REQUEST FOR PROPOSALS (RFP) FOR
ROSS ANNEX PARKING GARAGE ENERGY LIGHTING RETROFIT
RFP NO.: 18-070
FOR THE

CITY OF SANTA ANA
Santa Ana Public Works Agency
20 Civic Center Plaza, M-21
Santa Ana, CA 92701

John Aguilar / Christy Kindig
Project Manager
(714) 647-5008 Office

jaguilar@santa-ana.org
ekindig@santa-ana.org

Approved for Release:

Fuad Sweiess
Executive Director
Public Works Agency

KEY RFP DATES (Subject to change at discretion of City):
Issue Date: Monday, August 6, 2018
Job Walk/Pre-Proposal Meeting: Monday, August 13, 2018 at 10:00 a.m., Meet at front of City Hall by flag poles
Deadline for Requests for Information: Wednesday, August 15, 2018
Proposal Due Date: Monday, August 20, 2018 at 4:00 p.m.
Projected Award Date: Tuesday, September 4, 2018
Project Completion Date: Thursday, November 29, 2018
Invoice Submittal Date: Wednesday, December 5, 2018

City of Santa Ana RFP 18-070
NOTICE INVITING PROPOSALS

NOTICE IS HEREBY GIVEN that proposals will be received from qualified firms for this On-Bill-Financed LED Lighting Retrofit.

Responses to this Request for Proposals (RFP) will be accepted until August 20, 2018 at 4:00 p.m. Proposals received after this date/time will not be considered. It is the responsibility of the proposer to ensure that any proposals submitted have sufficient time to be received by the City of Santa Ana prior to this proposal due date and time.

Proposals shall be enclosed in a sealed envelope and marked clearly with the following information, formatted as follows:

```
“SEALED PROPOSAL FOR
RFP NO. 18-070
ROSS ANNEX PARKING GARAGE ENERGY LIGHTING RETROFIT
IN THE CITY OF SANTA ANA
DO NOT OPEN WITH REGULAR MAIL.”

City of Santa Ana
Attn.: John Aguilar
Public Works Agency;
20 Civic Center Plaza; 4th Floor Reception, Ross Annex
Santa Ana, CA 92701
```

Proposals shall be mailed, hand delivered, or sent by courier service. Proposals shall NOT be sent via telegraphic, electronic or facsimile.

All notifications, updates and addenda will be posted on the City’s RFP Bid page at www.santa-ana.org/bids-rfps. Proposers shall be responsible for monitoring the site to obtain information regarding this solicitation. Failure to respond to required updates may result in a determination of a nonresponsive proposal.
CITY OF SANTA ANA
REQUEST FOR PROPOSALS
FOR
ROSS ANNEX PARKING GARAGE ENERGY LIGHTING RETROFIT
RFP NO.: 18-070

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I. GENERAL

Nature of Work:
The City of Santa Ana is seeking an experienced energy lighting contractor. A detailed Scope of Work is included in the Appendix of this RFP as Attachment 1.

Number of Proposals and Signature:
Three hard copies and one (1) digital file on labeled USB Flash Drive (or equivalent) of your proposal shall be signed by a company official with the power to bind the company and submitted to the City of Santa Ana. One (1) copy of your Fee Proposal shall be submitted.

Proposal Evaluation and Rating:
The criteria for evaluating the proposals submitted will take the following items into consideration:

- Firm/Team Experience 25%
- Understanding of Need 20%
- Relevant Project Experience 20%
- Schedule 15%
- References 10%
- Fee 10%

The City has established a proposal review committee to evaluate proposers based on the response to the RFP, which includes adherence to outlined directions and format, and the City evaluation criteria set forth above. A final score will be calculated for each submitted proposal and used to rank the proposers.

II. PROPOSAL TERMS AND CONDITIONS

By submitting a Proposal, the Proposer acknowledges that it has thoroughly examined and accepts the Terms and Conditions of this RFP as described below:

A. EXAMINATION: Proposer represent that it has thoroughly examined and become familiar with the services and responsibilities required by this RFP and that it is capable of effectively and efficiently performing quality work to achieve the City’s objectives. Any attachments referenced herein or any interpretations, clarifications or amendments subsequently posted in relation to this RFP are fully incorporated.

B. EXECUTION OF AGREEMENT: The City and the selected Proposer will enter into an Agreement similar to that as shown in Attachment 2, in the Appendix of this RFP. If a Proposer is unwilling or unable to execute an Agreement within thirty (30) days after being notified of
selection under this RFP, the City reserves the right to select the next most qualified Proposer or call for new Proposals, whichever the City deems most appropriate.

C. PROPOSAL VALIDITY: Services, pricing and warranties indicated in a respondent’s Proposal must be valid for a period of 120 days after the submission of the Proposal.

D. PRE-CONTRACTUAL EXPENSES: Santa Ana shall not, in any event, be liable for any pre-contractual expenses incurred by Proposers in the preparation of its proposal.

E. JOINT OFFERS/SUBCONSULTANTS: Where two or more Proposers desire to submit a single Proposal in response to this RFP, they should do so on a prime-subconsultant basis. The City intends to contract with a single firm and not with multiple firms doing business as a joint venture. Should the use of subconsultants be offered, the Proposer shall provide the same assurances of competence for the subconsultant plus the demonstrated ability to manage and supervise the subcontracted work. Subconsultants shall not be allowed to further subcontract with others for work under the Agreement. The provisions of the Agreement shall apply to all subconsultants in the same manner as the Proposer.

III. INSTRUCTIONS TO PROPOSERS

A. CITY RESPONSIBILITIES

The City will provide information in its possession relevant to preparation of required information in RFP. The City will provide only the staff assistance and documentation specifically referred to herein.

