

City of Sonoma

Request for Proposals

**Photovoltaic System for the Police Facility, 175 First Street West,
Sonoma, CA
Project No. 0921**

August 19, 2009

**PROPOSALS MUST BE RECEIVED NO LATER THAN:
5:00 P.M., September 11, 2009**



Approved for release by

Rob Gjestland, Senior Planner
City of Sonoma

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NOTICE TO PROPOSERS

The City of Sonoma is seeking proposals for procurement and installation of a photovoltaic (PV) power generation system at the City Police Facility, located at 175 First Street West, Sonoma, CA 95476 (see *Appendix A* for Location Map). The selected Design/Builder will provide a complete system design, all materials and labor required to build, commission and monitor the PV System.

The primary objective of the work will be to provide a fully integrated and operational PV System at the Police Facility. Based upon a scored evaluation of the proposals, the City will proceed to negotiate with the proposer with the highest score towards making an award.

The project is the first major photovoltaic installation for the City. This installation will set the stage for an enhanced and concerted effort to increase the presence of distributed renewable resources throughout the City. The site is a high-profile showpiece facility for the City, and its visitors will view this installation as a contribution to renewable resources, a clean environment, and the City's commitment to promoting renewable energy.

Your firm is invited to submit a proposal. The City will select a short list of firms for interview and will select one qualified firm to provide the desired services.

This RFP provides information necessary to submit a comprehensive proposal. It is expected that the proposer shall be fully knowledgeable and experienced in the type of work to be performed and shall understand and comply with all applicable laws. The proposer shall rely upon its own experience and physical inspections of the Police Facility to assure compliance with the scope of work offered in this RFP and the proposal.

A **MANDATORY** pre-proposal conference is scheduled for 10:30 a.m., August 28, 2009 at the Police Facility.

For general information regarding the RFP, please contact Rob Gjestland, Senior Planner, at (707) 933-2202. A complete copy of the RFP may be downloaded from the City's website at <http://www.sonomacity.org/default.aspx?Pageid=513>. Technical questions will be accepted via facsimile **only** to: Toni Bertolero, City Engineer (707) 527-8679

Technical questions must be received no later than 5:00 p.m., September 4, 2009, in order to be considered.

Proposals must be received no later than 5:00 p.m., September 11, 2009 and submitted to: City Clerk, City Hall, No. 1 The Plaza, CA 95476.

A. Introduction and Background

The City of Sonoma (“City”) strives to demonstrate leadership in environmental responsibility. In the pursuit of that goal, the City has enacted several resolutions promoting and supporting energy efficiency and renewable energy generation. In February of 2008, the City Council adopted the City of Sonoma Greenhouse Gas Emissions Reduction Action Plan Analysis, Plan D which set a goal of 37.2% reduction in Green House Gas (GHG) from City operations. The adopted Plan D relies on City Photovoltaic (“PV”) projects as a vehicle for reducing GHG emissions caused by City buildings. Further, the City’s General Plan Environmental Resource Element contains a goal to “set an example of sustainability by conserving resources and following green practices in City facilities, services and projects”.

The City received approval from the IRS for the issuance of Clean Renewable Energy Bonds (better known as CREBs) under Section 54 (IRS Code of 1986) to install solar infrastructure on various City facilities. The CREBs were issued in July of 2008 with a requirement that the funds be spent entirely within 18-months from issuance.

Concurrent with pursuing the financing, in September of 2008 the City prepared a Photovoltaic Feasibility Study for four (4) potential PV sites, which identified site and design constraints, analyzed preliminary PV system sizing, estimated installation costs and anticipated energy (kWh) savings and made recommendations regarding the feasibility and cost effectiveness of installing the PV systems at the various sites. The first site chosen for installation of a PV system is the City Police Facility. This project will be the first of its kind in the City of Sonoma. This installation will set the stage for an enhanced and concerted effort to increase the presence of renewable energies throughout the City and will be the show-piece facility for the City.

The City is seeking a firm to design, supply and install a fully operational PV generating system at the City’s Police Facility and desires a design-build process. The selected Firm shall demonstrate superior engineering practices, be experienced in the design and commissioning of similar PV projects, and shall demonstrate an implementation approach that can effectively meet the City’s objectives stated in the Notice to Bidders of this RFP. This RFP provides information necessary to submit a comprehensive proposal. It is expected that the proposer shall be fully knowledgeable and experienced in the type of work to be performed and shall understand and comply with all applicable laws.

B. General Site Conditions

The City Police Facility (“Facility”) is located at 175 First Street West in Sonoma, CA. The Facility includes both the Police Department building and the attached Community Meeting Room. These buildings were determined to be very suitable for mounting PV panels. See *Appendix C* for photos of the facility.

The Facility is a 10,400 square-foot, single-story, block and wood frame construction building with a multiple panel, composite shingle pitched roof system with different orientations. Expansion and renovations were recently completed on these structures, including site, building, plumbing, HVAC and electrical improvements. The roof structure consists of glue-laminated

beams oriented in an east-west direction, with 2X10 joists oriented in a north-south direction and spaced at 16-inches. See *Appendix B* for relevant plan sheets.

The Facility is occupied and operational 24 hours a day, 7 days a week. The load is essentially constant throughout the day. The Police Station electrical service size is 800 ampere, 208volt, 3-phase and supplies power to the entire building. There is an onsite engine generator which provides power for emergency lighting and critical systems. This facility also functions as an Emergency Operations Center.

The Facility currently receives electricity from PG&E (Service ID. 128303-5105, meter #927N70). The calculated historic energy usage is 140,053 kWh per year or 11,671 kWh per month. The Police Facility's power demand over the last 9-months (since renovation has been completed) has been fairly consistent. The Police Facility recent renovations included upgrading energy efficiency measures. PG&E recently performed an Audit Report for this Facility to determine energy efficiency potential and did not identify or recommend any potential additional energy efficiency measures, therefore it is expected that the energy use and power demand should remain consistent for the foreseeable future. See *Appendix D* for a summary of bills for the last 12-months.

The PV panels are intended to be installed on the south facing roof slopes (see *Appendix K*). It was determined from the Photovoltaic Feasibility Study that approximately 49.0 kW of PV panels can be mounted on the two separate 3,000 and 1,900 square foot roof structures (see *Appendix J*). It is estimated that the annual energy that can be harvested is approximately 72,200 kWh and is limited by the available roof space.

C. Access to Facility

Access to Facility is limited. For security purposes, access to Facility and roof will be granted at the sole discretion of the City. Information regarding access will be provided at the mandatory pre-proposal site walk.

D. Scope of Services

The scope of services includes, but not limited to, the tasks and subtasks described below. The Proposer is strongly encouraged to provide additional detail as necessary, and include other tasks not described in this section necessary to perform the work.

1. "Turnkey" Services

The City seeks a Design/Builder to provide turnkey design, engineering, materials, delivery, installation, and commissioning of a cost-effective and energy efficient solar photovoltaic (PV) system that will maximize the solar and renewable energy resource potential of the rooftop of the Police Facility. The Design/Builder shall include in the proposed scope that is necessary, but not limited to, all permits and approvals from governing agencies, all labor, taxes, services and equipment necessary to produce a fully functional and operational PV electrical power system for use by the Facility.

The City will require the successful Design/Builder to enter into a binding contract as attached in *Appendix E*.

1.1 Design, Engineering and Permitting

The Design/Builder shall design a PV system appropriate for the Facility, taking into consideration the facility's electrical demand and load patterns, proposed installation sites, available solar resources, applicable zoning ordinances, and other relevant factors.

The Design/Builder shall provide design documents adequate to communicate the following information:

- System Description
- Equipment details and description
- Layout of installation site
- Layout of equipment
- Selection of key equipment
- Specifications for equipment procurement and facility installation
- Performance of equipment components and subsystems of the project
- Integration of the PV system with other power sources used by the Police Facility
- Electrical grid interconnection requirements
- Controls, monitors and instrumentation
- Performance monitoring

The Design/Builder shall evaluate and determine a suitable location that will house the PV inverter equipment and its related components/environmental control equipment/miscellaneous equipment that will meet the following criteria:

- Ease of maintenance and monitoring
- Efficient operation
- Low operating losses
- Secured location and hardware
- Conduits and equipment will be hidden from normal view to the extent feasible

The Design/Builder shall provide design documents to the City for review and approval. Included within the scope of supply of this project and at no additional cost to the City, the Design/Builder shall secure and obtain from governing agencies and the utility company all required rights, permits, (and modifications, if any,) approvals for operation of the project. The Design/Builder shall submit the design plans and specifications to the City's Project Manager for review and approval prior to proceeding with material procurement and installation. The plans shall be in electronic format using AutoCAD 2008 or AutoCAD 2009. Specifications shall be submitted in electronic format using MS Word 97 or City-approved equal. The City, at no added cost, will become the signatory on applications, permits, and utility agreements only where necessary that the owner be the signatory.

1.2 PV Panels, Inverters, Balance of Plant Components

The Design/Builder shall provide a complete and operational PV system. All PV systems must meet the minimum technical specifications described in *Appendix F*.

1.3 Installation

The Design/Builder shall supply all equipment, materials, and labor necessary to install the PV system and integrate it with the other power sources used by the Facility. Minimum installation requirements are described in *Appendix F*. The Design/Builder will follow guidelines for staging the installation as described in *Appendix F*.

1.4 Electrical Interconnection

The Design/Builder shall supply and install all materials and equipment necessary to interconnect the PV system with PG&E's local distribution system. The Design/Builder shall fulfill all application, study, and testing procedures necessary to complete the interconnection process. All direct and associated costs including, but not limited to, application and special facility interconnection fees and other costs paid to PG&E will be the responsibility of the Design/Builder. Additional information regarding electrical interconnection requirements may be found in *Appendix B*.

1.5 Startup and Acceptance Test

The Design/Builder shall provide services related to startup and transfer of the equipment to the City. The Design/Builder shall provide recommended testing protocols and conditions for acceptance for review and approval by the City. During startup, the City or its Engineer shall observe the system's performance.

Required services include the following:

- Starting up the PV system until it achieves the performance requirements of the turnkey agreement
- Performing the required performance testing over a consecutive twenty-four (24) hour period
- Conducting the successful acceptance test within sixty (60) days following completion of the installation

1.6 Operation and Maintenance (O&M) Manual, and As-Built Drawings

The Design/Builder shall provide three (3) sets of site-specific operation, maintenance, and parts manuals for the PV system. The manuals shall cover all components, options, and accessories supplied. They shall include maintenance, troubleshooting, and safety precautions specific to the supplied equipment. Maintenance schedules shall be provided. The Design/Builder shall also provide three (3) sets of as-built drawings. These requirements should be delivered before acceptance of the installed equipment.

1.7 Monitoring

Monitoring of solar power output is a critical component of any successful program. The proposer will develop and provide a monitoring program that will allow City staff to monitor the performance of the system in historical and real-time, for the life of the equipment. The regularly collected data should reflect, but not be limited, to the following: system performance (efficiency), system availability, average and accumulated output, capacity factor, degradation,

the reliability of the equipment installed, and information provided in the lobby display as described in Section 4 of this RFP. The Design/Builder will create a program that collects data into a monthly summary table that is easily accessible to the City.

1.8 On-Site Training for O&M

Within ten (10) days of completion of the startup and acceptance test, the Design/Builder shall train City personnel in all aspects of routine operation, maintenance, and safety of the PV system, as well as the monitoring system.

2. Warranties and Guarantees

At the time of contract execution, the Design/Builder must provide, directly or through an affiliate, subfirm, energy service provider, or other business arrangement, the warranties and guarantees. Warranty clauses are included in *Appendix I* that warrant against defective design, materials, workings and latent defects for the time period specified for each warranty. Proposer shall fully define in its proposal the offered warranty according to Section E below - Proposal Submittal Requirements, sub-section 6. The following lists the warranty requirements:

- 5-year Complete System Warranty
- 20-year PV Panel Warranty
- 1-year Roof and Building Penetration Warranty
- 5-year Complete and Operational Power Capacity Warranty
- 20-year PV Panel Operation and Degradation Warranty

3. Annual Maintenance

Following the five (5) year guaranteed performance period, the City *may* request from the Design/Builder an annual maintenance contract, which includes routine maintenance and replacements. The Proposer is encouraged to provide current annual maintenance cost for similar-size installations.

4. Lobby Display

The Design/Builder will provide a real-time lobby display for the public to understand the solar power plant. Examples of some of the information to be provided on the display could include, but is not limited to: the number of kilowatt hours generated; the watts per square meter (or foot); the temperature; the Solar Index; daily and yearly energy totals (kilowatt hours and megawatt hours); and daily and yearly carbon dioxide savings (pounds and tons). The display will be located in the Community Meeting Room lobby in the Facility.

E. Proposal Submittal Requirements

Proposals must include the following items in the order presented. Page limits apply where noted. The Proposer will be bound to all proposed terms, and conditions of its proposal as well as the negotiated agreement, for a period of 120 days from the date of its proposal submission.

1. Binding Transmittal Letter (2 pages maximum)

Each proposal must include a transmittal letter signed by a party authorized to obligate the Design/Builder to perform the commitments contained in the proposal. The letter must clearly identify the Prime Design/Build Firm and its contact person for future communications regarding the proposal. The letter should discuss the Design/Builder's overall ability and qualifications to

conduct the work, and agree to fully comply with all applicable City ordinances if awarded the contract. The letter must state the 120-day validity period of the proposal.

2. Qualifications (8 pages maximum, excluding resumes)

Proposals must provide sufficient information to allow the selection panel to evaluate the Design/Builder's capability to successfully complete the Scope of Services.

2.1 Design/Builder Team Information

Each proposal must include the following information regarding the Design/Builder and team.

- Name of Prime Design/Build Firm and other team members, including major subfirm(s) and contact information (address, phone, facsimile number, e-mail address, contractor's license number)
- Roles and responsibilities of, and relationship between the team members, including an organization chart to illustrate the team structure
- Brief description of the Prime Design/Build Firm, including a summary of the company's background
- Discussion of each team member's background and experience that demonstrates the team member's qualifications and capability to perform the assigned responsibilities, including technical resources and access to equipment of the size and type proposed
- Identify the key individual who will manage the project and interface with City staff
- Resumes of key employees who will work on this project
- History of past projects on which the team members have worked together

2.2 Prime Design/Build Firm Information

Include the following for the Prime Design/Build Firm:

- Total capacity in kilowatts, of PV systems placed in commercial operation or practical demonstration to date
- Brief descriptions of each PV system installation to date, including the specific manufacturer and model type of the equipment used in each installation and indicating which projects were turnkey in nature (if applicable)
- Indicate whether the Prime Design/Build Firm or its officers or principals have been party to any lawsuit, mediation or arbitration involving the performance of any equipment it has installed, including environmental litigation, and provide a summary of the issues and status of the litigation or settlement

2.3 References

Provide a minimum of three (3) references for turnkey PV installations completed by the Prime Design/Build Firm. Each reference must include, but not limited to the following Information:

- Project capacity (kW)
- Total cost (\$)
- Operations and maintenance cost (\$/kWh), if available

- Owning and operating cost (\$/kWh), if available
- Year installation was completed
- Customer name and address
- Contact name, title, phone number, and email address

3. Technical (8 pages maximum)

Based on the facility electrical loads and rooftop area available for mounting PV cells, propose an optimal PV system. Note that it is the proposer's responsibility to confirm the available rooftop area by physical inspection, using the Facility plans, and other supporting material provided with this RFP.

3.1 System Technical Description

Provide a technical description of the technology you propose to install, including the following information:

- Guaranteed power capacity (kW), measured at the inverter(s) input according to *Appendix F*
- Guaranteed power capacity (kW), measured at the inverter(s) output according to *Appendix F*
- Estimated capacity factor (%) and annual output (kWh), based on solar data provided with this RFP and provide the methodology used in providing the estimates
- Guaranteed PV panel degradation rate for this proposed project over a twenty (20) year period
- PV array materials
- Inverters
- Structural materials
- Balance of system components
- Configuration, including flat-mounted versus tilt-mounted system
- Structural requirements, including whether roof penetration is necessary
- Operation and maintenance requirements, including personnel and hours
- Typical or projected degradation rates for field installations of this type over a twenty (20) year period
- Typical useful life of significant plant components, include PV array and inverters
- Benefits specific to this type of system
- Product enhancements Design/Builder would make available, if any
- Describe method to be supplied that will verify contractual performance guarantees.
- Other relevant information

3.2 Monitoring System Description

Provide a description of a monitoring system and lobby display that the proposer would typically install for this type of project, including but not limited to the following information:

- Equipment requirements
- Data output
- Maintenance requirements

Describe how the information needed, as described in the Scope of Services of this RFP, will be provided with these systems.

3.3 Approach

Provide a detailed description of your approach to conducting the work described in the Scope of Services, including a description of the roles of key employees who will work on this project and approach to developing the lobby display. The Design/Builder must take into account aesthetic considerations associated with the installation: provide a brief discussion about how this issue is factored into the overall design process.

Note that the City's evaluation will be based in part on your proposed approach, and a more thorough description of an effective approach may result in a higher ranking.

4. Implementation/Milestone Schedule (1 page maximum)

Propose an implementation schedule, at a minimum including the milestones listed below. Task completion dates should be referenced to the Design/Builder's receipt of the Notice to Proceed.

- Notice to Proceed
- Complete design schematics
- Final design
- Approval by City
- Obtain required permits
- Obtain interconnection approval from PG&E
- Deliver PV arrays
- Deliver inverters
- Deliver balance of system components
- Deliver support structures and other structural materials
- Complete installation
- Complete startup
- Complete acceptance test
- Conduct on-site training
- Deliver required manuals and other documentation

5. Financial Capacity (3 pages maximum, excluding financing statements)

Proposers must demonstrate sufficient financial capabilities to perform this scope of work.

5.1 Bonding Capacity

Describe your bonding capacity and name the relevant sureties or insurance companies that serve as your performance-bonding agent. Provide a letter of intent to performance bond the project from your bonding agent.

5.2 Financial Statements

Provide the Prime Design/Build Firm's audited financial statements for 2008, 2007 and 2006. If audited financial statements are unavailable, provide financial statements certified by a reputable accounting firm as accurately presenting the financial position of your company, in accordance with generally accepted accounting principles.

6. Contractual (2 pages maximum)

6.1 Exceptions to City Contract

The Design/Builder shall provide a commitment to execute the draft agreement in *Appendix E*. If the Design/Builder takes exception with sections of the draft agreement, clearly identify these exceptions. For each exception noted, provide alternative contract language for the City's consideration. Significant deviations from the contract language may be grounds for proposal rejection or a lower ranking in the evaluation.

6.2 Compliance with Warranty Requirements

State whether the Design/Builder will comply with the warranty and guarantee requirements described in this RFP. Provide written warranties, if available. If the Design/Builder cannot comply with any portion of the warranty requirements, clearly identify the exceptions. Significant deviations from the minimum warranty requirements may be grounds for proposal rejection or a lower ranking in the evaluation.

6.3 Additional Warranties Offered

Indicate whether additional warranties are available and describe their major terms.

6.4 Annual Maintenance Program

State whether the Design/Builder is willing to provide annual maintenance following the required five-year warranty period (note that it will be at the City's option to avail itself of any proposed annual maintenance program). Propose the service program, if applicable. Provide a standard service agreement, if available.

6.5 Required Operation & Maintenance

Describe required O&M as necessary to achieve guaranteed system performance and PV panel output and as required to maintain a valid warranty.

7. Cost Proposal

The Design/Builder shall provide a firm cost proposal based on the proposed installation. Acceptance of a proposal by the City obligates the successful Design/Builder to deliver the scope of services at a total cost not to exceed the submitted cost proposal. The cost proposal shall be submitted in the form of *Appendix G*.

The cost proposal should assume that the City is not eligible to receive funding from any Federal, State, local, or other agency. Cost proposals should assume no funding would come from any outside source.

8. Forms

Certain forms must be completed and submitted with your proposal. These forms relate to the City's following contracting requirements and are found in *Appendix E*.

- Insurance certificates and endorsements
- Performance Bond

F. Proposal Instructions

1. Mandatory Pre-Proposal Conference

Proposers are required to attend a pre-proposal conference and facility tour at the date, time and location stated in the Notice to Proposers. During this pre-proposal conference, proposers will have the opportunity to tour the facility, review existing energy systems, and receive specifics about the facility and its use.

2. Questions Regarding the RFP

Questions raised at the pre-proposal conference may be answered orally. For more general information before or after the pre-proposal conference, and to receive a complete copy of the RFP, please contact Rob Gjestland, Senior Planner, at (707) 933-2202. Refer to the Notice to Proposers in the RFP for information regarding submitting questions.

3. Addenda to RFP

The City may modify the RFP, prior to the proposal due date, by issuing written addenda. Addenda will be sent via regular, first class U.S. mail to the last known business address, facsimile number, or e-mail address of each firm listed with the City as having received a copy of the RFP for proposal purposes. The City will make reasonable efforts to notify proposers in a timely manner of modifications to the RFP. Notwithstanding this provision, the proposer shall be responsible for ensuring that its proposal reflects any and all addenda issued by the City prior to the proposal due date regardless of when the proposal is submitted. Therefore, the City recommends that the proposer call the contact listed above before submitting its proposal to determine if the proposer has received all addenda.

4. Proposal Submissions

The Proposal should be clear and concise, presented in the form of a written report divided by tabs into subheadings listed in this RFP. Proposal text, charts and graphics shall not exceed the given page limits.

Proposers are encouraged to submit the Notice of Intent to Propose (*Appendix H*) to the address below within five (5) days following the mandatory pre-proposal conference. The notice is not binding on the prospective proposer, but will be used by the City in planning for the resources needed to evaluate proposals that are submitted.

One (1) unbound and five (5) bound copies of your proposal and any related information printed double-sided on recycled and recyclable white paper and one (1) copy of the proposal on a CD must be delivered in a sealed envelope clearly marked *Proposal for Photovoltaic System for the Police Facility Project No. 0801* no later than the date and time specified in the Notice to Proposers (postmarks will not qualify as delivery). No proposals will be accepted after this date and time. Early submission is encouraged to avoid any possibility of disqualification for late submission.

Proposals should be mailed or delivered to:

**City Clerk
City of Sonoma
No. 1 The Plaza
Sonoma, CA 95476**

Other means of transmission, including fax or electronic will not be accepted.

5. Revision of Proposal

A proposer may revise a proposal on the proposer's own initiative at any time before the deadline for submission of proposals. The proposer must submit the revised proposal in the same manner as the original. A revised proposal must be received on or before the proposal due date.

In no case will a statement of intent to submit a revised proposal, or commencement of a revision process, extend the proposal due date for any proposer.

The City reserves the right to make an award without further clarifications of proposals received.

6. Evaluation Process and Selection Procedure

An evaluation committee will be comprised of professional and technical individuals who are knowledgeable of the subject matter, City facilities and processes and may include at least one non-City representative. Proposals will be reviewed and scored by the evaluation committee based on a three-step process.

First, the proposals will be evaluated pass/fail for completion and responsiveness to the requirements of the RFP. The evaluation committee may consider the proposal as failed if in its judgment, the proposal is unresponsive, incomplete, or is missing sections and required information, including taking exceptions to the Contract that exceeds the City expectations as stated in this RFP.

