

## Change Order No. 02

<b>Contract Title: Energy Services Contract</b>	<b>Contract Number: R3652</b>
<b>Contract Effective Date: December 3, 2024</b>	<b>Change Order Effective Date: November 19, 2025</b>

Customer Name	County of Monterey
Address:	168 W. Alisal Street, Salinas, CA 93901
Contact:	Cora Panturad
Job Location:	168 W. Alisal Street, Salinas, CA 93901

Reason for/Description of Change Order:	<p>The following changes shall be made to the Scope of Work:</p> <p><b>Item 1: Remove Additional 3" Spare Conduits to Civic Center Parking Lot C</b>          OPTERRA shall remove the installation of a total of two (2) spare three inch (3") conduits for future infrastructure to Arrays C.2 and C.3 Parking Lot C at Civic Center from the Scope of Work. The installation of one (1) spare two inch (2") conduit to each grouping of canopies from the electrical main point of interconnection shall remain in scope.</p> <p><b>Item 2: Civic Center Canopy Foundation Design Change</b>          As a result of the findings of the Geotechnical Engineering Investigation conducted by Krazan &amp; Associates, Inc. dated May 14, 2025 that the soil at Civic Center Parking Lot C is liquifiable to a depth of 29 to 32 feet, OPTERRA shall change the design of the twenty seven (27) column foundations of the solar canopies from a thirteen foot (13') deep concrete pier to a forty foot (40') driven pile as recommended in the report. The foundation pile for each column shall be a hot dipped galvanized 18" radius hollow structural section (HSS) and shall have a thickness of one half inch.</p> <p><b>Item 3: Civic Center ADA Upgrades</b>          OPTERRA shall update the Scope of Work to include the following ADA upgrades at Civic Center as shown on Sheets G-100A, G-101A, and G-102A of the 90% Submittal drawing package dated July 4<sup>th</sup>, 2025:</p> <ul style="list-style-type: none"> <li>• OPTERRA shall provide one (1) Van Accessible ADA EV charging stall and one (1) Standard Accessible ADA EV charging stall located in the center parking island of Parking Lot B. The new ADA EV charging parking stalls shall meet all applicable ADA code requirements.</li> <li>• OPTERRA shall provide an ADA compliant path of travel from the new EV ADA accessible parking stalls across the drive aisle to the north to an existing access aisle. No modifications shall be made to the existing access aisle.</li> <li>• The existing ADA stalls in Parking Lot B shall be restriped, and new signage shall be provided. No additional improvements, including but not limited to regrading or paving work, shall be made to the existing ADA stalls or their access aisles.</li> <li>• No changes to the existing ramps or existing path of travel in Parking Lot B have been included in this Scope of Work.</li> <li>• No provisions for ADA parking or ADA compliance, including but not limited to striping, signage, or modifications to existing slopes, are being provided in Parking Lot C.</li> </ul>
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- This item will add ten (10) days to the Final Completion milestone in the Project Schedule.

#### Exclusions

- ADA upgrades in Parking Lot C have not been included in this Scope of Work. The total number of required ADA parking stalls associated with this project shall be provided in Parking Lot B. Any accessibility modifications to Parking Lot C are excluded from this Scope of Work.

