP, COUNCILMEMBERS LOA, BETTENCOURT, ALARCÓN

PRESENT: Eric Ohlsen, Richard J. Loa, Laura Bettencourt, Andrea Alarcón.
ABSENT: Austin Bishop.

Motion: Excuse the absence of Mayor Pro Tem Bishop.
Moved by Laura Bettencourt, seconded by Eric Ohlsen.

Vote: Motion carried (4-0)
Yes: Eric Ohlsen, Richard J. Loa, Laura Bettencourt, Andrea Alarcón.
Absent: Austin Bishop.

3) PLEDGE OF ALLEGIANCE

Mayor Ohlsen led the Pledge of Allegiance.

4) CLOSED SESSION

PRESENTATION BY CITY ATTORNEY

Public Comments: None.

City Manager Mendez confirmed the items would be heard as listed.

4.1) PUBLIC EMPLOYMENT Title: City Attorney Recruitment/Evaluation
This closed session is being held pursuant to the authority of California Government Code Section 54957.

4.2) PUBLIC EMPLOYMENT Title: City Attorney Recruitment
This closed session is being held pursuant to the authority of California Government Code Section 54957.

5) ANNOUNCEMENT BY CITY ATTORNEY

Closed Session was held from 5:02 pm - 6:32 pm.

City Manager Mendez announced the following:

4.1) There was no reportable action.

4.2) There was no reportable action.

6) ADJOURN

Mayor Ohlsen adjourned the meeting at 6:33 pm.

PASSED, APPROVED, and ADOPTED this 6th day of October 2026.

_____

Eric Ohlsen, Mayor

ATTEST:

_____

Rochelle Scott, City Clerk

MINUTES
CITY COUNCIL
CITY HALL COUNCIL CHAMBER
38300 SIERRA HIGHWAY, SUITE B
PALMDALE, CALIFORNIA
SEPTEMBER 9, 2026
5:00 PM

1) CALL MEETING TO ORDER

Mayor Ohlsen called the meeting to order at 5:07 pm.

Note: All City Council memberships are reflected in their City Council titles.

2) ROLL CALL MAYOR OHLSEN, MAYOR PRO TEM BISHOP, COUNCILMEMBERS LOA, BETTENCOURT, ALARCÓN

PRESENT: Eric Ohlsen, Austin Bishop, Richard J. Loa, Andrea Alarcón.
ABSENT: Laura Bettencourt.

3) PLEDGE OF ALLEGIANCE

Mayor Ohlsen led the Pledge of Allegiance.

4) NEW BUSINESS

4.1) Approve Agreement with Icon West, Inc., for construction services for the Chimbole Center/Library Renovation Project Phase 1, PN 878, for a total not to exceed amount of $30,668,864 for a term of 360 working days from the date of the Notice to Proceed.

Director Torres presented the staff report and gave a PowerPoint presentation on the project.

The following individuals provided public input: Josh Christensen, Juan Winters, Simon Ginez, Norris Carter, Nate Brotton, Ralph Velador, Leonard Lemos, Raul Varela, Brian Wood, Marco Hernandez, and Christian Rosby spoke in support of approving the contract. Jason Zink discussed the damage and cost of the project. Eugene Hernandez discussed the project timeline.

There was Council and staff discussion regarding the grant and Measure AV funds used for the project; the Letter of Assent stating that ICON West would adhere to the terms of the CWA; the construction and maintenance of parks throughout the city; the reopening of the Chimbole Cultural Center it uses; the need for private investment and development in the city to provide sustainable jobs; the front elevation of the building and the design being inconsistent with the rest of the Civic Center; and trusting the process and having relationships.

Motion: Approve Agreement with Icon West, Inc., for construction services for

the Chimbole Center/Library Renovation Project Phase 1, PN 878, for a total not to exceed amount of $30,668,864 for a term of 360 working days from the date of the Notice to Proceed.
Moved by Eric Ohlsen, seconded by Andrea Alarcón.

Vote: Motion carried (4-0)
Yes: Eric Ohlsen, Austin Bishop, Richard J. Loa, Andrea Alarcón.
Absent: Laura Bettencourt.

5) CLOSED SESSION

PRESENTATION BY CITY ATTORNEY

Public Comments: Jason Zink.

City Manager Mendez confirmed the items would be heard as listed.

5.1) PUBLIC EMPLOYMENT Title: City Attorney Recruitment/Evaluation

This closed session is being held pursuant to the authority of California Government Code Section 54957.

5.2) PUBLIC EMPLOYMENT Title: City Attorney Recruitment

This closed session is being held pursuant to the authority of California Government Code Section 54957.

6) ANNOUNCEMENT BY CITY ATTORNEY

Closed Session was held from 5:55 pm - 9:06 pm.

Human Resources Director Barrios reported the following:

5.1) There was no action.

5.2) There was no action.

7) ADJOURN

Mayor Ohlsen adjourned the meeting at 9:07 pm.

PASSED, APPROVED, and ADOPTED this 6th day of October 2026.

_____
Eric Ohlsen, Mayor

ATTEST:

_____
Rochelle Scott, City Clerk

MINUTES
CITY COUNCIL/SA
CITY HALL COUNCIL CHAMBER
38300 SIERRA HIGHWAY, SUITE B
PALMDALE, CALIFORNIA
SEPTEMBER 1, 2026
5:00 PM

1) CALL MEETING TO ORDER

Mayor Ohlsen called the meeting to order at 5:00 pm.

Note: All City Council memberships are reflected in their City Council titles.

2) ROLL CALL MAYOR OHLSEN, MAYOR PRO TEM BISHOP, COUNCILMEMBERS LOA, BETTENCOURT, ALARCÓN

PRESENT: Eric Ohlsen, Austin Bishop, Richard J. Loa, Laura Bettencourt, Andrea Alarcón.
ABSENT: None.

3) PLEDGE OF ALLEGIANCE

Mayor Ohlsen led the Pledge of Allegiance.

4) NON-AGENDA PUBLIC COMMENTS

Councilmember Alarcón discussed five items on the agenda awarding contracts and the review of procurement documents. Also, she discussed items 7.4 and 5.7 and suggested holding the public hearing and receiving public feedback for item 7.4 only, and asked Council to consider taking action at the next meeting. Mayor Pro Tem Bishop and Mayor Ohlsen expressed that they were not in favor of postponing the Chimbole Item (7.4).

The following individuals provided public input: Alejandro Castio, representing Boots on the Ground, announced the annual Military Ball honoring veterans. David Akers discussed the city's monthly meetings and the town hall meeting policy. Elkanah Corcos discussed statements made by Mayor Ohlsen. Mayor Ohlsen and Councilmember Bettencourt responded to accusations made by Elkanah. Eugene Hernandez discussed several topics, including public speaking time, staffing, the cost of living, and Chicano history. Rebecca discussed a therapeutic tinkering program that teaches youth artistic expression. Dr. Coronado discussed funding for the MARRC and Mayor Ohlsen's re-election. Jason Zink discussed the MARRC, elected officials, and the Palmdale Magazine.

The following individuals provided public input: Alejandro Castio, representing Boots on the Ground, announced the annual Military Ball honoring veterans. David Akers discussed the city's monthly meetings and the town hall meeting policy. Elkanah Corcos discussed statements made by Mayor Ohlsen. Mayor Ohlsen and Councilmember Bettencourt responded to accusations made by Elkanah. Eugene Hernandez discussed several topics, including public speaking time, staffing, the

cost of living, and Chicano history. Rebecca discussed a therapeutic tinkering program that teaches youth artistic expression. Dr. Coronado discussed funding for the MARRC and the re-election of Mayor Ohlsen. Jason Zink discussed the MARRC, elected officials, and the Palmdale Magazine.

5) CONSENT CALENDAR

The following individuals provided public input: Raycine Ector spoke in support of Item 5.10; Jason Zink commented on Items 5.5, 5.6, and 5.9; and David Akers spoke in support of Item 5.5.

The following items were pulled for discussion: Items 5.3, 5.5, 5.6, 5.7, 5.8, 5.10, 5.11, and 5.12.

5.1) Waive full reading of the Resolution(s) and/or Ordinance(s) to be considered and voted on at this meeting. (This allows for reading the title only in lieu of reciting the entire text).

5.2) Receive and file the Monthly Investment Activity Reports for July 2026.

5.3) Approve Agreement with American Business Machines (ABM) for citywide managed print services for a total not to exceed amount of $883,810, for a five-year term with the option to extend for two additional one-year terms.

Councilmember Alarcón pulled this item to inquire about local jobs.

IT Manager Thompson presented the staff report and confirmed that the approval of the contract would support five local jobs.

Motion: Approve Agreement with American Business Machines (ABM) for citywide managed print services for a total not to exceed amount of $883,810, for a five-year term with the option to extend for two additional one-year terms. Moved by Andrea Alarcón, seconded by Laura Bettencourt.

Vote: Motion carried (5-0)
Yes: Eric Ohlsen, Austin Bishop, Richard J. Loa, Laura Bettencourt, Andrea Alarcón.

5.4) Approve First Amendment to Agreement with Pro-West & Associates, Inc., for Geographic Information Systems (GIS) professional services, for a total not to exceed amount of $518,820 for the remainder of the three-year term through July 2027.

5.5) Adopt Resolution No. CC 2026-053, a Resolution of the City Council of the City of Palmdale establishing the Commercial Facade and Americans with Disabilities Act (ADA) Accessibility Improvement Program and adopting Program Guidelines.

Deputy Director Eide presented the staff report and provided the program details.

There was Council and staff discussion regarding support for small businesses, including removing the requirement for businesses to provide front funding,

increasing the allocation of Measure AV funds to ensure that there is $25,000 allocated to each Council district, appropriating more money to the program, tweaking guidelines to say they will be awarded instead of may be awarded on page 6 under disbursement structure, Measure AV and Measure PD adopted to provide returns to the residents, equitable among all of the businesses in each district, identify what is met by commercial corridor's, conducting outreach to businesses, and prioritizing the greatest business needs.

Motion: Adopt Resolution No. CC 2026-053, a Resolution of the City Council of the City of Palmdale establishing the Commercial Facade and Americans with Disabilities Act (ADA) Accessibility Improvement Program and adopting Program Guidelines with amendments to the program guidelines to increase the allocation of funds to $125K, ensuring that up to $25K is distributed in each Council district, incorporate clear definitions for small business and micro business into the eligibility criteria, also identifying which major commercial corridors will be prioritized, and on page 6 change the 50% may be disbursed to will be disbursed.
Moved by Andrea Alarcón, seconded by Richard J. Loa.

Vote: Motion carried (5-0)
Yes: Eric Ohlsen, Austin Bishop, Richard J. Loa, Laura Bettencourt, Andrea Alarcón.

Mayor Ohlsen requested that staff keep the Council updated if they need to add more money to the program.

5.6) Approve Second Amendment to Agreement with Advancing Communities Together (ACT) to allocate $333,141.25, for development of 20 units of crisis interim housing for the Dream Village project located at 38626 9th Street.

Interim Housing Manager LeNoue presented the staff report. Councilmember Alarcón discussed the history of the item and asked questions regarding grant funding and the anticipated completion of the project.

Mayor Ohlsen asked staff whether the City was in compliance with ARPA guidelines. Interim Housing Manager LeNoue reported that Finance had confirmed ACT was classified and reported as an ARPA subrecipient rather than as a City contractor or vendor.

Mr. Cherry of ACT provided an update on the project, noting that it had been redefined as an apartment complex and that the original design had been restructured, resulting in increased costs. The Council discussed the project changes, estimated completion timeline, and the importance of working collaboratively with developers.

Motion: Approve Second Amendment to Agreement with Advancing Communities Together (ACT) to allocate $333,141.25, for development of 20 units of crisis interim housing for the Dream Village project located at 38626 9th Street.
Moved by Richard J. Loa, seconded by Austin Bishop.

Vote: Motion carried (5-0)
Yes: Eric Ohlsen, Austin Bishop, Richard J. Loa, Laura Bettencourt, Andrea

Alarcón.

5.7) Approve Agreements with Bureau Veritas North America Inc., BPR Consulting Group, and Interwest Consulting Group for as-needed plan check and staffing services, each in an amount not to exceed $750,000 for a combined total of $2,250,000, and each for a two-year term with the option to extend for three additional one-year terms.

Building Official George presented the staff report. City Manager Mendez noted that the procurement documents had been received more than a month earlier. Councilmember Alarcón requested additional time to review the documents.

Mayor Pro Tem Bishop asked whether three simultaneous plan checks are required and whether plan check fees cover the associated costs. Building Official George explained that plan checkers have specialized areas of expertise, a dedicated inspector is sometimes required, and the department handles approximately 100–150 projects per week.

Councilmember Loa asked whether the project cost would increase. Building Official George confirmed that there would be no increase in the fee.

Motion: Approve Agreements with Bureau Veritas North America Inc., BPR Consulting Group, and Interwest Consulting Group for as-needed plan check and staffing services, each in an amount not to exceed $750,000 for a combined total of $2,250,000, and each for a two-year term with the option to extend for three additional one-year terms.
Moved by Austin Bishop, seconded by Richard J. Loa.

Vote: Motion carried (4-1)
Yes: Eric Ohlsen, Austin Bishop, Richard J. Loa, Laura Bettencourt.
No: Andrea Alarcón.

5.8) Approve Second Amendment to Agreement with BKF (formerly MNS Engineers, Inc.) for Project and Construction Management Services for DryTown Water Park Thrill Ride Attraction Project, PN 924, for a total not to exceed amount of $574,257.

Councilmember Alarcón noted that the contract expired in June 2026 and that an extension was approved in July for an additional $250,000. Director Torres confirmed that the contractor spent time working on the project.

Councilmember Alarcón also noted that the contractor had changed its name. Mayor Pro Tem Bishop stated that delays by the County and Health Department affected the project and asked whether the contractor should be held responsible for the delays.

Director Torres stated that staff would evaluate whether liquidated damages should be assessed against the contractor, noting that the project is approximately 35% complete.

Motion: Approve Second Amendment to Agreement with BKF (formerly MNS Engineers, Inc.) for Project and Construction Management Services for DryTown Water Park Thrill Ride Attraction Project, PN 924, for a total not to

exceed amount of $574,257.
Moved by Richard J. Loa, seconded by Eric Ohlsen.

Vote: Motion carried (4-1)
Yes: Eric Ohlsen, Austin Bishop, Richard J. Loa, Laura Bettencourt.
No: Andrea Alarcón.

5.9) Approve Second Supplemental to Agreement with Union Pacific Railroad Company (UPRR) for the Palmdale Blvd. and Sierra Highway Railroad Crossing Safety Upgrades Project for additional design review services for a not to exceed amount of $100,000.

5.10) Approve Agreement with GameTime, a PlayCore Company, for Construction for McAdam Park Playground Renovation Project, PN 839A, for a total not to exceed amount of $1,326,860, for a term of 150 working days from the date of the Notice to Proceed.

Director Torres presented the staff report. Councilmembers Alarcón and Bettencourt spoke in support of the item.

Motion: Approve Agreement with GameTime, a PlayCore Company, for Construction for McAdam Park Playground Renovation Project, PN 839A, for a total not to exceed amount of $1,326,860, for a term of 150 working days from the date of the Notice to Proceed.
Moved by Richard J. Loa, seconded by Laura Bettencourt.

Vote: Motion carried (5-0)
Yes: Eric Ohlsen, Austin Bishop, Richard J. Loa, Laura Bettencourt, Andrea Alarcón.

5.11) Approve Agreement with R.C. Becker, Inc., for construction services for the Boulders ADA Improvement Project, PN 932, for a total not to exceed amount of $254,617 for a term of 30 working days from the date of the Notice to Proceed.

Director Torres presented the staff report. Councilmember Alarcón asked about outreach. Director Torres discussed the process of pre-construction meetings, outreach, and notifying residents.

Motion: Approve Agreement with R.C. Becker, Inc., for construction services for the Boulders ADA Improvement Project, PN 932, for a total not to exceed amount of $254,617 for a term of 30 working days from the date of the Notice to Proceed.
Moved by Richard J. Loa, seconded by Laura Bettencourt.

Vote: Motion carried (5-0)
Yes: Eric Ohlsen, Austin Bishop, Richard J. Loa, Laura Bettencourt, Andrea Alarcón.

5.12) Approve the minutes from the previous meeting.

Councilmember Alarcón raised the following on the minutes to have it addressed: the following changes and follow-up items:

July 7 Minutes: Requested that review of Item 6.1 Agreement with Linc 4th Street Palmdale be added on to an agenda before the expiration of the six-month, 180-day extension.

Requested a report regarding MARRC. City Manager Mendez reported Dan Jacobs of the AV Fair was contacted and he is awaiting a reply. Also, he mentioned Mr. Jacobs offered to provide a tour of the facility. The matter was requested to be placed on the agenda for the next meeting.

Life-Saving AEDs: Councilmember Alarcón requested follow-up regarding life-saving automated external defibrillators (AEDs).

August 4 Minutes: Requested that the minutes are made clear that she preferred and placed a motion before the Council to fully repeal Measure PD.

August 4 Minutes: Councilmember Alarcón noted that the Item 6.1 fee structure had been tabled until September and requested that it be placed on an upcoming agenda. City Manager Mendez stated that staff was analyzing the budget and would bring the matter back after completing its analysis. Councilmember Bettencourt stated that she was willing to work with Councilmember Alarcón on the fee structure. Councilmember Loa stated that he asked about the fiscal impact to understand why fees would be increased when residents are already paying Measure AV and Measure PD taxes.