Second, all of the proposals that are considered passing will be evaluated using the criteria stated below. Those proposals that include alternate proposals will be reviewed using the same criteria. If the alternate proposal receives a score of 60 or higher, the alternate will then be approved for evaluation. The alternate proposal will be combined with the basic PV proposal as if it was included in the basic proposal, and evaluated as one proposal. If the alternate receives a score of 59 or lower, then only the basic proposal (excluding the alternate) will be evaluated.

Finally, a quantitative score will be given to each proposal.

The Evaluation Criteria table can be found in the table that follows:

PROPOSAL EVALUATION CRITERIA	SCORE %
Project Management/Firm(S) Strengths & Qualifications	10
- Team management qualifications and strengths; identify lead entity for the overall proposal; - Organized approach to work assignments; identify key staff including their professional history (attach resumes) and their respective roles and responsibilities in the program. Include a description of roles and how organizations work together as well as an organization chart - Clear, effective organization chart; - Thorough discussion of project management, subfirm coordination, and quality controls; and Familiarity with City & State permitting, financing, and regulatory requirements. - Financial Capability	
Project Team/Previous Experience	10
- Recent and significant experience and strong technical background in the field of expertise including prior experience in developing, designing, and installation of solar and other renewable energy projects; - Depth and breadth of experience; - Demonstrated capability on similar projects; - Integrated use of team members; and - Past relevant project and outcomes. - Provide 3 references for projects of similar type and scope.	
Project Technical Aspects	40
- Description of proposed technologies for the PV System; - Clearly explain a reasonable conceptual design that is implemented in a timely manner; - Commercial acceptance and availability of technologies proposed, specifically: - Modules - Power electricity & integration - Installation - Operations & Maintenance - Monitoring & Reporting - Implementation schedule that is responsive to City needs; - Length of design, installation, and commissioning of solar component; - Length of design, installation, and commissioning of other renewable and energy efficiency components.	
Project Costs	30
Total cost per kilowatt. Based on submission(s) accepted by evaluation panel (points are proportional to lowest proposer).	
Project Innovation & Creativity	10
- Provide and demonstrate innovative ways of reducing the installed cost per kW (kilowatt), or cost per kWh (kilowatt-hour) for the project. - Innovative partnering and financing methods including but not limited to, creating funding strategies using grant and/or other funding sources and/or methods of reinvesting capital.	
PROPOSAL SCORE	0-100
City of Sonoma Local Discount (for Listed Prime Contractor)	5
ADJUSTED SCORE	0-105

7. Proposal Evaluation And Award Schedule

The City has established the following target dates for issuance, receipt and evaluation of proposals in addition to award of an agreement in response to this RFP.

Milestone	Target Date
RFP Advertised	8/19/09
Mandatory Pre-Proposal Conference and Tour at the City of Sonoma Police Facility Station	8/28/09
Notice of Intent to Propose form due	9/4/09
Deadline for written technical questions	9/4/09
Proposals due	9/11/09
Invitations to interview (estimated and optional)	9/18/09
Interviews (estimated)	10/7/09
Final selection (estimated)	10/14/09
Contract negotiation completed (estimated)	10/23/09
Contract Award by City Council (estimated)	11/4/09
Contract Execution including bonds and insurance	11/16/09
Estimated project start date	11/30/09

These dates are not binding and may change depending on the number of proposals received, staff availability for oral interviews and other intervening events.

8. Interview Process

At the City's sole discretion, following the evaluation of written proposals, the City may select proposers, who may be invited to an interview. Interviews will consist of questions directed to each proposer to clarify the proposer's responses as necessary. The evaluation committee may use this additional information to score the proposals, including any rating discounts, if applicable.

9. Agreement Negotiations And Award

The evaluation committee will make a recommendation to the City Manager regarding award of the agreement to the highest-ranking proposer. The City will negotiate and execute an agreement to perform the requested services with the highest-ranking proposer. The selection of any proposal shall not imply acceptance by the City of all terms of the Proposal, which may be subject to further negotiation and approvals before the City may be legally bound thereby. If a satisfactory agreement cannot be negotiated in a reasonable time, the City, at its sole discretion, may terminate negotiations with the highest ranked Proposer and begin agreement negotiations with the next highest ranked Proposer. Once agreement negotiations are complete, the agreement will be certified and a Notice of Award issued.

10. Plans

A set of existing building plans can be examined at the City of Sonoma Building Department, City Hall, No. 1 The Plaza, Sonoma, California and are available upon request. Electronic copies will be provided at no charge and hard-copies of the Plan set can reproduced for a fee. Please contact the Building Department at 707-938-3681 for additional information.

G. Terms and Conditions Governing This RFP

1. Potential Proposer Information

Potential proposers who request copies of this RFP must provide the following information to the City: Name of Proposer, name of contact person for Proposer contact and the address, telephone number, facsimile number, and e-mail of such contact person. Each Potential Proposer shall be responsible for notifying the City, in writing, of any changes in such information. Any such notice must specifically reference this RFP.

2. Financial Responsibility

The City accepts no financial responsibility for any costs incurred by a firm in either responding to this RFP, participating in oral presentations, or negotiating an agreement with the City. The proposals in response to the RFP will become the property of the City and may be used by the City in any way deemed appropriate.

3. City Local Business Discount

In accordance with City Resolution No. 09-2009, the Proposer will be given additional selection points if place of business is within the Sonoma city limits.

4. Reservations of Rights by the CITY

The issuance of this RFP does not constitute an agreement by the City that any contract will actually be entered into by the City. The City expressly reserves the right at any time to:

- Waive or correct any defect or informality in any response, proposal, or proposal procedure;
- Reject any or all proposals;
- Reissue a Request for Proposals;
- Prior to submission deadline for proposals, modify all or any portion of the selection procedures, including deadlines for accepting responses, the specifications or requirements for any materials, equipment or services to be provided under this RFP, or the requirements for contents or format of the proposals;
- Procure any materials, equipment or services specified in this RFP by any other means; or
- Determine that no project will be pursued.

H. City Contracting Requirements

In order to be selected, the Proposer must be willing to comply with the City's contract requirements. Failure to complete, sign, and submit the forms as required below may result in the proposal being deemed non-responsive and rejected.

1. Form and Content

The Proposer must be willing and able to enter into a written agreement that is substantially in the form of the City Contract attached in *Appendix E* and referenced in this RFP. As required in this RFP, proposers should indicate their willingness to enter into this agreement. Failure to timely execute the agreement, or to furnish any and all certificates, bonds, or other materials required in the agreement, shall be deemed an abandonment of an agreement offer. The City, in its sole discretion, may select another firm and may proceed against the original selectee for damages.

2. Licenses

At the time the Contract is executed, the Proposer must hold a current and valid City of Sonoma Business License.

Attention is directed to the provisions of Chapter 9 of Division 3 of the Business and Professions Code concerning the licensing of Design/Builders. All proposers and Design/Builders shall be licensed in accordance with the laws of the State of California, and any proposer or Design/Builder not so licensed is subject to rejection of proposal.

Contractors performing installation work shall be licensed to perform said work by the California Contractor's State License Board

END

APPENDIX A

Location Map

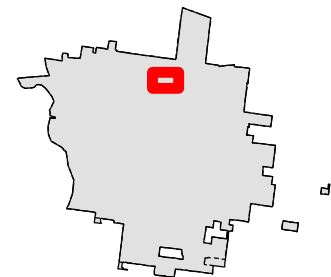


**City of Sonoma
CREBS Solar Project
Police Station/Community Meeting Room
177 First Street West**



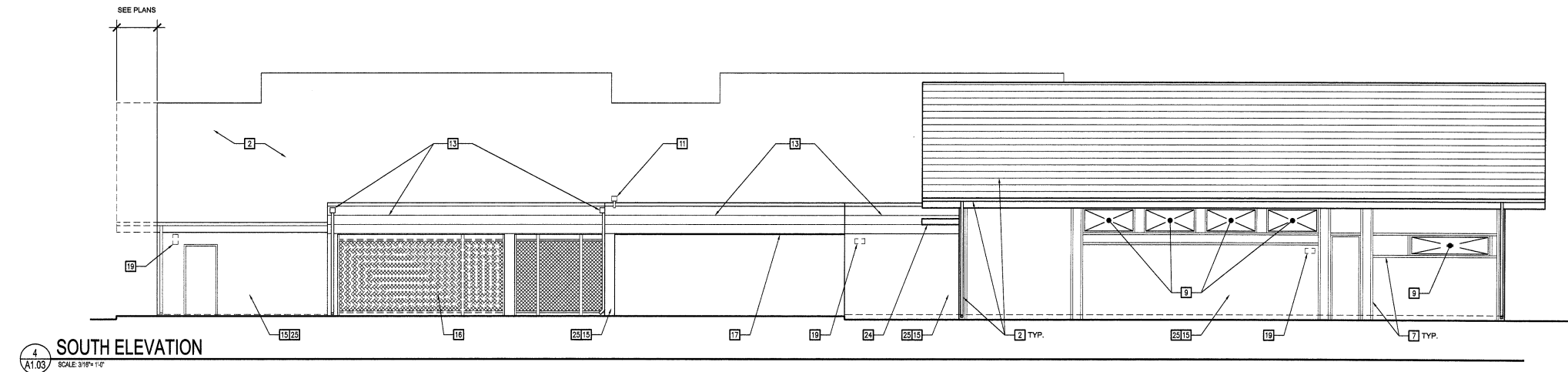
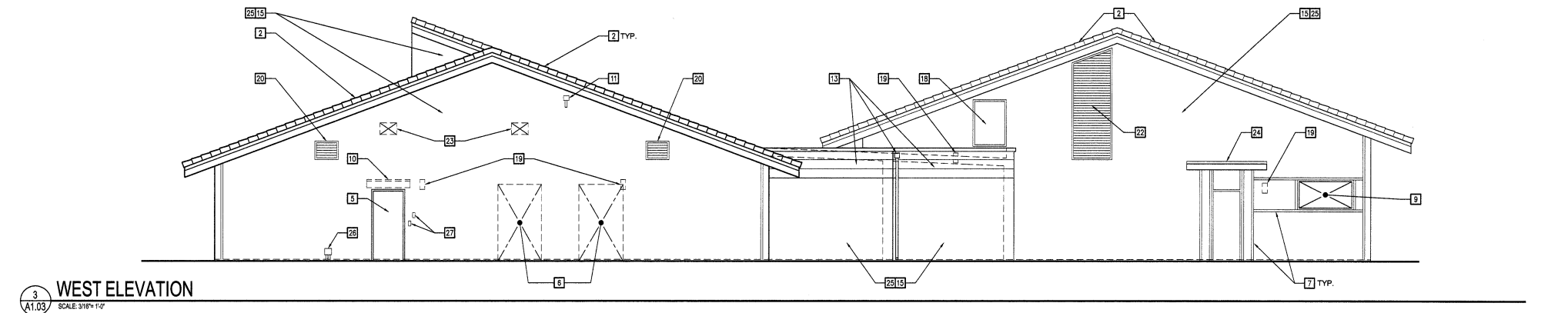
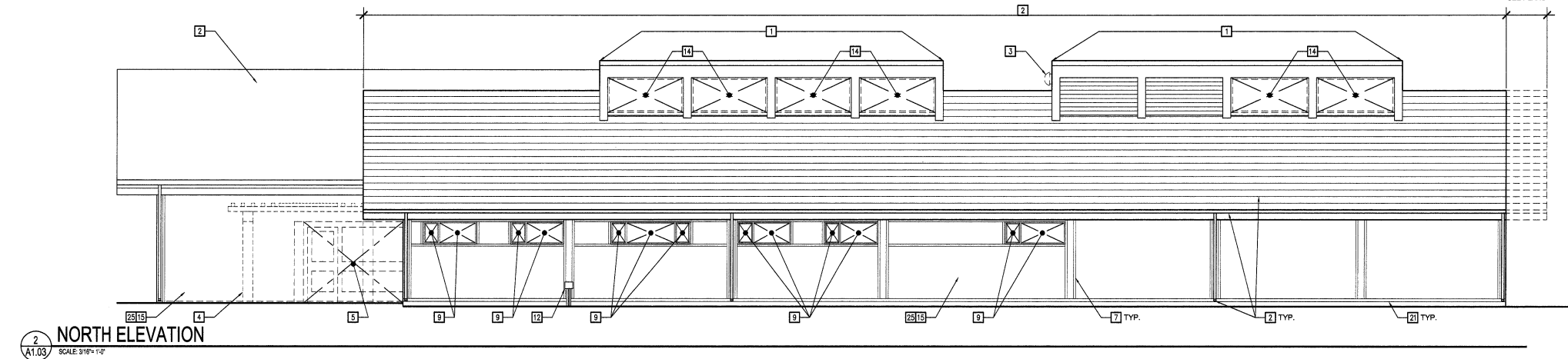
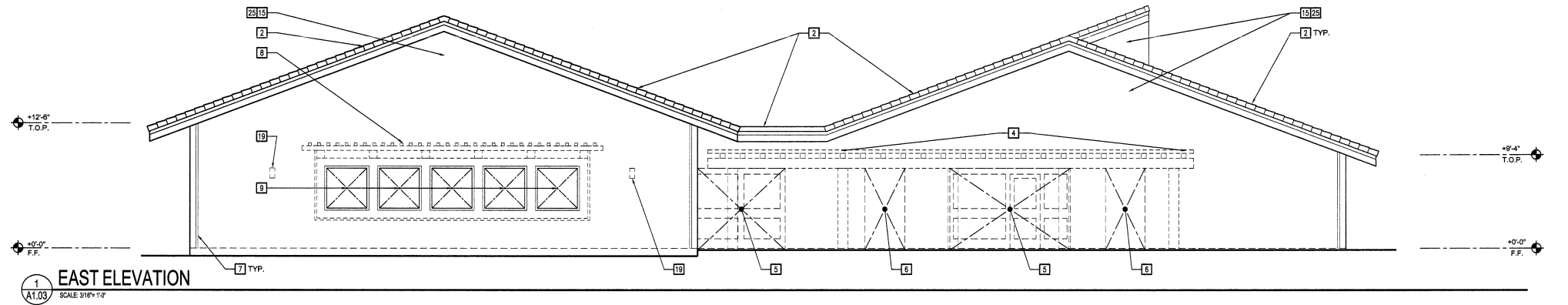
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Project Site



APPENDIX B

Police Facility Building Plans



ELEV. DEMO. KEYNOTES

- CLERESTORY FRAMING, STRUCTURE, WD. TRIM & PLASTER FINISH TO REMAIN - PROTECT, REMOVE & REPLACE GSM FLASHING, FASCIA & ROOF TILES. PREPARE WD. TRIM & PLASTER TO RECEIVE (N) PAINT.
- REMOVE ROOF TILES, FASCIA, GUTTERS, DOWNSPOUTS, BUILDING PAPER, WOOD NAILER STRIPS, ROOF VENTS WHERE NO LONGER REQUIRED (SEE M/P SHEETS), ETC. - PATCH & REPAIR SUBSTRATE WHERE APPLICABLE
- EXHAUST FAN & ASSOCIATED EQUIPMENT TO BE REMOVED IN ITS ENTIRETY. PATCH, REPAIR & PAINT WALL AS REQD TO CREATE A WEATHERPROOF ASSEMBLY
- REMOVE WOOD TRELLIS STRUCTURE IN ITS ENTIRETY & REMOVE PLASTER @ CMU WALL AS REQD. FOR (N) 4x12 HSS BEAM - SEE DTL ____ & STRUCT. DWGS.
- REMOVE DOOR OR WINDOW ASSEMBLY IN ITS ENTIRETY & PREPARE SURFACE TO RECEIVE (N) CONSTRUCTION - SEE (N) PLANS, ELEVATIONS & STRUCT DWGS TO VERIFY EXTENT OF WORK
- SAW-CUT PORTION OF CMU WALL AS REQD TO PROVIDE OPENING FOR (N) WINDOW OR DOOR SYSTEM & ADDITIONAL CONCRETE AS REQD IN STRUCT DETAIL 9/88.01 - SEE ELEV. PLANS & STRUCT DWGS FOR EXTENT & LOCATION
- WD. TRIM TO REMAIN - PROTECT, SEAL & PREPARE SURFACE TO RECEIVE (N) PAINT.
- REMOVE WD TRELLIS SYSTEM & TRIM IN ITS ENTIRETY. CUT 10x10 MAIN CANTILEVER SUPPORTS TO 1-1/2" MIN. BEHIND FACE OF STUCCO. PATCH & REPAIR PLASTER AS REQD. INSTALL BLOCKING FOR (N) WORK, & MAINTAIN A WATERPROOF ASSEMBLY - S.S.D.
- ALUMINUM WINDOW FRAMES TO REMAIN. REMOVE GLAZING AND PREPARE FRAMES TO RECEIVE (N) LOW 'E' GLAZING.
- PATCH & REPAIR CANOPY ASSEMBLY.
- WALL MOUNTED SECURITY CAMERA TO BE REMOVED IN ITS ENTIRETY W/ ASSOCIATED ELEC & CONDUITS REMOVED BACK TO NEAREST CONCEALED LOCATION - PATCH & REPAIR WALL SURFACE AS REQD FOR WEATHERPROOF ASSEMBLY
- IRRIGATION PANEL & ALL ASSOCIATED PIPING & CONTROLS TO REMAIN OPERATIONAL THROUGHOUT CONSTRUCTION - PROTECT & MAINTAIN AS REQD
- REMOVE WD. SIDING, PARAPET SYSTEM & DOWNSPOUTS. PREPARE SUBSTRATE TO RECEIVE (N) PLASTER SYSTEM & REFRAME WALL ASSEMBLY TO RECEIVE (N) CONT. GUTTER & DOWNSPOUT SYSTEM - REFER TO (N) ARCH & STRUCT DETAILS, SECTIONS & ELEVATIONS
- REMOVE WINDOW ASSEMBLY IN ITS ENTIRETY & PREPARE OPNG TO RECEIVE (N) ELECTRONICALLY CONTROLLED OPERABLE WINDOWS W/ LOW 'E' GLAZING.
- CLEAN PLASTER AND PREPARE SURFACE FOR (N) PAINT
- REMOVE CHAIN LINK FENCE SYSTEM IN ITS ENTIRETY - PATCH & REPAIR SLAB, WALL & CLG. SYSTEMS AS REQD
- REMOVE CEILING SYSTEM & OVERHEAD COILING DOOR IN ITS ENTIRETY - S.S.D.
- ATTIC ACCESS DOOR TO REMAIN - PROTECT & PAINT
- LIGHT FIXTURE TO BE REMOVED - CAP ELECTRICAL AT NEAREST CONCEALED LOCATION. PATCH & REPAIR WALL SYSTEM AS REQD FOR WEATHERPROOF ASSEMBLY.
- LOUVERED VENT TO REMAIN - SEAL ON INSIDE W/ GSM FLASHING PRIOR TO CONSTRUCTION OF EOC BLDG.
- PROVIDE A UNIT COST IN BID PER SPECIFICATIONS TO REPLACE WD. TRIM IN THIS LOCATION THATS RECEIVED WATER DAMAGE
- LOUVERED VENT TO REMAIN - PROTECT & PREPARE SURFACE TO RECEIVE (N) PAINT
- SAWOUT (N) OPENING FOR HVAC DUCTS - SEE MECH. DWGS FOR REQUIREMENTS AND COORDINATE SIZE AND HEIGHT AS REQD. LOCATE OPENINGS ABOVE (E) OR (N) OPENINGS IN WALL BELOW SO THAT SHEAR WALLS ARE NOT COMPROMISED - S.S.D.
- ENTRY CANOPY TO REMAIN - PROTECT & PAINT
- ALTERNATE #1 - PROVIDE (N) SMOOTH COAT VENEER PLASTER SYSTEM O/ (E) PLASTER IN ALL LOCATIONS EXCEPT WEST WALL OF COMMUNITY MEETING BLDG WHICH WILL REQUIRE REMOVAL & COMPLETE REPLACEMENT OF (E) PLASTER SYSTEM
- IRRIGATION SYSTEM TO BE RELOCATED PRIOR TO (N) CONSTRUCTION TO MAINTAIN LANDSCAPING IN THIS AREA - COORDINATE W/ CITY FOR (N) LOCATION & REQUIREMENTS
- DOOR CONTROLS TO BE REMOVED W/ ASSOCIATED ELEC & CONDUITS TO BE REMOVED BACK TO NEAREST CONCEALED LOCATION - PATCH & REPAIR WALL SYSTEM AS REQD FOR WEATHERPROOF ASSEMBLY

GENERAL NOTES:

- SEE M/P/E/S/C SHEETS FOR ADDITIONAL INFO.
- SEE SPECS FOR DEMO GUIDLINES & REQUIREMENTS
- DEMO TO PROVIDE FUTURE OPENINGS: SEE ARCH. & STRUCT. DWGS TO COORDINATE EXTENT, SIZE, & LOCATION OF DEMO
- PATCH, REPAIR & REPLACE WALL STRUCTURE, FINISHES, ETC. AS NECESSARY TO INSTALL (N) PLUMBING FIXTURES & ACCESSORIES. MATCH MATERIAL TO (E) AS BEST AS POSSIBLE. PROVIDE ALL BACKING, SUPPORTS, ETC. AT NO ADDITIONAL COST TO THE OWNER.
- VERIFY ALL FINISH FLOOR ELEVATIONS IN THE FIELD.
- VERIFY ALL DIMENSIONS IN THE FIELD & COORDINATE WITH (N) WORK.
- ALL (E) EXPOSED CONDUIT, ROOF VENTS, METERS, HOSE BIBS, ETC. TO REMAIN SHALL BE PROTECTED & PAINTED PER THE ARCHITECT'S DIRECTION.