B. PROPOSER RESPONSIBILITIES

Point of Contact: The selected proposer will assume responsibility for all services in its proposal. The selected proposer shall identify a sole point of contact with the greatest knowledge in regard to the required service operations and contractual matters, including payment of any and all charges resulting from the Agreement.

Evidence of Financial Capacity: Proposer may be requested to submit its most recent audited financial statement, evidencing proposer’s financial capacity to fully perform the required services, including provision of equipment and personnel expenses over a ninety (90) day period. If said financial statement does not reflect full ninety (90) day operational capacity, proposer may include a letter of credit as evidence of supplemental capacity.

C. REQUEST FOR INFORMATION OR CLARIFICATION

All questions or requested clarifications shall be made in writing via e-mail to the Project Manager (contact information as noted on the cover page to this RFP) by or before the “Deadline for Requests for Information” date noted on the cover page of this RFP. No verbal requests or responses will be accepted. Significant interpretations or clarifications will be addressed via addenda to this RFP, as indicated in Section III.D.

D. ADDENDA

Any changes in RFP from the date of release to date of submittal will result in an addendum or amendment. Notification of such addendum or amendment shall be posted on City’s website, www.santa-ana.org/bids-rfps.
E. LICENSES & PERMITS

The selected Proposer shall be required to obtain a City of Santa Ana Business license within ten (10) business days of selection and must provide a copy to the City Project Manager or designee prior to commencing any work in Santa Ana.

Additionally, Proposer will be responsible for obtaining any licenses/permits required by the Scope of Work.

F. INSURANCE

The selected Proposer shall provide the required evidence of insurance coverage as set forth in the standard agreement within ten (10) business days after receipt of notice of award.

G. PAYMENT INFORMATION PACKET

The selected Proposer shall return a completed payment information packet within ten (10) business days after the successful Proposer has received notice that the agreement has been awarded. The packet is available on the City’s website: www.santa-ana.org/bids-rfps.

H. PRE-PROPOSAL MEETING

A pre-proposal meeting, if scheduled, will occur on the date, time and location identified on the cover page of this RFP. The meeting will include discussion of the project scope and a question-and-answer session. It is highly recommended that the Proposer’s key team members attend this meeting, however, this meeting is not mandatory. Significant interpretations or clarifications will be addressed via addenda to this RFP, as described above in “Section III.D: Addenda”.

I. CITY RIGHT TO REJECT

The City reserves the right to reject any or all proposals submitted and no representation is made hereby that any agreement will be awarded pursuant to this RFP or otherwise.

The City reserves the right to accept or reject the combined or separate components of this proposal in part or in its entirety or to waive any minor inconsistency, informality or technical defect in the proposal.

The City reserves the right to reject, replace and approve any and all subcontractors. All subcontractor(s) shall be identified in the response to the RFP. Subcontractors shall be the responsibility of the successful Proposer and the City shall assume no liability of such subcontractors.

J. PROTESTS

Proposers with concerns or rebuttal of any staff determination of non-responsiveness or non-responsibility may submit, in writing within five (5) business days, to the Project Manager, any concerns regarding the RFP process or staff determination. Such writing shall be considered by the City Manager or his designated representative, and may be acted upon within five (5) business days. If no action is taken within such time, there shall be no change to the staff determination. The exercise by Proposer of its right to submit written concerns shall be a condition precedent to seeking judicial review of any award of a contract hereunder.
IV. **SUBMITTAL REQUIREMENTS**

A. GENERAL

1. **Number of Copies and signature:** Refer to Section I: General.

2. **Deadline:** Proposals are due to the City of Santa Ana, at the date, time, and location set forth above in the Notice Inviting Proposals.

B. PROPOSAL CONTENTS

A responsive proposal shall contain the following documentation:

1. **STATEMENT OF QUALIFICATIONS**

   The Statement of Qualifications shall be limited to a MAXIMUM of (10) DOUBLE-SIDED PAGES (excluding front and back covers, section dividers and attachments such as resumes, forms). Font size shall be minimum 11-point Arial. Proposal exhibits shall be maximum 11” x 17”. The Statement of Qualifications includes the following:

   a. **Cover Letter:** Proposals shall include a letter signed by a principal or authorized representative who can make legally binding commitments for the entity. Include type of business entity.

   b. **Agreement Statement:** Proposal shall include a statement outlining your concurrence or concerns with any and all provisions as contained in the standard agreement attached as Attachment 2, in the Appendix of this RFP.

   c. **Firm and Team Experience:** Proposal shall include a profile of the firm’s experience. Include resumes of project team/sub-contractors that outline their technical and design experience. At a minimum, this should include the project manager/principal agent, associates in charge when project manager/principal agent is unavailable, key personnel, firm size, and an organization chart identifying only those who will perform work for the proposed project and the percentage of each individual’s time devoted to this project. The project manager/principal agent shall be the primary contact person to represent your firm.

   d. **Understanding of Need:** Proposal shall include an outline which demonstrates the firm’s understanding of the scope of work. This outline should include anticipated approach, tasks necessary for successful completion, and suggestions or special concerns that the City should be made aware of.

   e. **Relevant Project Experience:** Proposal shall include a list of projects which your firm or personnel have completed within the last 5 years, including significant work with public agencies. Project information should include project description, year completed, client name, along with a person to contact and their telephone number. Proposer shall also provide a summary of the last 15 relevant projects that identifies the municipality that the work was performed for, time period work was performed, and hauler recommended by proposer.

   f. **Schedule:** Proposal shall include a detailed schedule, with a written statement which provides information on current workload and how this project would be accommodated.
g. **References:** Proposal shall include a listing of relevant projects with references for three public entities for which Proposer has performed similar work within the past five (5) years.

h. **Fee:** Fees shall be included as part of evaluation criteria. Refer to “I. GENERAL”, and IV. SUBMITTAL REQUIREMENTS, B.3 FEE PROPOSAL, below. *(this item not part of page limit)*

2. **SCOPE OF SERVICES & SCHEDULE**

Proposal shall include a Scope of Services and Schedule which details the work phases to be completed, the tasks to be accomplished, the deliverables to be provided, and the schedule / timeline to complete the project, based upon the requested Scope of Work, detailed in Attachment 1, which is included in the Appendix of this RFP.