Motion: Approve the minutes from the previous meeting with amendments.
Moved by Andrea Alarcón, seconded by Eric Ohlsen.

Vote: Motion carried (5-0)
Yes: Eric Ohlsen, Austin Bishop, Richard J. Loa, Laura Bettencourt, Andrea Alarcón.

Motion: Approve the balance of the Consent Calendar except 5.3, 5.5, 5.6, 5.7, 5.8, 5.10, 5.11, and 5.12.
Moved by Laura Bettencourt, seconded by Andrea Alarcón.

Vote: Motion carried (5-0)
Yes: Eric Ohlsen, Austin Bishop, Richard J. Loa, Laura Bettencourt, Andrea Alarcón.

6) PUBLIC HEARING

6.1) Public Hearing to receive public comments on the Draft Consolidated Annual Performance and Evaluation Report (CAPER) for FY 2025-26; and receive, file, and authorize submittal of the CAPER to the United States Department of Housing and Urban Development (HUD).

Mayor Ohlsen opened the Public Hearing.

Interim Housing Manager LeNoue presented the staff report.

Public Comments: Jason Zink discussed housing projects and senior housing subsidies.

Mayor Ohlsen closed the Public Hearing.

There was Council and staff discussion regarding the allocation and expenditure of CDBG and HOME funds, outreach efforts, and the differing program requirements. Discussion also included encouraging applicants to complete forms in their entirety to ensure accurate reporting, funding and resource needs, discrepancies in reported figures, proposed amendments to the document, and a possible extension on submitting the draft CAPER. Staff and Council discussed ensuring that the CAPER is consistent with the Consolidated Plan.

Motion: Tentatively approve the item and direct staff to focus on the CAPER and all materials being submitted by the City, ensuring that all information is accurate, consistent, and properly accounted for. If staff identifies any issues or discrepancies, those matters should be reported to the City Manager and the City Council will schedule another meeting to address the issues and ensure the CAPER is submitted by the required deadline.
Moved by Austin Bishop, seconded by Andrea Alarcón.

Vote: Motion carried (5-0)
Yes: Eric Ohlsen, Austin Bishop, Richard J. Loa, Laura Bettencourt, Andrea Alarcón.

7) NEW BUSINESS - Now is the time for public participation.

7.1) Adopt Resolution No. CC 2026-055, a Resolution of the City Council of the City of Palmdale approving a Memorandum of Understanding (MOU) between the City of Palmdale and the California Teamsters Local 986, Public Works Maintenance Division Supervisory and Confidential Unit, for a five-year term from June 1, 2026, through June 30, 2031.

City Clerk Scott read the title of the resolution.

Director Barrios presented the staff report.

The following individuals provided public input: Evan Armstrong, Adam Dyer, Paul Wood, and Steven Montenegro spoke in support of this item. Jason Zink discussed the item and dead trees. Marcos Alvarez spoke in support of unions.

Mayor Ohlsen closed the Public Comments. Council spoke in support of this item.
Motion: Adopt Resolution No. CC 2026-055, a Resolution of the City Council of the City of Palmdale approving a Memorandum of Understanding (MOU) between the City of Palmdale and the California Teamsters Local 986, Public Works Maintenance Division Supervisory and Confidential Unit, for a five-year term from June 1, 2026, through June 30, 2031.

Moved by Andrea Alarcón, seconded by Richard J. Loa.

Vote: Motion carried (5-0)
Yes: Eric Ohlsen, Austin Bishop, Richard J. Loa, Laura Bettencourt, Andrea Alarcón.

Mayor Ohlsen called for a recess from 7:55 pm - 8:05 pm.

7.2) Adopt Ordinance No. 1671, an Ordinance of the City Council of the City of Palmdale amending Palmdale Municipal Code Section 3.08.240 to establish reporting requirements for the exercise of delegated authority to the City Manager.

Motion: Table item 7.2
Moved by Eric Ohlsen, seconded by Richard J. Loa.
Vote: Motion carried (5-0)
Yes: Eric Ohlsen, Austin Bishop, Richard J. Loa, Laura Bettencourt, Andrea Alarcón.

7.3) Adopt City Attorney Oversight Policy.

Motion: Table item 7.3.
Moved by Eric Ohlsen, seconded by Richard J. Loa.

Vote: Motion carried (5-0)
Yes: Eric Ohlsen, Austin Bishop, Richard J. Loa, Laura Bettencourt, Andrea Alarcón.

7.4) Approve Agreement with Icon West, Inc., for construction services for the Chimbole-Library Renovation Project Phase 1, PN 878, for a total not to exceed amount of $30,668,864 for a term of 360 working days from the date of the Notice to Proceed.

Director Torres presented the staff report and provided a PowerPoint presentation on the project.

The following individuals provided public comments: Katherine Mac Laren-Gomez, representing IBEW, spoke in support of the project; and Jason Zink discussed public participation.

Councilmember Alarcón reiterated her concerns regarding the procurement documents that had been provided by email.

Councilmember Loa expressed concerns that the proposed design was inconsistent with the design of the surrounding buildings.

A representative of Cummings Group provided information regarding the procurement documents.

There was further discussion among the Council, staff, and consultant regarding the procurement documents.
Councilmember Loa suggested continuing the item to October.

Motion: Table item 7.4.
Moved by Andrea Alarcón, seconded by Richard J. Loa.

Vote: Motion carried (5-0)
Yes: Eric Ohlsen, Austin Bishop, Richard J. Loa, Laura Bettencourt, Andrea Alarcón.

8) CITY MANAGER'S REPORT

City Manager Salvador announced upcoming community events, including the Gene Simmons band concert on September 5 and Fluffy the comedian on October 9 at the Palmdale Amphitheater. He also announced the State of the City event scheduled for September 22.

City Manager Salvador additionally announced the opening of two new businesses on the east side, including Ross and Handel's Ice Cream.

9) COUNCIL REPORTS, ANNOUNCEMENTS AND REQUESTS FOR FUTURE AGENDA ITEMS

None.

10) CLOSED SESSION

PRESENTATION BY CITY ATTORNEY

City Attorney Severino confirmed the item would be heard as listed.

The following individual provided public comments: Jason Zink spoke about potential lawsuits.

10.1) PUBLIC EMPLOYMENT Title: City Attorney Recruitment
This closed session is being held pursuant to the authority of California Government Code Section 54957.

11) ANNOUNCEMENT BY CITY ATTORNEY

Closed Session was held from 8:30 pm - 11:15 pm.

Human Resources Director Barrios reported the following:

10.1) There was no reportable action.

12) ADJOURN

Mayor Ohlson adjourned the meeting at 11:16 pm to October 6, 2026, at 5:00 p.m. in the City Hall Council Chamber located at 38300 Sierra Highway, Suite B, Palmdale, California.

PASSED, APPROVED, and ADOPTED this 6th day of October 2026.

_____
Eric Ohlsen, Mayor

ATTEST:

_____
Rochelle Scott, City Clerk

MINUTES
CITY COUNCIL
CITY HALL COUNCIL CHAMBER
38300 SIERRA HIGHWAY, SUITE B
PALMDALE, CALIFORNIA
AUGUST 27, 2026
4:00 PM

1) CALL MEETING TO ORDER

Mayor Ohlsen called the meeting to order at 4:01 pm.

Note: All City Council memberships are reflected in their City Council titles.

2) ROLL CALL MAYOR OHLSEN, MAYOR PRO TEM BISHOP, COUNCILMEMBERS LOA, BETTENCOURT, ALARCÓN

PRESENT: Eric Ohlsen, Richard J. Loa, Laura Bettencourt, Andrea Alarcón.
ABSENT: Austin Bishop.

Councilmember Bettencourt participated remotely from the following location: Springmaid Mountain Retreat, 2171 Henredon Rd, Spruce Pine, NC.

3) PLEDGE OF ALLEGIANCE

Mayor Ohlsen led the Pledge of Allegiance.

4) CLOSED SESSION

Public Comments: None.

PRESENTATION BY CITY ATTORNEY

City Manager Mendez confirmed that the item would be heard as listed.

4.1) PUBLIC EMPLOYMENT

Title: City Attorney Recruitment
This closed session is being held pursuant to the authority of California Government Code Section 54957.

5) ANNOUNCEMENT BY CITY ATTORNEY

Closed Session was held from 4:05 pm - 8:07 pm.

Human Resources Director Barrios reported the following:

4.1) There was no action taken.

6) ADJOURN

Mayor Ohlsen adjourned the meeting at 8:08 pm.

PASSED, APPROVED, and ADOPTED this 6th day of October 2026.

_____

Eric Ohlsen, Mayor

ATTEST:

_____

Rochelle Scott, City Clerk

City Council Staff Report

DATE: **OCTOBER 6, 2026**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **DEPARTMENT OF HUMAN RESOURCES**

DISTRICT: **ALL**

SUBJECT: **APPROVE AGREEMENT NO. A-10093, WITH COLANTUONO, HIGHSMITH & WHATLEY, PC, FOR LEGAL SERVICES, INCLUDING THE APPOINTMENT OF ALEKS R. GIRAGOSIAN AS CITY ATTORNEY**

RECOMMENDATION

Staff recommend that the City Council:

1. Approve Agreement No. A-10093, with Colantuono, Highsmith & Whatley, PC, for Legal Services, including the appointment of Aleks R. Giragosian as City Attorney; and,

2. Authorize the Mayor or designee to execute the Agreement with Colantuono, Highsmith & Whatley, PC.

BACKGROUND

Human Resources partnered with executive recruitment firm Bob Murray & Associates and launched the City Attorney recruitment in June 2026 to search for a municipal attorney or public law firm to serve as its chief legal officer and trusted advisor to elected officials and executive leadership.

A total of nine proposals/applications were submitted – four individual attorneys and five firms. Two individual attorneys and one firm withdrew their proposals/applications during the interview phase. Interview scheduled below:

- **August 27, 2026, Special Meeting**: City Council conducted a review of the proposals and 1st round of interviews for the six (6) remaining applicants.
- **September 1, 2026, Regular Council Meeting**: 2nd round of interviews.
- **September 9, 2026, Special Meeting**: Final interviews and initial deliberations.
- **September 17, 2026, Special Meeting**: 2nd round of deliberations.
- **September 21, 2026, Special Meeting**: Final deliberations and vote.

During the September 21, 2026, Special Meeting, the City Council voted 3 – 2 and selected **Colantuono, Highsmith & Whatley, PC** to serve as the City's new legal services provider, including the appointment of Aleks R. Giragosian as City Attorney.

Council also directed staff to negotiate an agreement with the selected firm. The new firm is intended to assume City Attorney responsibilities upon approval of the agreement.

DISCUSSION

The proposed agreement establishes the scope, rates, term, and service expectations for City Attorney and related municipal legal services. The firm will provide legal counsel to the City Council, City Manager, departments, boards, commissions, and other City representatives as needed.

Approval, effective immediately, will support continuity of legal services and allow the selected firm to begin coordinating with the City and outgoing counsel regarding active matters, records, and files. The transition of existing legal services requires the transfer of City files and documents.

FISCAL IMPACT

Costs will be paid from appropriations budgeted for City Attorney and legal services. Services will be billed in accordance with the rates and terms established in the proposed agreement.

STRATEGIC PLAN

Goal IV: Maintain a desirable community where everyone wants to live, work, and play.

C. Invest in staff and other human resources strategies to attract and retain a highly qualified, diverse, creative workforce.

Prepared by:	Yvette Barrios, Director of Human Resources
Certified as to availability of Funds:	Janelle Samson, Deputy City Manager
Approved by:	Salvador Mendez, City Manager
Approved as to form:	Linda Daube, Special Counsel

ATTACHMENTS

Agrmt No. A-10093 with Colantuono, Highsmith & Whatley, PC.

AGREEMENT NO. A-10093
LEGAL SERVICES WITH
COLANTUONO, HIGHSMITH & WHATLEY, PC

THIS AGREEMENT is made and entered into by and between the City of Palmdale, a charter city (thereinafter the "City"), and the law firm of Colantuono, Highsmith & Whatley, PC, a California professional corporation ("Firm'') for Legal Services.

WITNESSETH:

The parties hereto agree as follows:

A. City desires to engage the Firm and, as primary lead attorney, Aleks R. Giragosian, and the Firm to act as legal counsel for the City in various capacities and to perform all legal services requested; and,

B. The Firm has agreed to provide the requested legal services in the time, manner, and for the compensation as hereinafter set forth.

NOW THEREFORE, the City and Firm agree as follows:

SECTION 1. LEGAL SERVICES.

A. The Firm shall discharge the duties of the office of City Attorney and shall use its best efforts to provide legal services in a competent and professional manner. The Firm shall provide all legal services to the City of the kind and nature typically provided by an in-house City Attorney's office unless specifically stated otherwise in this Agreement or otherwise directed in writing by the City. Except where conflict of interest rules require otherwise, the Firm shall supervise the activities of all other counsel retained by or for the City and shall review the work of such counsel on behalf of the City.

B. The City Council shall review and approve any and all special outside counsel needed to provide legal services to the City pursuant to Section 13 below. Any and all contracts with outside counsel shall be approved by the City Council.

SECTION 2. COMPENSATION.

The legal services to be provided by the Firm shall consist of those set forth in Exhibit "A" attached hereto and shall be billed at the rates set forth in Exhibit "B" and as provided in the Firm's proposal to the City for City Attorney services in Exhibit "D".

Should there be any conflict among them, the order of precedence for construction of this Agreement shall be: first, this Agreement, second Exhibits "A" and "B", third Exhibit "D".

SECTION 3. DESIGNATION OF GENERAL COUNSEL.

Aleks R. Giragosian is designated as City Attorney. The parties understand and agree that the Firm may, from time to time, utilize other attorneys within the Firm to assist Mr. Giragosian in the performance of this Agreement, but that Mr. Giragosian will attend City Council meetings, planning commission meetings, and other existing /newly formed boards and commissions, upon request, and will supervise all services rendered under this Agreement.

SECTION 4. BILLING PROCEDURES AND MONTHLY STATEMENTS.

A. The Firm shall submit monthly invoices to the City for all services provided and costs incurred pursuant to the terms of this Agreement. Said statements shall clearly set forth by date, the type of work performed, the time spent on a task, and the attorney performing the task. The monthly invoice shall be submitted within 30 days after the end of each calendar month and shall include a cover page with a summary of charges broken down by department. The parties acknowledge that payment of all monthly statements is expected to be made within 45 days of the billing date. The City will not be liable for interest or finance charges, although persistent late payment shall be a basis for the Firm to review its relationship with the City.

B. The Firm will bill the City for actual, out-of-pocket expenses as set forth in Exhibit "B" and will be separately designated on the Firm's monthly statements as "disbursements," and will be billed in addition to fees for professional services.

C. Except as stated in Exhibit "B", the Firm will not charge for word-processing services or secretarial overtime. The Firm will not charge for computerized legal research within the scope of its contract with Westlaw or a similar provider, but will pass through to the City at cost, without markup, its cost for use of specialized databases outside that contract.

D. Time will be charged by the Firm in increments of 1/10 of an hour (i.e., six-minute units). The rate structure in general, or the rates of attorneys of particular levels of experience, may be increased or altered from time to time.

No such change shall affect the terms of Exhibit "B" to this Agreement absent amendment of this Agreement pursuant to Section 10 below.

E. On occasion, the Firm may receive small sums of money belonging to the City, such as a credit for an overpayment by a vendor, a refund from a court, or the like. The California State Bar requires the Firm to alert the City to sums the Firm receives on the City's behalf within 14 days of receipt and to forward those funds to the City within 45 days of receipt unless the Firm has the City's direction otherwise. Processing small payments may be burdensome for the City's accounting staff and the Firms. Therefore, the City agrees that, should the Firm receive any amount to the City's credit of $500 or less and the Firm does not have other instructions from the City with respect to that money, the Firm may place these funds in the City's client trust account and apply them to future invoices to the City for the Firm's services. The City can alter this agreement at any time as to some or all funds the Firm holds by letting the Firm know, in writing, how the Firm should handle the City's money. The Firm will inform the City of the Firm's receipt of funds promptly upon each receipt and will remind the City of its right to alter these standing instructions as to any payment.

F. Firm has represented that the annual cost for attorney fees and costs is estimated to be $1,638,000. In the event that actual costs exceed the proposed budget, the Firm shall provide advanced reasonable notice and justification for the increased costs to the City for review and approval by City Council. During the term of this Agreement, the City Council reserves the right to adjust the Firm's budget for estimated fees and costs as part of its annual budgetary process. Absent City Council approval, Firm shall reduce its level of services as necessary and consistent with the Rules of Professional Conduct, to achieve the Council's budget objectives.

SECTION 5. RESOLUTION OF FEE DISPUTES.

Any fee dispute shall be resolved by binding arbitration pursuant to the arbitration rules for legal fee disputes of the County Bar Association in any county in which the Firm maintains an office. The City agrees that all disputes between the Firm and the City regarding the services rendered or fees charged, not resolved via County Bar fee arbitration, will be submitted to binding arbitration in Los Angeles County to be conducted by ADR Services, Inc. in accordance with its commercial arbitration rules. The City has reviewed the provisions of this section, has consulted independent legal counsel regarding its rights and obligations, and the CITY AND FIRM AGREE TO GIVE

UP THEIR RESPECTIVE RIGHTS TO A JURY TRIAL AND TO AN APPEAL, EXCEPT AS PROVIDED BY LAW.