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CITY OF SONOMA POLICE DEPARTMENT & COMMUNITY MEETING ROOM IMPROVEMENT PROJECT

175 FIRST STREET WEST
SONOMA, CA 95476

Revisions		
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DEMOLITION - ELEVATION

Sheet Title	
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Scale:	Ord File:
AS SHOWN	
Date:	Xref:
11 DECEMBER 2006	
Project No. 220180	



A1.03

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SONOMA, CA 95476

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FLOOR PLAN

Sheet Title

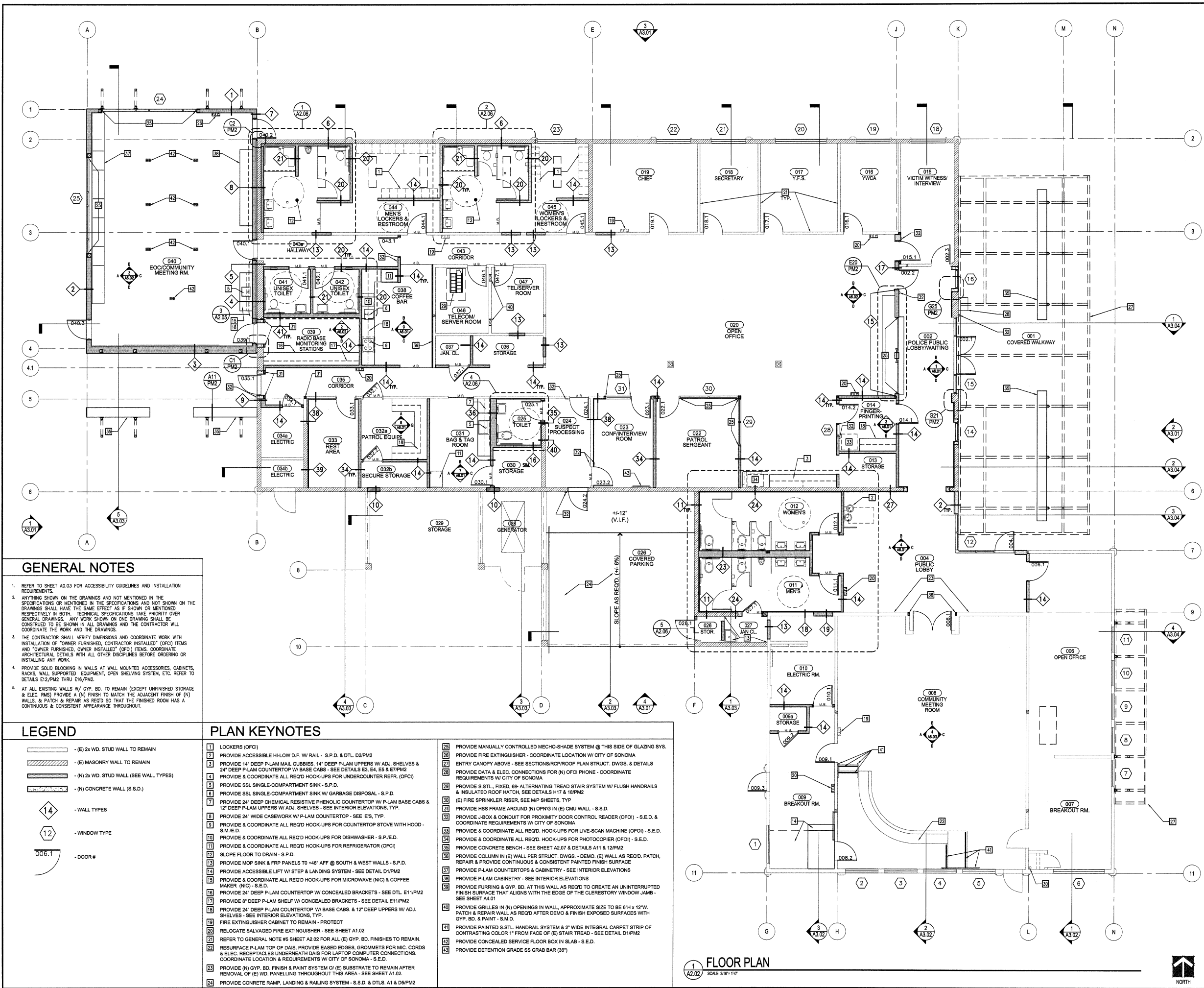


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Drawn By	Checked By
	A2.02
Scale:	As Shown
Date:	11 DECEMBER 2006
Project No.:	220180

A2.02

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GENERAL NOTES

- REFER TO SHEET A0.03 FOR ACCESSIBILITY GUIDELINES AND INSTALLATION REQUIREMENTS.
- ANYTHING SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS OR MENTIONED IN THE SPECIFICATIONS AND NOT SHOWN ON THE DRAWINGS SHALL HAVE THE SAME EFFECT AS IF SHOWN OR MENTIONED RESPECTIVELY IN BOTH. TECHNICAL SPECIFICATIONS TAKE PRIORITY OVER GENERAL DRAWINGS. ANY WORK SHOWN ON ONE DRAWING SHALL BE CONSIDERED TO BE SHOWN IN ALL DRAWINGS AND THE CONTRACTOR WILL COORDINATE THE WORK AND THE DRAWINGS.
- THE CONTRACTOR SHALL VERIFY DIMENSIONS AND COORDINATE WORK WITH INSTALLATION OF "OWNER FURNISHED, CONTRACTOR INSTALLED" (OFI) ITEMS AND "OWNER FURNISHED, OWNER INSTALLED" (OFI) ITEMS. COORDINATE ARCHITECTURAL DETAILS WITH ALL OTHER DISCIPLINES BEFORE ORDERING OR INSTALLING ANY WORK.
- PROVIDE SOLID BLOCKING IN WALLS AT WALL MOUNTED ACCESSORIES, CABINETS, RACKS, WALL SUPPORTED EQUIPMENT, OPEN SHELVING SYSTEM, ETC. REFER TO DETAILS E12/PM2 THRU E16/PM2.
- AT ALL EXISTING WALLS W/ GYP. BD. TO REMAIN (EXCEPT UNFINISHED STORAGE & ELEC. RMS) PROVIDE A (N) FINISH TO MATCH THE ADJACENT FINISH OF (N) WALLS, & PATCH & REPAIR AS REQ'D SO THAT THE FINISHED ROOM HAS A CONTINUOUS & CONSISTENT APPEARANCE THROUGHOUT.

LEGEND

- (E) 2x WD. STUD WALL TO REMAIN
- (E) MASONRY WALL TO REMAIN
- (N) 2x WD. STUD WALL (SEE WALL TYPES)
- (N) CONCRETE WALL (S.S.D.)
- WALL TYPES
- WINDOW TYPE
- DOOR #

PLAN KEYNOTES

- LOCKERS (OFI)
- PROVIDE ACCESSIBLE HI-LOW D.F. W/ RAIL - S.P.D. & DTL. D2/PM2
- PROVIDE 14" DEEP P-LAM MAIL CUBBIES, 14" DEEP P-LAM UPPERS W/ ADJ. SHELVES & 24" DEEP P-LAM COUNTERTOP W/ BASE CABS - SEE DETAILS E3, E4, E5 & E7/PM2
- PROVIDE & COORDINATE ALL REQ'D HOOK-UPS FOR UNDERCOUNTER REFR. (OFI)
- PROVIDE SSL SINGLE-COMPARTMENT SINK - S.P.D.
- PROVIDE SSL SINGLE-COMPARTMENT SINK W/ GARBAGE DISPOSAL - S.P.D.
- PROVIDE 24" DEEP CHEMICAL RESISTIVE PHENOLIC COUNTERTOP W/ P-LAM BASE CABS & 12" DEEP P-LAM UPPERS W/ ADJ. SHELVES - SEE INTERIOR ELEVATIONS, TYP.
- PROVIDE 24" WIDE CASEWORK W/ P-LAM COUNTERTOP - SEE IES, TYP.
- PROVIDE & COORDINATE ALL REQ'D HOOK-UPS FOR COUNTERTOP STOVE WITH HOOD - S.M.E.D.
- PROVIDE & COORDINATE ALL REQ'D HOOK-UPS FOR DISHWASHER - S.P.E.D.
- PROVIDE & COORDINATE ALL REQ'D HOOK-UPS FOR REFRIGERATOR (OFI)
- SLOPE FLOOR TO DRAIN - S.P.D.
- PROVIDE MOP SINK & FRP PANELS TO 48" AFF @ SOUTH & WEST WALLS - S.P.D.
- PROVIDE ACCESSIBLE LIFT W/ STEP & LANDING SYSTEM - SEE DETAIL D1/PM2
- PROVIDE & COORDINATE ALL REQ'D HOOK-UPS FOR MICROWAVE (NIC) & COFFEE MAKER (NIC) - S.E.D.
- PROVIDE 24" DEEP P-LAM COUNTERTOP W/ CONCEALED BRACKETS - SEE DETAIL E11/PM2
- PROVIDE 8" DEEP P-LAM SHELF W/ CONCEALED BRACKETS - SEE DETAIL E11/PM2
- PROVIDE 24" DEEP P-LAM COUNTERTOP W/ BASE CABS & 12" DEEP UPPERS W/ ADJ. SHELVES - SEE INTERIOR ELEVATIONS, TYP.
- FIRE EXTINGUISHER CABINET TO REMAIN - PROTECT
- RELOCATE SALVAGED FIRE EXTINGUISHER - SEE SHEET A1.02
- REFER TO GENERAL NOTE #5 SHEET A2.02 FOR ALL (E) GYP. BD. FINISHES TO REMAIN.
- RESURFACE P-LAM TOP OF DKS. PROVIDE EASED EDGES, GROMMETS FOR MIC. CORDS & ELEC. RECEPTACLES UNDERNEATH DKS FOR LAPTOP COMPUTER CONNECTIONS. COORDINATE LOCATION & REQUIREMENTS W/ CITY OF SONOMA - S.E.D.
- PROVIDE (N) GYP. BD. FINISH & PAINT SYSTEM O/ (E) SUBSTRATE TO REMAIN AFTER REMOVAL OF (E) WD. PANNELLING THROUGHOUT THIS AREA - SEE SHEET A1.02.
- PROVIDE CONCRETE RAMP, LANDING & RAILING SYSTEM - S.S.D. & DTLs. A1 & D5/PM2
- PROVIDE MANUALLY CONTROLLED MECHO-SHADE SYSTEM @ THIS SIDE OF GLAZING SYS.
- PROVIDE FIRE EXTINGUISHER - COORDINATE LOCATION W/ CITY OF SONOMA
- ENTRY CANOPY ABOVE - SEE SECTIONS/ROOF PLAN STRUCT. DWGS. & DETAILS
- PROVIDE DATA & ELEC. CONNECTIONS FOR (N) OFI PHONE - COORDINATE REQUIREMENTS W/ CITY OF SONOMA
- PROVIDE S.ST.L. FIXED, 88" ALTERNATING TREAD STAIR SYSTEM W/ FLUSH HANDRAILS & INSULATED ROOF HATCH, SEE DETAILS H17 & H18/PM2
- (E) FIRE SPRINKLER RISER, SEE MP SHEETS, TYP
- PROVIDE HSB FRAME AROUND (N) OPNG IN (E) CMU WALL - S.S.D.
- PROVIDE J-BOX & CONDUIT FOR PROXIMITY DOOR CONTROL READER (OFI) - S.E.D. & COORDINATE REQUIREMENTS W/ CITY OF SONOMA
- PROVIDE & COORDINATE ALL REQ'D HOOK-UPS FOR LIVE-SCAN MACHINE (OFI) - S.E.D.
- PROVIDE & COORDINATE ALL REQ'D HOOK-UPS FOR PHOTOCOPIER (OFI) - S.E.D.
- PROVIDE CONCRETE BENCH - SEE SHEET A2.07 & DETAILS A11 & 12/PM2
- PROVIDE COLUMN IN (E) WALL PER STRUCT. DWGS. - DEMO. (E) WALL AS REQ'D. PATCH, REPAIR & PROVIDE CONTINUOUS & CONSISTENT PAINTED FINISH SURFACE
- PROVIDE P-LAM COUNTERTOPS & CABINETS - SEE INTERIOR ELEVATIONS
- PROVIDE P-LAM CABINETS - SEE INTERIOR ELEVATIONS
- PROVIDE FURRING & GYP. BD. AT THIS WALL AS REQ'D TO CREATE AN UNINTERRUPTED FINISH SURFACE THAT ALIGNS WITH THE EDGE OF THE CLERESTORY WINDOW JAMB - SEE SHEET A4.01
- PROVIDE GRILLES IN (N) OPENINGS IN WALL, APPROXIMATE SIZE TO BE 6" H x 12" W. PATCH & REPAIR WALL AS REQ'D AFTER DEMO & FINISH EXPOSED SURFACES WITH GYP. BD. & PAINT - S.M.D.
- PROVIDE PAINTED S.ST.L. HANDRAIL SYSTEM & 2" WIDE INTEGRAL CARPET STRIP OF CONTRASTING COLOR 1" FROM FACE OF (E) STAIR TREAD - SEE DETAIL D1/PM2
- PROVIDE CONCEALED SERVICE FLOOR BOX IN SLAB - S.E.D.
- PROVIDE DETENTION GRADE SS GRAB BAR (38")

FLOOR PLAN

A2.02 SCALE 3/16" = 1'-0"



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ROOF PLAN

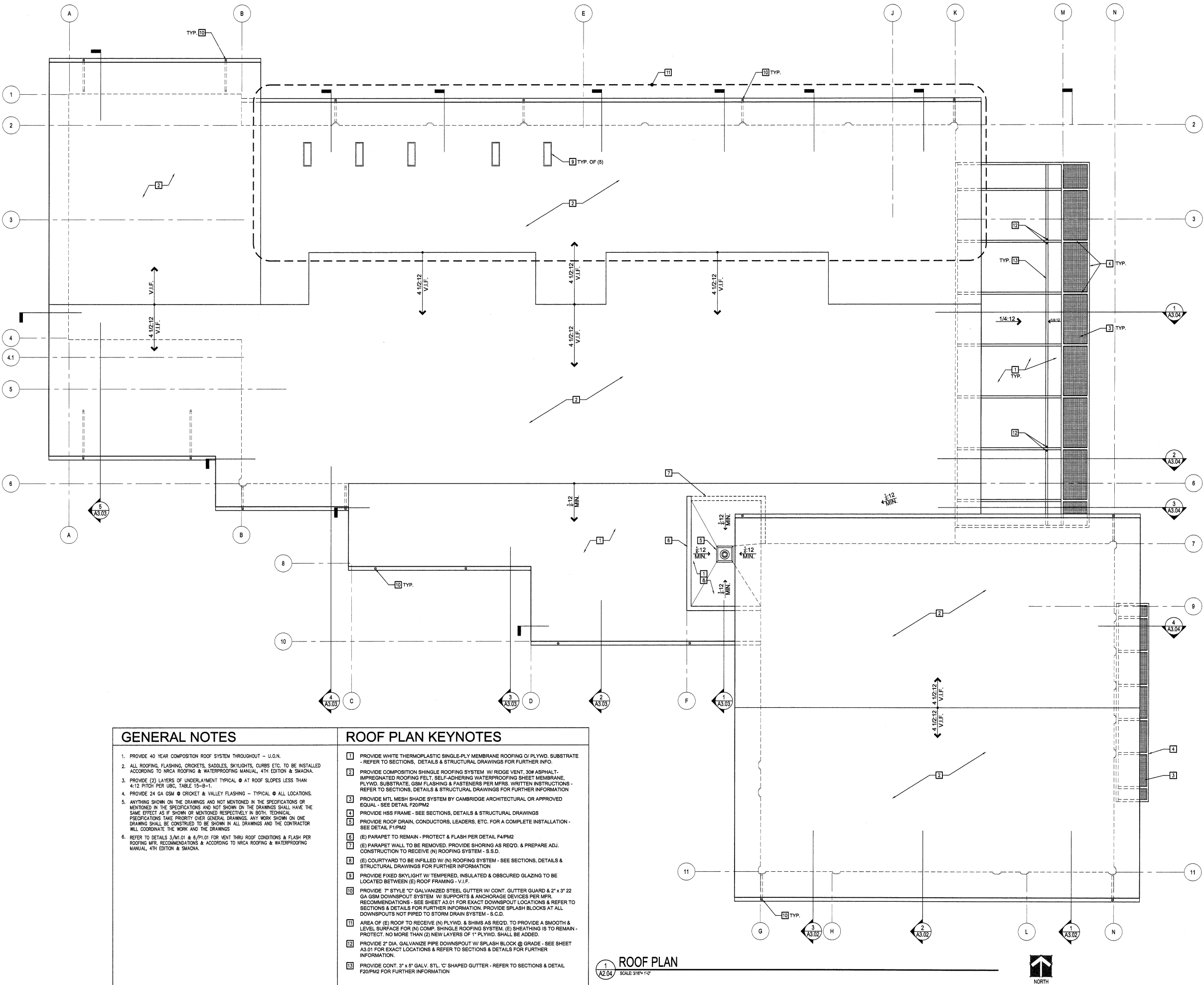
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GENERAL NOTES

1. PROVIDE 40 YEAR COMPOSITION ROOF SYSTEM THROUGHOUT - U.O.N.
2. ALL ROOFING, FLASHING, CRICKETS, SADDLES, SKYLIGHTS, CURBS ETC. TO BE INSTALLED ACCORDING TO NRCA ROOFING & WATERPROOFING MANUAL, 4TH EDITION & SMACNA.
3. PROVIDE (2) LAYERS OF UNDERLAMENT TYPICAL @ AT ROOF SLOPES LESS THAN 4:12 PITCH PER UBC, TABLE 15-B-1.
4. PROVIDE 24 GA. GSM CRICKET & VALLEY FLASHING - TYPICAL @ ALL LOCATIONS.
5. ANYTHING SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS OR MENTIONED IN THE SPECIFICATIONS AND NOT SHOWN ON THE DRAWINGS SHALL HAVE THE SAME EFFECT AS IF SHOWN OR MENTIONED RESPECTIVELY IN BOTH. TECHNICAL SPECIFICATIONS TAKE PRIORITY OVER GENERAL DRAWINGS. ANY WORK SHOWN ON ONE DRAWING SHALL BE CONSTRUED TO BE SHOWN IN ALL DRAWINGS AND THE CONTRACTOR WILL COORDINATE THE WORK AND THE DRAWINGS.
6. REFER TO DETAILS 3/A1.01 & 8/P1.01 FOR VENT THRU ROOF CONDITIONS & FLASH PER ROOFING MFR. RECOMMENDATIONS & ACCORDING TO NRCA ROOFING & WATERPROOFING MANUAL, 4TH EDITION & SMACNA.

ROOF PLAN KEYNOTES

1. PROVIDE WHITE THERMOPLASTIC SINGLE-PLY MEMBRANE ROOFING O/P LYWD. SUBSTRATE - REFER TO SECTIONS, DETAILS & STRUCTURAL DRAWINGS FOR FURTHER INFO.
2. PROVIDE COMPOSITION SHINGLE ROOFING SYSTEM W/ RIDGE VENT, 30# ASPHALT-IMPREGNATED ROOFING FELT, SELF-ADHERING WATERPROOFING SHEET MEMBRANE, PLYWD. SUBSTRATE, GSM FLASHING & FASTENERS PER MFRS. WRITTEN INSTRUCTIONS - REFER TO SECTIONS, DETAILS & STRUCTURAL DRAWINGS FOR FURTHER INFORMATION
3. PROVIDE MTL. MESH SHADE SYSTEM BY CAMBRIDGE ARCHITECTURAL OR APPROVED EQUAL - SEE DETAIL F20PM2
4. PROVIDE HSS FRAME - SEE SECTIONS, DETAILS & STRUCTURAL DRAWINGS
5. PROVIDE ROOF DRAIN, CONDUCTORS, LEADERS, ETC. FOR A COMPLETE INSTALLATION - SEE DETAIL F1/PM2
6. (E) PARAPET TO REMAIN - PROTECT & FLASH PER DETAIL F4/PM2
7. (E) PARAPET WALL TO BE REMOVED. PROVIDE SHORING AS REQ'D. & PREPARE ADJ. CONSTRUCTION TO RECEIVE (N) ROOFING SYSTEM - S.S.D.
8. (E) COURTYARD TO BE INFILLED W/ (N) ROOFING SYSTEM - SEE SECTIONS, DETAILS & STRUCTURAL DRAWINGS FOR FURTHER INFORMATION
9. PROVIDE FIXED SKYLIGHT W/ TEMPERED, INSULATED & OBSOURED GLAZING TO BE LOCATED BETWEEN (E) ROOF FRAMING - V.I.F.
10. PROVIDE 7" STYLE 'C' GALVANIZED STEEL GUTTER W/ CONT. GUTTER GUARD & 2" x 3" 22 GA. GSM DOWNSPOUT SYSTEM W/ SUPPORTS & ANCHORAGE DEVICES PER MFR. RECOMMENDATIONS - SEE SHEET A3.01 FOR EXACT DOWNSPOUT LOCATIONS & REFER TO SECTIONS & DETAILS FOR FURTHER INFORMATION. PROVIDE SPLASH BLOCKS AT ALL DOWNSPOUTS NOT PIPED TO STORM DRAIN SYSTEM - S.C.D.
11. AREA OF (E) ROOF TO RECEIVE (N) PLYWD. & SHIMS AS REQ'D. TO PROVIDE A SMOOTH & LEVEL SURFACE FOR (N) COMP. SHINGLE ROOFING SYSTEM. (E) SHEATHING IS TO REMAIN - PROTECT. NO MORE THAN (2) NEW LAYERS OF 1" PLYWD. SHALL BE ADDED.
12. PROVIDE 2" DIA. GALVANIZE PIPE DOWNSPOUT W/ SPLASH BLOCK @ GRADE - SEE SHEET A3.01 FOR EXACT LOCATIONS & REFER TO SECTIONS & DETAILS FOR FURTHER INFORMATION.
13. PROVIDE CONT. 3" x 6" GALV. STL. 'C' SHAPED GUTTER - REFER TO SECTIONS & DETAIL F20/PM2 FOR FURTHER INFORMATION

1
A2.04
ROOF PLAN
SCALE 3/16" = 1'-0"

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EXTERIOR ELEVATION

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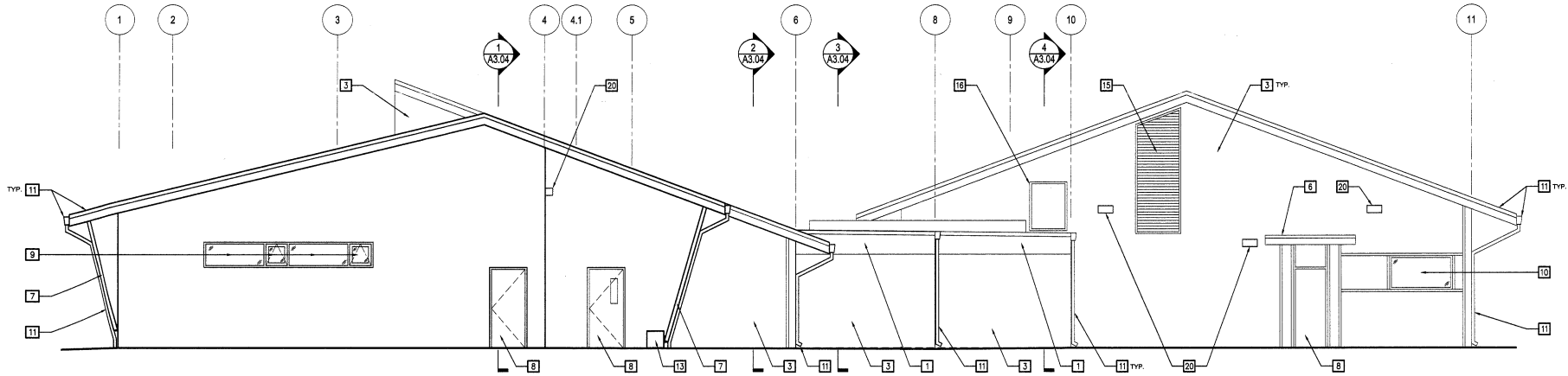
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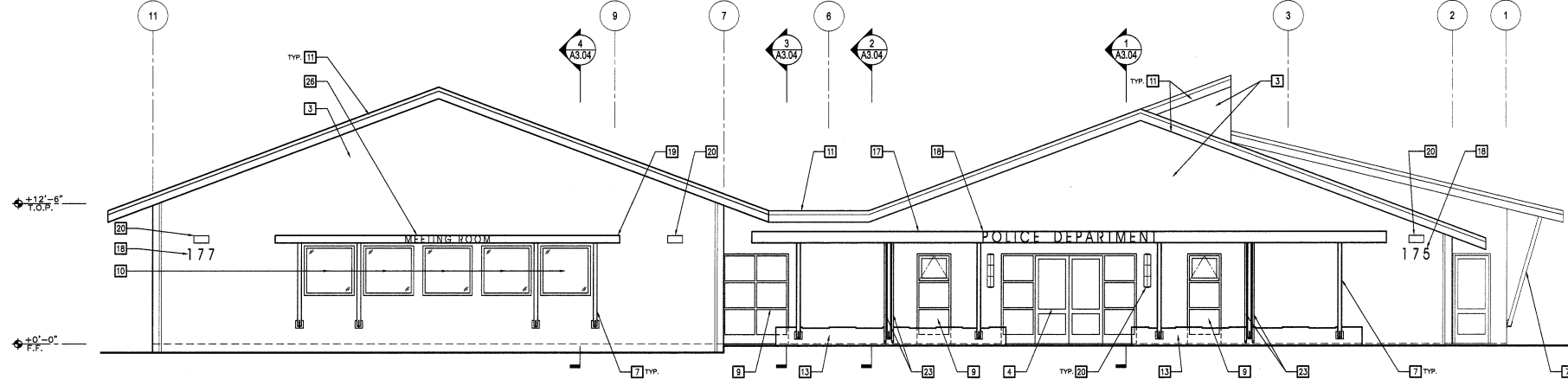
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SHEET NOTES

