

Exhibit A: Scope of Work

Task 1: Decarbonization Framework

- Review County facilities and assets; gather lists of County facilities, Infrastructure Inventory completed by Energy Watch and other available asset inventories focused on high level site configurations.
- Categorize and align County facilities to California State University (CSU) Decarbonization Framework. Determine various configurations of facilities, as defined as their major infrastructure attributes (e.g., HVAC – central plant vs AHUs vs heat pumps). Categorize and group facilities according to common attributes and map to potential decarbonization strategy. Compare resulting groups of County buildings to facility types addressed in CSU decarbonization Framework
- Identify gaps in CSU framework, identifying where additional solutions and framework elements need to be developed.
- Adapt CSU Decarb Framework to County Facilities. Address gaps identified, develop appropriate solutions for County facilities. Develop, adapt and update framework to reflect County facilities.

Deliverables: Draft and Final Decarb Framework

Schedule: 6 weeks from NTP or availability of data

Task 2: Infrastructure Inventory Prioritization

- Review & analyze Infrastructure Inventory completed by Energy Watch, focusing on comprehensiveness of inventory compared to other data sources, and details provided to include system configurations, capacities, efficiencies etc. Organize data for future use and easy reference.
- Identify gaps in inventory; develop list of missing or suspected missing data and clarifications needed.
- Prioritize the list of missing data identified, distinguishing critical information vs other information that can be assumed or gathered at a future date. In collaboration with County staff, develop a plan to gather missing critical data and as much other information as can be completed within time and budget constraints.

Deliverables: Gap analysis & prioritized list for action; Final inventory infrastructure with attributes

Schedule: 6 weeks from Task 1 (some work will partially concurrent with Task 1)

Task 3: ZNC Implementation Planning

- Confirm target sites for suitability and budget constraints
- Gather additional site requirements, beyond inventory (operational, access, security) affecting project scope and carbon impacts.

- Apply decarbonization framework to the specific site inventories to develop conceptual design(s) to form the basis of scope of works
- Quantify carbon reduction impacts for developed scope of work and analyze with respect to ZNC goals
- Develop ZNC scenarios, perform financial and carbon savings analysis of scenarios to quantify cost effectiveness. Optimize and adjust scope and design as needed to achieve ZNC.
- Determine procurement and delivery options
- Develop implementation schedule

Deliverables: Conceptual Designs, Draft and Final Reports

Schedule: 6 months

Task 4: Review Contract Documents for Zero Carbon Resiliency Project

- Review and analyze the commercial terms of the County's contemplated PPA for 1441 Schilling Place and the Natividad Jail Complex and the associated Master Energy Services Agreement.

Deliverables: Contract Documents Review Memorandum

Schedule: In support of County's review and approval schedule.