SECTION 6. TERM OF THE AGREEMENT.

This Agreement shall be effective as of the date of the last signature ("Effective Date") and shall be and remain in full force and effect until terminated in accordance with the provisions of Section 8 hereof.

SECTION 7. COUNCIL REVIEW OF PERFORMANCE OF LEGAL SERVICES

The City Council reserves the right to periodically review the legal services provided by the Firm. Such review shall be based upon the feedback from City Manager, Department Heads, and the City Council's evaluation of the Firm's performance of legal services, including, without limitation, quality and timeliness of legal work, availability of the attorneys, and the willingness to perform requested services in a timely and effective manner.

SECTION 8. TERMINATION OF THE AGREEMENT.

The term of this Agreement shall commence on the date of the last signature ("Effective Date") and shall continue for an initial four (4) year term, unless otherwise terminated by either party hereto. City may terminate the Firm's representation at any time, without cause, subject to an obligation to give notice in writing to the Firm at least 30 days before termination. Termination is effective 30 days from the date of the written notice unless otherwise specified therein. The Firm has the same right, subject to the Firm's ethical obligations to allow the City sufficient notice prior to termination so that City may arrange alternative representation. In either circumstance, City agrees to secure new counsel as quickly as possible and to cooperate fully in the substitution of the new counsel as counsel of record in any action in which the Firm may represent the City. The Firm agrees to cooperate fully in any such transition, including the transfer of files pursuant to the State Bar Act in connection with such termination and the transition to replacement counsel. Notwithstanding the termination of the Firm's representation, City will remain obligated to pay to the Firm all fees and costs incurred prior to the effective termination date of the agreement and for services provided thereafter as necessary to fulfill the Firm's obligations under the Rules of Professional Conduct and to courts in which it is counsel of record.

SECTION 9. FILES AND RECORDS.

A. All legal files of the Firm pertaining to the City shall be and remain the sole property of the City. The Firm will control the physical location of such files during the term of this Agreement. The Firm may, in its discretion, maintain all or part of the City's client file in electronic format. The Firm may store part or all of the City's electronic documents using secure cloud storage services. If so, the Firm will use all reasonable methods to maintain the confidentiality of City files, as well as the City's non-digital files. The City's data will be password-protected and encrypted using currently available technology. To protect other clients' confidences, the City will not have direct access to these electronic records, but the Firm is obliged to provide them to the City promptly upon request.

B. The Firm shall maintain full and accurate records with respect to all matters covered under this Agreement in accordance with the City's retention schedule, litigation holds, audit requirements, and written City authorization before destruction. If the City asks the Firm to deliver its files to the City, delivery of an electronic version, together with any materials that cannot be saved electronically, satisfies the Firm's obligation to release all client papers and property to the City. Two years after termination of the attorney-client relationship, and after reasonable notice, the Firm will be free to destroy the City's client file, including all electronic records. The Firm may also discharge its obligation to maintain the City's file prior to the expiration of two years by mailing a copy to the City. "Reasonable notice" means the Firm's mailing notice to the City of its intent to destroy the City's client files.

C. City shall have the right to access and examine records of the Firm pertaining to the City, without charge, during normal business hours upon written request, provided, however, that Firm may protect the confidences of its other clients and otherwise comply with applicable law. City shall further have the right to audit such records, to make transcripts therefrom and to inspect all data, documents, proceedings, and activities upon written request. The Firm does not permit direct access to its files by clients, but will provide the City access to the Firm's records pertaining to the City as provided herein and upon written request. This same procedure will apply to information stored in the cloud.

D. The City acknowledges that the Firm may use artificial intelligence tools in this representation. If artificial intelligence is used, the Firm will ensure that the City's confidential information is maintained in confidence and that any

writing or analysis produced by generative artificial intelligence is edited or confirmed by an attorney before use.

SECTION 10. MODIFICATIONS TO THE AGREEMENT.

This Agreement may be amended from time to time by written agreement of the parties. Unless otherwise provided in this Agreement, modifications relating to the nature, extent, or duration of the Firm's professional services to be rendered hereunder shall require the prior written approval of the City Council. Any such written approval shall be an amendment to this Agreement and shall specify any changes in the Scope of Services and the agreed-upon billing rates to be charged by the Firm and paid by the City.

SECTION 11. INDEPENDENT CONTRACTOR.

No employment relationship is created by this Agreement. The Firm and its members shall, for all purposes, be independent contractors to the City. The Firm and its members shall not be entitled to participate in any pension plan (including, without limitation, the Public Employees Retirement System), insurance, bonus, or other similar benefits provided to City employees.

SECTION 12. NONDISCRIMINATION.

In the performance of this Agreement, the Firm shall not discriminate against any employee or applicant for employment because of race, religion, color, sex, sexual orientation, national origin, medical condition, or any other unlawful basis as provided under applicable California and federal law.

SECTION 13. ASSIGNMENT AND DELEGATION.

This Agreement contemplates the retention of the personal professional services of the Firm. Neither this Agreement nor any portion thereof shall be assigned or delegated without the prior written consent of the City Council or its designee. Delegation to attorneys outside the Firm shall be limited to those situations in which the Firm is disqualified by virtue of a conflict of interest, or where the Firm does not possess the expertise to competently perform services in a particular practice area. Delegation to attorneys outside the Firm shall not be made without the prior written approval of the City Council, unless urgent need to protect the City's legal interest requires otherwise, in which case the Firm shall provide immediate written notice, limit work to preserving the City's legal interest, and shall seek the City Council's approval

as soon as practical. The Firm shall supervise delegated work, except where precluded from doing so by a conflict of interest, and where the parties otherwise agree.

SECTION 14. INSURANCE REQUIREMENTS.

A. The Firm shall maintain in full force and effect a professional liability insurance policy which provides coverage in an amount not less than $2,000,000 per occurrence and $4,000,000 aggregate. That policy covers the City for any damages or losses it suffers as a result of any error or omission or neglect by the Firm which arises out of the professional services required by this Agreement.

B. The Firm shall maintain workers' compensation insurance in accordance with Section 3700 of the California Labor Code.

C. The Firm shall maintain Commercial automobile liability insurance in a policy that provides coverage in the amount not less than $1,000,000 combined single limit, including non-owned and hired automobile coverage, and the City shall be named as an additional insured on the automobile policy.

D. The Firm shall, upon request, provide certificates of insurance to the City and shall notify the City in the event the limits of its insurance should fall below the coverages stated in paragraph A or if the insurance policies noted here are allowed to lapse and substitute insurance is not obtained.

E. Should the Firm be unable to maintain the coverage levels at commercially reasonable cost, the Firm shall promptly notify the City of that fact, and the parties shall meet and confer on an amendment to this Section 14 to achieve its goal to provide insurance coverage for the City's protection at commercially reasonable cost to the Firm.

SECTION 15. INDEMNIFICATION.

The Firm shall indemnify, hold harmless and defend City, its officers, agents, employees and volunteers from and against any and all claims and losses, costs or expenses for any damage due to death or injury to any person and injury to any property resulting from any intentional, reckless, or negligent acts, errors or omissions of the Firm in the performance of this Agreement.

SECTION 16. CONFLICTS OF INTEREST.

A. Except as disclosed below, the Firm covenants that neither it nor any officer or principal of its firm has or shall acquire any interest, directly or indirectly,

which would conflict in any manner with the interests of the City or which would in any way hinder the Firm's performance of services under this Agreement. The Firm further covenants that in the performance of this Agreement, no person having any such interest shall be employed by it as an officer, employee, agent, or subcontractor without the express written consent of the City Council. The Firm agrees to at all times avoid conflicts of interest or the appearance of any conflicts of interest with the interests of the City in the performance of this Agreement. The Firm shall represent the interests of the City in any discussion or negotiation in the performance of this Agreement.

B. The Firm and its members shall comply with all applicable federal, state and local laws and regulations, including the conflict of interest provisions of Government Code section 1090 and the Political Reform Act (Government Code section 81000 et seq.).

C. The designated City Attorney represents that he currently represents a non-profit corporation that manages the Palmdale Tourism Improvement District ("Visit Palmdale"). The firm shall appoint Julia Homaechevarria to serve as Visit Palmdale's General Counsel and has provided documentation for City Council approval of such joint representation as set forth in Exhibit "E".

SECTION 17. PERMITS, BUSINESS LICENSE AND APPROPRIATE LICENSES.

The Firm and its members shall obtain, at the Firm's sole cost and expense, all permits, business license, and any applicable licenses necessary in the performance of this Agreement.

SECTION 18. FEDERAL PROVISIONS.

Federal financial assistance may be used to fund all or a portion of this Agreement. The Firm shall comply with all federal requirements including, but not limited to, the following:

A. 2 C.F.R. Part 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, which is expressly incorporated herein by reference.

B. Federal Contract Provisions attached hereto as Exhibit "C" and incorporated herein by reference.

Subcontracts, if any, shall contain a provision making them subject to all of the provisions stipulated in the contract, including but not limited to, 2 C.F.R. Part 200 and the Federal Contract Provisions.

With respect to any conflict between such federal requirements and the terms of this Agreement and/or the provisions of state law, and except as otherwise required under federal law or regulation, the more stringent requirement shall control.

SECTION 19. SEVERABILITY.

If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, then such term or provision shall be amended to, and solely to, the extent necessary to cure such invalidity or unenforceability, and in its amended form shall be enforceable. In such event, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

SECTION 20. ENTIRE AGREEMENT.

This Agreement, together with Exhibits "A", "B", "C", "D" and "E" hereto, shall constitute the full and complete agreement and understanding of the parties and shall be deemed to supersede all other written or oral statements of any party hereto relating to the subject matter hereof.

SIGNATURES

"CITY" City of Palmdale	"FIRM" Colantuono, Highsmith & Whatley, PC
AUTHORIZED SIGNATORY:	
BY: _____	BY: _____
NAME: ERIC OHLSEN TITLE: MAYOR	NAME: ALEKS GIRAGOSIAN TITLE: SHAREHOLDER
DATE:_____	DATE:_____

ATTEST:

BY: _____

NAME: ROCHELLE SCOTT
TITLE: CITY CLERK

APPROVED AS TO FORM:

BY: _____

NAME: LINDA DAUBE, ESQ.
TITLE: SPECIAL COUNSEL

BY: _____

NAME: PAMELA GRAHAM
TITLE: SHAREHOLDER

EXHIBIT A

SCOPE OF SERVICES

City Attorney Legal Services. City Attorney legal services shall include:

General Services

- Oversee and manage the legal affairs of the City and make professionally reasonable efforts to ensure that the policies, programs, and activities of the City and its employees and agents are carried out in compliance with all applicable laws and that the legal interests of the City are otherwise protected to the fullest extent possible.
- Provide legal advice and opinions as requested by the City Council or designated staff.
- Interpret laws, legislation, rulings, and regulations for the City.
- Advise the City Council and staff on issues related to public agency law.
- Represent and advise the City Council and designated staff in all matters of law pertaining to their offices.
- Represent the City in administrative and legal proceedings, providing litigation services as needed.
- Represent and work with the City Council or designated staff on negotiations and preparing related agreements.
- Monitor current, new, and pending state and federal legislation, and case law as applicable to the City, and timely inform and provide direction to the City Council and designated staff regarding compliance issues and/or impacts to the City.
- Provide prompt responses, have availability for remote consultation and in-person meetings, and render written opinions on given issues related to City business in a timely manner.

City Council Services

- Attend all regular and special City Council meetings when called except as otherwise directed by the City Council or its designee.
- Advise the City Council and staff on relevant laws and regulations including, but not limited to: the Ralph M. Brown Act, California Public Records Act; AB 1234 compliance requirements; parliamentary procedures; and public official

conflict of interest requirements under the Political Reform Act and Government Code Section 1090 et seq.; including, providing or arranging education and in-service seminars as mutually agreed to maintain and increase the knowledge of the City Council and staff, to the fullest extent possible on these topics.

- Enforce all Charter provisions, ordinances and regulations through administrative and judicial actions as required by law or as requested by the City Council.

Staff Services

- Review City Council agendas and reports as requested.
- Aid in responding to public records requests.
- Prepare or review all Charter amendments, ordinances, resolutions, agreements, contracts, deeds, declarations of restrictive covenants, leases, licenses, policies, rules and regulations, terms and conditions, and all other legal documents as requested by the City Council, City Manager or designated staff.
- Draft memoranda, with proposed language, to address issues raised during negotiations of labor, real estate and other agreements.
- Advise on individual labor and employment matters (to include personnel and benefit issues) or work with special counsel as needed.
- Provide legal support while working with other individuals, local governmental agencies, nonprofit organizations, or private entities that the City interacts with as part of providing grants and programs consistently with the rule that the City alone is the Firm's client absent written agreement of the parties otherwise.

Additional Services

- Trainings for City Council and staff, as requested.
- Office hours once a week.
- Drafting/analysis of legislation/regulations, as requested.
- Attend all Planning Commission meetings, as scheduled.

EXHIBIT B

APPLICABLE BILLING RATES

A. **General Counsel Services.** General counsel services are offered at the Firm's standard rates up to a maximum rate of $325 per hour.

B. **Litigation Services.** Litigation services are offered at the Firm's standard rates up to a maximum rate of $400 per hour.

C. **Reimbursable Services.** Advisory, transactional, and litigation services that are reimbursable by a third-party are offered at the Firm's standard rates up to a maximum rate of $500 per hour.

D. **Costs and Expenses.** The firm will bill the City for actual, out-of-pocket expenses as noted below to be billed at cost, without markup, except for in-house copies and the rare outgoing fax:

- Filing fees — At vendor cost
- In-office photocopying — $0.10 per page
- In-office outgoing fax — $1.00 per page
- Authorized travel (e.g., Litigation/Special Projects) — Up to a maximum of $325 per hour*
- Mileage — IRS prevailing mileage rates

***Travel.** No charge for travel to and from the City. The $325 figure is subject to adjustment for inflation pursuant to paragraph E. below.

E. **Adjustments.** Commencing upon the anniversary of the Effective Date, and annually thereafter, the above rates may be increased by the change in the Consumer Price Index for all urban consumers in the Los Angeles region, not to exceed 3.5 percent (3.5%) per year, with the increase rounded to the nearest $5.00.

2026 Compensation Rates

Advisory / Transactional		Litigation	
6th Year and Senior	$325	9th Year & Senior	$400
5th Year Associates	$320	8th Year	$390
4th Year Associates	$310	7th Year & Senior	$375
3rd Year & Senior	$300	6th Year Associates	$355
2nd Year Associates	$290	5th Year Associates	$320
1st Year Associates	$275	4th Year Associates	$310
Law Clerks	$245	3rd Year Associates	$300
Paralegals	$220	2nd Year Associates	$290
Legal Assistants	$200	1st Year Associates	$275
		Law Clerks	$245
		Paralegals	$220
		Legal Assistants	$200

EXHIBIT C

FEDERAL CONTRACT PROVISIONS

During the performance of this Agreement, Colantuono, Highsmith & Whatley, PC, ("Consultant") shall comply with all applicable federal laws and regulations including but not limited to the federal contract provisions in this Exhibit C. In this Exhibit C, the term "Agency" shall mean the local agency entering into this contract with Consultant.

1. CONTRACTING WITH SMALL AND MINORITY FIRMS, WOMEN'S BUSINESS ENTERPRISES, AND LABOR SURPLUS AREA FIRMS (2 C.F.R. § 200.321)

(A) Consultant shall be subject to 2 C.F.R. § 200.321 and will take affirmative steps to assure that minority firms, women's business enterprises, and labor surplus area firms are used when possible and will not be discriminated against on the grounds of race, color, religious creed, sex, or national origin in consideration for an award.

(B) Affirmative steps shall include:

(i) Placing qualified small and minority businesses and women's business enterprises on solicitation lists;

(ii) Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;

(iii) Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority business, and women's business enterprises;

(iv) Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority business, and women's business enterprises; and

(v) Using the services/assistance of the Small Business Administration (SBA), and the Minority Business Development Agency (MBDA) of the Department of Commerce.

(C) Consultant shall submit evidence of compliance with the foregoing affirmative steps when requested by the Agency.

(D) Notwithstanding the foregoing, the affirmative steps requirements detailed above do not apply in the case of a noncompetitive procurement made under the emergency exception/exigency exception to competitive procurements.

2. COST PRINCIPLES (2 C.F.R. PART 200, SUBPART E)

(A) If any indirect costs will be charged to the Agency under this contract, such costs must conform to the cost principles set forth under the Uniform Rules at 2 C.F.R. Part 200, subpart E ("Cost Principles"). In general, costs must (i) be necessary and reasonable; (ii) allocable to the grant award; (iii) conform to any limitations or exclusions set forth in the Cost Principles; (iv) be adequately documented; and (v) be determined in accordance with generally accepted accounting principles ("GAAP"), except, for state and local governments and Indian tribes only, as otherwise provided for in 2 C.F.R. Part 200, subpart E. 2 C.F.R. § 200.403. Costs that are determined unallowable pursuant to a federal audit are subject to repayment by Consultant.

3. ACCESS TO RECORDS & RECORD RETENTION (2 C.F.R. 200.334—200.338)

(A) Consultant shall comply with 2 C.F.R. § 200.337 and provide the Federal Agency, Inspectors General, the Comptroller General of the United States, Agency, and the State of California or any of their authorized representatives access, during normal business hours, to documents, papers, books and records which are directly pertinent to this contract for the purposes of making and responding to audits, examinations, excerpts, and transcriptions. The right also includes timely and reasonable access to Consultant's personnel for the purpose of interview and discussion related to the books and records.