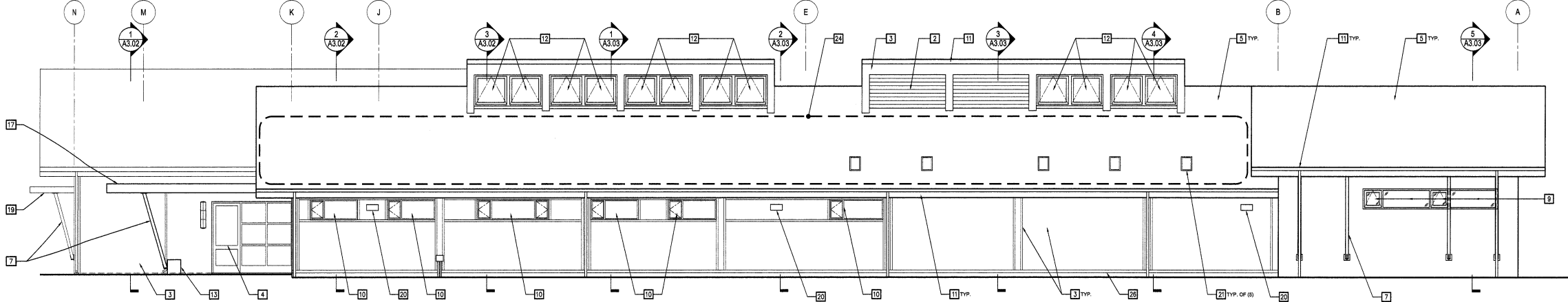
- 1 PROVIDE CEMENT PLASTER FINISH TO REPLACE (E) WD. FASCIA
- 2 (E) MTL. LOUVERS TO REMAIN - PROTECT & PAINT
- 3 PROVIDE (N) PAINT @ (E) PLASTER WALLS & WD. TRIM TO REMAIN, TYP.
- 4 PROVIDE ALUMINUM STOREFRONT ENTRY SYSTEM
- 5 PROVIDE COMP. SHINGLE ROOFING SYSTEM
- 6 (E) ENTRY CANOPY TO REMAIN - PROTECT & PAINT
- 7 PROVIDE 4x4 HSS COLUMNS, PAINT - SEE SECTIONS, DETAILS & STRUCTURAL DWGS. FOR FURTHER INFO.
- 8 PROVIDE DOOR & FRAME SYSTEM - SEE DOOR SCHEDULE
- 9 PROVIDE ALUM. WINDOW SYSTEM W/ LOW 'E' INSULATED GLAZING
- 10 PROVIDE (N) LOW 'E' GLAZING & ALL ASSOCIATED COMPONENTS AS REQUIRED FOR A COMPLETE ASSEMBLY @ (E) ALUM. WINDOW SYSTEM TO REMAIN - PROTECT & PROVIDE CONT. CAULK STRIP AROUND (E) OPENING
- 11 PROVIDE LVL FASCIA - PAINT
- 12 PROVIDE ELECTRONICALLY CONTROLLED OPERABLE WINDOW SYSTEM W/ LOW-E GLAZING - S.E.D.
- 13 PROVIDE CONCRETE BENCH - SEE SHEET A2.07 & DETAILS A11/PM2 & A12/PM2
- 14 PROVIDE (N) DOOR IN (E) OPENING - SEE DOOR SCHEDULE
- 15 (E) MECHANICAL VENTS TO REMAIN - PROTECT & PAINT
- 16 (E) DOOR AND FRAME TO REMAIN - PROTECT & PAINT
- 17 PROVIDE 4x12 HSS BEAM, PAINT, DEMO, PLASTER AS REQD. FOR ATTACHMENT TO CMU, PATCH, REPAIR & SEAL FOR A WATERPROOF CONDITION - SEE SECTIONS, DETAILS F17, F25/PM2 & STRUCTURAL DWGS. FOR FURTHER INFO.
- 18 PROVIDE 12" TALL x 3" THICK CAST ALUMINUM LETTERS, COORDINATE MOUNTING HEIGHT & LOCATION W/ ARCHITECT PRIOR TO INSTALLATION
- 19 PROVIDE 4x8 HSS BEAM, PAINT, DEMO, WD. TRIM & PLASTER AS REQD. FOR ATTACHMENT TO PLYWD. SUBSTRATE, PATCH, REPAIR & SEAL FOR A WATERPROOF CONDITION - SEE SECTIONS, DETAILS & STRUCTURAL DWGS. FOR FURTHER INFO.
- 20 PROVIDE WALL-MOUNTED LIGHT FIXTURE & ALL ASSOCIATED COMPONENTS FOR A COMPLETE INSTALLATION, VERIFY LOCATIONS W/ ARCHITECT PRIOR TO INSTALLATION - S.E.D.
- 21 PROVIDE FIXED DECK MOUNTED SKYLIGHT W/ 14 3/4" x 46 3/4" R.O. - ADJUST LOCATION AS REQD. TO FIT BETWEEN (E) ROOF FRAMING & PROVIDE ALL REQUIRED COMPONENTS FOR A COMPLETE & WATERPROOF INSTALLATION, PROVIDE DEDUCTIVE ALTERNATE FOR ELIMINATING SKYLIGHTS & ALL ASSOCIATED WORK PER SPEC. SECTION 01030
- 22 LINE OF (N) VS. (E) ROOF FRAMING - S.S.D.
- 23 PROVIDE 2" GALV. PIPE DOWNSPOUT W/ SPLASH BLOCK - REFER TO SECTIONS & DETAILS FOR FURTHER INFO.
- 24 AREA OF (E) ROOF TO RECEIVE (N) PLYWD. & SHIMS AS REQD. TO PROVIDE A SMOOTH & LEVEL SURFACE FOR (N) COMP. SHINGLE ROOFING SYSTEM. (E) SHEATHING IS TO REMAIN - PROTECT. NO MORE THAN (2) NEW LAYERS OF 1" PLYWD. SHALL BE ADDED.
- 25 PROVIDE J-BOX W/ COVER PLATE FOR FUTURE GATE - S.E.D.
- 26 PROVIDE UNIT COST PER BOARD FOOT TO REPLACE DAMAGED TRIM IN THIS LOCATION - REFER TO SPEC. SECTION 01030
- 28 PROVIDE 8" TALL x 3" THICK CAST ALUMINUM LETTERS, COORDINATE MOUNTING HEIGHT & LOCATION W/ ARCHITECT PRIOR TO INSTALLATION



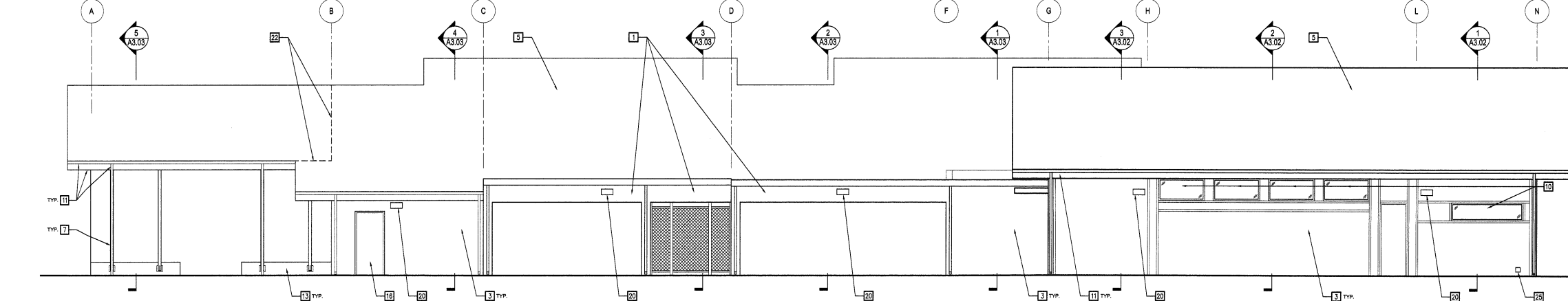
1 WEST ELEVATION
SCALE: 3/16" = 1'-0"



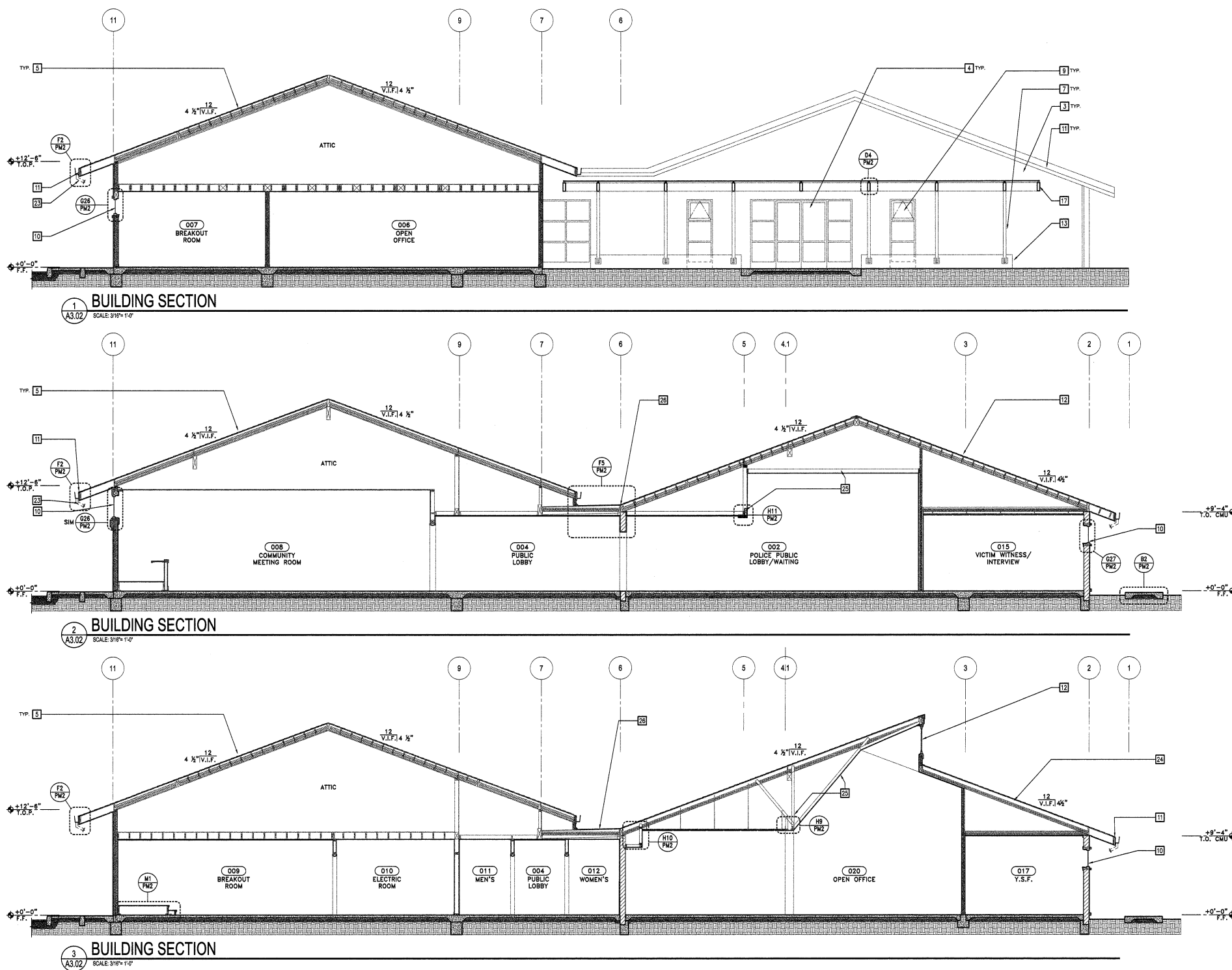
2 EAST ELEVATION
SCALE: 3/16" = 1'-0"



3 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



4 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



- ### SHEET NOTES
- 1 PROVIDE CEMENT PLASTER FINISH TO REPLACE (E) WD. FASCIA
 - 2 (E) MTL. LOUVERS TO REMAIN - PROTECT & PAINT
 - 3 PROVIDE (N) PAINT @ (E) PLASTER WALLS & WD. TRIM TO REMAIN, TYP.
 - 4 PROVIDE ALUMINUM STOREFRONT ENTRY SYSTEM
 - 5 PROVIDE COMP. SHINGLE ROOFING SYSTEM
 - 6 (E) ENTRY CANOPY TO REMAIN - PROTECT & PAINT. SEE A3.01
 - 7 PROVIDE 4x4 HSS COLUMNS. PAINT - SEE SECTIONS, DETAILS & STRUCTURAL DWGS. FOR FURTHER INFO.
 - 8 PROVIDE DOOR & FRAME SYSTEM - SEE DOOR SCHEDULE
 - 9 PROVIDE ALUM. WINDOW SYSTEM W/ LOW 'E' INSULATED GLAZING
 - 10 PROVIDE (N) LOW 'E' GLAZING & ALL ASSOCIATED COMPONENTS AS REQUIRED FOR A COMPLETE ASSEMBLY @ (E) ALUM. WINDOW SYSTEM TO REMAIN - PROTECT & PROVIDE CONT. CAULK STRIP AROUND (E) OPENING
 - 11 PROVIDE LVL FASCIA - PAINT
 - 12 PROVIDE ELECTRONICALLY CONTROLLED OPERABLE WINDOW SYSTEM W/ LOW-E GLAZING - S.E.D.
 - 13 PROVIDE CONCRETE BENCH - SEE SHEET A2.07 & DETAILS A11/PM2 & A12/PM2
 - 14 PROVIDE (N) DOOR IN (E) OPENING - SEE DOOR SCHEDULE. SEE A3.01
 - 15 (E) MECHANICAL VENTS TO REMAIN - PROTECT & PAINT. SEE A3.01
 - 16 (E) DOOR AND FRAME TO REMAIN - PROTECT & PAINT SEE A3.01
 - 17 PROVIDE 4x12 HSS BEAM, PAINT. DEMO. PLASTER AS REQ'D. FOR ATTACHMENT TO CMU. PATCH, REPAIR & SEAL FOR A WATERPROOF CONDITION - SEE SECTIONS, DETAILS F17, F25/PM2 & STRUCTURAL DWGS. FOR FURTHER INFO.
 - 18 PROVIDE 12" TALL x 3/4" THICK CAST ALUMINUM LETTERS. COORDINATE MOUNTING HEIGHT & LOCATION W/ ARCHITECT PRIOR TO INSTALLATION
 - 19 PROVIDE 4x8 HSS BEAM, PAINT. DEMO. WD. TRIM & PLASTER AS REQ'D. FOR ATTACHMENT TO PLYWD. SUBSTRATE. PATCH, REPAIR & SEAL FOR A WATERPROOF CONDITION - SEE SECTIONS, DETAILS & STRUCTURAL DWGS. FOR FURTHER INFO.
 - 20 PROVIDE WALL-MOUNTED LIGHT FIXTURE & ALL ASSOCIATED COMPONENTS FOR A COMPLETE INSTALLATION. VERIFY LOCATIONS W/ ARCHITECT PRIOR TO INSTALLATION - S.E.D. SEE A3.01
 - 21 PROVIDE FIXED DECK MOUNTED SKYLIGHT W/ 14 3/4" x 46 3/4" R.O. - ADJUST LOCATION AS REQ'D. TO FIT BETWEEN (E) ROOF FRAMING & PROVIDE ALL REQUIRED COMPONENTS FOR A COMPLETE & WATERPROOF INSTALLATION. PROVIDE DEDUCTIVE ALTERNATE FOR ELIMINATING SKYLIGHTS & ALL ASSOCIATED WORK PER SPEC. SECTION 01030
 - 22 LINE OF (N) VS. (E) ROOF FRAMING - S.S.D. SEE A3.01
 - 23 PROVIDE 2" GALV. PIPE DOWNSPOUT W/ SPLASH BLOCK - REFER TO SECTIONS & DETAILS FOR FURTHER INFO.
 - 24 AREA OF (E) ROOF TO RECEIVE (N) PLYWD. & SHIMS AS REQ'D. TO PROVIDE A SMOOTH & LEVEL SURFACE FOR (N) COMP. SHINGLE ROOFING SYSTEM. (E) SHEATHING IS TO REMAIN - PROTECT. NO MORE THAN (2) NEW LAYERS OF 1" PLYWD. SHALL BE ADDED. SEE A3.02 FOR EXTENT OF AREA.
 - 25 (N) BEAM / FRAMING S.S.D.
 - 26 (N) THERMOPLASTIC ROOFING SYSTEM OVER (E) SUBSTRATE.

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CITY OF SONOMA
POLICE DEPARTMENT &
COMMUNITY MEETING
ROOM IMPROVEMENT
PROJECT

175 FIRST STREET WEST
SONOMA, CA 95476

Revisions

No.	Description	Date
1		
2		
3		
4		
5		

100% CONSTRUCTION DOCUMENTS

BUILDING SECTIONS

Sheet Title

175 FIRST STREET WEST
SONOMA, CA 95476

Revisions

No.	Description	Date
1		
2		
3		
4		
5		

100% CONSTRUCTION DOCUMENTS

BUILDING SECTIONS

Sheet Title

MP BJ

Drawn By Checked By

Scale: 3/16" = 1'-0"

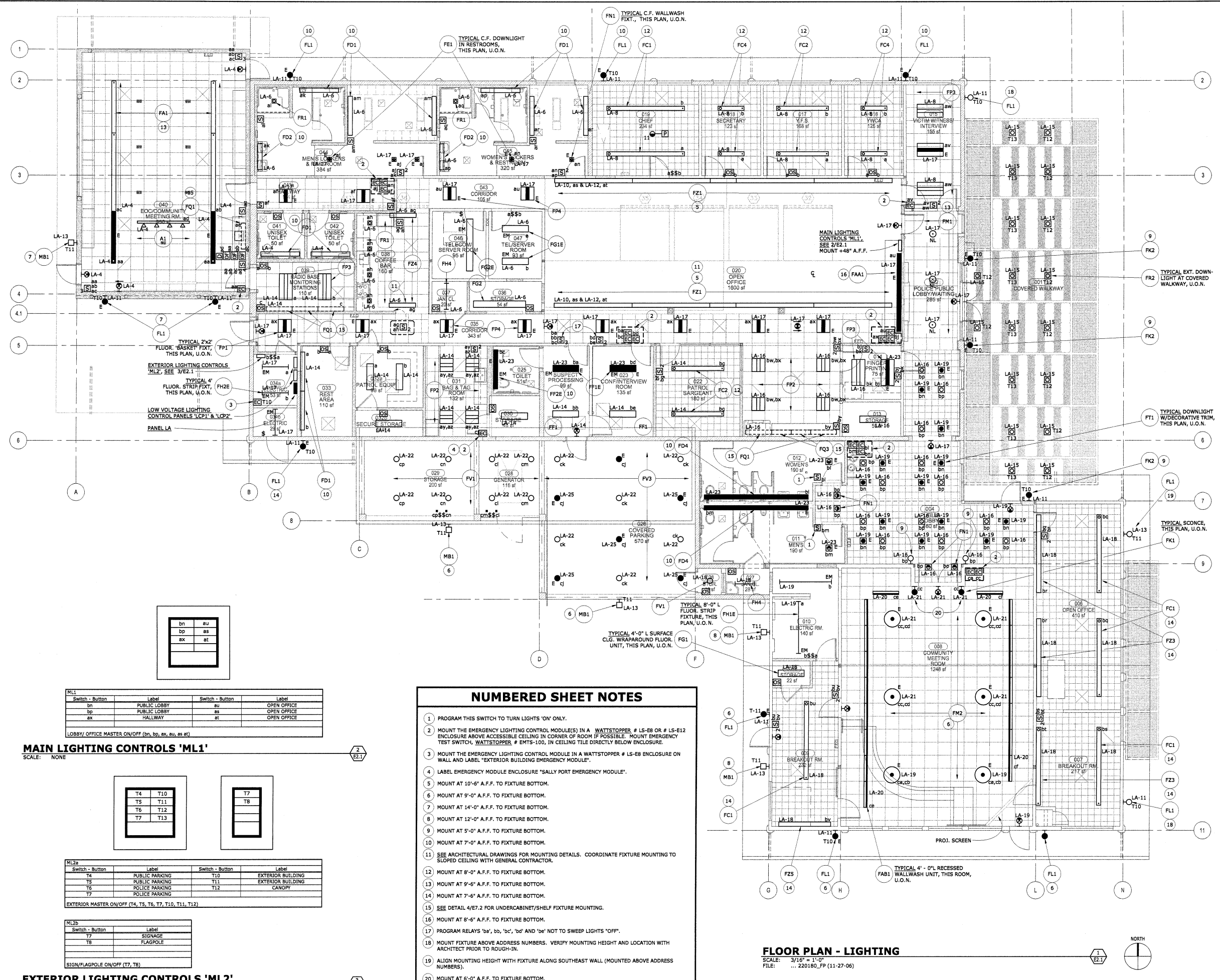
Date: 11 DECEMBER 2006

Project No. 220180

A3.02

Drawing No.