3. **FEE PROPOSAL:**

Proposer’s fee proposal shall be submitted concurrently with the technical proposal, but in a separately sealed envelope, clearly labeled as “Fee Proposal.” This shall include the firm’s Standard Hourly Fee Schedule, and/or a Project Fee Schedule where applicable and as outlined in the Scope of Work.

Where fees are NOT included as part of evaluation criteria, the fee proposal will not be opened until the proposals have been evaluated by the proposal selection committee. The City will select the consultant based on qualifications, and then negotiate a contract price based on available funding.

Where fees ARE included as part of the evaluation criteria, the fee proposal will be opened and reviewed concurrently with the proposal, and weighted per the percentage identified in “I. GENERAL”.

4. **CERTIFICATIONS:**

The following forms, included in Attachment 3 in the Appendix of this RFP shall be signed and included as part of the proposal submittal package:

- Attachment 3-1: Non-Collusion Affidavit
- Attachment 3-2: Non-Lobbying Certification
- Attachment 3-3: Non-Discrimination Certification

V. **PROPOSAL REVIEW (CONSULTANT SELECTION)**

A. **EVALUATION AND RATING**

Refer to Section I, General.

B. **SELECTION**

The committee may interview the top ranking proposers. The City will recommend award of the agreement to the proposer who will provide the best quality and value to the City. City reserves the right to begin negotiations and enter into an agreement without interview or further discussions.
VI. AWARD OF AGREEMENT

A. REQUEST FOR COUNCIL ACTION

Following evaluation and rating by the proposal review committee, the Executive Director will recommend award of an agreement to the proposer providing the best quality and value to the City.

B. EXECUTION OF AGREEMENT

A standard agreement is included as Attachment 2, in the Appendix of this RFP. “Proposer” will hereinafter be referred to as “Consultant” in standard agreement. The term of the agreement will begin after the agreement is fully executed, and all required bonds, insurance documents and contents of the payment information packet have been received and approved.

VII. IMPLEMENTATION

A. KICK-OFF MEETING

A kick-off meeting will be held after award of contract. Consultant and its team will meet with City of Santa Ana staff to conduct introductions, discuss scope of services, and implementation process.

B. NOTICE TO PROCEED

Following the kick-off meeting, a formal Notice to Proceed (NTP) may be issued after the agreement is fully executed, and all insurance documents and contents of the Payment Information Packet have been received and approved.

VIII. PUBLIC RECORDS

All responses to the RFP shall become property of the City, and proposals will become public record after award of agreement. Proposer information identified as proprietary information shall be maintained confidential, to the extent allowed under the California Public Records Act.
CITY OF SANTA ANA
REQUEST FOR PROPOSALS
FOR
ROSS ANNEX PARKING GARAGE ENERGY LIGHTING RETROFIT
RFP NO.: 18-070

Lighting Contractor Scope of Work
City of Santa Ana – Ross Annex Parking Garage

The Energy Network Project ID:

A38CLT9

Provided by:

TRC Energy Services

Scope of Work Developed by:

John Baffa, PE

July 25, 2018
A Project Supported by The Energy Network

The Energy Network, administered by Los Angeles County, was authorized by the California Public Utilities Commission to help eligible public agencies in Southern California harness their collective action, save energy, reduce operating costs and protect precious resources. To expand public agency participation in utility energy efficiency programs, The Energy Network is offering a range of free energy efficiency services to assist public agencies with accelerating energy retrofits.

The lighting retrofit of the City of Ross Annex Parking Garage is being supported by The Energy Network. The services provided as Construction Management Support are defined on a separate documented titled Roles and Responsibilities for Construction Management Support. Please refer to this document to better understand the relationship and role of The Energy Network Project Manager and assigned Energy Consultant.

Participation of The Energy Network is entirely at the discretion of the City of Santa Ana and The Energy Network may modify or terminate its services based on funding availability.
Summary of Scope of Work

Background
The City of Santa Ana is pursuing a number of lighting retrofits at several of their facilities. This document focuses on the proposed lighting fixture and controls scope of work for the Ross Annex Parking Garage, which is a 37,210 square foot underground parking garage that is city owned and operated.

The parking garage is underground, and therefore receives no daylight. As such, the lighting fixtures in the parking garage operate 24/7, creating an opportunity for significant energy savings. In addition to the parking garage, some additional rooms in the facility are included in this scope. Additional supporting documentation can be found in the following appendices:

- Appendix A: Ross Annex Lighting Inventory

Ross Annex Parking Structure

The following items and requirements should be clearly listed in any provided contractor bid:

General LED Product Requirements

All LED products used in this project shall meet the following requirements:

a) All LED fixtures shall be found on the DLC qualified product list. All LED lamps shall be found on the Energy Star product list.

b) LED Fixtures shall have correlated color temperatures (CCT) of 4000K. LED Lamps shall have CCTs of 5000K

c) Products shall be specified such that they can operate correctly based on the applicable circuit service voltages and with applicable mounting requirements.

d) Parking Garage fixtures shall have ingress protection (IP) ratings of 65 or better.

Parking Garage

- Replace the existing (33) 4 Lamp T8 32W 4100K, (10) 2 Lamp T8 32W 4100K, (5) 2 Lamp 4ft TLED, and (2) 120W LED Surface Mount Fixtures with up to (62) new 4ft 40W Skyler parking garage fixtures with integrated smart sensor.