(B) Consultant agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.

(C) Consultant agrees to provide the Federal Agency or its authorized representatives access to construction or other work sites pertaining to the work being completed under the contract.

4. REQUIRED CONTRACT PROVISIONS IN ACCORDANCE WITH APPENDIX II TO PART 200 – CONTRACT PROVISIONS FOR NON- FEDERAL ENTITY CONTRACTS UNDER FEDERAL AWARDS (2 C.F.R. § 200.327)

(A) Appendix II to Part 200 (A); Appendix II to Part 200 (B): Remedies for Breach; Termination for Cause/Convenience. If the contract is in excess of $10,000 and the contract does not include provisions for both termination for cause and termination for convenience by the Agency, including the manner by which it will be effected and the basis for settlement, then the following termination clauses shall apply. If the contract is for more than the simplified acquisition threshold (see 2 C.F.R. § 200.1) at the time the contract is executed and does not provide for administrative, contractual, or legal remedies in instances where Consultant violates or breaches the terms of the contract, then the following termination clauses shall apply and have precedence over the contract. Otherwise, the following termination clauses shall not be applicable to the contract.

(i) Termination for Convenience. The Agency may, by written notice to Consultant, terminate this contract for convenience, in whole or in part, at any time by giving written notice to Consultant of such termination, and specifying the effective date thereof ("Notice of Termination for Convenience"). If the termination is for the convenience of the Agency, the Agency shall compensate Consultant for work or materials fully and adequately provided through the effective date of termination. No amount shall be paid for unperformed work or materials not provided, including anticipated profit. Consultant shall provide documentation deemed adequate by the Agency to show the work actually completed or materials provided by Consultant prior to the effective date of termination. This contract shall terminate on the effective date of the Notice of Termination.

(ii) Termination for Cause. If Consultant fails to perform pursuant to the terms of this contract, the Agency shall provide written notice to Consultant specifying the default ("Notice of Default"). If Consultant does not cure such default within ten (10) calendar days of receipt of Notice of Default, the Agency may terminate this contract for cause. If Consultant fails to cure a default as set forth above, the Agency may, by written notice to Consultant, terminate this contract for cause, in whole or in part, and specifying the

effective date thereof ("Notice of Termination for Cause"). If the termination is for cause, Consultant shall be compensated for that portion of the work or materials provided which has been fully and adequately completed and accepted by the Agency as of the date the Agency provides the Notice of Termination. In such case, the Agency shall have the right to take whatever steps it deems necessary to complete the project and correct Consultant's deficiencies and charge the cost thereof to Consultant, who shall be liable for the full cost of the Agency's corrective action, including reasonable overhead, profit and attorneys' fees.

(iii) Reimbursement; Damages. The Agency shall be entitled to reimbursement for any compensation paid in excess of work rendered or materials provided and shall be entitled to withhold compensation for defective work or other damages caused by Consultant's performance of the work.

(iv) Additional Termination Provisions. Upon receipt of a Notice of Termination, either for cause or for convenience, Consultant shall promptly discontinue the work unless the Notice directs to the contrary. Consultant shall deliver to the Agency and transfer title (if necessary) to all provided materials and completed work, and work in progress including drafts, documents, plans, forms, maps, products, graphics, computer programs and reports. The rights and remedies of the parties provided in this Section are in addition to any other rights and remedies provided by law or under this contract. Consultant acknowledges the Agency's right to terminate this contract with or without cause as provided in this Section, and hereby waives any and all claims for damages that might arise from the Agency's termination of this contract. The Agency shall not be liable for any costs other than the charges or portions thereof which are specified herein. Consultant shall not be entitled to payment for unperformed work or materials not provided and shall not be entitled to damages or compensation for termination of work or supply of materials. If Agency terminates this contract for cause, and it is later determined that the termination for cause was wrongful, the termination shall automatically be converted to and treated as a termination for convenience. In such event, Consultant shall be entitled to receive only the amounts payable under this Section, and Consultant specifically waives any claim for any other

amounts or damages, including, but not limited to, any claim for consequential damages or lost profits. The rights and remedies of the Agency provided in this Section shall not be exclusive and are in addition to any other rights and remedies provided by law, equity or under this contract including, but not limited to, the right to specific performance.

(B) Appendix II to Part 200 (C) – Employment Non-discrimination: Consultant shall comply with applicable Federal and California employment nondiscrimination laws, including the California Fair Employment and Housing Act. Consultant shall not engage in unlawful discrimination, harassment, or retaliation and shall comply with applicable reasonable accommodation requirements. Any additional Federal equal employment opportunity clause shall apply only to the extend required by the controlling Federal award and applicable law.

(C) Appendix II to Part 200 (D) – Davis-Bacon Act; Copeland Act: Not applicable to this contract.

(D) Appendix II to Part 200 (E) – Contract Work Hours and Safety Standards Act:

(i) If this contract is in excess of $100,000 and involves the employment of mechanics or laborers, Consultant shall comply with 40 U.S.C. 3702 and 3704, as supplemented by Department of Labor regulations (29 C.F.R. Part 5). Under 40 U.S.C. 3702, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

(ii) No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

(iii) In the event of any violation of the clause set forth in paragraph (ii) of this section the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph (ii) of this section, in the sum of $10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph (ii) of this section.

(iv) The Agency shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by Consultant or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph (iii) of this section.

(v) Consultant or subcontractor shall insert in any subcontracts the clauses set forth in paragraph (ii) through (v) of this Section and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The Contractor shall be responsible

for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs (ii) through (v) of this Section.

(E) Appendix II to Part 200 (F) – Rights to Inventions Made Under a Contract or Agreement:

(i) If the Federal award meets the definition of "funding agreement" under 37 C.F.R. § 401.2(a) and the non-Federal entity wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the non-Federal entity must comply with the requirements of 37 C.F.R. Part 401 (Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements), and any implementing regulations issued by the Agency.

(ii) The regulation at 37 C.F.R. § 401.2(a) currently defines "funding agreement" as any contract, grant, or cooperative agreement entered into between any Federal agency, other than the Tennessee Valley Authority, and any contractor for the performance of experimental, developmental, or research work funded in whole or in part by the Federal government. This term also includes any assignment, substitution of parties, or subcontract of any type entered into for the performance of experimental, developmental, or research work under a funding agreement as defined in the first sentence of this paragraph.

(iii) This requirement does not apply to the Public Assistance, Hazard Mitigation Grant Program, Fire Management Assistance Grant Program, Crisis Counseling Assistance and Training Grant Program, Disaster Case Management Grant Program, and Federal Assistance to Individuals and Households – Other Needs Assistance Grant Program, as FEMA awards under these programs do not meet the definition of "funding agreement."

(F) Appendix II to Part 200 (G) – Clean Air Act and Federal Water Pollution Control Act: If this contract is in excess of $150,000, Consultant shall comply with all applicable standards, orders, or requirements issued

pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387).

(i) Pursuant to the Clean Air Act, (1) Consultant agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. § 7401 et seq., (2) Consultant agrees to report each violation to the Agency and understands and agrees that the Agency will, in turn, report each violation as required to assure notification to the Federal awarding agency and the appropriate Environmental Protection Agency Regional Office, and (3) Consultant agrees to include these requirements in each subcontract exceeding $150,000.

(ii) Pursuant to the Federal Water Pollution Control Act, (1) Consultant agrees to comply with all applicable standards, orders or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251 et seq., (2) Consultant agrees to report each violation to the Agency and understands and agrees that the Agency will, in turn, report each violation as required to assure notification to the Federal awarding agency and the appropriate Environmental Protection Agency Regional Office, and (3) Consultant agrees to include these requirements in each subcontract exceeding $150,000.

(G) Appendix II to Part 200 (H) – Debarment and Suspension: A contract award (see 2 C.F.R. § 180.220) must not be made to parties listed on the government wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 C.F.R. part 1986 Comp., p. 189) and 12689 (3 C.F.R. part 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.

(i) This contract is a covered transaction for purposes of 2 C.F.R. pt. 180 and 2 C.F.R. pt. 3000. As such Consultant is required to verify that none of Consultant, its principals (defined at 2 C.F.R. § 180.995), or its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at 2 C.F.R. § 180.940) or disqualified (defined at 2 C.F.R. § 180.935).

(ii) Consultant must comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.

(iii) This certification is a material representation of fact relied upon by Agency. If it is later determined that Consultant did not comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, in addition to remedies available to the Agency, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.

(iv) Consultant warrants that it is not debarred, suspended, or otherwise excluded from or ineligible for participation in any federal programs. Consultant also agrees to verify that all subcontractors performing work under this contract are not debarred, disqualified, or otherwise prohibited from participation in accordance with the requirements above. Consultant further agrees to notify the Agency in writing immediately if Consultant or its subcontractors are not in compliance during the term of this contract.

(H) Appendix II to Part 200 (I) – Byrd Anti-Lobbying Act: If this contract is in excess of $100,000, Consultant shall have submitted and filed the required certification pursuant to the Byrd Anti-Lobbying Amendment (31 U.S.C. § 1352). If at any time during the contract term funding exceeds $100,000.00, Consultant shall file with the Agency the Federal Standard Form LLL titled "Disclosure of Lobbying Activities." Consultants that apply or bid for an award exceeding $100,000 must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the recipient.

(I) Appendix II to Part 200 (J) – Procurement of Recovered Materials:

(i) Consultant shall comply with section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 C.F.R. part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired during the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement.

(ii) In the performance of this contract, Consultant shall make maximum use of products containing recovered materials that are EPA- designated items unless the product cannot be acquired: Competitively within a timeframe providing for compliance with the contract performance schedule; Meeting contract performance requirements; or at a reasonable price.

(iii) Information about this requirement, along with the list of EPA-designated items, is available at EPA's Comprehensive Procurement Guidelines web site, https://www.epa.gov/smm/comprehensive- procurement-guideline-cpg-program.

5. MISCELLANEOUS PROVISIONS

(A) Consultant shall not use the DHS seal(s), logos, crests, or reproductions of flags or likenesses of DHS agency officials without specific FEMA preapproval.

(B) This is an acknowledgement that FEMA financial assistance will be used to fund the contract only. Consultant will comply with all applicable federal law, regulations, executive orders, FEMA policies, procedures, and directives.

(C) Consultant acknowledges that 31 U.S.C. Chapter 38 (Administrative Remedies for False Claims and Statements) applies to Consultant's actions pertaining to this contract.

(D) The Federal Government is not a party to this contract and is not subject to any obligations or liabilities to the Agency, Consultant, any subcontractors or any other party pertaining to any matter resulting from the contract.

(E) General and Administrative Expenses And Profit For Time And Materials Contracts/Amendments.

(i) General and administrative expenses shall be negotiated and must conform to the Cost Principles.

(ii) Profit shall be negotiated as a separate element of the cost. To establish a fair and reasonable profit, consideration must be given to the complexity of the work to be performed, the risk borne by Consultant, Consultant's investment, the amount of subcontracting, the quality of its record of past performance, and industry profit rates in the surrounding geographical area for similar work.

(iii) Any agreement, amendment or change order for work performed on a time and materials basis shall include a ceiling price that Consultant exceeds at its own risk.

EXHIBIT D



Response to Requested Information for Submittal to the City of Palmdale

August 21, 2026

SUBMITTED BY:

Aleks Giragosian, Esq.
Colantuono, Highsmith & Whatley, PC
790 E. Colorado Blvd, Suite 850
Pasadena CA 91101
Telephone: (213) 542-5700
E-mail: AGiragosian@chwlaw.us

1. Designated City Attorney

Name:	Aleks Giragosian
Title:	Shareholder
CA State Bar No.:	306107
Experience:	Aleks has 11 years of experience working with California cities and special districts.
No Conflicts:	Aleks is available to attend all City Council meetings on the first and third Tuesday of each month, Planning Commission meetings on the second Thursday of each month, and other meetings as requested. Aleks' current client meeting schedule does not conflict with Palmdale's City Council and Planning Commission meeting schedule. Aleks will also be the primary point of contact for the City Council, City Manager, and department heads.

Aleks Giragosian

790 E. Colorado Blvd., Suite 850, Pasadena, CA | 213-542-5734 | agiragosian@chwlaw.us

PROFESSIONAL EXPERIENCE

Colantuono, Highsmith & Whatley, PC | Pasadena, CA Nov. 2016-Present
Shareholder

- City Attorney for the City of Sierra Madre
- General Counsel to the following special districts:
  - Fallbrook Regional Health District
  - Grossmont Healthcare District
  - Montecito Sanitary District
- General Counsel to the following business improvement districts:
  - Burbank Hospitality Association
  - Downtown Burbank Partnership, Inc.
  - Mammoth Lakes Tourism
  - Visit Palmdale
- Deputy General Counsel to the:
  - San Diego County Local Agency Formation Commission
  - San Luis Obispo County Local Agency Formation Commission

Casso & Sparks, LLP | Industry, CA May 2016-Nov. 2016
Associate

Office of the City Attorney of Glendale | Glendale, CA Oct. 2015-May 2015
Professional Opportunity Program Fellow

EDUCATION

UCLA School of Law | Los Angeles, CA May 2015
Juris Doctor

Luskin School of Public Affairs | Los Angeles, CA May 2015
Master of Public Policy

University of California, Irvine | Irvine, CA June 2010
Bachelor of Arts in International Studies and Political Science
Minors in Conflict Resolution and Management;

BAR ADMISSION

Member # 306107, State Bar of California 2015

2. Firm Overview and Team

Colantuono, Highsmith & Whatley, PC is a municipal law firm with offices in Grass Valley, Irvine, Pasadena, Petaluma, Sacramento, and San Diego. We represent public agencies throughout California as general counsel and special counsel. We serve as the appointed city attorney to 16 cities and general counsel to dozens of special districts and local agency formation commissions.

The firm was recognized as one of California's Top Ranked Law Firms by Martindale Hubbell in 2014. Our firm includes California's leading experts on local government revenues, including Propositions 13, 62, 218 and 26, and our attorneys have argued more than a dozen government revenue cases in the California Supreme Court since 2004. The firm is ranked #1 by Chambers USA Spotlight Guide, 2026, for municipal law by leveraging "its deep expertise in the region to assist local governments on a range of issues."

The Proposed Palmdale Team



Aleks Giragosian
Shareholder
City Attorney
Pasadena



Taylor Anderson
Senior Counsel
Deputy City Attorney
Camarillo



Pamela Graham
Shareholder
Chief Litigation Counsel
Stevenson Ranch



Diego Lucich
Associate
Deputy City Attorney
Pasadena



Lili Wyckoff
Senior Counsel
Deputy Litigation Counsel
West Hills

* If Aleks is unavailable, Pamela Graham will provide coverage for all litigation matters and Taylor Anderson will provide coverage for all advisory matters.

3. Relevant Experience and References

Colantuono, Highsmith & Whatley serves as City/Town Attorney to the following:

City/Town	City/Town Attorney	Approx. Monthly Hours
American Canyon	Matthew Summers	160
Auburn	Gary Bell	113
Barstow	Andrew Jared	519
Colfax	Conor Harkins	43
Etna	Andrew Jared	13
Encinitas	Ajit Thind	170
Grass Valley	David Ruderman	84
La Palma	Ajit Thind	73
Lakeport	Mackenzie Anderson	51
Martinez	Matthew Summers	179
Montague	Andrew Jared	16
Novato	Gary Bell	300
Sierra Madre	Aleks Giragosian	128
Weed	Andrew Jared	50
Yountville	Gary Bell	121
Yreka	Julia Homaechevarria	57

*We also serve as General Counsel to a number of special districts, local agency formation commissions, and business improvement districts. Please let us know if you would like a list of those agencies, as well.

List of Professional References

City References

Kristine Lowe
Phone: 626-232-1808
Email: klowe@sierramadreca.gov
Title: Mayor
City of Sierra Madre

Michael Bruckner
Phone: 626-355-7135
Email: mbruckner@sierramadreca.gov
Title: Current City Manager
City of Sierra Madre

Jose Reynoso
Phone: 626-969-7397
Email: JReynoso@sgvmwd.com
Title: Former City Manager
City of Sierra Madre

Special District References

James Sly
Phone: 619-729-1413
Email: JSly@grossmonthealthcare.org
Title: Chief Executive Officer
Grossmont Healthcare District

John Weigold
Phone: 203-912-5652
Email: JWeigold@MontSan.org
Title: General Manager
Montecito Sanitary District

Rachel Mason
Phone: 909-838-8071
Email: RMason@FallbrookHelath.org
Title: Chief Executive Officer
Fallbrook Regional Health District

4. Conflicts of Interest

Aleks serves as General Counsel to Visit Palmdale, the non-profit organization that manages the Palmdale Tourism Improvement District. If appointed to serve as Palmdale City Attorney, the Firm would appoint another attorney to serve as Visit Palmdale's general counsel, conditioned on Palmdale's approval of joint representation.

5. Fee Proposal

Hourly Rate Structure

- **Advisory and Transactional:** Advisory and transactional services are offered at a maximum rate of $325 per hour.
- **Litigation Services.** Litigation services are offered at a maximum rate of $400 per hour.
- **Reimbursable Services.** Advisory, transactional, and litigation services that are reimbursable by a third-party are offered at a maximum rate of $500 per hour.
- **Travel.** No charge.
- **Adjustments.** Rates may be increased annually by the previous 12 months' change in the Consumer Price Index for the Los Angeles region, not to exceed 3.5 percent, with the increase rounded to the nearest $10.00.