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MAIN LIGHTING CONTROLS 'ML1'

SCALE: NONE

Switch - Button	Label	Switch - Button	Label
bn	PUBLIC LOBBY	bu	OPEN OFFICE
bp	PUBLIC LOBBY	bs	OPEN OFFICE
bx	HALLWAY	bt	OPEN OFFICE

LOBBY/OFFICE MASTER ON/OFF (bn, bp, bx, bu, bs, bt)

Switch - Button	Label	Switch - Button	Label
T4	PUBLIC PARKING	T10	EXTERIOR BUILDING
T5	PUBLIC PARKING	T11	EXTERIOR BUILDING
T6	PUBLIC PARKING	T12	CANOPY
T7	PUBLIC PARKING		

EXTERIOR MASTER ON/OFF (T4, T5, T6, T7, T10, T11, T12)

Switch - Button	Label
T7	SIGNAGE
T8	FLAGPOLE

SIGN/FLAGPOLE ON/OFF (T7, T8)

EXTERIOR LIGHTING CONTROLS 'ML2'

SCALE: NONE

NUMBERED SHEET NOTES

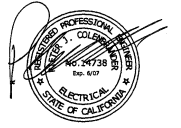
- PROGRAM THIS SWITCH TO TURN LIGHTS 'ON' ONLY.
- MOUNT THE EMERGENCY LIGHTING CONTROL MODULE(S) IN A WATTSTOPPER # LS-E8 OR # LS-E12 ENCLOSURE ABOVE ACCESSIBLE CEILING IN CORNER OF ROOM IF POSSIBLE. MOUNT EMERGENCY TEST SWITCH, WATTSTOPPER # EMTS-100, IN CEILING TILE DIRECTLY BELOW ENCLOSURE.
- MOUNT THE EMERGENCY LIGHTING CONTROL MODULE IN A WATTSTOPPER # LS-E8 ENCLOSURE ON WALL AND LABEL "EXTERIOR BUILDING EMERGENCY MODULE".
- LABEL EMERGENCY MODULE ENCLOSURE "SALLY PORT EMERGENCY MODULE".
- MOUNT AT 10'-6" A.F.F. TO FIXTURE BOTTOM.
- MOUNT AT 9'-0" A.F.F. TO FIXTURE BOTTOM.
- MOUNT AT 14'-0" A.F.F. TO FIXTURE BOTTOM.
- MOUNT AT 12'-0" A.F.F. TO FIXTURE BOTTOM.
- MOUNT AT 5'-0" A.F.F. TO FIXTURE BOTTOM.
- MOUNT AT 7'-0" A.F.F. TO FIXTURE BOTTOM.
- SEE ARCHITECTURAL DRAWINGS FOR MOUNTING DETAILS. COORDINATE FIXTURE MOUNTING TO SLOPED CEILING WITH GENERAL CONTRACTOR.
- MOUNT AT 8'-0" A.F.F. TO FIXTURE BOTTOM.
- MOUNT AT 9'-6" A.F.F. TO FIXTURE BOTTOM.
- MOUNT AT 7'-6" A.F.F. TO FIXTURE BOTTOM.
- SEE DETAIL 4/E7.2 FOR UNDERCABINET/SHELF FIXTURE MOUNTING.
- MOUNT AT 8'-6" A.F.F. TO FIXTURE BOTTOM.
- PROGRAM RELAYS 'ba', 'bb', 'bc', 'bd' AND 'be' NOT TO SWEEP LIGHTS 'OFF'.
- MOUNT FIXTURE ABOVE ADDRESS NUMBERS. VERIFY MOUNTING HEIGHT AND LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN.
- ALIGN MOUNTING HEIGHT WITH FIXTURE ALONG SOUTHEAST WALL (MOUNTED ABOVE ADDRESS NUMBERS).
- MOUNT AT 6'-0" A.F.F. TO FIXTURE BOTTOM.

FLOOR PLAN - LIGHTING

SCALE: 3/16" = 1'-0"
FILE: ... 220180_FP (11-27-06)

RosDrulisCusenbery
For Reference
Only

OMAHONY & MYER
ELECTRICAL and LIGHTING DESIGN
490 REDWOOD HWY, SUITE 245
SAN RAFAEL, CALIFORNIA 94903
(415) 492-0400/FAX (415) 479-9662
www.omahonyandmyer.com



**CITY OF SONOMA
POLICE DEPARTMENT
EXPANSION & CITY
COUNCIL CHAMBER
REMODEL**

175 FIRST STREET WEST
SONOMA, CA 95476

No.	Description	Date

**100% CONSTRUCTION
DOCUMENTS**

Sheet Title
**FLOOR PLAN -
LIGHTING**

Drawn By LWTV	Checked By PJC
Scale: AS NOTED	Cad File: E2.1
Date: 10 December 2006	Xref:
Project No. 220180	

E2.1
Drawing No.

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William A. Andrews
CITY OF SONOMA
POLICE DEPARTMENT
EXPANSION & CITY
COUNCIL CHAMBER
REMODEL

175 FIRST STREET WEST
SONOMA, CA 95476

Revisions		
No.	Description	Date
1		
2		
3		
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100% Construction Documents

ROOF FRAMING PLAN

Sheet Title

Drawn By _____ Checked By _____

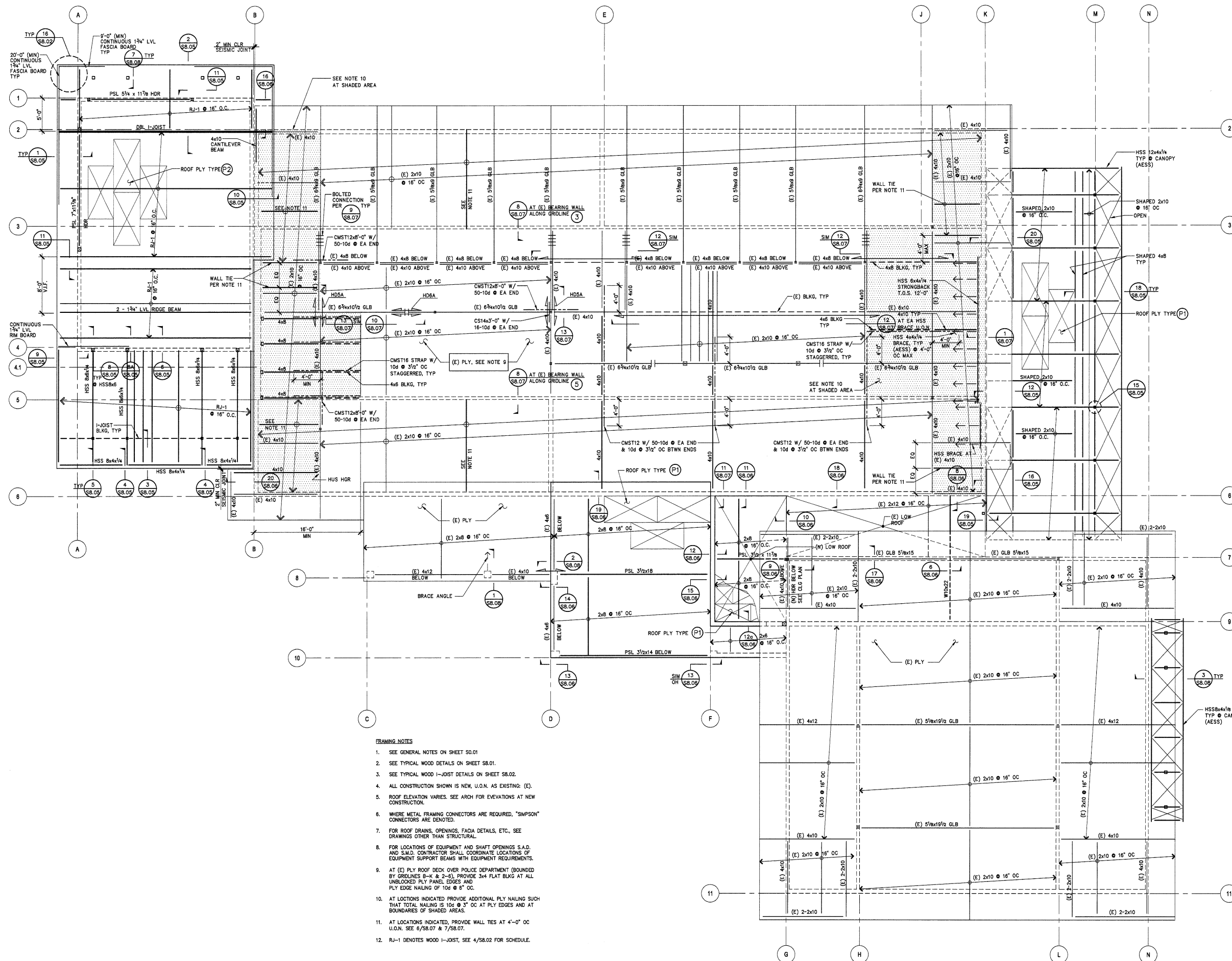
Scale: AS NOTED _____

Date: 11 DECEMBER 2006 _____

Project No. 220180 _____

S2.03
Drawing No.

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- FRAMING NOTES**
- SEE GENERAL NOTES ON SHEET S2.01
 - SEE TYPICAL WOOD DETAILS ON SHEET S8.01
 - SEE TYPICAL WOOD I-JOIST DETAILS ON SHEET S8.02
 - ALL CONSTRUCTION SHOWN IS NEW, U.O.N. AS EXISTING: (E)
 - ROOF ELEVATION VARIES. SEE ARCH FOR ELEVATIONS AT NEW CONSTRUCTION.
 - WHERE METAL FRAMING CONNECTORS ARE REQUIRED, "SIMPSON" CONNECTORS ARE DENOTED.
 - FOR ROOF DRAINS, OPENINGS, FACIA DETAILS, ETC., SEE DRAWINGS OTHER THAN STRUCTURAL.
 - FOR LOCATIONS OF EQUIPMENT AND SHAFT OPENINGS S.A.D. AND S.M.D. CONTRACTOR SHALL COORDINATE LOCATIONS OF EQUIPMENT SUPPORT BEAMS WITH EQUIPMENT REQUIREMENTS.
 - AT (E) PLY ROOF DECK OVER POLICE DEPARTMENT (BOUNDED BY GRIDLINES 8-H & 2-5), PROVIDE 3/4" PLAT BLKG AT ALL UNBLOCKED PLY PANEL EDGES AND PLY EDGE NAILING OF 10d @ 8" OC.
 - AT LOCATIONS INDICATED PROVIDE ADDITIONAL PLY NAILING SUCH THAT TOTAL NAILING IS 10d @ 3" OC AT PLY EDGES AND AT BOUNDARIES OF SHADED AREAS.
 - AT LOCATIONS INDICATED, PROVIDE WALL TIES AT 4'-0" OC U.O.N. SEE 6/S8.07 & 7/S8.07.
 - RJ-1 DENOTES WOOD I-JOIST, SEE 4/S8.02 FOR SCHEDULE.

1 ROOF FRAMING PLAN
3/8"=1'-0"





William Andrews
**CITY OF SONOMA
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175 FIRST STREET WEST
SONOMA, CA 95476

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TYPICAL WOOD DETAILS

Sheet Title

Drawn By: _____ Checked By: _____
Scale: AS NOTED Cad File: _____
Date: 11 DECEMBER 2006 Xref: _____
Project No. 220180

S8.01
Drawing No.

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CONNECTION	NAILING ¹
1. Joist or rafters to sides of studs 8-inch joist or less For each additional 4 inches in depth of joist	3-16d 1-16d
2. Bridging joists, toenail each end a. Blocking between joists or rafters- To joist or rafters-toenails each side, each end b. Blocking between studs, each end	2-8d 2-10d ¹² 2-10d toenails or 2-16d
3. 1" x 6" subfloor or less to each joist, face nail	2-8d
4. Wider than 1" x 6" subfloor to each joist, face nail	3-8d
5. 2" subfloor to joist or girder, blind and face nail	2-16d
6. Sole plate to joist or blocking, typical sole nail Sole plate to joist or blocking, at braced wall panels	16d at 16" o.c. 3-16d per 16"
7. Top plate to stud, end nail	2-16d
8. Stud to sole plate	4-8d, toenail or 2-16d, end nail
9. Double studs, face nail	16d at 24" o.c.
10. Doubled top plates, typical face nail Double top plates, lap splice	16d at 16" o.c. 8-16d
11. Blocking between joists or rafters to top plate, toenail	3-8d
12. Rim joist to top plate, toenail	8d at 8" o.c.
13. Top plates, laps and intersections, face nail	2-16d
14. Continuous header, two pieces	16d at 16" o.c. along each side
15. Ceiling joists to plate, toenail	3-8d
16. Continuous header to stud, toenail	4-8d
17. Ceiling joist, laps over partitions, face nail	3-16d
18. Ceiling joists to parallel rafters, face nail	3-16d
19. Joist or rafters at all bearings-toenails, each side	2-10d
20. 1" brace to each stud and plate, face nail	2-8d
21. 1" x 6" sheathing or less to each bearing, face nail	2-8d
22. Wider than 1" x 6" sheathing to each bearing, face nail	3-8d
23. Built-up corner studs	2-16d at 24" o.c.
24. Built-up girder and beams ⁸	20d at 32" o.c. at top and bottom and staggered 2-20d at ends and at each splice
25. 2" planks	2-16d at each bearing
26. Wood structural panels and particleboard Subfloor, roof and wall sheathing (to framing): 1/2" and less 19/32" - 3/4" 7/8" - 1" 1 1/8" - 1 1/4" Combination subfloor-underlayment (to framing): 3/4" and less 7/8" - 1" 1 1/8" - 1 1/4"	6d ³ 8d ⁴ or 6d ⁵ 8d ⁴ 10d or 8d ⁵ 6d ⁵ 8d ⁵ 10d or 8d ⁵
27. Panel siding (to framing): ² 1/2" or less 5/8"	6d ⁵ 8d ⁵
28. Fiberboard Sheathing: ⁷ 1/2"	No. 11 ga ⁸ 8d ⁴ No. 16 ga ⁸
25/32"	No. 11 ga ⁸ 8d ⁴ No. 16 ga ⁸
29. Interior paneling 1/4" 3/8"	4d ¹⁰ 6d ¹¹

FOOTNOTES:
¹ Use common wire nails except where otherwise stated.
² Nails spaced at 6 inches on center at edges, 12 inches at intermediate supports except 6 inches at all supports where spans are 48 inches or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Sections 2315.3.3 and 2315.4.
³ Nails for wall sheathing may be common, box or casing.
⁴ Common or deformed shank.
⁵ Common.
⁶ Deformed shank.
⁷ Corrosion-resistant sliding or casing nails conforming to the requirements of Section 2304.3.
⁸ Fasteners spaced 3 inches on center at exterior edges and 6 inches on center at intermediate supports.
⁹ Corrosion-resistant roofing nails with 7/8" inch-diameter head and 1 1/2" inch length for 1/2" inch sheathing and 1 3/4" inch length for 2/3" inch sheathing conforming to the requirements of Section 2304.3.
¹⁰ Corrosion-resistant staples with nominal 7/8" inch crown and 1 1/8" inch length for 1/2" inch sheathing and 1 1/2" inch length for 2/3" inch sheathing conforming to the requirements of Section 2304.3.
¹¹ Panel supports at 16 inches [20 inches if strength axis in the long direction of the panel, unless otherwise marked] Casing or finish nails spaced 6 inches on panel edges, 12 inches at intermediate supports.
¹² When possible, nails driven perpendicular to the grain shall be used instead of toenails.

CONNECTION	NAILING ¹
1. Joist or rafters to sides of studs 8-inch joist or less For each additional 4 inches in depth of joist	3-16d 1-16d
2. Bridging joists, toenail each end a. Blocking between joists or rafters- To joist or rafters-toenails each side, each end b. Blocking between studs, each end	2-8d 2-10d ¹² 2-10d toenails or 2-16d
3. 1" x 6" subfloor or less to each joist, face nail	2-8d
4. Wider than 1" x 6" subfloor to each joist, face nail	3-8d
5. 2" subfloor to joist or girder, blind and face nail	2-16d
6. Sole plate to joist or blocking, typical sole nail Sole plate to joist or blocking, at braced wall panels	16d at 16" o.c. 3-16d per 16"
7. Top plate to stud, end nail	2-16d
8. Stud to sole plate	4-8d, toenail or 2-16d, end nail
9. Double studs, face nail	16d at 24" o.c.
10. Doubled top plates, typical face nail Double top plates, lap splice	16d at 16" o.c. 8-16d
11. Blocking between joists or rafters to top plate, toenail	3-8d
12. Rim joist to top plate, toenail	8d at 8" o.c.
13. Top plates, laps and intersections, face nail	2-16d
14. Continuous header, two pieces	16d at 16" o.c. along each side
15. Ceiling joists to plate, toenail	3-8d
16. Continuous header to stud, toenail	4-8d
17. Ceiling joist, laps over partitions, face nail	3-16d
18. Ceiling joists to parallel rafters, face nail	3-16d
19. Joist or rafters at all bearings-toenails, each side	2-10d
20. 1" brace to each stud and plate, face nail	2-8d
21. 1" x 6" sheathing or less to each bearing, face nail	2-8d
22. Wider than 1" x 6" sheathing to each bearing, face nail	3-8d
23. Built-up corner studs	2-16d at 24" o.c.
24. Built-up girder and beams ⁸	20d at 32" o.c. at top and bottom and staggered 2-20d at ends and at each splice
25. 2" planks	2-16d at each bearing
26. Wood structural panels and particleboard Subfloor, roof and wall sheathing (to framing): 1/2" and less 19/32" - 3/4" 7/8" - 1" 1 1/8" - 1 1/4" Combination subfloor-underlayment (to framing): 3/4" and less 7/8" - 1" 1 1/8" - 1 1/4"	6d ³ 8d ⁴ or 6d ⁵ 8d ⁴ 10d or 8d ⁵ 6d ⁵ 8d ⁵ 10d or 8d ⁵
27. Panel siding (to framing): ² 1/2" or less 5/8"	6d ⁵ 8d ⁵
28. Fiberboard Sheathing: ⁷ 1/2"	No. 11 ga ⁸ 8d ⁴ No. 16 ga ⁸
25/32"	No. 11 ga ⁸ 8d ⁴ No. 16 ga ⁸
29. Interior paneling 1/4" 3/8"	4d ¹⁰ 6d ¹¹

CONNECTION	NAILING ¹
1. Joist or rafters to sides of studs 8-inch joist or less For each additional 4 inches in depth of joist	3-16d 1-16d
2. Bridging joists, toenail each end a. Blocking between joists or rafters- To joist or rafters-toenails each side, each end b. Blocking between studs, each end	2-8d 2-10d ¹² 2-10d toenails or 2-16d
3. 1" x 6" subfloor or less to each joist, face nail	2-8d
4. Wider than 1" x 6" subfloor to each joist, face nail	3-8d
5. 2" subfloor to joist or girder, blind and face nail	2-16d
6. Sole plate to joist or blocking, typical sole nail Sole plate to joist or blocking, at braced wall panels	16d at 16" o.c. 3-16d per 16"
7. Top plate to stud, end nail	2-16d
8. Stud to sole plate	4-8d, toenail or 2-16d, end nail
9. Double studs, face nail	16d at 24" o.c.
10. Doubled top plates, typical face nail Double top plates, lap splice	16d at 16" o.c. 8-16d
11. Blocking between joists or rafters to top plate, toenail	3-8d
12. Rim joist to top plate, toenail	8d at 8" o.c.
13. Top plates, laps and intersections, face nail	2-16d
14. Continuous header, two pieces	16d at 16" o.c. along each side
15. Ceiling joists to plate, toenail	3-8d
16. Continuous header to stud, toenail	4-8d
17. Ceiling joist, laps over partitions, face nail	3-16d
18. Ceiling joists to parallel rafters, face nail	3-16d
19. Joist or rafters at all bearings-toenails, each side	2-10d
20. 1" brace to each stud and plate, face nail	2-8d
21. 1" x 6" sheathing or less to each bearing, face nail	2-8d
22. Wider than 1" x 6" sheathing to each bearing, face nail	3-8d
23. Built-up corner studs	2-16d at 24" o.c.
24. Built-up girder and beams ⁸	20d at 32" o.c. at top and bottom and staggered 2-20d at ends and at each splice
25. 2" planks	2-16d at each bearing
26. Wood structural panels and particleboard Subfloor, roof and wall sheathing (to framing): 1/2" and less 19/32" - 3/4" 7/8" - 1" 1 1/8" - 1 1/4" Combination subfloor-underlayment (to framing): 3/4" and less 7/8" - 1" 1 1/8" - 1 1/4"	6d ³ 8d ⁴ or 6d ⁵ 8d ⁴ 10d or 8d ⁵ 6d ⁵ 8d ⁵ 10d or 8d ⁵
27. Panel siding (to framing): ² 1/2" or less 5/8"	6d ⁵ 8d ⁵
28. Fiberboard Sheathing: ⁷ 1/2"	No. 11 ga ⁸ 8d ⁴ No. 16 ga ⁸
25/32"	No. 11 ga ⁸ 8d ⁴ No. 16 ga ⁸
29. Interior paneling 1/4" 3/8"	4d ¹⁰ 6d ¹¹

CONNECTION	NAILING ¹
1. Joist or rafters to sides of studs 8-inch joist or less For each additional 4 inches in depth of joist	3-16d 1-16d
2. Bridging joists, toenail each end a. Blocking between joists or rafters- To joist or rafters-toenails each side, each end b. Blocking between studs, each end	2-8d 2-10d ¹² 2-10d toenails or 2-16d
3. 1" x 6" subfloor or less to each joist, face nail	2-8d
4. Wider than 1" x 6" subfloor to each joist, face nail	3-8d
5. 2" subfloor to joist or girder, blind and face nail	2-16d
6. Sole plate to joist or blocking, typical sole nail Sole plate to joist or blocking, at braced wall panels	16d at 16" o.c. 3-16d per 16"
7. Top plate to stud, end nail	2-16d
8. Stud to sole plate	4-8d, toenail or 2-16d, end nail
9. Double studs, face nail	16d at 24" o.c.
10. Doubled top plates, typical face nail Double top plates, lap splice	16d at 16" o.c. 8-16d
11. Blocking between joists or rafters to top plate, toenail	3-8d
12. Rim joist to top plate, toenail	8d at 8" o.c.
13. Top plates, laps and intersections, face nail	2-16d
14. Continuous header, two pieces	16d at 16" o.c. along each side
15. Ceiling joists to plate, toenail	3-8d
16. Continuous header to stud, toenail	4-8d
17. Ceiling joist, laps over partitions, face nail	3-16d
18. Ceiling joists to parallel rafters, face nail	3-16d
19. Joist or rafters at all bearings-toenails, each side	2-10d
20. 1" brace to each stud and plate, face nail	2-8d
21. 1" x 6" sheathing or less to each bearing, face nail	2-8d
22. Wider than 1" x 6" sheathing to each bearing, face nail	3-8d
23. Built-up corner studs	2-16d at 24" o.c.
24. Built-up girder and beams ⁸	20d at 32" o.c. at top and bottom and staggered 2-20d at ends and at each splice
25. 2" planks	2-16d at each bearing
26. Wood structural panels and particleboard Subfloor, roof and wall sheathing (to framing): 1/2" and less 19/32" - 3/4" 7/8" - 1" 1 1/8" - 1 1/4" Combination subfloor-underlayment (to framing): 3/4" and less 7/8" - 1" 1 1/8" - 1 1/4"	6d ³ 8d ⁴ or 6d ⁵ 8d ⁴ 10d or 8d ⁵ 6d ⁵ 8d ⁵ 10d or 8d ⁵
27. Panel siding (to framing): ² 1/2" or less 5/8"	6d ⁵ 8d ⁵
28. Fiberboard Sheathing: ⁷ 1/2"	No. 11 ga ⁸ 8d ⁴ No. 16 ga ⁸
25/32"	No. 11 ga ⁸ 8d ⁴ No. 16 ga ⁸
29. Interior paneling 1/4" 3/8"	4d ¹⁰ 6d ¹¹