The contractor is to determine the necessary fixture layout to achieve satisfactory and uniform lighting levels based on Agency discretion. This is not expected to be a 1 for 1 replacement. Fixture locations shall be added or changed as needed in order to achieve satisfactory lighting levels. Any new or relocated fixtures shall have appropriate conduit and electrical connections to match the existing system.

The contractor shall furnish the appropriate Skyler Remote in order to commission the
newly installed fixtures. The contractor shall commission the fixtures such that:

1. All fixtures are zoned together to ensure proper occupancy sensor functionality.
2. Light level tuning of the fixtures shall be done with a customer representative present, such that lighting levels and uniformity meet customer satisfaction.

Parking Garage Mechanical Room
- Replace the existing (2) 4 Lamp T8 32W 4100K with (2) new 4ft 40W Skyler parking garage fixtures with integrated smart sensor. This is a 1 for 1 replacement.

Meter Shop & Building Main Shop
- Replace the existing (12) 2 Lamp T8 32W 4100K with (12) new 4ft 25W Cree linear fixtures. This is a 1 for 1 replacement.

Blower Room
- Replace the existing (2) 18W CFLs with (2) new 8.5W CREE LED A19 5000k lamps. This is a 1 for 1 replacement.

General Requirements
The following should be clearly stated in and/or provided with all bids:

- a) Contractor shall provide copies of a valid California C-10 Electrical license at a minimum.
- b) Prevailing wage labor costs to be used for project implementation.
- c) **Contractor shall commit to project construction completion and delivery by November 29th, 2018. Project invoices must be provided to City Project Managers by December 5, 2018 at 3:00 pm at City Hall, in the form attached as.**
  
  Any work not completed by that date, is not guaranteed to receive payment, any exception to this completion date must be in writing and can only be provided by Santa Ana city staff.
- d) All scheduling of work shall be done through the City’s project contact.
- e) All work performed shall meet or exceed any applicable electrical code requirements, including the installation of emergency powered fixtures in applicable areas.
- f) Any existing electrical code violations relevant to systems being retrofitted shall be brought to the attention of the City once discovered.
- g) Clean-up, removal of old equipment, and/or recycling fees are to be included.
- h) Contractor must meet appropriate insurance and bond requirements outlined by the City.
i) The chosen contractor will be required to register with Southern California Edison as a Trade Professional (Trade Pro). Directions to register can be found at: https://sceonlineapp.com/CAASupport/Default.aspx. Please note that contractor will NOT be required to produce a Project Feasibility Study or Energy Efficiency Project Influence Job Aid.

j) Any other cost of business fees/expenses associated with performing City work are to be included in the bid.

k) Provide factory start up and training (if necessary) to ensure proper functionality of new lighting equipment and controls.

l) All work shall be warranted against defects in material and workmanship for a period of one year from the date of acceptance. Any applicable warranty information beyond this should be stated and provided upfront.

m) The contractor is required to provide a detailed and itemized invoice that clearly states the quantity of each fixture installed. Additionally, the invoice shall show a breakdown of material, labor, tax, shipping, and any other applicable project costs.

n) It is the Contractor’s responsibility to submit a final version of the Lighting Inventory, Attachment A in parallel with the submittal of the Cost Proposal. Any revisions required to the Scope of Work must be clearly indicated in the final Lighting Inventory and reflected in the Cost Proposal. The final Lighting Inventory Table serves to inform the Agency.

o) Contractor will be compensated for work performed and fixtures installed. Any increase on the Base Price due to larger inventory will require written approval by the Agency and will follow procedures set forth for change orders. Any decrease on Base Price due to smaller inventory will result in a lower Base Price to the Contractor.

p) The Contractor shall conduct all work between in the time window established after the contract is awarded.

q) The Contractor shall comply with safety requirements and practices as outlined in accordance with Agency requirements and California Occupational Health and Safety Administration (Cal/OSHA).

r) The Contractor shall do all that is necessary to maintain a safe working environment for Contractor’s employees, Agency and facility employees and the general public present.

s) The Contractor shall work with the Agency facility staff to understand and abide by any site specific security procedures.
t) The Contractor shall clean up any construction dust, dirt and debris from work surfaces or equipment after work is completed each day and prior to occupancy.

u) The Contractor shall be very careful to leave the facility with no damage to its structure, contents, existing finishes, and with no evidence of cutting or patching, and with all fixtures and lenses cleaned.

v) The Contractor is responsible for securing all necessary permits, including Title 24 energy code documentation and compliance permit, and shall abide by local laws and regulations.

w) Prior to ordering of equipment and fixtures, Contractor is to verify fixture quantities, types and installation needs, including specifying equipment that complies with existing electrical service. Final project invoice price will be based upon the quantity of each fixture type installed multiplied by the unit price for that fixture.
# SCE Sample Invoice - Customized Solutions

**Joe Smith Company**  
123 East Main Street, Anytown, CA 90000  
Tel: 123.456.7898  
Fax: 123.456.7899

**Sold To:**  
Name: Heritage Supply Center  
Address: 456 West Main Street  
City/State/Zip: Anytown, CA 99999  
Contact: John Brown

**Invoice:**  
Date: 2/15/10  
Invoice #: 12345

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<th>Description</th>
<th>Unit Cost</th>
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<td>Q45-B02</td>
<td>General Inc.</td>
<td>Compact Fluorescent Fixtures (24W)</td>
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**Basecase:**  
- Measure L-H6: Replace 8' 2-lamp T12 Very High Output Fluorescent Fixtures (35 Watt, Model #845645 by General Inc)
- Measure L-C2: Replace Incandescent Fixtures (35W)

**Total:**  
- Materials: 5,900.00
- Tax: 486.75
- Installation: 3,600.00
- Invoice Total: 9,886.75
- Less Edison Rebate: -2,385.00
- Total After Rebate: 6,801.75