2026 Compensation Rates

Advisory / Transactional		Litigation	
6th Year and Senior	$325	9th Year & Senior	$400
5th Year Associates	$320	8th Year	$390
4th Year Associates	$310	7th Year & Senior	$375
3rd Year & Senior	$300	6th Year Associates	$355
2nd Year Associates	$275	5th Year Associates	$320
1st Year Associates	$275	4th Year Associates	$310
Paralegals	$220	3rd Year Associates	$300
Legal Assistants	$200	2nd Year Associates	$275
		1st Year Associates	$275
		Paralegals	$220
		Legal Assistants	$200

Estimated Total Annual Cost for Full-Service City Attorney Work:
$1,638,000
based on the following assumptions:

Four (4) senior attorneys committing 20 hours per week at $325;
One (1) junior attorney committing 20 hours per week at $275

Senior Attorney	Rate	Hours	Extension	No of Attys	Weekly Total	Annual Cost
	$325	20	$ 6,500.00	4	$ 26,000.00	$ 1,352,000.00
Junior Attorney						
	$275	20	$5,500	1	$5,500	$ 286,000.00
					Annual Cost	$ 1,638,000.00

6. Approach

If appointed to serve as City Attorney, the firm would prioritize problem-solving and cost savings. Colantuono, Highsmith, and Whatley (CHW) will be your chief problem-solver. Our role is to help the City Council understand what is prohibited and what is possible. You identify the policy goals, we identify the legal options.

We are often asked to address politically sensitive matters. Our approach is to provide neutral legal advice based on statute or case law. We provide concise legal conclusions and, if needed, the reasoning leading to those conclusions. We avoid providing advice on matters of policy, but will provide advice regarding common practices among our other clients, if asked to do so.

CHW will keep costs low through transparent billing practices, staff templates and trainings, cost sharing, and litigation deterrence. The billing method we propose is simple and straightforward — one rate for advisory work and one rate for litigation. Our invoices will be categorized by department for advisory work and by case for litigation. This method allows the City Manager to determine which department or case is generating the most work and how to mitigate that cost.

Our office develops templates for contracts, ordinances, resolutions, and other documents, and trains staff on how to use those templates. Once trained, staff can fill in the blanks and submit to the City Attorney for review. A contract written from scratch can take 1-3 hours to draft, but a form template only takes 5 minutes to review.

Our firm generates case law update memos, legislative update memos, templates, and other documents that are relevant for multiple clients. The cost to research, write, and review such documents is spread across those clients that request them.

Litigation is often the reason for a higher than expected legal bill. While our firm does not shy away from litigating an issue, we believe litigation should be the option of last resort. We try to prioritize administrative remedies, consultation, and mediation over litigation to save time and money. If litigation appears likely, we provide the City Council with an estimated cost of the litigation and the expected chance of success to allow the Council to make an informed choice between settlement or litigation.

Exhibit E

COLANTUONO
HIGHSMITH
WHATLEY, PC

ALEKS R. GIRAGOSIAN | 213-542-5734 | AGIRAGOSIAN@CHWLAW.US

October 1, 2026

VIA ELECTRONIC MAIL ONLY

Eric Ohlsen
Mayor
38300 Sierra Highway #A
Palmdale, California 93550
EOhlsen@CityofPalmdaleCA.gov

Austin Bishop
Chairman
38250 Sierra Highway
Palmdale, California 93550
ABishop@CityofPalmdaleCA.gov

Re: **Consent to Firm's Concurrent Representation of City of Palmdale and Visit Palmdale**

Mayor Ohlsen and Chair Bishop:

I write to request the consent of the City of Palmdale ("City") and Visit Palmdale to our firm's serving as City Attorney for the City while simultaneously serving as General Counsel for Visit Palmdale.

I currently serve as General Counsel to Visit Palmdale, a non-profit organization that contracts with the City to manage the City's tourism business improvement district. From time to time, I assist Visit Palmdale with drafting agreements, which may include a cost-share or permitting component involving the City. For example, last April I revised the Sponsorship Agreement between the City of Palmdale, Visit Palmdale, and the California Beer Festival, LLC, which required both the City and Visit Palmdale to contribute funds to sponsor the Boots & Brews Palmdale event. On other occasions, I drafted agreements that require Visit Palmdale to obtain regulatory permits from the City, including special events permits, encroachment permits, etc.

California Rule of Professional Conduct 1.7 ("Rule 1.7") governs current client conflict of interest principles and states:

Rule 1.7 Conflict of Interest: Current Clients

> (b) A lawyer shall not, without informed written consent* from each affected client and compliance with paragraph (d), represent a client if there is a significant risk the lawyer's representation of the client will be materially limited by the lawyer's responsibilities to or relationships with another client, a former client or a third person,* or by the lawyer's own interests.
>
> (d) Representation is permitted under this rule only if the lawyer complies with paragraphs (a), (b), and (c), and:
>
> (1) the lawyer reasonably believes* that the lawyer will be able to provide competent and diligent representation to each affected client;
>
> (2) the representation is not prohibited by law; and
>
> (3) the representation does not involve the assertion of a claim by one client against another client represented by the lawyer in the same litigation or other proceeding before a tribunal.
>
> (Terms marked with an asterisk are defined elsewhere in the Rules.)

We believe we can effectively serve as City Attorney for the City and General Counsel for Visit Palmdale because the City's and Visit Palmdale's interests are not adverse and, in the event actual adversity arises in the future as to a particular matter, Visit Palmdale has agreed to retain separate counsel as to that matter and the City may need to do the same. We are aware of no law which would prohibit our representing the City and Visit Palmdale simultaneously.

To further safeguard each client's interests, the firm will appoint Julia Homaechevarria to serve as General Counsel to Visit Palmdale. We will implement an ethical screen to ensure I and anyone on our team advising the City of Palmdale will not be involved or have access to information regarding our work for Visit Palmdale. Similarly, Julia and anyone on our team advising Visit Palmdale will not be involved or have access to information regarding our work for the City. We will not share confidential information between our two teams and, of course, we will protect the City's and Visit Palmdale's confidences as to others.

Whether to grant this consent is a business judgment, and we recommend you consult independent legal counsel. The advantage to the City and Visit Palmdale to granting this consent are that each will receive legal counsel from a specialist in this field.

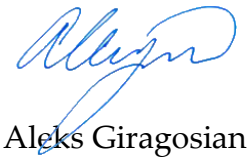
The disadvantage is that we may be perceived as having divided loyalties, to the extent the City's and Visit Palmdale's interests are not aligned. We believe we can competently represent both the City and Visit Palmdale and protect their secrets given the ethical wall we propose.

By signing this letter, you agree that we may represent the City as City Attorney on all matters as assigned, even if opposed to Visit Palmdale, and represent Visit Palmdale on all matters as assigned, unless opposed to the City.

You should consider this request carefully, and, of course, feel free to consult with counsel independent of our firm before granting this consent.

Please review the foregoing and, if it meets with your approval, execute and return it by email. If you have any questions, please call me at the direct-dial number above. Thank you for the opportunity to represent the City and Visit Palmdale.

Respectfully,



Aleks Giragosian
Shareholder

COLANTUONO
HIGHSMITH
WHATLEY, PC

ALEKS R. GIRAGOSIAN | 213-542-5734 | AGIRAGOSIAN@CHWLAW.US

I hereby consent to the firm's simultaneous representation of the City of Palmdale and Visit Palmdale.

Signature: _____

Name: _____

Title: Mayor

Date: _____

I hereby consent to the firm's simultaneous representation of the City of Palmdale and Visit Palmdale.

Signature: _____

Name: _____

Title: Chairman

Date: _____

City Council Staff Report

DATE: **OCTOBER 6, 2026**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **PUBLIC WORKS DEPARTMENT**
CAPITAL IMPROVEMENT PROGRAM DIVISION

DISTRICT: **ALL**

SUBJECT: **APPROVE REQUISITION WITH AV HERITAGE BUILDERS, INC., FOR THE PURCHASE OF A 13,000 SQUARE FOOT METAL BUILDING SYSTEM, FOR A TOTAL NOT TO EXCEED AMOUNT OF $621,345**

RECOMMENDATION

Staff recommend that the City Council:

1. Approve Requisition No. 270414 with AV Heritage Builders, Inc., for the purchase of a 13,000 square foot metal building system, for a total not to exceed amount of $621,345, which includes the purchase amount of $540,300.74, plus a 15% contingency amount of $81,044.26; and,

2. Authorize the City Manager or his designee to approve the requisition and resulting purchase order with AV Heritage Builders, Inc., including minimal and/or non-substantial changes up to the 15% contingency amount approved by the Council.

BACKGROUND

For over 40 years, South Antelope Valley Emergency Services (SAVES) has supported the working poor, disadvantaged individuals, emancipated youth, the homeless, and senior citizens in the South Antelope Valley by providing food, short-term shelter, clothing, transportation passes, and programs such as holiday meal preparation, gift baskets, and back-to-school assistance. SAVES serves about 6,000 clients each year, a number that has steadily increased and has tripled in the past decade. To keep up with the growing demand, expansion is essential.

Additionally, SAVES receives more donated food and items, which requires extra storage space, and currently uses off-site storage to meet this need. To better serve the community, SAVES needs more space for various services, including:

- Storing over 900,000 pounds of donations each year;
- Expanding donation services such as clothing, household items, and toys;
- Offering healthy living classes;
- Connecting clients with local resource providers and advisors; and,
- Organizing annual food and toy drives.

DISCUSSION

The metal building requisition was advertised through the PlanetBids electronic platform on August 4, 2026. Three (3) bids were received on September 10, 2026, and are listed below:

Bidder	Location	Amount
1. AV Heritage Builders, Inc.	Rosamond, CA	$540,300.74
2. Toneman Development Corporation	Lancaster, CA	$810,635.58
3. FEI Associates Consulting Engineers	Chino, CA	$853,782.00

AV Heritage Builders, Inc., a local supplier and installer of metal buildings in Southern California, is the lowest responsive and responsible bidder. References have been checked, all with positive feedback, and staff recommend that the City Council approve the apparent low bidder, AV Heritage Builders, Inc., in the amount of 540,300.74, with a 15% contingency.

During the design of the SAVES Tenant Improvement Project, significant seismic deficiencies were identified within the existing building's foundation, walls, and roof structure. Based on the extent of these deficiencies and the anticipated cost of the required structural retrofits, the City determined that construction of a new facility is the most cost-effective and practical approach.

The tenant improvement design effort is anticipated to be completed by December 2026. In January 2027, the city plans to advertise a design modification to transition the project from the originally proposed approximately 5,000-square-foot tenant improvement to a new approximately 13,000-square-foot facility.

Following completion of the revised design and required approvals, construction bidding is anticipated in summer 2027, with construction to follow upon completion of the competitive bidding and contract award process.

FISCAL IMPACT

$621,345; Sufficient funds for the requisition and resulting purchase order are budgeted and available in Fiscal Year 2026-27.

STRATEGIC PLAN

Goal III: Invest in infrastructure to improve community livability.

A. Plan and maintain safe and attractive neighborhoods, streets, facilities, and public spaces with exciting programming that promotes active fun for everyone.

Prepared by:	Leonardo Torres, P.E. Director of Public Works
Certified as to availability of Funds:	Janelle Samson, Deputy City Manager
Approved by:	Salvador Mendez, City Manager
Approved as to form:	Alexandra Severino, City Attorney

ATTACHMENTS

Req. No. 270414 with AV Heritage Builders, Inc.
SAVES Conceptual Design

Bill To	Requisition 00270414-00 FY 2027
FINANCE DEPARTMENT	
38300 SIERRA HWY	Acct No:
STE D	F0178158-724525
PALMDALE, CA	Review:
93550	Buyer: cmantell
	Status: Allocated Page 1

Vendor	Ship To
AV HERTAGE BUILDERS, INC.	PUBLIC WORKS DEPARTMENT
4716 CONSTELLATION AVE	38250 SIERRA HWY
	PALMDALE, CA 93550
ROSAMOND, CA 93560	MLIVINGSTON@CITYOFPALMDALECA.GOV
	Delivery Reference
	MIKE LIVINGSTON (PN #874)

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
09/18/26	014426	10/02/26			PUBLIC WORKS ADMINISTRATION

LN	Description / Account	Qty	Unit Price	Net Price
	General Notes PROCUREMENT, FABRICATION, DELIVERY, OFFLOADING, INVENTORY, AND STORAGE OF THE PRE-ENGINEERED METAL BUILDING SYSTEM FOR THE PALMDALE S.A.V.E.S. PROJECT (PN #874). THIS PURCHASE ORDER IS THE RESULT OF IFB 27-001-6630-874 FOR PN 874 METAL BUILDING SYSTEM PROCUREMENT AND STORAGE. ITEM IS PENDING CITY COUNCIL APPROVAL ON OCTOBER 6, 2026			
001	PROCUREMENT, FABRICATION, DELIVERY, OFFLOADING, INVENTORY, AND STORAGE OF THE PRE-ENGINEERED METAL BUILDING SYSTEM FOR THE PALMDALE S.A.V.E.S. PROJECT (PN #874). Additional Description Notes PROCUREMENT, FABRICATION, DELIVERY, OFFLOADING, INVENTORY, AND STORAGE OF THE PRE-ENGINEERED METAL BUILDING SYSTEM FOR THE PALMDALE S.A.V.E.S. PROJECT (PN #874).	1.00	621345.00000	621345.00
1	F0178158-724525		621345.00	

Bill To	Requisition 00270414-00 FY 2027
FINANCE DEPARTMENT	
38300 SIERRA HWY	Acct No:
STE D	F0178158-724525
PALMDALE, CA	Review:
93550	Buyer: cmantell
	Status: Allocated

Vendor	Ship To
AV HERTAGE BUILDERS, INC.	PUBLIC WORKS DEPARTMENT
4716 CONSTELLATION AVE	38250 SIERRA HWY
	PALMDALE, CA 93550
ROSAMOND, CA 93560	MLIVINGSTON@CITYOFPALMDALECA.GOV
	Delivery Reference
	MIKE LIVINGSTON (PN #874)

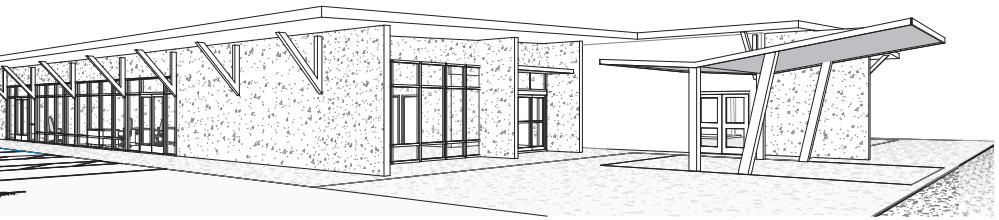
Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
09/18/26	014426	10/02/26			PUBLIC WORKS ADMINISTRATION

LN	Description / Account	Qty	Unit Price	Net Price
Requisition Link				
	Requisition Total			621345.00

***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
F0178158-724525	621345.00	443675.00
SAVES TENANT IMPR	CAPITAL PROJECT PROF SERVICES	

Authorized By: _____ Date: _____
Signature




SAVES
City of Palmdale


SAVES


SAVES




SAVES



City Council Staff Report

DATE: **OCTOBER 6, 2026**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **PUBLIC WORKS DEPARTMENT**
CAPITAL IMPROVEMENT PROGRAM DIVISION

DISTRICT: **4**

SUBJECT: **APPROVE AGREEMENT WITH MUSCO SPORTS LIGHTING, LLC, FOR DESIGN-BUILD SERVICES FOR SAM YELLEN PARK PHASE II FUTSAL COURT LIGHTING PROJECT, FOR A TOTAL NOT TO EXCEED AMOUNT OF $526,916, FOR A TERM OF 110 WORKING DAYS FROM THE DATE OF THE NOTICE TO PROCEED**

RECOMMENDATION

Staff recommend that the City Council:

1. Approve Agreement No. A-10072 with Musco Sports Lighting, LLC, for Design-Build Services for Sam Yellen Park Phase II Futsal Court Lighting Project, PN 795A (Project), for a total not to exceed amount of $526,916**,** which includes a contract amount of $458,188, plus a 15% contingency amount of $68,728 for a term of 110 working days from the date of the Notice to Proceed;

2. Authorize the City Manager or his designee to execute Agreement No. A-10072 with Musco Sports Lighting LLC, including minimal and/or non-substantial changes; and,

3. Authorize the City Manager or his designee to approve change orders for additional or changed scopes of work up to the 15% contingency amount approved by the Council.

BACKGROUND

Phase II of the Sam Yellen Park Improvements was completed on September 25, 2025, and included the construction of new futsal courts. The courts were constructed without dedicated sports lighting, limiting their use after daylight hours.

To increase access and maximize use of this community investment, the City proposes installing a dedicated sports lighting system. The improvements will provide appropriate

illumination for evening play, extend available recreational hours, and increase opportunities for residents and community groups to utilize the futsal courts.

DISCUSSION

Musco Sports Lighting, LLC (Musco), is a Sourcewell participating vendor under Sourcewell Contract No. 041123-MSL. This cooperative agreement with Sourcewell allows for design-build/turnkey services directly with Musco for design, equipment, materials, and construction.