#### **Item 4: Information Technology Department ADA Upgrades**

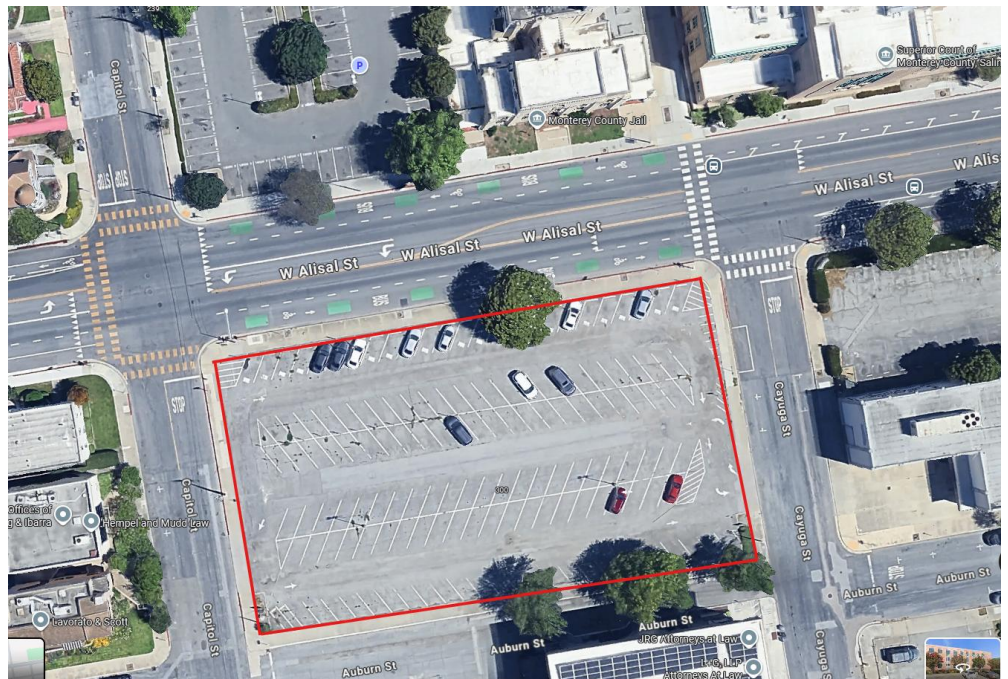
OPTERRA shall update the Scope of Work to include the following ADA upgrades at Information Technology Department shown on Sheets G-100A, G-101A, and G-102A on the Issue for Permit Set dated May 30<sup>th</sup>, 2025:

- OPTERRA shall provide one (1) Van Accessible ADA parking stall under Array CP-1.
- OPTERRA shall provide one (1) Van Accessible ADA EV charging stall and one (1) Standard Accessible ADA EV charging stall under Array CP-2. OPTERRA shall provide an ADA compliant path of travel across the drive aisle to the south of the Information Technology Department building to connect the new ADA parking stalls to the existing ADA access aisle and the existing ADA path of travel on the north side of the drive aisle. No modifications shall be made to the existing ADA access aisle or path of travel.
- The existing ADA parking stalls under Array CP-3 shall be re-striped to provide two (2) Standard Accessible ADA parking stalls. No modifications to signage or grade modifications are required or shall be made to these two (2) parking stalls. No modifications will be made to the path of travel from these parking stalls.
- All ADA code required signage shall be provided.
- All existing wheel stops shall be re-used and re-located if necessary.
- This Item will add five (5) days to the Final Completion milestone in the Project Schedule

#### **Item 5: Civic Center Parking Lot C Resurfacing**

- OPTERRA shall complete work necessary to demolish and resurface the 39,768 square foot Parking Lot C at the Civic Center located on the south side of 168 W Alisal Street, Salinas, CA 93901 in the area inside the red box shown in the image below.
  - OPTERRA shall complete a set of civil engineering plans as needed to submit to the County of Monterey to acquire building permits for this parking lot resurfacing.
  - The parking lot resurfacing work shall only include the removal of existing asphalt base, installation of lime treatment to existing subgrade, compaction of existing subgrade, and placement of new asphalt. No further modifications, including but not limited to drainage improvements, grading modifications, landscaping, or changes to traffic flow patterns, are included in this Scope of Work. OPTERRA will manage the permitting process with the County of Monterey and will request any necessary exemptions to request permitting approval.
  - Three inches (3") of existing asphalt shall be ground off the entirety of Parking Lot C, and the debris shall be hauled off site and disposed of.
  - The existing aggregate base under the removed asphalt layer shall be graded and compacted as needed. No removal or replacement of aggregate base will be provided.