**PAID**

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**Important Notes:**  
- **If Customer is not Payee:** Rebate is directed to the Vendor or other 3rd Party. Payment Release Authorization in Section 8 of application must be completed & contain Customer’s signature.
- **Multiple account/installation locations:** Attach the Multiple Account Spreadsheet available for download online at [www.sce.com/businesses/misapp/download.htm](http://www.sce.com/businesses/misapp/download.htm)
# Lighting Inventory

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<th>Title 24 Area Type</th>
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<th>Fxt Code</th>
<th>Fxt. Code</th>
<th>Site Description</th>
<th>Existing Lighting System</th>
<th>Proposed Lighting System</th>
<th>Title 24 Requirements</th>
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<td>1</td>
<td>Parking Garage</td>
<td>LT-47463</td>
<td>F44SUS-G</td>
<td>4 Lamps 78W 5000K</td>
<td>33</td>
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<td>Skyler 48W Parking Garage Fixture</td>
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<td>F42SUS-G</td>
<td>2 Lamps 78W 4000K</td>
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<tr>
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<td>F42SUS-G</td>
<td>2 Lamps 78W 4000K</td>
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<td>0.13</td>
<td>25W CREE Linear Suspended Mount LED</td>
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<tr>
<td>7</td>
<td>Mech/Watt</td>
<td>LT-17492</td>
<td>F42SUS-G</td>
<td>2 Lamps 78W 4000K</td>
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<td>0.06</td>
<td>0.64</td>
<td>25W CREE Linear Suspended Mount LED</td>
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</tbody>
</table>

*These proposed counts are estimates. The contractor is to work with the city to determine necessary number of fixtures and layout to achieve satisfactory Title 24 code compliant lighting levels. This is not expected to be a 1:1 replacement. Fixture counts and locations will be added or changed as needed in order to achieve satisfactory lighting levels.*
## Responsibility Matrix

<table>
<thead>
<tr>
<th>Task</th>
<th>SoCalREN PM</th>
<th>Agency</th>
<th>Consultant</th>
<th>Contractor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Secures Construction Permit</td>
<td>S</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Prepares Construction Schedule</td>
<td>R/A</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Perform Construction</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Submittals/CDS and RFIs</td>
<td>S</td>
<td>R/A</td>
<td>R</td>
<td>P</td>
</tr>
<tr>
<td>Review &amp; Approve Invoices</td>
<td></td>
<td></td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Process Invoices</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Inspection of Work</td>
<td></td>
<td></td>
<td></td>
<td>P</td>
</tr>
<tr>
<td>Supplemental Work/Change Orders</td>
<td>S</td>
<td>P/A</td>
<td>S</td>
<td>P/A</td>
</tr>
<tr>
<td>Prepare Meeting Agendas/Minutes</td>
<td></td>
<td></td>
<td></td>
<td>P</td>
</tr>
<tr>
<td>Attend Project Meetings</td>
<td>S</td>
<td>P</td>
<td>S</td>
<td>P</td>
</tr>
<tr>
<td>Develop Punch Lists</td>
<td>S</td>
<td>P</td>
<td>R</td>
<td></td>
</tr>
<tr>
<td>Correct Punch List Items</td>
<td>R/A</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>O&amp;M Manuals and Training</td>
<td>S</td>
<td>R/A</td>
<td>S/R</td>
<td>P</td>
</tr>
<tr>
<td>Final Inspection</td>
<td></td>
<td>P/A</td>
<td></td>
<td></td>
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<tr>
<td>Acceptance</td>
<td></td>
<td>P/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lighting/Mechanical As-Built</td>
<td>S</td>
<td>R/A</td>
<td>S/R</td>
<td>P</td>
</tr>
<tr>
<td>Commissioning</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Startup Checklists</td>
<td>R</td>
<td>R/A</td>
<td>S/R</td>
<td>P</td>
</tr>
<tr>
<td>Functional Performance Test Procedures</td>
<td>R</td>
<td>R/A</td>
<td>S/R</td>
<td>P</td>
</tr>
<tr>
<td>Startup Documentation</td>
<td>R</td>
<td>R/A</td>
<td>S/R</td>
<td>P</td>
</tr>
<tr>
<td>Functional Performance Tests</td>
<td>R</td>
<td>R/A</td>
<td>S/R</td>
<td>P</td>
</tr>
<tr>
<td>Systems Manual</td>
<td>R</td>
<td>R/A</td>
<td>S/R</td>
<td>P</td>
</tr>
</tbody>
</table>

P = Primary; S = Support; R = Review, A = Approval
SoCalREN PM = SoCalREN’s Project Manager
Agency = Enrolled Public Agency
SoCalREN Consultant = Engineering Consultant on contract to SoCalREN
Contractor = Construction Firm
CONSULTANT AGREEMENT
CITY OF SANTA ANA

THIS AGREEMENT is made and entered into this ___ day of _________, 201_ by and between
_________________, a [insert type of business: sole ownership entity, LLP, etc], (hereinafter “Consultant”), and the City of Santa Ana, a charter city and municipal corporation organized and existing under the Constitution and laws of the State of California (hereinafter “City”).

RECITALS

A. The City desires to retain a consultant having special skill and knowledge in the field of energy efficiency lighting services.

B. Consultant represents that Consultant is able and willing to provide such services to the City.

C. In undertaking the performance of this Agreement, Consultant represents that it is knowledgeable in its field and that any services performed by Consultant under this Agreement will be performed in compliance with such standards as may reasonably be expected from a professional consulting firm in the field.

NOW THEREFORE, in consideration of the mutual and respective promises, and subject to the terms and conditions hereinafter set forth, the parties agree as follows:

1. SCOPE OF SERVICES

Consultant shall perform those services as set forth in Exhibit A to this Agreement.