Musco's scope of work includes final lighting design and engineering, furnishing the sports lighting system, construction of light pole foundations, installation of poles and fixtures, electrical improvements and connections, system controls, testing, startup, and commissioning necessary to provide a complete and operational futsal court lighting system.

Following the Notice to Proceed (NTP), Musco will complete final design, permitting, submittal approvals, and equipment fabrication and delivery. Equipment delivery is anticipated within approximately 10 to 12 weeks following completion of required approvals. Field installation will proceed following delivery and completion of required preconstruction activities and is anticipated to require approximately 50 working days. The total contract duration, including design, permitting, procurement, delivery, installation, testing, and commissioning, will not exceed 110 working days from the NTP.

FISCAL IMPACT

$526,916: Sufficient funds are budgeted and available in Fiscal Year 2026-27. The Project is funded using Measure AV Fund.

STRATEGIC PLAN

Goal III: Invest in infrastructure to improve community livability.

C. Plan and maintain safe and attractive neighborhoods, streets, facilities, and public spaces with exciting programming that promotes active fun for everyone.

Prepared by:	Leonardo Torres, P.E. Director of Public Works
Certified as to availability of Funds:	Janelle Samson, Deputy City Manager
Approved by:	Salvador Mendez, City Manager
Approved as to form:	Alexandra Severino, City Attorney

ATTACHMENTS

Agrmt No. A-10072 with Musco Sports Lighting, LLC
Location Map and locations of lights (Site Plan)
Fee Schedule

AGREEMENT NO. A- 10072
CONSTRUCTION CONTRACT
BETWEEN THE CITY OF PALMDALE AND MUSCO SPORTS LIGHTING, LLC

THIS CONTRACT (“Contract”) is made and entered into by and between City of Palmdale, a public entity ("City"), and MUSCO SPORTS LIGHTING, LLC, a Contractor ("Contractor"). Contractor and City are collectively referred to herein as the “parties.” This Contract shall become effective on the date of the last signatory.

1 Scope of Work

Contractor shall complete the Project in accordance with this Contract. Contractor shall furnish all materials and perform all work required for the completion of the following Project:

- All materials shall be furnished and delivered to the Project site.
- The Contractor shall provide a complete turnkey installation, including all labor, materials, equipment, tools, accessories, connections, testing, and incidental work necessary to provide a complete and fully functional system in accordance with the Contract Documents.
- The Contractor shall provide electrical plans prepared, signed, and sealed by a California-licensed Professional Electrical Engineer.”
- Complete electrical installation for MUSCO Lighting System
- Provide startup and aiming as required to provide complete and operating sports lighting system.

For detailed scope of work see attached Exhibit "B"

2 Standard Specifications

Standard Specifications for City projects are those contained in the 2024 Greenbook edition of the "Standard Specifications for Public Works Construction" (the "Greenbook"). Except as otherwise expressly provided herein, the Standard Specifications shall control the general provisions, construction materials, and construction methods for this Contract (except as amended by the Plans for the Project), the General Specifications for the Project, the Special Provisions for the Project, any technical specifications for the Project, and any other contract documents.

Should it apply, the Successor Community Workforce Agreement policies and procedures must be followed as outlined in the attached agreement.

3 Compensation

City shall pay Contractor the total, all-inclusive, NOT-TO-EXCEED amount of Four Hundred Fifty-Eight Thousand One Hundred Eighty-Eight Dollars ($458188) for the construction of the Project. This amount shall cover all expenses for labor, materials, and any and all other costs incurred by Contractor to satisfactorily construct the Project. Unless otherwise provided in the bid documents or agreed upon by the

parties, Contractor shall submit detailed, monthly invoices for work actually performed.

4 Completion Date

The construction of the Project shall commence upon Contractor being given a written notice to proceed, and shall be completed within 110 working days of said notice.

5 Payment and Performance Bonds; Guaranty

5.1 Unless otherwise expressly provided in the bid documents, prior to commencing work, Contractor shall provide a payment bond and performance bond, each in an amount equal to 100% of the project price for each year of the term of the contract. Contractor shall submit all bonds electronically through Surety 2000. Pursuant to the bid documents for this Project, the Contractor is required to provide a written guaranty of Contractor's work. In furtherance thereof, Contractor shall execute the written form of Guaranty attached hereto and incorporated by reference herein.

5.2 Funding Contingency; Suspension or Termination. Notwithstanding any other provision of this Contract, the parties acknowledge that performance under this Contract is contingent upon the availability and continued appropriation of sufficient funding. In the event that anticipated, allocated, or appropriated funding is reduced, delayed, or not received in whole or in part ("Funding Shortfall"), the affected party may, upon written notice to the other party, suspend performance of its obligations under this Agreement to the extent reasonably necessary.

If the Funding Shortfall continues for a period of ninety days following such notice, the affected party may terminate this Contract, in whole or in part, without penalty or further liability, upon additional written notice. Any suspension or termination pursuant to this section shall not constitute a breach of this Contract.

In the event of suspension or termination due to a Funding Shortfall, the parties shall equitably adjust compensation to reflect services properly performed and authorized expenses incurred prior to the effective date of suspension or termination. The affected party shall use reasonable efforts to provide prompt notice of any Funding Shortfall and to mitigate any adverse impact on the other party.

6 Licenses

At all times during the term of this Contract, Contractor shall possess a valid and current Class C10 Contractor's License **or Specialty Contractor License consisting of Class C10 licensee** to perform the required work ("Work"). Contractor's DIR registration number is 797757. Contractor hereby certifies that it holds the required license(s).

CONTRACTOR shall maintain in current status all Federal, State, and local licenses and permits required for the operation of the business conducted by the CONTRACTOR as applicable to this contract.

CONTRACTOR shall be required to obtain a current City of Palmdale business license, as required by the Palmdale Municipal Code, before an Authorization to Proceed is issued.

7 Subcontracting

Subject to any self-performance requirements herein, Contractor may subcontract any portion of the work required by this Contract to other persons or firms, and Contractor submitted with its bid a list of those subcontractors who will perform work in an amount in excess of one-half of one percent (1%) of the Contractor's total bid, in compliance with the Subletting and Subcontracting Fair Practices Act, California Public Contract Code § 4100, et seq. Only such listed subcontractors may perform on this Project.

8 Non-Assignability

Neither this Contract nor any rights, title, interest, duties or obligations under this Contract may be assigned, transferred, conveyed or otherwise disposed of by Contractor without the prior written consent of City.

9 Administration

This Contract will be administered by the Public Works Department of the City. The Director of Public Works or his or her designee shall be considered the Project Administrator and shall have the authority to act for the City under this Contract.

10 Indemnification

To the maximum extent permitted by law, Contractor shall indemnify, protect, defend and hold harmless the City, its Board of Director, the City's officers, employees, agents, volunteers, and representatives ("Indemnitees") with respect to any and all claims, suits, actions, stop notices, liabilities and/or damages, including related expenses, attorney's fees and costs, based on, arising out of, or in any way related to the work undertaken by Contractor pursuant to this Contract, and in connection with the Project.

11 Insurance

11.1 Without limiting Contractor's indemnification of City, as described in paragraph 10, and unless modified by City, Contractor shall obtain, provide and maintain, at its own expense, during the term of this Contract, a policy or policies of insurance, satisfactory to the City, from insurance carriers admitted to do business in the State of California and rated in A.M. Best's Insurance Guide with a rating of A:VII or better, which contain the coverage described below.

11.1.1 Commercial General Liability

$2,000,000.00 limit on a per occurrence basis
$4,000,000.00 general aggregate limit

11.1.2 Commercial Automobile Liability

$2,000,000.00 combined single limit including owned, non-owned and hired automobile coverage

11.1.3 Workers' Compensation and Employer's Liability

Workers' Compensation -- coverage as required by the State of California
Employer's Liability --
$1,000,000.00 each accident
$1,000,000.00 policy limit bodily injury
$1,000,000.00 each employee bodily injury by disease

11.1.4 Pollution/Environmental Liability*

$2,000,000.00 limit on a per occurrence basis

11.2 Policies providing for bodily injury and property damage coverage shall contain the following:

A. An endorsement extending coverage to the City as an additional insured, as respects liability arising out of the performance of any work under the Contract. Such insurance shall be primary insurance, as respects the interest of the City, and any other insurance maintained by the City shall be considered excess coverage and not contributing insurance with the insurance required hereunder. The certificates shall state: "The City of Palmdale, Successor Agency to the Community Redevelopment Agency of the City of Palmdale, Palmdale Civic Authority, Housing Authority, Industrial Development Authority, Airport Authority, their officers, agents, employees and volunteers are named as additional insured".

B. "Severability of Interest" Clause.

The insurance shall apply separately to each insured against whom a claim is made or suit is brought, except with respect to the limits of the insurer's liability.
The inclusion of the City and its officers, employees, agents, and volunteers as
additional insureds shall not affect any rights the Contractor has under the policy, nor shall it limit the insurer's ability to deny coverage to any insured based on that insured's own acts or omissions.

11.3 Upon Notice of Intent to Award, and prior to commencement of any work, CONTRACTOR shall deliver to CITY certificates of insurance and endorsements to all required policies demonstrating that CONTRACTOR has the required coverage and showing the required named insured. Within five (5) days of written request from CITY, CONTRACTOR shall deliver to CITY full and complete copies of all insurance policies required by this Contract.

11.4 Said Certificates of Insurance shall provide that thirty (30) days' prior written notice of cancellation shall be given to the City in the event of cancellation and/or reduction in coverage of any nature.

11.5 The required policies of insurance shall be endorsed to waive all rights of subrogation. Contractors waives all rights of subrogation.

11.6 Acceptable Proof of Insurance:

A. ACORD Certificate of Insurance listing all coverage, limits, deductibles and insured; and endorsements for all applicable coverage if agent has authority to issue it; or additional insured Form CG20100704 and CG20370704 or equivalent must be provided for general liability coverage. Additional insured form CA0001 must be provided for automobile liability coverage.

B. Binders of insurance for all coverage. Agents must confirm that policy endorsements have been ordered from the respective insurance companies. Upon issuance, policy endorsements and a corresponding Certificate of Insurance listing all insurers and coverage must be submitted to the City Attorney.

C. *When pollution/environmental liability coverage is provided on a "claims made basis", CONTRACTOR will continue to renew the insurance for a period of five (5) years after this Contract expires or is terminated. Such insurance will have the same coverage and limits as the policy that was in effect during the term of this Contract, and will cover CONTRACTOR, or its officers, employees, or agents during the time this Contract was in effect.

11.7 The requirements as to the types and limits of insurance to be maintained by CONTRACTOR are not intended to and shall not in any manner limit or qualify CONTRACTOR's liabilities and obligations under this Contract.

11.8 Any policy or policies of insurance that CONTRACTOR elects to carry as insurance against loss or damage to its equipment and tools or other personal property used in the performance of this Contract shall include a provision waiving the insurer's right of subrogation against CITY.

11.9 Notwithstanding any other provision of this Contract, CITY may immediately terminate this Contract if, at any time CONTRACTOR fails to maintain the required insurance for any period of time or fails to comply with any of the insurance requirements listed above.

11.10 CONTRACTOR shall require any and all subcontractors working on its behalf to provide insurance coverages and limits that are based on the scope of work and nature of risk being performed by the subcontractor. Any and all subcontractors working on behalf of CONTRACTOR shall be subject to all other insurance requirements that are stated herein.

Any deviation in this requirement will be CONTRACTOR's sole risk. CONTRACTOR's insurance requirements in Section 11 will not be impacted and/or limited by such deviation.

12 State Labor Code

12.1 This Contract calls for work to be performed constituting public works. Contractor and all subcontractors shall pay the general prevailing rate of per diem wages as determined and as published by the State Director of the Department of Industrial Relations pursuant to Article 2 of Chapter 1 of Part 7, of Division 2 of the State Labor Code, including, but not limited to, Sections 1770, 1771, 1773, 1773.2 and 1774.

12.2 This is a public work and requires the payment of prevailing wages for the work or craft in which the worker is employed for any public work done under the contract by Contractor or by any subcontractor pursuant to Section 1771 of the Labor Code. Pursuant to the provisions of Section 1773 of the Labor Code of the State of California, the City has obtained the general prevailing rate of per diem wages and the general rate for holiday and overtime work in this locality for each craft, classification, or type of workman needed to execute this contract from the Director of the Department of Industrial Relations. These rates are on file with the City or may be obtained at http://www.dir.ca.gov/OPRL/DPreWageDetermination.htm.

Contractor shall post a copy of such wage rates at the job site and shall pay the adopted prevailing wage rates as a minimum. Contractor shall comply with the provisions of Sections 1775, 1776, 1777.5, 1777.6, and 1813 of the Labor Code. Pursuant to the provisions of 1775 of the Labor Code, Contractor shall forfeit to the City, as a penalty, not more than $200.00 for each calendar day, or portion thereof, for each laborer, worker, or mechanic employed, paid less than the stipulated prevailing rates for any work done under this Contract, by him or by any subcontractor under him, in violation of the provisions of this Contract.

12.3 Contractors and subcontractors who are ineligible to bid for work on, or be awarded, a public works project pursuant to Labor Code Sections 1777.1 and 1777.7 are prohibited from bidding on, being awarded, or performing work as a subcontractor, on this Project pursuant to Public Contract Code Section 6109.

12.4 Contractor's attention is directed to the provisions in Sections 1774, 1775, 1776, 1777.5 and 1777.6 of the Labor Code. Contractor shall comply with the provisions in these Sections. The statutory provisions for penalties for failure to comply with the State's wage and hours laws will be enforced. Pursuant to Section 1775 of the Labor Code, the Contractor and any subcontractors, shall, as a penalty to the City forfeit the prescribed amounts per calendar day, or portion thereof, for each worker paid less than the prevailing wage rates.

12.5 Pursuant to Labor Code Section 1771.4, the Project is subject to compliance monitoring and enforcement by the California Department of Industrial Relations.

12.6 Each Contractor and subcontractor shall furnish the records specified in Labor Code Section 1776 directly to the State Labor Commissioner at least monthly in the format prescribed by the State Labor Commissioner.

12.7 Sections 1774 and 1775 require the Contractor and all subcontractors to pay not less than the prevailing wage rates to all workmen employed in the execution of the Contract and specify forfeitures and penalties for failure to do so. The minimum wages to be paid are those determined by the State Director of the Department of Industrial Relations. Section 1776 requires the Contractor and all subcontractors to keep accurate payroll records, specifies the contents thereof, their inspection and duplication procedures and certain notices required of the Contractor pertaining to their location.

12.8 Section 1777.5 of the Labor Code requires Contractor or subcontractor employing workers in any apprenticeable occupation to apply to the Joint Apprenticeship Committee nearest the site of the public works project, which administers the apprenticeship program in that trade for a certificate of approval. The certificate will also fix the ratio of apprentices to journeymen to be used in the performance of the Contract. The Contractor is required to make contributions to funds established for the administration of apprenticeship programs if he employs registered apprentices or journeymen in any apprenticeable trade and if other contractors on the public works site are making such contributions. Information relative to apprenticeship standards, contributions, wage schedules and other requirements may be obtained from the State Director of Industrial Relations or from the Division of Apprenticeship Standards. Section 1777.6 of the Labor Code provides that it shall be unlawful to refuse to accept otherwise qualified employees as registered apprentices solely on the grounds of race, religious creed, color, national origin, ancestry, sex, or age.

12.9 Eight hours labor constitutes a legal day's work, as set forth in Labor Code

Section 1810. The statutory provisions for penalties for failure to comply with the State's wage and hour laws will be enforced as set forth in Labor Code Section 1813.

13 Antitrust Claims

In entering into this Contract, Contractor offers and agrees to assign to the City all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. Sec. 15) or under the Cartwright Act (Chapter 2 (commencing with Section 16700) of Part 2 of Division 7 of the California Business and Professions Code) arising from purchases of goods, services, or materials pursuant to the Contract. This assignment shall be made and become effective at the time the City tenders final payment to Contractor without further acknowledgment by the parties.

14 Trenching and Excavations

Pursuant to Public Contract Code Section 7104, if the Project involves trenching more than four (4) feet deep, Contractor shall promptly and before the following conditions are disturbed notify the City in writing of any:

14.1 Material that Contractor believes may be material that is hazardous waste, as defined in California Health and Safety Code Section 25117, that is required to be

removed to a Class I, Class II, or Class III disposal site in accordance with provisions of existing law; and/or

14.2 Subsurface or latent physical conditions at the site differing from those indicated; and/or

14.3 Unknown physical conditions at the site of any unusual nature, different materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for in the Contract.

14.4 As required by Labor Code Section 6705 and in addition thereto, whenever work under the Contract that involves an estimated expenditure in excess of twenty-five thousand dollars ($25,000) for the excavation of any trench or trenches five (5) feet or more in depth, Contractor shall submit for acceptance by City in advance of excavation, a detailed plan showing the design of shoring, bracing, sloping, or other provisions to be made for worker protection from the hazard of caving ground during the excavation, of such trench or trenches. If such plan varies from the shoring system standards established by the Construction Safety Orders of the Division of Industrial Safety, the plan shall be prepared by a registered civil or structural engineer employed by Contractor, and all costs therefor shall be included in the price of the Contract. Nothing in this provision shall be deemed to allow the use of a shoring, sloping, or other protective system less effective than that required by the Construction Safety Orders. Nothing in this provision shall be construed to impose tort liability on the City or on any City officer, agent, consultant, representative, or employee. All plans, processing and shoring costs are Contractor's responsibility and must be included in Contractor's bid.