CONNECTION	NAILING ¹
1. Joist or rafters to sides of studs 8-inch joist or less For each additional 4 inches in depth of joist	3-16d 1-16d
2. Bridging joists, toenail each end a. Blocking between joists or rafters- To joist or rafters-toenails each side, each end b. Blocking between studs, each end	2-8d 2-10d ¹² 2-10d toenails or 2-16d
3. 1" x 6" subfloor or less to each joist, face nail	2-8d
4. Wider than 1" x 6" subfloor to each joist, face nail	3-8d
5. 2" subfloor to joist or girder, blind and face nail	2-16d
6. Sole plate to joist or blocking, typical sole nail Sole plate to joist or blocking, at braced wall panels	16d at 16" o.c. 3-16d per 16"
7. Top plate to stud, end nail	2-16d
8. Stud to sole plate	4-8d, toenail or 2-16d, end nail
9. Double studs, face nail	16d at 24" o.c.
10. Doubled top plates, typical face nail Double top plates, lap splice	16d at 16" o.c. 8-16d
11. Blocking between joists or rafters to top plate, toenail	3-8d
12. Rim joist to top plate, toenail	8d at 8" o.c.
13. Top plates, laps and intersections, face nail	2-16d
14. Continuous header, two pieces	16d at 16" o.c. along each side
15. Ceiling joists to plate, toenail	3-8d
16. Continuous header to stud, toenail	4-8d
17. Ceiling joist, laps over partitions, face nail	3-16d
18. Ceiling joists to parallel rafters, face nail	3-16d
19. Joist or rafters at all bearings-toenails, each side	2-10d
20. 1" brace to each stud and plate, face nail	2-8d
21. 1" x 6" sheathing or less to each bearing, face nail	2-8d
22. Wider than 1" x 6" sheathing to each bearing, face nail	3-8d
23. Built-up corner studs	2-16d at 24" o.c.
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27. Panel siding (to framing): ² 1/2" or less 5/8"	6d ⁵ 8d ⁵
28. Fiberboard Sheathing: ⁷ 1/2"	No. 11 ga ⁸ 8d ⁴ No. 16 ga ⁸
25/32"	No. 11 ga ⁸ 8d ⁴ No. 16 ga ⁸
29. Interior paneling 1/4" 3/8"	4d ¹⁰ 6d ¹¹

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2. Bridging joists, toenail each end a. Blocking between joists or rafters- To joist or rafters-toenails each side, each end b. Blocking between studs, each end	2-8d 2-10d ¹² 2-10d toenails or 2-16d
3. 1" x 6" subfloor or less to each joist, face nail	2-8d
4. Wider than 1" x 6" subfloor to each joist, face nail	3-8d
5. 2" subfloor to joist or girder, blind and face nail	2-16d
6. Sole plate to joist or blocking, typical sole nail Sole plate to joist or blocking, at braced wall panels	16d at 16" o.c. 3-16d per 16"
7. Top plate to stud, end nail	2-16d
8. Stud to sole plate	4-8d, toenail or 2-16d, end nail
9. Double studs, face nail	16d at 24" o.c.
10. Doubled top plates, typical face nail Double top plates, lap splice	16d at 16" o.c. 8-16d
11. Blocking between joists or rafters to top plate, toenail	3-8d
12. Rim joist to top plate, toenail	8d at 8" o.c.
13. Top plates, laps and intersections, face nail	2-16d
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25. 2" planks	2-16d at each bearing
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27. Panel siding (to framing): ² 1/2" or less 5/8"	6d ⁵ 8d ⁵
28. Fiberboard Sheathing: ⁷ 1/2"	No. 11 ga ⁸ 8d ⁴ No. 16 ga ⁸
25/32"	No. 11 ga ⁸ 8d ⁴ No. 16 ga ⁸
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2. Bridging joists, toenail each end a. Blocking between joists or rafters- To joist or rafters-toenails each side, each end b. Blocking between studs, each end	2-8d 2-10d ¹² 2-10d toenails or 2-16d
3. 1" x 6" subfloor or less to each joist, face nail	2-8d
4. Wider than 1" x 6" subfloor to each joist, face nail	3-8d
5. 2" subfloor to joist or girder, blind and face nail	2-16d
6. Sole plate to joist or blocking, typical sole nail Sole plate to joist or blocking, at braced wall panels	16d at 16" o.c. 3-16d per 16"
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8. Stud to sole plate	4-8d, toenail or 2-16d, end nail
9. Double studs, face nail	16d at 24" o.c.
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27. Panel siding (to framing): ² 1/2" or less 5/8"	6d ⁵ 8d ⁵
28. Fiberboard Sheathing: ⁷ 1/2"	No. 11 ga ⁸ 8d ⁴ No. 16 ga ⁸
25/32"	No. 11 ga ⁸ 8



APPENDIX C

Photographs

APPENDIX C

Photographs



Photo 1 – Proposed Location of PV Panels on Roof



Photo 2 – Proposed Location of PV Panels on Roof



Photo 3 – Proposed Location of Utility Tie-In and Disconnect Switch



Photo 4 – Proposed Location of Inverter Equipment

APPENDIX D

Billing Summary

APPENDIX D
Billing Summary

PG&E ACCOUNT # 1283035687-4

			Kilowatt Hours (Kwh) Usage													
SERVICE ID#	DESC.	LOCATION	May '07	June '07	July '07	Aug. '07	Sept. '07	Oct. '07	Nov. '07	Dec. '07	Jan. '08	Feb. '08	March '08	April '08	May '08	June '08
128303-5050	Corporation Yard	19728 Eight Street East	1746	1714	1281	1353	1819	2475	2675	3544	3258	3175	2347	2716	2407	2527
128303-5060	Corp Yard Area Lights	19784 Eight Street East	31	28	29	28	31	28	32	28	28	31	28	29	29	29
128303-5090	Pump #6	100 First Street West	3308	5303	4996	3545	5031	5933	1710	1710	2630	2630	2210	4420	4421	3346
128303-5105	Police Station/Cmtly Mtg Room	175 First Street West	2080	2160	1680	2000	1920	1600	1600	11680	11360	11280	11680	11440	11520	12560
258580-0005	Fire Station	620 Second Street West	10720	11040	11680	12480	10240	9120	9120	10240	8160	9760	10400	9600	11520	10880

The red highlighted cells represent the timeframe when the police station/community meeting room was being remodeled. These figures to not reflect typical electrical usage usage and should not be used in sizing the PV array.

For City of Sonoma (NBY / 8026397)

SA Id:1283035105 **Open: Y** **Bus Act Desc: POLICE STATION** **Svc Descriptor: POLICE STATION** **From Sep 1, 2007 to Aug 31, 2008**

Per Name: CITY OF SONOMA Meter #: 927N70 Billing Addr: 1 THE PLZ, SONOMA, CA 95476
 Acct Id: 1283035687 Service Addr: 175 1ST ST W, SONOMA, CA 95476

Date	Days	Rate	Gas Charges (Dollars)	Therms	Electric Charges (Dollars)	On-Peak Usage (kwh)	Part-Peak Usage (kwh)	Off-Peak Usage (kwh)	Total Usage (kwh)	Hours	Billing Demand (kW)	Created Demand (kW)	On-Peak Demand (kW)	Part-Peak Demand (kW)	Off-Peak Demand (kW)	Taxes
08/28/2008	29	A10S			1,867.72	0	5,280	6,480	11,760	318	37	37	0	37	30	2.59
07/30/2008	30	A10S			1,871.67	0	5,120	6,640	11,760	318	37	37	0	37	30	2.59
06/30/2008	31	A10S			1,982.44	0	5,360	7,280	12,640	342	37	37	0	37	30	2.78
05/30/2008	30	A10S			1,806.41	0	4,720	6,720	11,440	336	34	34	0	34	26	2.52
04/30/2008	30	A10S			1,325.32	0	4,800	6,640	11,440	424	27	27	0	27	25	2.52
03/31/2008	31	A10S			1,351.76	0	4,560	7,120	11,680	433	27	27	0	27	25	2.57
02/29/2008	29	A10S			1,299.06	0	4,560	6,720	11,280	418	27	27	0	27	25	2.48
01/31/2008	28	A10S			1,340.61	0	5,200	6,160	11,360	325	35	35	0	35	30	2.50
01/03/2008	31	A10S			1,386.27	0	4,320	7,360	11,680	344	34	34	0	34	30	2.57
Total for 2008:			0.00	0	14,231.26	0	43,920	61,120	105,040	3,256						23.12
12/03/2007	33	A10S			285.50	0	640	960	1,600	267	6	6	0	6	5	0.35
10/31/2007	28	A10S			362.34	0	800	800	1,600	229	7	7	0	7	5	0.35
10/03/2007	28	A10S			424.01	0	1,040	880	1,920	213	9	9	0	9	9	0.42
09/05/2007	33	A10S			449.45	0	960	1,040	2,000	222	9	9	0	9	6	0.44
Total for 2007:			0.00	0	1,521.30	0	3,440	3,680	7,120	931						1.56
Total for SA id: 1283035105:			0.00	0	15,752.56	0	47,360	64,800	112,160	4,187						24.68

APPENDIX E

City Agreement

AGREEMENT

This is an Agreement made on _____, by and between the City of Sonoma, a municipal corporation of the general class (hereinafter referred to as the "CITY") and _____ (hereinafter referred to as "DESIGN/BUILDER"), in consideration of the mutual promises as set forth below, CITY and DESIGN/BUILDER agree as follows:

1. Scope.

1.1. Contract Documents.

DESIGN/BUILDER agrees to perform all obligations described in the Request for Proposal and Contract Documents and to furnish all tools, equipment, labor, supplies, supervision and material necessary to perform and complete, in a good and workmanlike manner, design and construction of the Photovoltaic system for the Police Facility Project No. 0801, which shall hereinafter be referred to as "the Work," within the time set forth below and in accordance with the drawings and specifications for the Work that are part of this Agreement. The following documents are hereby incorporated into and made part of this Agreement:

- CITY Request for Proposals dated _____ including all supplemental RFP documents
- Proposal dated _____
- Performance Bond
- Payment Bond
- Maintenance Bond
- Guarantee
- Specifications to be prepared by DESIGN/BUILDER and approved by CITY
- Drawings prepared by DESIGN/BUILDER, and approved by CITY
- Addenda

and all modifications incorporated in these documents before their execution or on file with the CITY, which shall be referred to collectively as the "Contract Documents." All Contract Documents form the complete Agreement and are intended to integrate so that any work called for in one and not mentioned in the other is to be executed the same as if mentioned in all documents and set forth in the drawings.

1.2. Examination of Work Site.

By execution of this Agreement, DESIGN/BUILDER warrants that it has carefully examined the site of the Work contemplated and the Contract Documents pertaining to the Work and has satisfied itself of all local and any special conditions affecting the Work and delivery of materials. Tests, survey results, geotechnical reports, or other data or information furnished or referred to in the Contract Documents are furnished for the

DESIGN/BUILDER'S convenience. The CITY does not guarantee that such tests or preliminary investigations or other data and information are accurate and assumes no responsibility whatsoever as to their accuracy or interpretation. DESIGN/BUILDER shall satisfy itself as to the accuracy or interpretation of all such tests or survey results or other information or data.

1.3. Compliance With Laws / Legal Requirements.

DESIGN/BUILDER shall, at its expense, give all necessary notices and cause all Work done and materials and equipment furnished pursuant to the Contract Documents to strictly comply with all applicable local, state and federal laws, ordinances, rules, regulations, codes and orders (hereinafter referred to collectively as "Legal Requirements"). Further, DESIGN/BUILDER covenants and warrants that it shall observe and comply strictly with all Legal Requirements in connection with the performance of the Work or otherwise. DESIGN/BUILDER shall take and observe all necessary measures and precautions for the safety and protection of all property and persons in connection with the performance of the Work.

2. Payment Terms

2.1. Contract Sum.

CITY agrees to pay DESIGN/BUILDER for performance of the Contract and completion of the Work in accordance with the Contract Documents the sum of **[Add information here]** DOLLARS (\$**[Add information here]**) (hereinafter, referred to as "Contract Sum". DESIGN/BUILDER will be paid ninety percent (90%) of monthly estimates of work. Ten percent (10%) shall be retained on all progress payments until final payment.

Payment of undisputed Contract amounts is contingent upon the DESIGN/BUILDER furnishing the CITY with a release of all claims against the public entity arising by virtue of the Contract related to those amounts. Disputed Contract claims in stated amounts may be specifically excluded by the DESIGN/BUILDER from the operation of the release.

The Contract Sum is based upon the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the CITY:

Alternate #	Description	Amount

Unit prices, if any, are provided in the DESIGN/BUILDER's Proposal.

2.2. Substitution of Securities

It is understood and agreed that in accordance with California Public Contract Code Section 22300, as set forth in Notice Inviting Bids, Section 00020 of the bid documents, DESIGN/BUILDER will be allowed to either substitute securities for money withheld by CITY to ensure performance under this Agreement, or request the CITY to make payment of retentions earned directly into an escrow account at the expense of DESIGN/BUILDER under the terms of an escrow agreement substantially similar to the form provided for in California Public Contract Code Section 22300(e). To the fullest extent permitted by California Public Contract Code Section 22300, CITY shall have the right to draw upon the securities or escrowed funds in the event of default by DESIGN/BUILDER without any need by CITY to make any evidentiary showing of DESIGN/BUILDER'S default other than the written notice required by Section 22300.

2.3. Progress Payments

Based upon Applications for Payment submitted to the CITY by the DESIGN/BUILDER and Approval of Payment issued by the CITY, the CITY shall make progress payments on account of the Contract Sum to the DESIGN/BUILDER as provided below and elsewhere in the Contract Documents. The period covered by each Application for Payment shall be one calendar month ending on the last day of the month. Provided a complete Application for Payment is received by the CITY not later than the fifth (5th) day of a month, the CITY shall make payment to the DESIGN/BUILDER not later than the last day of the same month. If an Application for Payment is received by the CITY after the application date fixed above, payment shall be made by the CITY, if approved, not later than thirty (30) days after the CITY receives the complete Application for Payment. Each application for Payment shall be based upon the bid breakdown and schedule of values submitted by the DESIGN/BUILDER in accordance with the Contract Documents. The bid breakdown and schedule of values shall allocate the entire Contract Sum among the various portions of the Work and be prepared in such form and supported by such data to substantiate its accuracy as the CITY may require. This schedule, unless objected to by the CITY, shall be used as a basis for reviewing the DESIGN/BUILDER's Applications for Payment. Applications for Payment shall indicate the percentage of completion of each portion of the Work as of the end of the period covered by the Application for

Payment.

2.4. Final Payment.

(a.) Final payment, constituting the entire unpaid balance of the Contract Sum, shall be paid by the CITY to the DESIGN/BUILDER when the following conditions have been satisfied:

1. the Work has been fully completed,
2. the obligations of DESIGN/BUILDER under the Contract Documents have been fully performed by the DESIGN/BUILDER,
3. a final Application for Payment (together with the submittals required under the Contract Documents) has been submitted by the DESIGN/BUILDER and a final Approval of Payment has been issued by the CITY in connection therewith,
4. the Work has been inspected and approved by the CITY and all applicable governmental authorities, and
5. no stop notices have been filed with the CITY with respect to the Work.

(b.) DESIGN/BUILDER's acceptance of Final Payment shall constitute a waiver of claims against the City other than those previously made and submitted to the City in writing.

(c.) Final Payment shall not constitute a waiver by the CITY of any claims, whether known or unknown, that the CITY may have against the DESIGN/BUILDER, Subcontractors or any other third parties.

3. Time of Commencement and Substantial Completion.

3.1. Time of Commencement.

The Work to be performed under this Contract shall be commenced by the date stated by the CITY in the Notice to Proceed. Time is of the essence in this Agreement.

3.2. Substantial Completion.

DESIGN/BUILDER shall diligently prosecute the Work and achieve Substantial Completion of the entire Work [Add information here] calendar days after the date stated in the Notice to Proceed (the "Contract Time"), subject to written authorized adjustments of the Contract Time as provided in the Contract Documents. There shall be no excuse for delay(s) in the timely completion of the Work except for: (a) CITY requested delays authorized in writing, or (b) delays for which DESIGN/BUILDER would be entitled to an extension of time pursuant to Section 8.01(B) of the General Conditions. DESIGN/BUILDER shall provide a milestone schedule of the Work to CITY within thirty (30) days

of the execution of this Agreement.

3.3. Liquidated Damages.

It is imperative to complete the Work within the specified time. Should DESIGN/BUILDER fail to complete this Contract within the Contract Time, as adjusted pursuant to Section 8.01(B) of the General Conditions, DESIGN/BUILDER shall become liable to CITY for liquidated damages in the amount of **\$300.00** for each calendar day said Work remains incomplete beyond the expiration of the Contract Time. CITY and DESIGN/BUILDER agree that this agreed sum per day is reasonable. If it appears to DESIGN/BUILDER that it will not complete the Work in the Contract Time, it shall make written application to CITY as set forth in Section 8.01.G of the General Conditions. CITY may then, in its sole discretion, grant or deny such extension. Any money due or to become due to DESIGN/BUILDER may be retained to cover the liquidated damages and should such money not be sufficient to cover such damages, CITY shall have the right to recover the balance from DESIGN/BUILDER or its sureties. The amount of liquidated damages provided in this Agreement is not intended to, nor does the amount include any damages incurred by CITY for reasons other than delay in the timely completion of the Work. CITY and DESIGN/BUILDER agree that this liquidated damages clause meets the requirements of Government Code Section 53069.85 and any other applicable laws.

4. Labor Requirements.

4.1. Prevailing Wage.

Pursuant to California Labor Code Section 1770 and following, DESIGN/BUILDER shall pay not less than the prevailing wage rate, Pursuant to Labor Code Section 1773, the general prevailing rate of wages has been determined by the Director of the State Department of Industrial Relations ("Director"). It shall be the DESIGN/BUILDER'S responsibility to contact the Department of Industrial Relations for General Prevailing Wage Rates on specific job classifications. Future effective wage rates, which have been predetermined, are on file with the California Department of Industrial Relations. DESIGN/BUILDER is advised that if it intends to use a craft or classification not on file on the general wage determinations, DESIGN/BUILDER may be required to pay the wage rate of the craft or classification most closely related to it as shown in the general determinations. DESIGN/BUILDER shall post a copy of the prevailing rates at the jobsite. DESIGN/BUILDER shall forfeit to CITY, as a penalty, Fifty Dollars (\$50.00) for each laborer, workman, or mechanic for each day such laborer, workman or mechanic is paid less than the prevailing rates as determined by the Director for such work or craft in which such worker, is employed for any public work done under this Agreement by DESIGN/BUILDER or by any Subcontractor under DESIGN/BUILDER. The difference between such prevailing wage rates and the amount paid each worker for each calendar day or portion thereof for which each worker was paid less than the prevailing wage rate shall be

paid to each worker by DESIGN/BUILDER. Further, DESIGN/BUILDER shall make all applicable travel and subsistence payments to each worker entitled thereto as required pursuant to Labor Code Section 1773.8.

4.2. Hours of Work.

Pursuant to California Labor Code Section 1810 and following, eight (8) hours of labor shall constitute a legal day's work upon all work done hereunder, and it is expressly stipulated no worker employed at any time by DESIGN/BUILDER under this Agreement, upon the Work or upon any part of the Work contemplated by this Agreement, shall be required or permitted to work thereon more than eight (8) hours in any one calendar day and forty (40) hours in any one calendar week except as provided in Labor Code Section 1815. All of the provisions of that section are incorporated into this Agreement and it is further expressly stipulated that for each and every violation of such law, DESIGN/BUILDER shall forfeit as a penalty to CITY, Twenty Five Dollars (\$25.00) for each workman employed in the execution of this Agreement, for each calendar day during which said worker is required to labor more than eight (8) hours in violation of such law. DESIGN/BUILDER shall comply with the City's noise regulations for construction activities.

4.3. Payroll Records.

DESIGN/BUILDER and each subcontractor shall keep, or cause to be kept, an accurate payroll record pursuant to Labor Code Section 1776, showing the name, address, social security number, work classification, straight time and overtime hours worked each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker, or other employee employed by such DESIGN/BUILDER and SUBDESIGN/BUILDER (s) in connection with the Work herein. Copies of such payroll record certified in accordance with Labor Code Section 1776 shall be submitted weekly to CITY. DESIGN/BUILDER shall have sole responsibility to comply in all respects with every requirement of Labor Code Section 1776 which is made a part hereof as though fully set forth.

4.4. Employment of Apprentices.

DESIGN/BUILDER shall comply with each and every requirement set forth in Labor Code Sections 1777.5, 1777.6, and 1777.7 concerning the employment of registered apprentices in connection with the Work herein. Responsibility for compliance with these requirements lies solely with DESIGN/BUILDER.

4.5. Non-Discrimination.

DESIGN/BUILDER shall comply with all applicable federal, state and local laws, rules and regulations in regard to non-discrimination in employment because of race, color, ancestry, national origins, religion, sex, marital status, age, medical condition or handicap.

5. Subcontracts.

It is understood and agreed that DESIGN/BUILDER may sublet a portion of the Work only to the subcontractor(s) who are named in the DESIGN/BUILDER'S proposal, and that DESIGN/BUILDER will perform all other work unless specifically authorized by CITY as provided in Public Contract Code Section 4100 and following, with which provisions the parties hereto agree to comply.

6. Indemnification.

To the fullest extent allowed by law, DESIGN/BUILDER shall defend, indemnify and hold harmless the City of Sonoma, its elected and appointed officials, contractors, and employees and agents, from all liability, penalties, costs, losses, damages, expenses, causes of action, claims or judgments, including attorney's fees and other defense costs, resulting from injury to or death sustained by any person (including DESIGN/BUILDER's employees), or damage to property of any kind, or any other injury or damage whatsoever, which injury, death or damage arises out of or is in any way connected with the performance of the Work, regardless of the DESIGN/BUILDER's fault or negligence, including any of the same resulting from City's alleged or actual negligent act or omission, or its agents, contractors or employees; except that said indemnity shall not be applicable to injury, death or damage to property arising from the sole or active negligence or willful misconduct of City, its officers, agents, or servants who are directly responsible to City. This indemnification shall extend to claims asserted after termination of this Contract for whatever reason.

This indemnification obligation is not limited in any way by any limitation on the amount or type of damages or compensation payable to or for DESIGN/BUILDER or its agents under workers' compensation acts, disability benefit acts, or other employee benefit acts. DESIGN/BUILDER shall be liable to CITY for any loss or damage to CITY property arising from or in connection with DESIGN/BUILDER'S performance hereunder. CITY may deduct any costs and expenses incurred pursuant to this Section from payments due or which may become due DESIGN/BUILDER.