- Lime treatment shall be applied to the existing subgrade to a depth of twelve inches (12") for the purposes of further hardening the subgrade.
- A new three inch (3") layer of Hot Mix Asphalt (HMA) shall be applied over the compacted existing aggregate base. The new HMA shall be compacted and rolled to a smooth surface.
- The existing layout of the parking stalls shall be re-stripped.
- Clarifications and Exclusions
  - Demolition of any additional existing asphalt over three inches (3") in depth is excluded.
  - Demolition or cutting of any existing concrete flatwork, curbs, or planters is excluded.
  - Design for grading, drainage and storm water runoff, and erosion control plans is excluded.
  - Any drainage modifications are excluded.
  - Any work to add ADA parking or ADA access to Parking Lot C is excluded.
  - Provision of additional parking for County of Monterey staff during the construction of this scope is excluded.
  - Slurry seal for the top coat of HMA is excluded.
  - Addition of any concrete curbs or flatwork is excluded.
  - Any landscaping design or work is excluded.
  - All work is based on standard work weeks and work during regular business hours.
  - Permit fees are not included.
  - One (1) mobilization is included with this bid. Additional mobilizations will require an additional fee.
  - This item will add twenty (20) days to the Final Completion milestone in the Project Schedule



#### Item 6: Civic Center Rooftop Moisture Investigation

A thermal scan of the rooftop at Civic Center conducted by OPTERRA on 10/6/2025 identified eight (8) areas that could have moisture within the roofing membranes. Additional investigation was required to determine if moisture is present in the

identified areas and if subsequent remediation is required to remove wet roofing material prior to installation of the new roofing overlay. The investigation work conducted by OPTERRA involved cutting and coring through the top layer of the rooftop to the insulation layer in each area. Once the coring was completed, a test to physically touch the roofing material as well as inspect it visually for moisture content was conducted. Upon completion of the investigation, no moisture was detected, and no additional remediation was found to be required. All cores were sealed according to manufacturer's specifications and to be ready for the new PVC roof overlay to be applied. A representative from Monterey County was onsite to confirm the results of the investigation. OPTERRA provided a report of the findings of the moisture investigation to Monterey County.

This Change Order shall include the OPTERRA provided change order credit of \$320,706 as identified within Section 5.04(b) of the Energy Services Contract dated December 3, 2024.

Schedule of Values		Cost
Item 1	Civic Center 3" Spare Conduits Descope	-\$50,000
Item 2	Civic Center Solar Canopy Foundation Design Change	\$522,660
Item 3	Civic Center ADA Upgrades	\$91,577
Item 4	Information Technology Department ADA Upgrades	\$46,506
Item 5	Civic Center Parking Lot C Resurfacing	\$494,989
Item 6	Civic Center Rooftop Moisture Investigation	\$5,000
	Subtotal	\$1,110,732
	OPTERRA Provided Change Order Budget	-\$320,706
	<b>Total</b>	<b>\$790,026</b>

Original Contract Amount:	<u>\$ 8,539,700.00</u>
Prior Approved Change Order(s) Will Add/(Deduct)	<u>\$ 1,525,060.00</u>
This Change Order Will Add (Deduct):	<u>\$ +790,026.00</u>
<b>Revised Contract Amount (includes sales tax):</b>	<b><u>\$ 10,854,786.00</u></b>

Days added to Project Schedule	<u>35 days</u>
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The parties may execute this Change Order in counterparts, each of which constitutes an original, and all of which, collectively, constitute only one change order. The signatures of each of the parties need not appear on the same counterpart, and in the event that any signature is delivered by facsimile transmission or by e-mail delivery of a ".pdf" format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or ".pdf" signature page were an original thereof.

**COUNTY OF MONTEREY**

By: \_\_\_\_\_  
 Print \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_

**OPTERRA ENERGY SERVICES LLC.**

By: \_\_\_\_\_  
 Print \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_

**RETURN SIGNED DOCUMENT TO:** OPTERRA Energy Services LLC, 500 Twelfth Street, Suite 300, Oakland, CA 94607, Attn.: Contract Administrator