2. COMPENSATION

This project is funded by Southern California Edison (SCE) cash incentives and On Bill Financing. By submitting a bid, the bidder agrees, if awarded the contract, to finance the cost of the project and to be paid directly by SCE. If the final cost of the project exceeds the total of SCE payments, the City shall pay the difference to the awarded contractor.

3. TERM

This Agreement shall commence on the date first written above and terminate on ______, 201X, unless terminated earlier in accordance with Section 15, below. The term of this Agreement may be extended upon a writing executed by the City Manager and the City Attorney.

4. INDEPENDENT CONTRACTOR

Consultant shall, during the entire term of this Agreement, be construed to be an independent
contractor and not an employee of the City. This Agreement is not intended nor shall it be construed to create an employer-employee relationship, a joint venture relationship, or to allow the City to exercise discretion or control over the professional manner in which Consultant performs the services which are the subject matter of this Agreement; however, the services to be provided by Consultant shall be provided in a manner consistent with all applicable standards and regulations governing such services. Consultant shall pay all salaries and wages, employer's social security taxes, unemployment insurance and similar taxes relating to employees and shall be responsible for all applicable withholding taxes.

5. **OWNERSHIP OF MATERIALS**

This Agreement creates a non-exclusive and perpetual license for City to copy, use, modify, reuse, or sublicense any and all copyrights, designs, and other intellectual property embodied in plans, specifications, studies, drawings, estimates, and other documents or works of authorship fixed in any tangible medium of expression, including but not limited to, physical drawings or data magnetically or otherwise recorded on computer diskettes, which are prepared or caused to be prepared by Consultant under this Agreement (“Documents & Data”). Consultant shall require all subcontractors to agree in writing that City is granted a non-exclusive and perpetual license for any Documents & Data the subcontractor prepares under this Agreement. Consultant represents and warrants that Consultant has the legal right to license any and all Documents & Data. Consultant makes no such representation and warranty in regard to Documents & Data which were provided to Consultant by the City. City shall not be limited in any way in its use of the Documents and Data at any time, provided that any such use not within the purposes intended by this Agreement shall be at City’s sole risk.

6. **INSURANCE**

Prior to undertaking performance of work under this Agreement, Consultant shall maintain and shall require its subcontractors, if any, to obtain and maintain insurance as described below:

a. Commercial General Liability Insurance. Consultant shall maintain commercial general liability insurance naming the City, its officers, employees, agents, volunteers and representatives as additional insured(s) and shall include, but not be limited to protection against claims arising from bodily and personal injury, including death resulting therefrom and damage to property, resulting from any act or occurrence arising out of Consultant’s operations in the performance of this Agreement, including, without limitation, acts involving vehicles. The amounts of insurance shall be not less than the following: single limit coverage applying to bodily and personal injury, including death resulting therefrom, and property damage, in the total amount of $1,000,000 per occurrence, with $2,000,000 in the aggregate.

b. Business automobile liability insurance, or equivalent form, with a combined single limit of not less than $1,000,000 per occurrence. Such insurance shall include coverage for owned, hired and non-owned automobiles.

c. Worker’s Compensation Insurance. In accordance with the provisions of Section 3700 of the Labor Code, Consultant, if Consultant has any employees, is required to be insured against liability for worker’s compensation or to undertake self-insurance. Prior to commencing the performance of the work under this Agreement, Consultant agrees to obtain and maintain any employer’s liability insurance with limits not less than $1,000,000 per accident.
d. If Consultant is or employs a licensed professional such as an architect or engineer: Professional liability (errors and omissions) insurance, with a combined single limit of not less than $1,000,000 per claim with $2,000,000 in the aggregate.

e. The following requirements apply to the insurance to be provided by Consultant pursuant to this section:

   (i) Consultant shall maintain all insurance required above in full force and effect for the entire period covered by this Agreement.

   (ii) Certificates of insurance shall be furnished to the City upon execution of this Agreement and shall be approved by the City.

   (iii) Certificates and policies shall state that the policies shall not be cancelled or reduced in coverage or changed in any other material aspect, by consultant, without thirty (30) days prior written notice to the City.

   (iv) Consultant shall supply City with a fully executed additional insured endorsement.

f. If Consultant fails or refuses to produce or maintain the insurance required by this section or fails or refuses to furnish the City with required proof that insurance has been procured and is in force and paid for, the City shall have the right, at the City’s election, to forthwith terminate this Agreement. Such termination shall not affect Consultant’s right to be paid for its time and materials expended prior to notification of termination. Consultant waives the right to receive compensation and agrees to indemnify the City for any work performed prior to approval of insurance by the City.

7. INDEMNIFICATION

Consultant agrees to and shall indemnify and hold harmless the City, its officers, agents, employees, consultants, special counsel, and representatives from liability: (1) for personal injury, damages, just compensation, restitution, judicial or equitable relief arising out of claims for personal injury, including death, and claims for property damage, which may arise from the negligent operations of the Consultant or its contractors, subcontractors, agents, employees, or other persons acting on their behalf which relates to the services described in section 1 of this Agreement; and (2) from any claim that personal injury, damages, just compensation, restitution, judicial or equitable relief is due by reason of the terms of or effects arising from this Agreement. This indemnity and hold harmless agreement applies to all claims for damages, just compensation, restitution, judicial or equitable relief suffered, or alleged to have been suffered, by reason of the events referred to in this Section or by reason of the terms of, or effects, arising from this Agreement. The Consultant further agrees to indemnify, hold harmless, and pay all costs for the defense of the City, including fees and costs for special counsel to be selected by the City, regarding any action by a third party challenging the validity of this Agreement, or asserting that personal injury, damages, just compensation, restitution, judicial or equitable relief due to personal or property rights arises by reason of the terms of, or effects arising from this Agreement. City may make all reasonable decisions with respect to its representation in any legal proceeding. Notwithstanding the foregoing, to the extent Consultant’s Services are subject to Civil Code Section 2782.8, the above indemnity shall be limited, to the extent required by Civil Code Section 2782.8, to claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Consultant.
8. INTELLECTUAL PROPERTY INDEMNIFICATION

Consultant shall defend and indemnify the City, its officers, agents, representatives, and employees against any and all liability, including costs, for infringement of any United States’ letters patent, trademark, or copyright infringement, including costs, contained in the work product or documents provided by Consultant to the City pursuant to this Agreement.