15 Location of Existing Elements

Pursuant to Government Code Sections 4216 to 4216.9, the methods used and costs involved to locate existing elements, points of connection and all construction methods are Contractor's sole responsibility. Accuracy of information furnished, as to existing conditions, is not guaranteed. Contractor, at its sole expense, must make all investigations necessary to determine locations of existing elements, which may include, without limitation, contacting U.S.A. alert and other private underground locating firm(s), and/or utilizing potholes, specialized locating equipment and/or hand trenching.

16 Third Party Claims

Pursuant to Public Contract Code Section 9201, the City has full authority to compromise or otherwise settle any claim relating to this Contract at any time. The City shall timely notify Contractor of the receipt of any third-party claim relating to the Contract. The City shall be entitled to recover its reasonable costs incurred in providing the notification required by Public Contract Code Section 9201(b).

17 Non-Collusion

Contractor hereby certifies that this bid is genuine and not a sham or collusive, or made in the interest or on behalf of any person or business not herein

named. Contractor further certifies that Contractor has not directly or indirectly induced or solicited any other bidder to furnish a sham bid, or any other person or business to refrain from bidding, and Contractor has not in any manner sought by collusion to secure itself an advantage over any other bidder. Contractor also affirms that it has signed and submitted with its bid to the City a Non-collusion Declaration as required by Public Contract Code Section 7106.

18 Conflicts of Interest

Contractor agrees not to accept any employment or representation during the term of this Contract or within twelve (12) months after completion of the work under this Contract which is or may likely make Contractor "financially interested," as provided in Government Code Section 1090 and 87100, in any decisions made by City on any matter in connection with which Contractor has been retained pursuant to this Contract.

19 Audit

The City or its representative shall have the option of inspecting and/or auditing all records and other written materials used by Contractor in preparing its billings to the City as a condition precedent to any payment to Contractor. Contractor will promptly furnish documents requested by the City. Additionally, pursuant to Government Code Section 8546.7, if this Contract involves the expenditure of public funds in excess of ten thousand dollars ($10,000), Contractor shall be subject to State Auditor examination and audit at the request of the City or as part of any audit of the City, for a period of three (3) years after final payment under this Contract.

20 Substitute Security

Pursuant to Public Contract Code Section 22300, the substitution of securities for any moneys withheld by the City to ensure performance under a contract is permitted, except where financing will be provided by the Farmers Home Administration of the United States Department of Agriculture pursuant to the Consolidated Farm and Rural Development Act (7 U.S.C. Sec. 1921 *et seq*.) or where federal regulations or policies, or both, do not allow the substitution of securities. At the request and expense of Contractor, securities equivalent to the amount withheld shall be deposited with the City, or with a state or federally chartered bank in the State of California as the escrow agent, that shall then pay those moneys to Contractor. Upon satisfactory completion of the Contract, the securities shall be returned to Contractor.

Alternatively, Contractor may request and the City shall make payment of retentions earned directly to the escrow agent at the expense of Contractor. At the expense of Contractor, Contractor may direct the investment of the payments into securities, and Contractor shall receive the interest earned on the investments upon the same terms provided for securities deposited by Contractor. Upon satisfactory completion of the Contract, Contractor shall receive from the escrow agent all securities, interest, and payments received by the escrow agent from the City, pursuant to the terms of this section.

Securities eligible for investment shall include those listed in California Government

Code Section 16430, bank or savings and loan certificates of deposit, interest-bearing demand deposit accounts, standby letters of credit, or any other security to which Contractor and the City agree in writing. Contractor shall be the beneficial owner of any securities substituted for moneys withheld and shall receive any interest thereon.

If Contractor elects to receive interest on moneys withheld in retention by the City, it shall, at the request of any subcontractor performing more than five percent (5%) of Contractor's total bid, make that option available to the subcontractor regarding any moneys withheld in retention by Contractor from the subcontractor. If Contractor elects to receive interest on any moneys withheld in retention by the City, then the subcontractor shall receive the identical rate of interest received by Contractor on any retention moneys withheld from the subcontractor by Contractor, less any actual pro rata costs associated with administering and calculating that interest. In the event that the interest rate is a fluctuating rate, the rate for the subcontractor shall be determined by calculating the interest rate paid during the time that retentions were withheld from the subcontractor. If Contractor elects to substitute securities in lieu of retention, then, by mutual consent of Contractor and its subcontractor, the subcontractor may substitute securities in exchange for the release of moneys held in retention by Contractor. No Contractor shall require any subcontractor to waive any provision of this paragraph.

The escrow agreement for security deposits in lieu of retention shall be substantially similar to the form provided in Public Contract Code Section 22300(f).

21 Claims Dispute Resolution

In the event of any dispute or controversy with the City over any matter whatsoever, the Contractor shall not cause any delay or cessation in or of Work, but shall proceed with the performance of the Work in dispute. The Contractor shall retain any and all rights provided that pertain to the resolution of disputes and protests between the parties. The Disputed Work will be categorized as an "unresolved dispute" and payment, if any, shall be as later determined by mutual agreement or a court of law. The Contractor shall keep accurate, detailed records of all Disputed Work, claims and other disputed matters.

All claims arising out of or related to the Contract documents or this Project, and the consideration and payment of such claims, are subject to the Government Claims Act (Government Code Section 810 et seq.) with regard to filing claims. All such claims are also subject to Public Contract Code Section 9204 and Public Contract Code Section 20104 et seq. (Article 1.5), where applicable. This Contract hereby incorporates those provisions as though fully set forth herein. Thus, the Contractor or any Subcontractor must file a claim in accordance with the Government Claims Act as a prerequisite to filing a construction claim in compliance with Section 9204 and Article 1.5 (if applicable), and must then adhere to Section 9204 and Article 1.5 (as applicable), pursuant to the definition of "claim" as individually defined therein.

22 Ownership And Delivery Of Work Product

All documents, data, reports, studies, analyses, field notes, investigations, plans, specifications, software, programs, manuals, instructions, and other materials of any

nature, whether complete or incomplete, that are prepared, developed, or produced by CONTRACTOR or Contractor's subcontractors in the performance of this Contract (collectively, "Work Product") shall be the exclusive property of the CITY.

All Work Product shall be delivered to or left with the CITY upon completion, expiration, or termination of this Contract. Upon request, CONTRACTOR shall provide the CITY with originals and reproducible and electronic copies of all Work Product. Electronic copies shall be provided in an unprotected format that allows the CITY to copy, reproduce, modify, and use the Work Product without restriction.

23 Ownership Of Intellectual Property

The Work Product and all intellectual property rights therein shall be deemed "works made for hire" under the United States Copyright Act (17 U.S.C. § 101 et seq.), and the CITY shall be deemed the author and exclusive owner thereof, in perpetuity and worldwide.

To the extent any Work Product does not qualify as a work made for hire, CONTRACTOR hereby irrevocably assigns, transfers, and conveys to the CITY all right, title, and interest in and to such Work Product, including all copyrights, trademarks, patents, and other proprietary rights. CONTRACTOR consents to the use of CONTRACTOR's name in conjunction with the sale, use, performance, and distribution of Work Product, for any purpose and in any medium.

CONTRACTOR agrees to execute any documents and take any actions reasonably requested by the CITY to confirm or perfect the CITY'S ownership of such rights.

CONTRACTOR waives any and all moral rights or similar rights under California Civil Code section 980 or any other applicable law to the extent permitted by law.

24 Non-discrimination and Equal Employment Opportunity

24.1 In performance of this Contract, CONTRACTOR shall not discriminate against any employee, subcontractor, or applicant for employment because of sex, color, race, religion, ancestry, national origin, disability, medical condition including the medical condition of Acquired Immune Deficiency Syndrome (AIDS) or any condition related thereto, marital status, sexual orientation, age, gender, gender identity, gender expression, genetic information, or military and veteran status. CONTRACTOR will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their sex, color, race, religion, ancestry, national origin, disability, medical condition including the medical condition of Acquired Immune Deficiency Syndrome (AIDS) or any condition related thereto, marital status, sexual orientation, age, gender, gender identity, gender expression, genetic information, or military and veteran status . Affirmative action relating to employment shall include, but not be limited to the following: employment, upgrading, demotion or transfer; recruitment; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

25 SB 1383 Compliance

CONTRACTOR shall comply with all applicable requirements of California Senate Bill 1383 (SB 1383) and related regulations concerning the reduction of organic waste, diversion from landfills, and edible food recovery.

26 WCAG 2.1AA Compliance

Information and communication technology means information technology and other equipment, systems, technologies, or processes, for which the principal function is the creation, manipulation, storage, display, receipt, or transmission of electronic data and information, as well as any associated content. Examples include computers and peripheral equipment; information kiosks and transaction machines; telecommunications equipment; customer premises equipment; multifunction office machines; software; applications; Web sites; videos; and electronic documents.

Each information and communication technology (hereinafter referred to as "ICT") product or service furnished to the City under this Contract shall be accessible to and usable by individuals with disabilities in accordance with the Americans with Disabilities Act, as amended, (hereinafter referred to as the "ADA") and other applicable Federal laws, including Section 508 of the Rehabilitation Act, as amended, and State laws and implementing regulations. For purposes of this clause, Contractor shall be considered in compliance with the ADA and other Federal and State laws if it satisfies the requirements (including exceptions) specified in the regulations 36 CFR Part 1194 implementing Section 508 of the Rehabilitation Act, including the Web Content Accessibility Guidelines (WCAG) 2.1 Level A and Level AA Success Criteria and Conformance Requirements (2008), which are incorporated by reference, and the functional performance criteria.

Contractor shall maintain and retain, subject to review by the City, full documentation of the measures taken to ensure compliance with the applicable requirements and functional performance criteria, including records of any testing or simulations conducted. For each ICT subject to the Contract, the documentation shall include a description of conformance with applicable federal and state laws by means of either a Voluntary Product Accessibility Template (VPAT) or other comparable document, upon request.

If Contractor claims its products or services satisfy the applicable requirements and standards specified above and it is later determined by the City that any furnished product or service is not in compliance with such requirements and standards, the City will promptly inform the Contractor in writing of the noncompliance. The Contractor shall, at no cost to the City, repair or replace the non-compliant products or services within the period specified by the City. If the repair or replacement is not completed within the specified time, the City may cancel the Contract or have any necessary changes made or repairs performed by employees of the City or by another contractor, and Contractor shall reimburse the City for any expenses incurred thereby. Contractor shall indemnify and hold the City harmless in the event of claims arising from inaccessibility.

27 Integration

This Contract supersedes any and all agreements, either oral or written, between the parties hereto with respect to the construction of the Project by Contractor for City

and contains all of the covenants and agreements between the parties with respect to the construction of the Project. Each party to this Contract acknowledges that no representations, inducements, promises, or agreements, orally or otherwise, have been made with regard to the construction of the Project by any party, or anyone acting on behalf of any party, which are not embodied herein, and that no other agreement, statement, or promise regarding work not contained in this Contract shall be valid or binding. Any modification or amendment of this Contract will be effective only if it is in writing and signed by the parties to this Contract. Any changes to the work required by this Contract will be by change order signed by the parties.

28 Debarment and Suspension Certification

Title 2, Code of Federal Regulations, Part §180.300

The bidder, under penalty of perjury, certifies that, except as noted in a separate document, he/she or any other person associated therewith in the capacity of owner, partner, director, officer, or manager:

- is not currently under suspension, debarment, voluntary exclusion, or determination of ineligibility by any Federal agency;
- has not been suspended, debarred, voluntarily excluded or determined ineligible by any Federal agency within the past 3 years;
- does not have a proposed debarment pending; and
- has not been indicted, convicted, or had a civil judgment rendered against it by a court of competent jurisdiction in any matter involving fraud or official misconduct within the past 3 years.

29 Compliance With Law

29.1 CONTRACTOR shall comply with all state and federal laws, including but not limited to, the requirement to hire only those persons authorized by federal law to work in the United States. If CONTRACTOR uses any subcontractors to complete this Contract, this same requirement shall be included in all subcontracts and strictly enforced by CONTRACTOR.

29.2 The law of the state of California shall govern this Contract. The venue of any legal action, either formal or informal, shall be the County of Los Angeles.

29.3 If applicable, CONTRACTOR acknowledges and understands it must comply with the prevailing wage requirements as set forth in Exhibit “A” attached hereto and incorporated herein by reference, as well as the execution of a Worker’s Compensation Certificate attached hereto as Exhibit “B” and incorporated herein by reference.

30 Health And Safety Provisions

A. CONTRACTOR and all subcontractors shall abide by all health and safety mandates issued by federal, state, county, City of Palmdale, and/or public health officers, and worksite-specific mandates. If multiple mandates exist, the CONTRACTOR and subcontractors shall abide by the most restrictive mandate.

B. Costs associated with adhering to health and safety mandates are the responsibility of the CONTRACTOR. CONTRACTOR is responsible for the tracking and compliance of health and safety mandates and may be audited upon request.

31 Notifcation And Access Revocation

The CONTRACTOR shall notify the CITY in writing prior to or no later than twenty-four (24) hours after, the termination, expiration, suspension, reassignment, or removal of any Contractor Personnel with access to the Project or Owner Resources. For Contractor Personnel with Information Technology access, notification must be immediate, or the CITY may consider the CONTRACTOR to be in breach of contract. Notice shall include the individual's name, role, effective date and time of termination or removal, and systems or resources accessed.

The CITY reserves the right, in its sole discretion, to immediately suspend or revoke access for any Contractor Personnel upon receipt of notice or upon CITY'S determination that such access is no longer required or appropriate.

32 Force Majure

Neither Party shall be liable for any failure or delay in performing its obligations under this Contract (other than payment obligations) if such failure or delay is caused by an event or circumstance beyond the reasonable control of the affected Party ("Force Majeure Event"). Force Majeure Events include, but are not limited to, acts of God; flood; fire; earthquake; explosion; war; terrorism; civil disturbance; epidemic or pandemic; quarantine; governmental actions or orders; or other similar events beyond the control of the affected Party.

The affected Party shall provide written notice to the other Party within ten (10) calendar days of the occurrence of the Force Majeure Event, describing the nature, expected duration, and anticipated impact on performance. The Party shall use all diligent efforts to mitigate the effects of the event and resume performance as soon as practicable.

When CONTRACTOR is the sole cause of the delay to the commissioning and substantial completion and delay is not caused by an event of Force Majeure or by the CITY'S failure to make payments in accordance with the Contract or to provide required information to CONTRACTOR when contemplated in the Contract, CITY shall be entitled to liquidated damages in the sum at the daily rate of One Thousand Dollar ($1,000), beginning at zero (0) days from written notice given by CITY.

33 Successors and Assigns

The terms and conditions of this Contract shall be binding on the successors and assigns of the parties to this Contract.

34 Exhibits

The exhibits and attachments referenced in this Contract are attached hereto and incorporated herein by this reference as though set forth in full in the Contract.

35 Authority to Sign

The person or persons executing this Contract on behalf of the Contractor warrant and represent that they have the authority to execute this Contract on behalf of the Contractor and have the authority to bind Contractor to the construction of the Project.

36 Time is of the Essence

Time is of the essence in every provision of this Contract in which time to perform is a factor.

In Witness Whereof, the parties hereto have caused this Contract to be executed and attested by their respective officers thereunto duly authorized.

CITY OF PALMDALE	MUSCO SPORTS LIGHTING, LLC
Salvador Mendez Date City Manager	James M. Hansen Date Secretary
Lee Torres Sep 17, 2026, 1:56 PM PDT	
ADDRESS FOR NOTICE: CITY OF PALMDALE 38250 Sierra Highway Palmdale, CA 93550	ADDRESS FOR NOTICE: MUSCO SPORTS LIGHTING, LLC 211 2nd Ave West Oskaloosa, IA 52577
APPROVE AS TO FORM:	
Alexandra Severino City Attorney	
ATTEST:	ATTEST: If Corporation
Rochelle Scott City Clerk	Secretary

[Signatures of contractor on bond(s) must be notarized. Obtain two corporate signatures if contractor is a corporation.]

---------- INTERNAL USE ONLY ----------

■Certificate(s) and Endorsement(s) attached
■Confirmed business name on contract with certificate(s)
□Attached notarized bond(s), Worker's Compensation Certificate, and Guaranty
■Attached Agreement Checklist and met all requirements
□2 CFR 200 Checklist (if federally funded)
■Attach Quotes, Solicitation Docs, City's Best Interest, Government Code, etc.

Record of Signing

For City of Palmdale
Name Leonardo Torres
Title



Signed on Sep 17, 2026 1:56 PM PDT

Secured by Concord™
DocumentID: 034QaFxz9IeREEolWEcyF8
SigningID: 034QaFxlzOKCF9sB34ASVR
UTC Signing time: 2026-09-17 20:56:54 UTC
IP Address: 45.62.177.244
Email: ltorres@cityofpalmdaleca.gov

concord™
Where agreements happen.