DESIGN/BUILDER shall comply with all federal, state and local regulations and laws pertaining to hazardous materials or hazardous substances as those terms are defined by any such law or regulation. DESIGN/BUILDER shall indemnify, hold harmless, release and defend CITY, its officers, employees and agents from and against any and all actions, claims, demands, damages, disabilities, losses, costs of clean-up, remediation

and/or expenses, including attorney's fees and other defense costs or liabilities of any nature that may be asserted by any person or entity including DESIGN/BUILDER arising out of or in any way connected with DESIGN/BUILDER's failure to comply with said hazardous substance and/or hazardous materials laws and regulations.

7. INSURANCE REQUIREMENTS FOR DESIGN/BUILDERS

DESIGN/BUILDER shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the work hereunder by the DESIGN/BUILDER, his agents, representatives, employees or subcontractors.

7.1. Minimum Scope of Insurance

DESIGN/BUILDER shall provide insurance as specified in City Handout No. INS-1. Coverage shall be at least as broad as:

- (a.) Professional Errors and Omissions liability insurance coverage.
- (b.) Insurance Services Office Commercial General Liability coverage (occurrence form CG0001).
- (c.) Insurance Services Office form number CA 0001 (Ed. 1/87) covering Automobile Liability, code 1 (any auto).
- (d.) Workers' Compensation insurance as required by the State of California and Employer's Liability Insurance.
- (e.) Coverage shall not extend to any indemnity coverage for the active negligence of the additional insured in any case where an agreement to indemnify the additional insured would be invalid under Subsection (b) of Section 2782 of the Civil Code.
- (f.) Course of Construction insurance covering for "all risks" of loss.

7.2. Minimum Limits of Insurance

DESIGN/BUILDER shall provide insurance with minimum limits as specified in City Handout No. INS-1.

In addition, DESIGN/BUILDER shall provide:

- (a.) Professional Errors and Omissions: DESIGN/BUILDER shall maintain professional errors and omissions liability insurance for protection against claims alleging negligent acts, errors or omissions which may arise from DESIGN/BUILDER's operations under this Agreement, whether such operations be by DESIGN/BUILDER or by its employees, subcontractors, or subconsultants. The amount of this insurance shall not be less than Two Million dollars (\$2,000,000.00) on a claims-made annual aggregate basis.

- (b.) Course of Construction: Completed value of the project with no co-insurance penalty provisions.

7.3. Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and approved by the City. At the option of the City, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officers, officials, employees and volunteers; or the DESIGN/BUILDER shall provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration and defense expenses.

7.4. Other Insurance Provisions

The general liability and automobile liability policies are to contain, or be endorsed to contain, the following provisions:

- (a.) The City, its officers, officials, employees, and volunteers are to be covered as additional insureds with respect to liability arising out of automobiles owned, leased, hired or borrowed by or on behalf of the DESIGN/BUILDER: and with respect to liability arising out of work or operations performed by or on behalf of the DESIGN/BUILDER including materials, parts or equipment furnished in connection with such work or operations. General liability coverage shall be provided in the form of an endorsement to the DESIGN/BUILDER's insurance or as a separate Owner's policy.
- (b.) For any claims related to this project, the DESIGN/BUILDER's insurance coverage shall be primary insurance as respects the City, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of the DESIGN/BUILDER's insurance and shall not contribute with it.
- (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 by certified mail, return receipt requested, has been given the City.
- (d.) Coverage shall not extend to any indemnity coverage for the active negligence of the additional insured in any case where an agreement to indemnify the additional insured would be invalid under Subdivision (b) of Section 2782 of the Civil Code.

Course of construction policies shall contain the following provisions:

- (e.) The City shall be named as loss payee.
- (f.) The insurer shall waive all rights of subrogation against the City.

7.5. Waiver of Subrogation

The DESIGN/BUILDER's workers' compensation policy and general liability policy shall be endorsed with a waiver of subrogation. The insurance company, in its endorsement, agrees to waive all rights of subrogation against the City, its officers, officials, employees and volunteers for losses paid under the terms of these policies which arise from the work performed by or on behalf of the named insured for the City.

7.6. Acceptability of Insurers

Insurance is to be placed with insurers admitted to conduct insurance business in California and with a current A. M. Best rating of no less than A: VII.

7.7. Verification of Coverage

DESIGN/BUILDER shall furnish the City with original certificates and amendatory endorsements effecting coverage required by this clause. The endorsements should be on forms provided by the City or on other than the City's forms, provided those endorsements or policies conform to the requirements. All certificates and endorsements are to be received and approved by the City before work commences. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements affecting the coverage required by these specifications at any time.

7.8. Subcontractors

DESIGN/BUILDER shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

7.9. Material Breach.

If DESIGN/BUILDER, for any reason, fails to maintain any of the insurance coverage which is required pursuant to this Agreement, the same shall be deemed a material breach of this Agreement. CITY, at its sole option, may terminate this Agreement and obtain damages from DESIGN/BUILDER resulting from said breach. Alternatively, CITY may purchase such required insurance coverage, and without further notice to DESIGN/BUILDER, CITY may deduct from sums due to DESIGN/BUILDER any premium costs advanced by CITY for such insurance. These remedies shall be in addition to any other remedies available to CITY.

8. Bonds.

DESIGN/BUILDER shall furnish a labor and material payment bond and a performance bond, each in the full amount of the Contract Sum. Such bonds shall be issued by a corporate surety authorized to transact business in the State of California. The surety for such security shall be currently admitted to transact surety insurance by the California Department of Insurance and shall carry a Best's rating on no less than A+. This Agreement shall not become effective until such bonds are

supplied and approved by the CITY.

9. City's Right to Terminate Agreement

(a.) If DESIGN/BUILDER:

1. Is insolvent or has made a general assignment for the benefit of creditors, or a receiver has been appointed on account of the insolvency of the DESIGN/BUILDER.
2. Fails or refuses to diligently prosecute the Work or to perform the Work within the time specified in the current Construction Schedule;
3. Fails or refuses to make prompt payment to subcontractors or material suppliers for material or for labor;
4. Disregards laws, ordinances, or the instructions of the Owner;
5. Fails or refuses to correct nonconforming or rejected work or materials as required by Article 12.03;
6. Fails to provide and keep in full force and effect all insurance required by the Contract Documents or fails to cause all Subcontractors to do so;
7. Fails to supply a sufficient number of properly skilled workers or proper materials, or
8. Materially violates any of the provisions of the Contract Documents;

then Owner may, without prejudice to any other right or remedy, give written notice to DESIGN/BUILDER and surety, if any, that it intends to terminate this Agreement unless the problem cited is cured within seven days of DESIGN/BUILDER's receipt of the notice (or if such problem cannot be reasonably cured within such seven-day period, otherwise make satisfactory arrangements for a correction thereof, which arrangements are set forth in a written agreement signed by the Owner and DESIGN/BUILDER). If DESIGN/BUILDER fails to cure the problem (or otherwise make satisfactory arrangements for a correction thereof, which arrangements are set forth in a written agreement signed by the Owner and DESIGN/BUILDER), Owner may then terminate this Agreement by providing written notice to DESIGN/BUILDER. Upon providing such written notice of termination, Owner shall have the right to proceed in accordance with Section (b) and DESIGN/BUILDER shall not have a right to further payment until the Work is completed.

(b.) In the event of any such termination, the Owner may:

1. take possession of the Site and of all materials,
2. provide written notice to DESIGN/BUILDER of those subcontracts and supply agreements of which it intends to accept assignment;
3. finish the Work by contract or by any other method it may deem advisable, for the account and at the expense of the DESIGN/BUILDER; and
4. recover the actual costs and expenses incurred by Owner in finishing the Work (including management, supervision, and design support, occasioned thereby) from the unpaid balance of the Contract Price or from DESIGN/BUILDER or its surety.
5. If the City terminates the Contract for cause, the City may retain out of any funds due or to become due the DESIGN/BUILDER the amount of the cost of completing the Work and any expense incidental to reletting the contract or performing the Work, and may also hold the DESIGN/BUILDER and the DESIGN/BUILDER's sureties responsible for such cost and expense, and for any damages resulting from the abandonment or failure, upon the bond. The DESIGN/BUILDER shall not receive any further payment until the Work is complete.

(c.) If DESIGN/BUILDER files a petition under the United States Bankruptcy Code, this Agreement shall terminate if DESIGN/BUILDER or DESIGN/BUILDER's trustee rejects this Agreement or, if there has been a default, DESIGN/BUILDER is unable to give adequate assurance that DESIGN/BUILDER will perform as required by this Agreement or otherwise is unable to comply with the requirements for assuming this Agreement under the applicable provisions of the United States Bankruptcy Code.

(d.) In the event the unpaid balance of the Contract Price exceeds the actual costs and expenses incurred by Owner in finishing the Work, such excess shall be paid to DESIGN/BUILDER within 30 days of DESIGN/BUILDER's written demand. In the event such costs and expenses exceed the unpaid balance of the Contract Price, DESIGN/BUILDER or Surety shall pay the difference to Owner within 30 days of Owner's written demand. Upon the request of DESIGN/BUILDER, Owner shall provide a detailed accounting of the cost incurred by Owner.

9.2. Convenience of the CITY.

Owner may terminate this contract at any time without cause, when the Owner considers it in the Owner's best interest to do so.

If Owner terminates this contract pursuant to this agreement, DESIGN/BUILDER shall be paid an amount calculated as follows:

1. The cost of the work performed by DESIGN/BUILDER.
2. Add a reasonable amount for profit and overhead.
3. Subtract the aggregate of previous payments made by Owner prior to termination.

Owner shall also pay DESIGN/BUILDER fair compensation, either by purchase or rental at the election of Owner, for any equipment owned by DESIGN/BUILDER which Owner elects to retain and which is not otherwise included in the cost of the work. To the extent that Owner elects to take legal assignment of subcontracts and purchase orders (including rental agreements), DESIGN/BUILDER shall, as a condition of receiving the payments referred to in this section, execute and deliver all such papers and take all such steps, including the legal assignment of such subcontracts and other contractual rights of DESIGN/BUILDER, as Owner may require for the purpose of fully vesting in Owner the rights and benefits of DESIGN/BUILDER under such subcontracts or purchase orders.

Subcontracts, purchase orders, and rental agreements entered into by DESIGN/BUILDER shall contain provisions permitting assignment to Owner, as described above, and providing for termination pursuant to the terms of this Agreement. If Owner accepts such assignment, Owner shall reimburse or indemnify DESIGN/BUILDER with respect to all costs arising under the subcontract, purchase order, or rental agreement, except those which would not have been reimbursable as cost of the work if the contract had not been terminated. If Owner elects not to accept the assignment of any subcontract, purchase order, or rental agreement which would have constituted a cost of the work had this Agreement not been terminated, DESIGN/BUILDER shall terminate such subcontract, purchase order, or rental agreement and Owner shall pay DESIGN/BUILDER the costs necessarily incurred by the subcontractor to the date of such termination.

9.3. Savings Clause

If CITY terminates DESIGN/BUILDER for cause, and if it is later determined that the termination was wrongful, such default termination shall automatically be converted to and treated as a termination for convenience. In such event, DESIGN/BUILDER shall be entitled to receive only the amounts payable under this section, and DESIGN/BUILDER specifically waives any claim for any other amounts or damages, including, but not limited to, any claim for consequential damages or lost profits.

10. Representations and Warranties of DESIGN/BUILDER.

The DESIGN/BUILDER represents and warrants the following to the CITY (in addition to any other representations and warranties contained elsewhere in the Contract Documents) as an inducement to the CITY to execute this Agreement:

- (a.) that it will perform all Work called for hereunder in a good and workmanlike manner and in accordance with all Legal Requirements and the Contract Documents;
- (b.) that it shall strictly comply with and satisfy all Legal Requirements applicable to the Work;
- (c.) that it is financially solvent, able to pay its debts as they mature and possesses sufficient working capital to complete the Work and perform its obligations hereunder;
- (d.) that it is a sophisticated DESIGN/BUILDER who possesses a high level of experience and expertise in the business administration, construction, construction management and superintendence of projects of the size, complexity and nature of the Project to be constructed at the site, and it will perform the Work with care, skill and diligence of such a DESIGN/BUILDER;
- (e.) that it is able to furnish the plant, tools, materials, supplies, equipment and labor required to complete the Work and perform its obligations hereunder;
- (f.) that it is authorized to do business in the State of California and properly licensed by all necessary governmental and public and quasi-public authorities having jurisdiction over it and over the Work;
- (g.) that its execution of the Agreement and its performance thereunder is within its duly authorized powers;
- (h.) that DESIGN/BUILDER has reviewed existing site conditions, the bid documents including any plans, specifications and other documents for obvious omissions, errors, inconsistencies and inaccuracies and has notified the OWNER, in writing, of any and all said deficiencies encountered to date; and
- (i.) that the foregoing warranties are in addition to, and not in lieu of, any and all other liability imposed upon the DESIGN/BUILDER by law with respect to the DESIGN/BUILDER'S duties, obligations and performance hereunder.

11. Notices.

All notices, bills, certified payroll, and payments shall be made in writing and may be given by personal delivery or by mail or by FAX (with original to follow by mail) and shall be addressed as follows:

CITY	City Manager City of Sonoma #1 The Plaza
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	Sonoma, CA 95476 Phone: 707-933-2211 Fax: 707-938-8775
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DESIGN/BUILDER :	Phone: Fax: E-Mail:
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and where so addressed, shall be deemed given upon deposit in the United States mail, postage prepaid or in the event of personal delivery, shall be deemed given upon personal delivery to the address listed above.

12. Miscellaneous.

12.1. Assignment.

This Agreement shall not be assigned by DESIGN/BUILDER without the prior written approval of CITY. CITY may freely assign this Agreement in its sole discretion.

12.2. RECORDS AND AUDITS

1. DESIGN/BUILDER and its subcontractors shall establish and maintain records pertaining to this contract. DESIGN/BUILDER's and subcontractors' accounting systems shall conform to generally accepted accounting principles and all records shall provide a breakdown of total costs charged under this contract, including properly executed payrolls, time records, invoices and vouchers.

2. DESIGN/BUILDER shall permit City and its authorized representatives to inspect and examine DESIGN/BUILDER's books, records, accounts, and any and all data relevant to this Contract at any reasonable time for the purpose of auditing and verifying statements, invoices, or bills submitted by DESIGN/BUILDER pursuant to this contract and shall provide such assistance as may be reasonably required in the course of such inspection. City further reserves the right to examine and re-examine said books, records, accounts, and data during the three (3) year period following the termination of this Contract; and DESIGN/BUILDER shall in no event dispose of, destroy, alter, or mutilate said books, records, accounts, and data in any manner whatever for three (3) years after the termination of this Contract.

3. Pursuant to California Government Code Section 10532, the parties to this Contract shall be subject to the examination and audit of

representative of the Auditor General of the State of California for a period of three (3) years after final payment under the contract. The examination and audit shall be confined to those matters connected with the performance of this contract including, but not limited to, the cost of administering the contract

12.3. Waiver.

The waiver by CITY of any breach of any term or promise herein contained shall not be deemed to be a waiver of such term or promise, or any subsequent breach of the same or any other term or promise herein contained.

12.4. Construction.

To the fullest extent allowed by law, the provisions of this Agreement shall be construed and given effect in a manner that avoids any violation of statute, ordinance, regulation, or law. The parties covenant and agree that in the event that any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void; or unenforceable, the remainder of the provisions hereof shall remain in full force and effect and shall in no way be affected, impaired, or invalidated thereby.

12.5. Merger.

The Contract Documents are intended both as the final expression of the agreement between the parties hereto with respect to the included terms and as a complete and exclusive statement of the terms of the Contract Documents pursuant to the Code of Civil Procedure Section 1856. No modification of the Contract Documents shall be effective unless and until such modification is evidenced by a writing signed by both parties.

12.6. Captions.

The captions in this Agreement are solely for convenience of reference. They are not a part of this Agreement and shall have no effect on its construction or interpretation.

12.7. No Third Party Beneficiaries.

There are no third party beneficiaries.

12.8. California Law.

This Agreement shall in all respects be interpreted, enforced and governed by and under the laws of the State of California.

12.9. Time of the Essence.

Time is and shall be of the essence of this Agreement and every provision hereof.

CONTRACTORS ARE REQUIRED BY LAW TO BE LICENSED AND REGULATED BY THE CONTRACTORS' STATE LICENSE BOARD WHICH HAS JURISDICTION TO INVESTIGATE COMPLAINTS AGAINST CONTRACTORS IF A COMPLAINT REGARDING A PATENT ACT OR OMISSION IS FILED WITHIN FOUR YEARS OF THE DATE OF THE ALLEGED VIOLATION. A COMPLAINT REGARDING A LATENT ACT OR OMISSION PERTAINING TO STRUCTURAL DEFECTS MUST BE FILED WITHIN 10 YEARS OF THE DATE OF THE ALLEGED VIOLATION. ANY QUESTIONS CONCERNING A CONTRACTOR MAY BE REFERRED TO THE REGISTRAR, CONTRACTORS' STATE LICENSE BOARD, P.O. BOX 26000, SACRAMENTO, CALIFORNIA 95826.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the date first set forth above.

CITY OF SONOMA

BY: _____

ATTEST:

Gay Rainsbarger, City Clerk
City of Sonoma

DESIGN/BUILDER

BY: _____

Name & Title

FOR CITY USE ONLY

Project Name _____

Project Account No. _____

Project Manager _____

APPENDIX F

Minimum Technical, Installation, and Interconnection Requirements

MINIMUM TECHNICAL, INSTALLATION, AND INTERCONNECTION REQUIREMENTS

PART 1 - GENERAL

1.1 SCOPE

- A. Provide design, procurement, installation and commissioning services for a complete and fully functional Photovoltaic (PV) system including utility (PG&E) connection, metering, protection devices, disconnect means, roof mounted PV array, inverters, wiring, conduits, and all appurtenances. The net energy output of the PV system shall be a minimum of 75,000-kWh per year.
- B. Project conditions and requirements:
 - 1. Roof mounted PV array consisting of interconnected and rectified PV modules for utility connected co-generation.
 - 2. Roof mounted modules shall be designed and installed to provide the greatest effective output for the site.
 - 3. Service Utility: Pacific Gas & Electric (PG&E).
 - 4. Interconnection Voltage: 120/208v, 3-phase, 4-wire, 60 Hz.
 - 5. Modify existing distribution equipment breakers as required.
 - 6. Equipment shall fit in allocated space shown on attached site plan (See Appendices B and K).
 - 7. Array shall fit on the existing roof (See Appendix C). Approximate available roof area:
 - a. Roof 1 – 3,000 Sq Ft.; North facing with minimal shading.
 - b. Roof 2 – 1,900 Sq Ft.; North facing with minimal shading.
 - 8. Project should comply with the Office of the State Fire Marshal's final draft of the Solar Photovoltaic Installation Guideline (April 22, 2008) The Guidance can be downloaded at:
<http://www.osfm.fire.ca.gov/pdf/reports/solarphotovoltaicguideline.pdf>

1.2 CONTRACTOR REQUIREMENTS

- A. General Contractor: Class B License
- B. PV integrator (where used): Class C46 License
- C. Electrical Contractor: Class C10 License

1.3 DEFINITIONS

- A. Array – Interconnected PV panels
- B. IEEE – Institute of Electrical and Electronic Engineers
- C. PG&E – Pacific Gas & Electric

- D. PTC – DC Rating of Panels at PVUSA test conditions
- E. PV – Photovoltaic
- F. STC – Standard Test Conditions (1,000 watts per square meter, at 25° C)
- G. UL – Underwriters Laboratory

1.4 REFERENCES – CODES AND STANDARDS

- A. California Building Code (CBC) 2007
- B. California Electrical Code (CEC) 2007
- C. Factory Mutual (FM) - Photovoltaic Modules
- D. IEEE 1547 - Standard for Interconnecting Distributed Resources with Electric Power Systems
- E. PG&E Rule 21 – Generating Facility Interconnections
- F. UL 1703 – Photovoltaic Modules
- G. UL 1741 – Inverters For Use With Distributed Energy Resources

1.5 SUBMITTALS

- A. Pre-Design Documents; Proposed panel submittal with preliminary energy production calculations based on site conditions and anticipated design. Design shall not commence until proposed submittals are accepted by the Owner.
- B. Design documents; Drawings, schedules, interconnection diagrams, structural calculations and electrical calculations. Provide documents suitable for permit approval and design review. Construction shall not commence until proposed design is accepted by the Owner.
- C. Design calculations; Site specific calculations adequately showing annual PV array output in both DC and AC values. Provide calculations for design review. Construction shall not commence until proposed calculations are deemed acceptable by the Owner.
- D. Equipment submittals, data sheets and manufacturer test data. Provide documents suitable for permit approval and design review. Construction shall not commence until proposed design is accepted by the Owner.
- E. Utility Coordination: Submit application and documentation that the equipment meets the requirements of the utility Co.
- F. Testing and commissioning of installed system: Utility coordination, Inspections and Training. Obtain written permit from the Utility to operate the PV System in parallel with the Utility system.
- G. Schedules: Project design schedules, shipping schedules, weekly construction updates, weekly meetings and coordination with facility managers for construction activities. Provide weekly 3-week look-ahead schedules.
- H. Project “As-Built” documents indicating actual locations, installation details and field collected data clearly showing the installed system.

- I. O&M Manuals: Provide five (5) bound copies that include manufacturer data, calculation and information pertinent for maintaining the system
- J. Other deliverables as necessary and as described in the project documents.

PART 2 - PRODUCTS

2.1 PHOTOVOLTAIC PANELS

- A. Type: Each PV panel shall be constructed using commercially available cells forming a flat plate panel with a single output that terminates in a panel mounted terminal box.
- B. Construction: The panels shall be hermetically sealed using a tempered glass laminate and shall be installed within an anodized aluminum frame to provide adequate structural strength to prevent breaking of the laminate, to permit ease of installation and adaptation to commercially available mounts.
- C. Wind Rating: Panels shall have a minimum 80-mph listing as installed.
- D. Source Limitations: All PV panels shall be of the same type, rating and manufacturer.
- E. Panels shall be listed by the California Energy Commission and PG&E as approved for utility interconnection.
- F. Panel Placement: Panels shall be arranged and mounted to afford the greatest efficiencies based on the site conditions and shall not interfere with existing building systems or features.
- G. Calculated PV Panel Output shall be based on PTC values as published by the California Energy Commission.
- H. Conversion efficiencies shall be maximized to provide the greatest converted energy output for the site conditions and shall be based on manufacturer listed PTC values when calculating annual energy production values.
- I. Provide certified factory test reports and module qualification test certification prior to installing the panels.
- J. Panel Connectors: Provide UL listed, weather proof, mechanically joined plug-in style connectors at each panel where connections occur.
- K. Panel Terminations; Conductors from each panel shall terminate in a NEMA 4X rated, stainless steel combiner box with screw on cover. Provide panel mounted circuit breakers rated at 125% of output rating. The combiner box shall be adequately sized and located per the 2007 California Electrical Code to permit ease of access. Proposed location of combiner box shall be coordinated with the City. The combiner box shall provide a single DC output rated at not more than 480-Volts DC and shall terminate at a DC circuit breaker panel prior to being connected to the utility interactive inverter(s).
- L. Panel Supports and Mounts: Panels shall be secured to the building roof structure using UL listed panel support and channels. Panel supports and mounting components shall minimize structural penetrations and allow for removing of panels using hand tools. Panel mounting hardware shall be stainless steel. Roof penetrations shall be warranted

against leaks for a minimum of 10 years by the Contractor. Third party warranty is not acceptable. Provide warranty certification as part of the project close-out documentation.