9. RECORDS

Consultant shall keep records and invoices in connection with the work to be performed under this Agreement. Consultant shall maintain complete and accurate records with respect to the costs incurred under this Agreement and any services, expenditures, and disbursements charged to the City for a minimum period of three (3) years, or for any longer period required by law, from the date of final payment to Consultant under this Agreement. All such records and invoices shall be clearly identifiable. Consultant shall allow a representative of the City to examine, audit, and make transcripts or copies of such records and any other documents created pursuant to this Agreement during regular business hours. Consultant shall allow inspection of all work, data, documents, proceedings, and activities related to this Agreement for a period of three (3) years from the date of final payment to Consultant under this Agreement.

10. CONFIDENTIALITY

If Consultant receives from the City information which due to the nature of such information is reasonably understood to be confidential and/or proprietary, Consultant agrees that it shall not use or disclose such information except in the performance of this Agreement, and further agrees to exercise the same degree of care it uses to protect its own information of like importance, but in no event less than reasonable care. “Confidential Information” shall include all nonpublic information. Confidential information includes not only written information, but also information transferred orally, visually, electronically, or by other means. Confidential information disclosed to either party by any subsidiary and/or agent of the other party is covered by this Agreement. The foregoing obligations of non-use and nondisclosure shall not apply to any information that (a) has been disclosed in publicly available sources; (b) is, through no fault of the Consultant disclosed in a publicly available source; (c) is in rightful possession of the Consultant without an obligation of confidentiality; (d) is required to be disclosed by operation of law; or (e) is independently developed by the Consultant without reference to information disclosed by the City.

11. CONFLICT OF INTEREST CLAUSE

Consultant covenants that it presently has no interests and shall not have interests, direct or indirect, which would conflict in any manner with performance of services specified in Certifications, Exhibit C, attached hereto and incorporated in this Agreement by reference.

12. NOTICE

Any notice, tender, demand, delivery, or other communication pursuant to this Agreement shall be in writing and shall be deemed to be properly given if delivered in person or mailed by first class or certified mail, postage prepaid, or sent by fax or other telegraphic communication in the manner provided in this Section, to the following persons:
A party may change its address by giving notice in writing to the other party. Thereafter, any communication shall be addressed and transmitted to the new address. If sent by mail, communication shall be effective or deemed to have been given three (3) days after it has been deposited in the United States mail, duly registered or certified, with postage prepaid, and addressed as set forth above. If sent by fax, communication shall be effective or deemed to have been given twenty-four (24) hours after the time set forth on the transmission report issued by the transmitting facsimile machine, addressed as set forth above. For purposes of calculating these time frames, weekends, federal, state, County or City holidays shall be excluded.

13. EXCLUSIVITY AND AMENDMENT

This Agreement represents the complete and exclusive statement between the City and Consultant, and supersedes any and all other agreements, oral or written, between the parties. In the event of a conflict between the terms of this Agreement and any attachments hereto, the terms of this Agreement shall prevail. This Agreement may not be modified except by written instrument signed by the City and by an authorized representative of Consultant. The parties agree that any terms or conditions of any purchase order or other instrument that are inconsistent with, or in addition to, the terms and conditions hereof, shall not bind or obligate Consultant or the City. Each party to this Agreement acknowledges that no representations, inducements, promises or agreements, orally or otherwise, have been made by any party, or anyone acting on behalf of any party, which are not embodied herein.
14. ASSIGNMENT

Inasmuch as this Agreement is intended to secure the specialized services of Consultant, Consultant may not assign, transfer, delegate, or subcontract any interest herein without the prior written consent of the City and any such assignment, transfer, delegation or subcontract without the City’s prior written consent shall be considered null and void. Nothing in this Agreement shall be construed to limit the City’s ability to have any of the services which are the subject to this Agreement performed by City personnel or by other consultants retained by City.

15. TERMINATION

This Agreement may be terminated by the City upon thirty (30) days written notice of termination. In such event, Consultant shall be entitled to receive and the City shall pay Consultant compensation for all services performed by Consultant prior to receipt of such notice of termination, subject to the following conditions:

a. As a condition of such payment, the Executive Director may require Consultant to deliver to the City all work product completed as of such date, and in such case such work product shall be the property of the City unless prohibited by law, and Consultant consents to the City’s use thereof for such purposes as the City deems appropriate.

b. Payment need not be made for work which fails to meet the standard of performance specified in the Recitals of this Agreement.

16. DISCRIMINATION

Consultant shall not discriminate because of race, color, creed, religion, sex, marital status, sexual orientation, age, national origin, ancestry, or disability, as defined and prohibited by applicable law, in the recruitment, selection, training, utilization, promotion, termination or other employment related activities. Consultant affirms that it is an equal opportunity employer and shall comply with all applicable federal, state and local laws and regulations and as further specified in Certifications, Exhibit C, attached hereto and incorporated in this Agreement by reference.

17. JURISDICTION - VENUE

This Agreement has been executed and delivered in the State of California and the validity, interpretation, performance, and enforcement of any of the clauses of this Agreement shall be determined and governed by the laws of the State of California. Both parties further agree that Orange County, California, shall be the venue for any action or proceeding that may be brought or arise out of, in connection with or by reason of this Agreement.