Signed with https://www.concord.app/



Sam Yellen Park - Futsal Court Lighting

Sam Yellen Park Phase II

Palmdale,CA

Equipment Layout

INCLUDES:
· Futsol 1
· Futsol 2
· Futsol 3
· Futsol 4
· Futsol 5
· Futsol 6
· Futsol 7

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

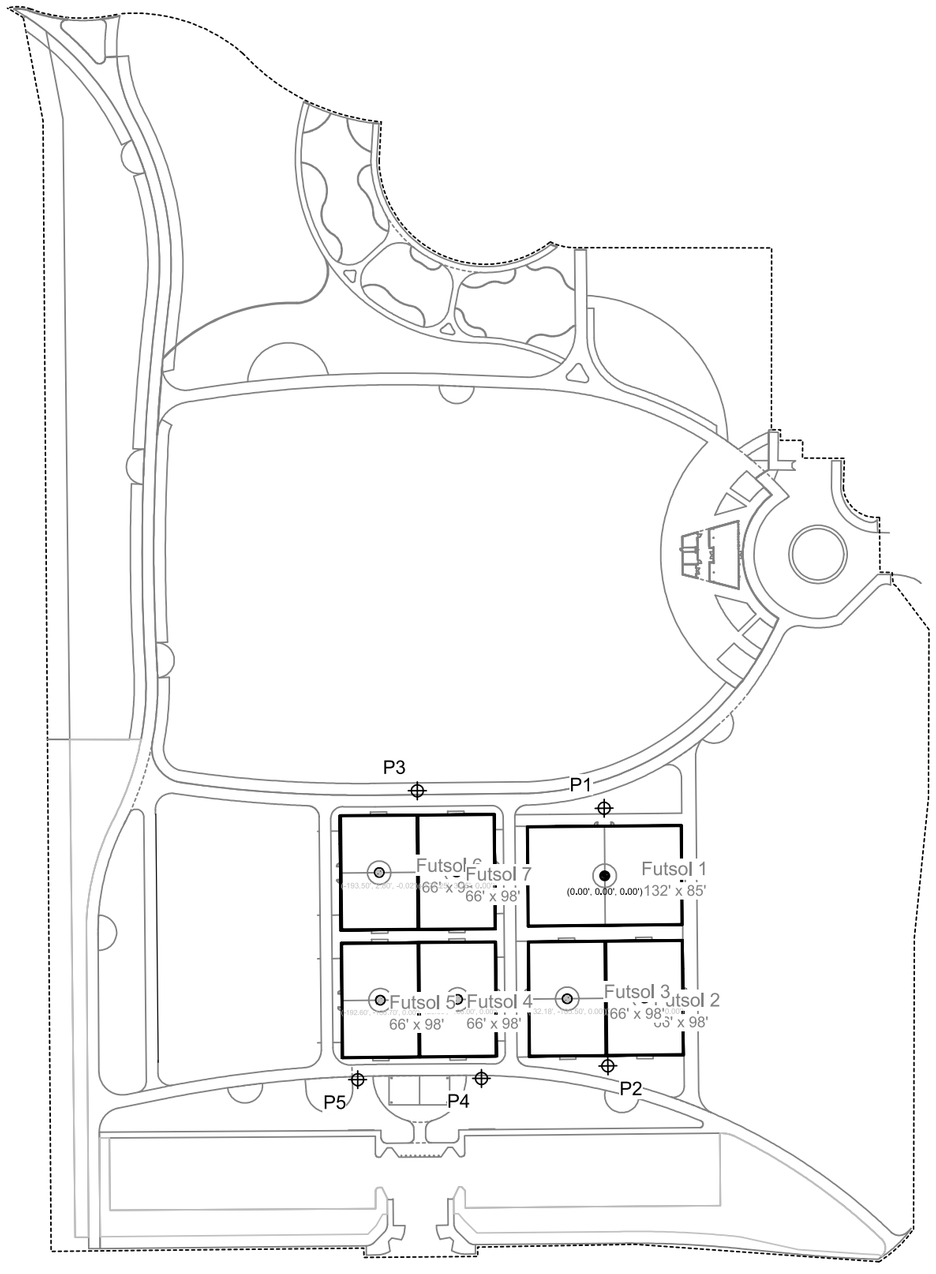
Equipment List For Areas Shown

Structure				Fixtures		
QTY	STRUCTURE ID	SIZE	GLOBAL ELEVATION	ABOVE GLOBAL LEVEL	FIXTURE TYPE	QTY/POLE
1	P1	60'	-	60'	TLC-LED-1200	5
2	P2-P3	60'	-	60'	TLC-LED-1200	6
2	P4-P5	60'	-	60' 60'	TLC-LED-1200 TLC-LED-900	2 1
5	Totals					23

Above Global Level is height of fixtures above design (0,0,0)

Single Fixture Amperage Draw Chart

Driver Specifications (.90 min power factor)	Line Amperage Per Fixture (max draw)						
Single Phase Voltage	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)
TLC-LED-1200	6.9	6.5	6.0	5.2	4.2	3.8	3.0
TLC-LED-900	5.2	4.9	4.5	3.9	3.1	2.9	2.3



SCALE IN FEET 1 : 130

0' 130' 260'

ENGINEERED DESIGN By: D.Palmer • File #206837F • 07-May-26

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊠

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Date: September 14, 2026
Expiration date: October 14,2026
To: Harriet Howell

Project: Sam Yellen Park Phase II
Palmdale, CA
Musco Project Number: 206837

Sourcewell
Master Project: 199030, **Contract Number:** 041123-MSL, **Expiration:** 06/16/2027
Category: Sports lighting with related supplies and services

All purchase orders should note the following:
Sourcewell Purchase – Contract Number: 041123-MSL
Sourcewell Member Number: 24618

EXHIBIT "A"

Quotation Price – Materials Delivered to Job Site and Turnkey Installation

Lighting	
Futsal Courts 1-7 – (All Courts 66'x88')	***$175,000.00***
Estimated Taxes (11.25%)	***$19,688.00***
Labor	***$ 263,500.00***
Total	***$ 458,188.00***

Quote is confidential. Pricing and lead times are effective for 30 days only. Prices are subject to change if the order is not released within 60 days from the date of the purchase.

California: Public Works Contractor Number: 1000004278, Electrical Contractor (C-10 License) Number: 797757

Light-Structure System™ with Total Light Control – TLC for LED™ technology

System Description

- (23) Factory aimed and assembled luminaires
- (5) Galvanized steel poles
- (5) Pre-cast concrete bases with integrated lightning grounding
- Pole length factory assembled wire harnesses
- Factory wired and tested remote electrical component enclosures
- Disconnects
- UL listed assemblies
- Corrosion protection

Operation and Warranty Services

- Product assurance and warranty program that covers materials and onsite labor, eliminating 100% of your maintenance costs for 25 years
- Support from Musco's Lighting Services Team – over 200 Team members dedicated to operating and maintaining your lighting system – plus a network of 1800+ contractors
- Warranty starts the date of shipment

Musco Scope

- Provide design and layout for lighting system, stamped electrical and structural drawings and calculations
- Test and final aim equipment

Installation Services Provided

See attached SOW

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Responsibilities of Buyer

- Confirm pole or luminaire locations, supply voltage and phase required for lighting system prior to production
- Buyer is responsible for getting electrical power to the site, coordination with the utility, and any power company fees

Payment Terms

Final payment terms are subject to approval by Musco credit department. Final payment shall not be withheld by Buyer on account of delays beyond the control of Musco.

Email a copy of the Purchase Order to Musco Sports Lighting, LLC:

Musco Sports Lighting, LLC
Attn: Musco Contracts
Email: musco.contracts@musco.com

All Purchase orders should note the following:
Sourcewell Purchase – Contract Number: 041123-MSL
Sourcewell Member Number: 24618

Delivery Timing

10 - 12 weeks for delivery of materials to the job site from the time of order, submittal approval, and confirmation of order details including voltage, phase, and pole/luminaire locations.

Notes

Quote is based on following conditions:

- Shipment of entire project together to one location.
- Voltage and phase system requirements to be confirmed.
- Structural code and wind speed = 2025 CBC, 95 mi/h, Exposure C, Importance Factor 1.0.
- Due to the built-in custom light control per luminaire, pole or luminaire locations need to be confirmed prior to production. Changes to pole or luminaire locations after the product is sent to production could result in additional charges.

Thank you for considering Musco for your lighting needs. Please contact me with any questions or if you need additional details.

Nicholas Cobb
Sales Representative
Musco Sports Lighting, LLC
Phone: 213-440-5784
E-mail: Nicholas.cobb@musco.com

2016, 2025 Musco Sports Lighting, LLC • M-2168-enUS-20

Date:	June 8, 2026	Project Name:	Sam Yellen Park Phase II	Project #:206837

Sam Yellen Park Phase II
Palmdale, CA
Turnkey Scope of Work

EXHIBIT "B"

Customer Responsibilities:

1. Complete access to the site for construction utilizing standard 2-wheel drive rubber tire equipment.
2. Locate existing underground utilities not covered by your local utilities (i.e. water lines, electrical lines, irrigation systems, and sprinkler heads). Musco or Subcontractor will not be responsible for repairs to unmarked utilities.
3. Locate and mark field reference points per Musco supplied layout (i.e. home plate, center of FB field).
4. Pay for extra costs associated with foundation excavation in non-standard soils (rock, caliche, high water table, collapsing holes, etc.) or soils not defined in geo-technical report. Standard soils are defined as soils that can be excavated using standard earth auguring equipment.
5. Pay any power company fees and requirements.
6. Provide area on site for disposal of spoils from foundation excavation.
7. Provide area on site for dumpsters.

Musco Responsibilities:

1. Provide required foundations, poles, electrical enclosures, luminaires, wire harnesses, and control cabinets.
2. Provide layout of pole locations and aiming diagram.
3. Provide Contract Management as required.
4. Provide stamped foundation designs based on soils that meet or exceed those of a Class 5 material as defined by 2018 IBC Table 1806.2.
5. Assist our installing subcontractor and ensure our responsibilities are satisfied.
6. Provide sealed Electrical Plans.

Subcontractor Responsibilities

General:

1. Obtain any required permitting.
2. Contact your local udig for locating underground public utilities and then confirm they have been clearly marked.
3. Contact the facility owner/manager to confirm the existing private underground utilities and irrigation systems have been located and are clearly marked to avoid damage from construction equipment. Notify owner and repair damage to marked utilities. Notify owner and Musco regarding damage which occurred to unmarked utilities.
4. Provide labor, equipment, and materials to offload equipment at jobsite per scheduled delivery.
5. Provide storage containers for material (including electrical components enclosures), as needed.
6. Provide necessary waste disposal and daily cleanup.
7. Provide adequate security to protect Musco delivered products from theft, vandalism or damage during the installation.
8. Keep all heavy equipment off playing fields when possible. Repair damage to grounds which exceeds that which would be expected. Indentations caused by heavy equipment traveling over dry ground would be an example of expected damage. Ruts and sod damage caused by equipment traveling over wet grounds would be an example of damage requiring repair.
9. Provide startup and aiming as required to provide complete and operating sports lighting system.

10. Installation to commence upon delivery and proceed without interruption until complete. Notify Musco immediately of any breaks in schedule or delays.
11. Complete and submit Musco provided closeout checklist including required pictures.

Foundations, Poles, and Luminaires:

1. Mark and confirm pole locations per the aiming diagram provided. If there are any issues, immediately notify your Musco Project Manager.
2. Provide labor, materials, and equipment to install (5) Light-Structure System foundations as specified on Layout and per the stamped foundation drawings, if applicable.
3. Remove spoils to owner designated location at jobsite.
4. Provide labor, materials, and equipment to assemble Musco TLC-LED luminaires, electrical component enclosures, poles, and pole harnesses.
5. Provide labor, equipment, and materials to erect (5) dressed Light-Structure System poles and aim utilizing the pole alignment beam.

Electrical:

1. Provide labor, materials, and equipment to install new 480v 3p electrical service panels as required.
2. Provide labor, materials, and equipment to install all underground conduit, wiring, pull boxes etc. and terminate wiring as required.
3. Complete electrical installation per Musco Control System Summary and Musco Best Practices: Supply Wiring Installation document.
    a. If there are any discrepancies between Musco documents and electrical plans (if present), notify your Musco contact.
    b. Circuits: Homerun all circuits to poles.
        i. If electrical plans require daisy-chained circuits, make connections on the dual-conductor rated disconnects in Musco electrical components enclosures or within precast base above ground level. Do not create underground wiring connections.
    c. In ground pull box requirements: Only 12” deep (minimum) concrete polymer underground handholes and lids are allowed.
        i. 12 in deep (minimum) concrete polymer pull box and lid.
        ii. Place on top of 12 in compacted ¾ in aggregate rock.
        iii. Lids must be marked with “ELECTRIC”.
        iv. Steel lids are not allowed.
        v. Do not create underground wiring connections in pull box.
4. Provide as-built drawings upon completion of installation (if required).
5. Complete required insulation resistance tests on all current-carrying conductors per ANSI/NETA ATS-2021.
    a. Use the instructions and forms provided by Musco to provide test results to your Musco contact. Note conduits must be full of water prior to testing.
    b. Add water to conduits if not full. Any new conductors with resistance values less than (<) 100 MΩ - phase to ground - must be repaired or replaced to meet the standard.
    c. Any existing conductors with resistance values less than (<) 100 MΩ - phase to ground – must be reported to your local Musco representative.

Control-Link® Control and Monitoring:

1. Provide labor, equipment, and materials to install (1) Musco control and monitoring cabinet(s) and terminate all necessary wiring.

2. Provide a dedicated 120 V 20 A controls circuit or a step-down transformer for 120 V control circuit if not available.
3. Check all zones to make sure they work in both auto and manual mode.
4. Commission Control-Link by contacting Control-Link Central™ at 877-347-3319.

Date:	June 8, 2026	Project Name:	Sam Yellen Park Phase II	Project #:206837

CODE OF CONDUCT

In order to maintain a high-quality jobsite and installation, Subcontractor represents to Musco that it has the supervision necessary to, and shall train, manage, supervise, monitor, and inspect the activities of its employees for the purpose of enforcing compliance with these safety requirements. Subcontractor acknowledges that Musco does not undertake any duty toward Subcontractor's employees to train, manage, supervise, monitor, and inspect their work activities for the purpose of enforcing compliance with these safety requirements, but Subcontractor agrees to abide by any reasonable recommendations made by Musco or Musco representatives with respect to safety.

Subcontractor agrees that it is or will be familiar with and shall abide by the safety rules and regulations of Musco and the Owner, including, but not limited to the Occupational Safety and Health Act of 1970 (OSHA), all rules and regulations established pursuant thereto, and all amendments and supplements thereto.

Subcontractor further agrees to require all its employees, subcontractors, and suppliers to comply with these requirements. Subcontractor shall also observe and comply with all laws with respect to environmental protection applicable to the Project.

Subcontractor shall require all its subcontractors, employees, visitors, suppliers, and agents under its direction to comply with the following:

1. GENERAL JOBSITE SAFETY AND CLEANLINESS.
    a. Subcontractor's employees and agents shall be required to wear appropriate personal protective equipment including, but not limited to, safety glasses with side shields, work shoes, fall protection devices, and hard hats.
    b. Where a walking or working surface has an unprotected side or edge which is six feet or more above a lower level, Subcontractor shall use guardrail systems, safety net systems, or personal fall arrest systems.
    c. Jobsite shall be kept free of debris including, but not limited to, cardboard and packing materials which can become windborne.
    d. Construction equipment shall be parked during non-use in an orderly fashion so as not to create inconvenience to others using the jobsite.
    e. Subcontractor shall provide for and ensure the use of safety equipment for the Project in accordance with Musco's and Owner's safety requirements, to the extent these may be stricter than federal, state, or local standards, or generally recognized industry applicable standards.
    f. Subcontractor shall provide the Musco project manager with an "Emergency List" showing Subcontractor's designated medical doctor, hospital, insurance company, and any other health service providers, such list to be updated within 24 hours of any change in the information provided.

    g. Within eight (8) hours from the time of an accident (or such shorter period as laws may require), Subcontractor shall advise Musco of any accident resulting in injury to any person or damage to any equipment or facility. Upon request, Subcontractor shall promptly furnish Musco with a written report of any such accident as well as a copy of all insurance and worker's compensation claims involving the Project.
    h. Subcontractor shall maintain and inspect all construction equipment, including cranes and other lifting equipment, prior to each use. Subcontractor warrants that all equipment operators shall be qualified for each piece of construction equipment they intend to operate. Documentation of specific training is the responsibility of the Subcontractor.

i. Jobsite shall be policed daily for compliance to the above conditions.
j. Subcontractor's employees and agents are prohibited from using drugs and alcohol on the Project property or being under the influence of alcohol or drugs while performing work on the Project. Anyone observed participating in or observed under the influence will be removed from the Project immediately and prohibited from returning, with no exceptions.

2. CONFORMANCE TO STANDARD MUSCO INSTALLATION GUIDELINES.
   a. Review and understand installation instructions provided with every product installation.
   b. Education of installation personnel to allow for highest efficiency and lowest possibility of failure.
   c. Verify that components have been assembled per Musco installation instructions.
   d. Verify plumb of concrete foundations prior to standing of poles.

3. PROVIDING A QUALITY INSTALLATION TEAM.
   a. Subcontractor's work directly reflects the quality of the installation and may indirectly relate to the quality of the product upon which Musco's reputation is built.
   b. Provide and maintain quality installation equipment. Records of maintenance and/or calibration shall be provided upon request.
   c. Personnel shall be knowledgeable in operation of equipment as well as installation of Musco product.
   d. All personnel provided by Subcontractor shall understand the relationship developed by and between Subcontractor and Musco, also by and between Musco and the customer, and act accordingly.