- M. Warranty: PV panels shall be provided with a minimum 25 year warranty that provides for a minimum of 80 per-cent pro-rated output at the end of 25 years. Contractor shall provide warranty service for the duration of the warranty. Third party warranty is not acceptable. Provide warranty certification as part of the project close-out documentation.
- N. Panel Interconnection Components shall be provided with a minimum 5 year warranty against component failure. Contractor shall provide warranty service for the duration of the warranty. Third party warranty is not acceptable. Provide warranty certification as part of the project close-out documentation.

2.2 UTILITY INTERACTIVE INVERTERS

- A. The inverters and other components provided shall be in conformance with the Utility (PG&E) Company requirements.

2.3 CONDUIT, BOXES AND FITTINGS

- A. Outdoor above Grade and Indoor Exposed or Concealed Locations: Provide rigid steel conduit minimum ¾-inch diameter. Provide cast metal outlet, pull, and junction boxes.
- B. Galvanized Rigid Steel Conduit (GRSC or RGS), couplings and elbows shall be hot dip galvanized, rigid mild steel in accordance with ANSI C80.1 and UL 6. The conduit interior and exterior surfaces shall have a continuous zinc coating with a transparent overcoat of enamel, lacquer, or zinc chromate. Conduit shall be formed with continuous welded seams with a uniform wall thickness, in minimum 10-foot lengths, with threaded ends.
- C. Outdoor or Indoors for connection to Equipment and not exceeding 3 feet in length: Liquid-Tight Flexible Metal Conduit
- D. Liquid-Tight flexible Metal conduits shall be plastic jacketed, galvanized steel, "Sealtite" Type EF for general service areas or Type HC for high temperature when used under raised floor or in air plenums. Conduit shall be UL listed.
- E. Liquid-Tight Flexible Conduit Fittings shall be galvanized steel, T&B 53XX series insulated throat, and shall bear the UL label. Die-cast malleable fittings are not acceptable.

2.4 BUILDING WIRES AND CABLES

- A. Building wire and cable shall be UL83 compliant, insulated, single conductor, copper, solid or stranded, rated for 600-volts AC. The insulation shall be thermoplastic material rated for 90 degrees Celsius dry locations, 75 or 90 degrees Celsius wet locations, THW, THHN/THWN, RHW or XHHW, per ANSI/NFPA 70.
- B. For Interior Dry Location: Use only building wire, THHN/THWN insulation rated 90 degree Celsius, in raceway.

- C. For Exterior Wet or Dry Locations: Use only XHHW insulation rated for 90 degree Celsius, in raceway.
- D. For Underground Dry or Wet Locations: Use only XHHW insulation rated 90 degree Celsius, in raceway.
- E. For connections to electrical equipment, coordinate wire type with equipment manufacturer.

2.5 INSTRUMENTATION AND CONTROL CABLES

- A. Instrumentation cables for field mounted equipment and devices shall be minimum two (2) conductor No. 16 AWG, tin-coated copper, stranded, shielded twisted pair, 80 degree Celsius, PVC insulation foil shield with overall heavy duty polyethylene jacketing, rated for 600-volt AC. Belden No. 8719 meets these requirements.
- B. Control cables to field mounted equipment and devices shall be a single conductor, insulated, No. 12 AWG minimum, copper, solid or stranded, rated for 600-volts AC. The insulation shall be thermoplastic material rated for 90 degrees Celsius dry locations, 75 degrees Celsius wet locations, THHN/THWN or XHHW, per ANSI/NFPA 70 and compliant with UL 83.
- C. Multi-conductor control cables for field mounted equipment and devices shall consist of several single conductor, insulated No. 12 AWG minimum, copper, solid or stranded, rated for 600-volts AC with an overall protective PVC jacket. The insulation shall be thermoplastic material rated for 90 degrees Celsius dry locations, 75 degrees Celsius wet locations, THHN/THWN or XHHW, per ANSI/NFPA 70 and compliant with UL 83. Circuit identification shall consist of Method 1 - color coding in accordance with ICEA S-66-524, Appendix K Table K-2.
- D. Instrumentation and control cable connected to equipment or devices within control panels shall be sized per requirements of equipment manufacturer (minimum #16 AWG).

2.6 GROUNDING SYSTEM

- A. Provide materials for electrical grounding system, including, but not limited to, cables, wires, connectors, terminals (solderless lugs) and exothermic welds, grounding rods and electrodes, bonding jumper and braided straps, and other items and accessories required for a complete installation. Provide products as recommended by the equipment manufacturers and in compliance with the 2007 California Electrical Code and established industry standards.
- B. All grounding materials required shall be furnished new and undamaged.

2.7 METERING

- A. Provide meters, meter sockets, current transformers (CT's), wiring and ancillary equipment as required by the Utility (PG&E) Company.

PART 3 - EXECUTION

3.1 FASTENING TO BUILDING STRUCTURES

- A. The methods of attaching or fastening equipment supports or hangers to the building structure shall meet or exceed 2007 California Building Code requirements, and be subject to approval by the Engineer at all times. Shop drawings or samples shall be submitted for approval before proceeding with the work. Drilling, welding, or the use of explosive driven fasteners on building structures shall require written prior approval by the Engineer for each type of application except where so detailed on the drawings.
- B. Clamps, straps, bands and other mechanical devices shall be used as the standard methods of fastening equipment supports or hangers.
- C. Fireproofing material shall be removed to allow for attachment of support clamps and devices and subsequently replaced with material having the same qualities as the removed fireproofing.

3.2 SLEEVES AND OPENINGS

- A. The Contractor shall be responsible for all required sleeves and openings for electrical raceways, cables and equipment. Contractor shall provide required sleeves and openings, not provided during structure fabrication, using a hacksaw, a hole saw, or a core drill subject to approval by the Owner and/or Engineer.
- B. Engineer shall verify the location of openings to be cut through structural concrete (floors, columns, etc) prior to cutting or drilling by Contractor. Use existing spare openings if at all possible, even if it requires a longer conduit run.
- C. All openings in fire rated device structures shall be sealed using a fire resistant caulking, sealant material or approved system to obtain a fire rating equal to or greater than the structure, which is being penetrated.
- D. Contractor shall submit proposed fire-sealing methods/systems to the Engineer for prior written approval before installation.
- E. Roof Penetrations. Conduit roof penetrations shall be through galvanized sheet metal roof jacks and shall be appropriately flashed and hot patched using a method compatible with existing roof system by a qualified contractor. Electrical contractor shall coordinate with appropriate trades.
- F. Openings through Structural Steel. Conduit shall not be routed through building steel unless such routing is approved by the Owner and/or Engineer. Holes required for conduit passages shall be drilled or sawed, not burned.
- G. Finishing Box-outs. Openings that have been cut through walls and floors of masonry or concrete for the passage of raceways shall be finished either by grouting around the conduit or by grouting 3/16-inch (5 mm) thick steel bands around the periphery of the

openings. Where sleeves or bands are installed in floors, they shall project 4 inches (100 mm) above the finished floors.

- H. Openings beneath Equipment. Where the cables are in conduits and the conduit projects through the opening, opening beneath equipment shall be closed with grout. Closure plates of transite, micarta, or similar material shall be used to close openings beneath equipment where the cables entering the equipment are not in enclosing raceways. The plates shall not be less than 3/8-inch (5 mm) thick and shall be cut to fit closely around the outside surfaces of the cable where the cable passes through the plates. Edges of the holes in these plates shall be rounded and smoothed to prevent damage to the cable. The plates shall be securely fastened to the floor or to the equipment, and all openings around the plates shall be caulked with an effective putty seal or acceptable equal method.
- I. Unused openings beneath equipment shall be covered with solid plates of the same material as closure plates for those openings through which conduit or cable enter the equipment. These plates shall be securely fastened to the floor or to the equipment and caulked as indicated above.

3.3 NAMEPLATES

- A. All nameplates for electrical equipment shall be permanently attached to the front of the equipment.

3.4 STARTUP

- A. The Contractor shall, at a minimum, perform the following tests as applicable for each item of equipment or system installed under this Contract:
 - 1. Verify correctness of all wiring installed under this contract.
 - 2. Check wiring for shorts, continuity and grounds.
 - 3. All insulation and continuity tests shall have been completed before startup of any item of equipment or system.
- B. The Contractor shall be responsible for operation and maintenance, including all costs thereof, for systems or equipment temporarily placed in operation for testing and adjusting purposes.
- C. Complete all testing and startup procedures.

3.5 INSPECTIONS AND TESTS

- A. Tests shall be performed on complete systems prior to being placed in operation.
- B. All tests shall be made after notification, and in the presence of, the Owner and/or Engineer and authorities having jurisdiction. Operational and performance tests shall be conducted at such time when ability of equipment to perform at design capacity can be demonstrated.
- C. Contractor shall supply all labor, materials, instruments, and supplies of any kind, required for testing. Material and equipment damaged or shown to be defective during

tests or unable to perform at design or rated capacity, shall be repaired or replaced by the Contractor at no additional expense, to the satisfaction of the Owner and/or Engineer.

- D. Three (30 copies of all test results and/or reports shall be submitted to the Engineer following completion of tests. Submittals shall be bound in standard three-ring binders, tabbed and indexed throughout for easy readability.

End of Section

APPENDIX G

Cost Proposal Form

FIRM COST PROPOSAL

for

PHOTOVOLTAIC SYSTEM FOR THE POLICE FACILITY PROJECT NO. 0801

To the City Council of the City of Sonoma, California:

The undersigned bidder declares that he or she has carefully examined the location of the proposed work as described in the Request for Proposals dated August 2009 and being familiar with all of the conditions surrounding the work, including the availability of materials and labor, hereby proposes to perform the design, prepare design documents, furnish all plant, labor, materials, tools, equipment, transportation and incidentals and to complete all the work in accordance with said Plans, Specifications and Contract Documents for the prices set forth in the following schedule:

Cost Proposal Amount

FIXED, FIRM LUMP SUM PRICE FOR THE DESIGN, SUPPLY OF MATERIALS, INSTALLATION, TESTING AND START-UP BASED ON THE PROPOSED DESIGN IS:

\$ _____
(Fill in legibly and in ink)

Options, if any, must be clearly identified below (attach separate sheets, as necessary):

Signature of Bidder

Company

PROPOSER MUST SIGN THIS PAGE

Cost Proposal (Continued)

The fixed, firm lump sum price must be filled in for consideration. Price is valid for 120 days from the date of proposal submittal due date.

The lump sum price shall include all labor, materials, overhead, profit, insurance, etc., to cover the finished work of the several kinds called for.

The undersigned agrees, if this Proposal is accepted, to commence said work and to diligently prosecute the same to completion within the time limits prescribed in Special Provisions.

It is further understood and agreed that the City reserves the right to reject any and all proposals and to waive any informalities in the bidding; and that no verbal agreement or conversation with any officer, agent or employee of the City either before or after the execution of the Contract, shall affect or modify any of the terms or obligations of this Proposal.

The undersigned certifies that he or she and his or her subcontractors are properly licensed in accordance with the laws of the State of California. If awarded the contract, proposer shall obtain a City business license.

The undersigned further declares, under penalty of perjury under the laws of the State of California, that the foregoing is true and correct.

Proposal Certification

Business Street Address	Date
City, State, Zip	Bidder's Name
Telephone Number	
State License Number (Exp. Date)	Authorized Signature (s)
Primary Class Supply Class	Type of Organization (Partnership, Individual or Corporation)
Federal I.D. or SS No.	
E-mail address	
Signature of Bidder	Company

PROPOSER MUST SIGN THIS PAGE

APPENDIX H

Notice of Intent to Propose

NOTICE OF INTENT TO PROPOSE

PHOTOVOLTAIC SYSTEM FOR THE POLICE FACILITY PROJECT NO. 0801

To: Rob Gjestland, Senior Planner, City of Sonoma

Please accept this form as my notice of intent to propose on the above-referenced project. I have attended, or plan to attend, the mandatory pre-proposal conference.

Firm Information

Business Street Address	Date
City, State, Zip	Proposer's Name
Telephone Number	
State License Number (Exp. Date)	Authorized Signature (s)
Primary Class Supply Class	Type of Organization (Partnership, Individual or Corporation)
E-mail address	
Signature of Proposer	Name of Firm

When completed, Mail or Fax to:

Rob Gjestland, Senior Planner
City of Sonoma No. 1 The Plaza
Sonoma, CA 95476
(707) 933-2202

APPENDIX I

Warranty

APPENDIX I

WARRANTIES

PART 1 GENERAL

1.1 Related Sections

1. Individual Specifications Sections: Warranties required for specific products or Work.

1.2 REQUIREMENTS

- A. Comply with the guarantee/warranty requirements as specified in the individual Specification sections and Contract Documents.
- C. Submit executed guarantees/warranties to the City for review. Deliver them to the City upon Substantial Completion.
- D. These warranties shall be in addition to and not a limitation of other rights the City may have under the Contract and which may be prescribed by law, regardless of the wording of manufacturer's standard warranty.

1.3 SUBMITTAL REQUIREMENTS

- A. For equipment or components of equipment put into service for the City's benefit during the progress of the Work, submit within 10 days after completion of the applicable item or work.
- B. Otherwise, submit within 10 days after the date of the Notice Substantial Completion and prior to requesting final payment.
- C. Submit three copies of each guarantee/warranty on Design/Builder's letterhead in the sample form included at the end of this Section, or in other form approved by the City.
- D. Bind in commercial quality, 8-1/2 x 11 inch three-ring side binders with hardback, cleanable, plastic covers.
- E. Label cover of each binder with typed or printed title WARRANTIES, with title of Contract; name, address and telephone number of Developer and equipment supplier; and name of responsible principal.
- F. Table of Contents: Neatly typed, in the sequence of the Table of Contents of the Specifications, with each item identified with the number and title of the specification Section in which specified, and the name of the product or work item.
- G. Separate each warranty with index tab sheets keyed to the Table of Contents listing. Provide full information, using separate typed sheets as necessary. List subcontractor, supplier, and manufacturer, with name, address, and telephone number of responsible principal.

1.4 QUALITY ASSURANCE

- A. Obtain guarantees/warranties, in duplicate, executed by Design/Builder and subcontractor or installer responsible for that portion of the Work and countersigned by the manufacturer.
- B. Verify that documents are in proper form and contain complete information.
- C. Acceptance of manufacturer's guarantees/warranties by the City shall not be construed to limit the City's recourse to Design/Builder for correction of defects under the law and in accordance with the Contracting Requirements.

1.5 WARRANTY CONDITIONS

- A. Design/Builder shall warrant that work performed under this Contract conforms to the Contract Documents and is free of any defect of equipment, material, installation, design furnished, or workmanship furnished by Design/Builder, or its subcontractors or suppliers.
- B. Promptly after receipt of written notice from the City, remove, replace, or correct Work, or portion thereof, which is damaged or found to be defective and not in accordance with the Contract.
 - 1 The City may proceed with the correction work at Design/Builder's expense if Design/Builder does not proceed with the corrective work within a reasonable time fixed by written notice from the City.
 - 2 The City reserves the right to remove and store or dispose of defective equipment or material at Design/Builder's expense.
 - 3 If Design/Builder does not pay the costs of such removal and storage within ten days thereafter, the City may, upon ten additional days written notice, sell such defective items and shall account for the net proceeds after deducting all the costs that should have been borne by the City, including compensation for Engineer's additional services.
 - 4 If the proceeds from the sale are insufficient to cover all amounts chargeable to Design/Builder, Design/Builder shall pay the difference to the City.

FORM OF GUARANTEE/WARRANTY

- A. For equipment or components of equipment put into service for the City's benefit during the progress of the Work, submit on Design/Builder's letterhead, which shall include company name, address, telephone and license number. The certificate shall state the following:

(Letterhead Of Company)

We (name of Design/Builder), agree to maintain and repair as recommended by equipment and system manufacturers, any such equipment and systems which have been beneficially used by City of Sonoma personnel prior to the approval of Design/Builder's Application For Substantial Completion.

Owner: City of Sonoma

Location of Equipment: Police Facility, 175 First Street West, Sonoma, CA

This guarantee is effective this _____ day of _____, 20____ until the date of City Approval of Design/Builder's Application For Substantial Completion.

Signed _____(Name of Design/Builder)

By _____

Design/Builder's Telephone No. _____

- B. The Developer shall submit for guarantee/warranty of the entire Work against defects in materials and workmanship for the period of warranty after substantial completion:

GUARANTEE/WARRANTY FORM For PHOTOVOLTAIC SYSTEM FOR THE POLICE FACILITY PROJECT NO. 0801 GUARANTEE/WARRANTY for _____ We hereby guarantee/warrant that the _____ which we have provided in the _____ has been completed in accordance with the requirements of the City's Specifications and the other Contract Documents. We agree to repair or replace any or all of our Work, together with any other adjacent Work which may be displaced by so doing, that may prove to be defective in its workmanship or material within a period of ____ months from the date of Substantial Completion of the above named Project; and we also agree to repair any and all damages resulting from such defects, all without any expense to the City, ordinary wear and tear and unusual abuse or neglect excepted. In the event of our failure to comply with the above mentioned conditions within ten (10) days after being notified in writing by the City, we collectively or separately do hereby authorize the City to proceed to have such defective Work repaired or replaced and made good at our expense, and we will honor and pay the costs and charges therefore upon demand. Signed _____ Date _____ (Include Subcontractor's name, address, and license number) Countersigned _____ Date _____ (Include Developer's name, address, and license number, or manufacturer's name and address)or Signed _____ Date _____ (Include Developer's name, address, and license number)
--

END

APPENDIX J

Photovoltaic Study Report, dated March 17, 2009

APPENDIX J

PHOTOVOLTAIC STUDY REPORT

A copy of the *Photovoltaic Feasibility Study for the Corporation Yard, Fire Station, Police Station and Norrbom Road Water Tank Facilities*, prepared by Winzler & Kelly, dated March 17, 2009 can be obtained from the City website at <http://www.sonomacity.org/default.aspx?PageId=455>.

A paper copy of the Winzler & Kelly report may be viewed at City Hall, No. 1 The Plaza, Sonoma, California in the Building Department.

APPENDIX K

Police Facility Roof Plan

CITY OF SONOMA
POLICE DEPARTMENT &
COMMUNITY MEETING ROOM
IMPROVEMENT PROJECT

175 FIRST STREET WEST
SONOMA, CA 95476

Revisions	Description	Date
1		
2		
3		
4		

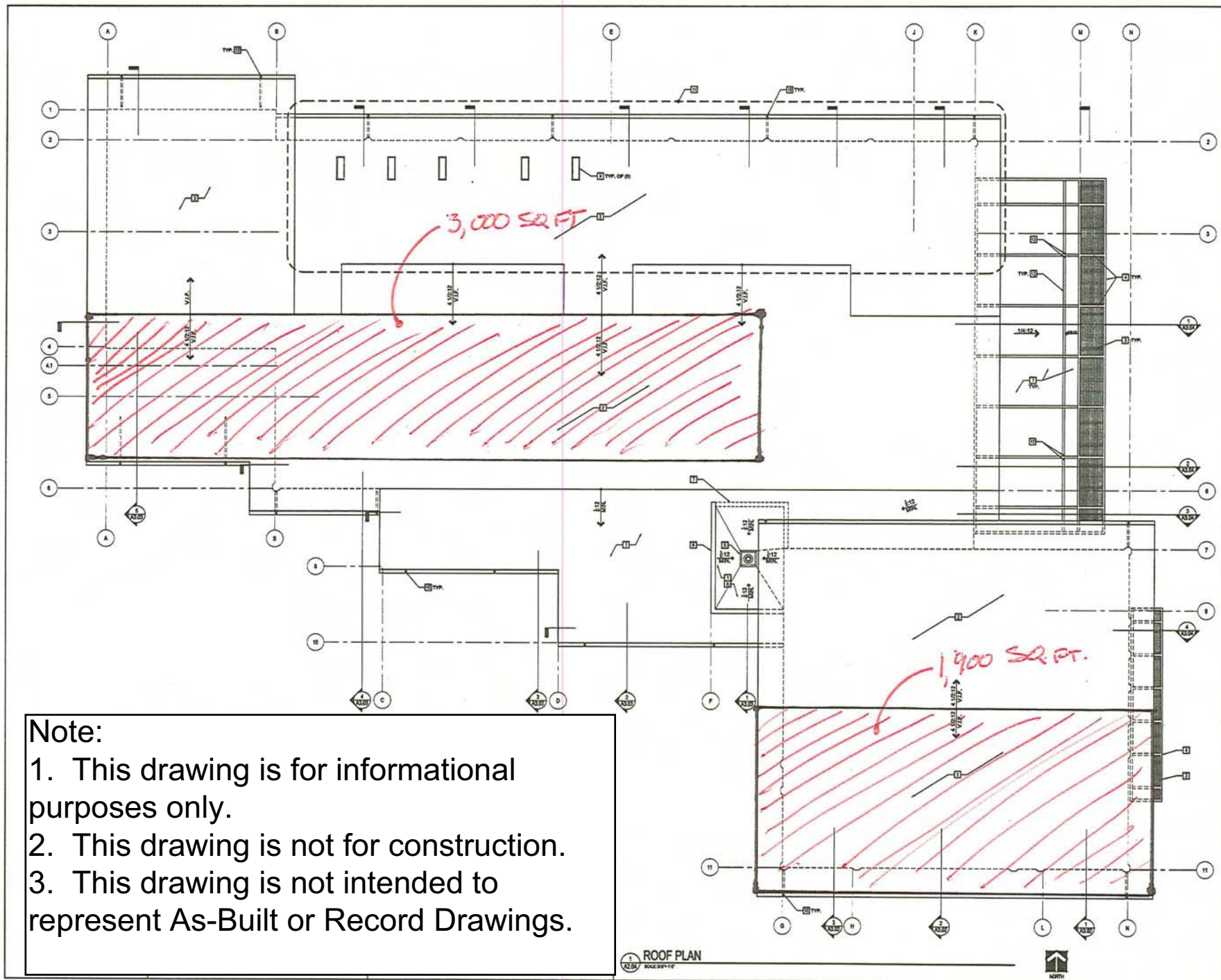
ROOF PLAN

Sheet Title

MP	Drawn By	Checked By
AS SHOWN		AJL
Date	11 DECEMBER 2008	Scale
Project No.	22030	Drawing No.

Appendix K A2.05

1/8" = 1'-0" (1/4" = 3'-0") (1/2" = 6'-0") (3/4" = 9'-0") (1" = 12'-0")



Note:

1. This drawing is for informational purposes only.
2. This drawing is not for construction.
3. This drawing is not intended to represent As-Built or Record Drawings.

ROOF PLAN
1/8" = 1'-0"