18. PROFESSIONAL LICENSES

Consultant shall, throughout the term of this Agreement, maintain all necessary licenses, permits, approvals, waivers, and exemptions necessary for the provision of the services hereunder and required by the laws and regulations of the United States, the State of California, the City of Santa Ana and all other governmental agencies. Consultant shall notify the City immediately and in writing of its inability to obtain or maintain such permits, licenses, approvals, waivers, and exemptions. Said inability shall be cause for termination of this Agreement.
19. MISCELLANEOUS PROVISIONS

a. Additional provisions, if any, are identified as Additional Provisions, Exhibit D, attached hereto and incorporated into this Agreement by reference.

b. Each undersigned represents and warrants that its signature herein below has the power, authority and right to bind their respective parties to each of the terms of this Agreement, and shall indemnify City fully, including reasonable costs and attorney’s fees, for any injuries or damages to City in the event that such authority or power is not, in fact, held by the signatory or is withdrawn.

b. All Exhibits referenced herein and attached hereto shall be incorporated as if fully set forth in the body of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the date and year first above written.

ATTEST:  

________________________    _________________________  
Maria D. Huizar     Raul Godinez II  
Clerk of the Council     City Manager

APPROVED AS TO FORM:

SONIA R. CARVALHO  
City Attorney

By: _____________________    ________________________  
Name of Attorney     (name)  
Assistant City Attorney     (title)

Tax ID#_________________

RECOMMENDED FOR APPROVAL:

________________________________  
Name  
Executive Director – (Agency)
EXHIBIT A

SCOPE OF SERVICES
EXHIBIT B

FEE PROPOSAL, including hourly rates
EXHIBIT C

CERTIFICATIONS
APPENDIX
ATTACHMENT 3-1: NON-COLLUSION AFFIDAVIT
CERTIFICATIONS

CITY OF SANTA ANA
REQUEST FOR PROPOSALS
FOR
ROSS ANNEX PARKING GARAGE ENERGY LIGHTING RETROFIT
RFP NO.: 18-070

NON-COLLUSION AFFIDAVIT
(Title 23 United States Code Section 112 and
Public Contract Code Section 7106)

To the CITY OF SANTA ANA DEPARTMENT OF PUBLIC WORKS

In accordance with Title 23 United States Code Section 112 and Public Contract Code 7106 the BIDDER declares that the bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not collusive or sham; that the BIDDER has not directly or indirectly induced or solicited any other BIDDER to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived or agreed with any BIDDER or anyone else to put in a sham bid, or that anyone shall refrain from bidding; that the BIDDER has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the BIDDER or any BIDDER, or to fix any overhead, profit, or cost element of the bid price, or of that of any other BIDDER, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the bid are true; and, further, that the BIDDER has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

Note: The above Non-collusion Affidavit is part of the Proposal. Signing this Proposal on the signature portion thereof shall also constitute signature of this Non-collusion Affidavit. BIDDERS are cautioned that making a false certification may subject the certifier to criminal prosecution.

Signed

State of California
County of __________

Subscribed and sworn to (or affirmed) before me on this _____ day of _______, 20__, by _______________________, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

____________________
Notary Public Signature

____________________
Notary Public Seal
APPENDIX
ATTACHMENT 3-2: NON-LOBBYING CERTIFICATION
CERTIFICATIONS

CITY OF SANTA ANA
REQUEST FOR PROPOSALS
FOR
ROSS ANNEX PARKING GARAGE ENERGY LIGHTING RETROFIT
RFP NO.: 18-070

The prospective participant certifies, by signing and submitting this bid or proposal, to the best of his or her knowledge and belief, that:

1. No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.

2. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence any officer or employee of any federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this federal contract, grant loan, loan or cooperative agreement, the undersigned shall complete and submit a “Disclosure of Lobbying Activities”.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U. S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

The prospective participant also agrees by submitting his or her bid or proposal that he or she shall require that the language of this certification be included in all lower tier subcontracts, which exceed $100,000 and that all such sub recipients shall certify and disclose accordingly.

Firm ______________________________________________________________________________________

Signed and Printed Name: ____________________________________________________________________

Title ______________________________________________________________________________________

Date ______________________________________________________________________________________
CITY OF SANTA ANA
REQUEST FOR PROPOSALS
FOR
ROSS ANNEX PARKING GARAGE ENERGY LIGHTING RETROFIT
RFP NO.: 18-070

The undersigned consultant or corporate officer, during the performance of this contract, certifies as follows:

1. The Consultant shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The Consultant shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Consultant agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

2. The Consultant shall, in all solicitations or advertisements for employees placed by or on behalf of the Consultant, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin.

3. The Consultant shall send to each labor union or representative of workers with which he/she has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers’ representatives of the Consultant’s commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

4. The Consultant shall comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

5. The Consultant shall furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his/her books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation, to ascertain compliance with such rules, regulations, and orders.

6. In the event of the Consultant’s non-compliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, the contract may be canceled, terminated, or suspended in whole or in part and the Consultant may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulations, or order of the Secretary of Labor, or as otherwise provided by law.

7. The Consultant shall include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontract or purchase order as the
administering agency may direct as means of enforcing such provisions, including sanctions for noncompliance; provided, however, that in the event the Consultant becomes involved in, or is threatened with, litigation with a subconsultant or vendor as a result of such direction by the administering agency, the Consultant may request that the United States enter into such litigation to protect the interests of the United States.

8. Pursuant to California Labor Code Section 1735, as added by Chapter 643 Stats. 1939, and as amended,

No discrimination shall be made in the employment of persons upon public works because of race, religious creed, color, national origin, ancestry, physical handicaps, mental condition, marital status, or sex of such persons, except as provided in Section 1420, and any consultant of public works violating this Section is subject to all the penalties imposed for a violation of the Chapter.

Signed: ________________________________

Title: ________________________________

Firm: ________________________________

Date: ________________________________
EXHIBIT D

ADDITIONAL PROVISIONS